



Nantucket Planning Board

Adopted May 21, 2020
Nantucket Planning Board Minutes

THURSDAY, MARCH 5, 2020
12:00PM
2 Fairgrounds Road
CONFERENCE ROOM

Board Members: Judith Welch Wegner (Chairman) arrived at 12:17PM, John Trudel, III (Vice-Chairman), Nat Lowell, “Fritz” McClure, and David Iverson (Absent)

Alternates: Stephen Welch, Campbell Sutton and David Callahan (All Alternates Absent)

Staff: Andrew Vorce (Planning Director) Absent, Leslie Snell (Deputy Director of Planning) Absent, Meg Trudel (Land Use Planner), and Catherine Ancero (Administrative Specialist)

03-05-2020

I. Call to order:

Acting Chairman Mr. Trudel called the meeting to order at 12:15PM.

II. Approval of the agenda:

Mr. Lowell made a motion to approve the agenda. The motion was duly seconded by Mr. McClure and the Board voted 3-0 in favor.

III. Consent Items:

a. Minutes:

- January 13, 2020
- November 14, 2019
- December 9, 2019 *UPDATE – CONTINUE TO 03-09-20*
- January 16, 2020 *UPDATE – CONTINUE TO 03-09-20*
- January 27, 2020 *UPDATE – CONTINUE TO 03-09-20*
- February 6, 2020 *UPDATE – CONTINUE TO 03-09-20*
- February 10, 2020 *UPDATE – CONTINUE TO 03-09-20*

Voting: John Trudel (Acting Chair), Nat Lowell, Frederick McClure

Alternates: None

Recused: None

Documentation: File with associated plans, photos and required documentation

Representing: None

Discussion: None

Motion/Vote: Mr. McClure moved to approve the minutes from January 13, 2020 and November 14, 2019 and to continue the rest of the minutes to the March 9th meeting. The motion was duly seconded by Mr. Lowell and the Board voted 3-0 in favor.

b. **ANRs:**

▪ **PLSUB-2020-02-00030 Greg W. Glowacki, 11 Miller Lane (Map 73 Parcels 98 & 97)**

Voting: John Trudel (Acting Chair), Nat Lowell, Frederick McClure

Alternates: None

Recused: None

Documentation: File with associated plans, photos and required documentation

Representing: None

Discussion: None

Motion/Vote: Mr. Lowell moved to approve ANR PLSUB-2020-02-00030 in accordance with the recommendations outlined in the staff report. The motion was duly seconded by Mr. McClure and the Board voted 3-0 in favor.

▪ **PLSUB-2020-02-00032 Lund Nantucket Realty, LLC, 1 & 3 Hydrangea Lane (Map 68 Parcel 124)**

Voting: John Trudel (Acting Chair), Nat Lowell, Frederick McClure

Alternates: None

Recused: None

Documentation: File with associated plans, photos and required documentation

Representing: None

Discussion/Proposal: The ANR plan is to implement a Special Permit and a Modification to the Subdivision.

Motion/Vote: Mr. Lowell moved to approve ANR PLSUB-2020-02-00032 in accordance with the recommendations outlined in the staff report. The motion was duly seconded by Mr. McClure and the Board voted 3-0 in favor.

Note: Ms. Wegner arrived at 12:17PM

▪ **PLSUB-2020-02-00033 Christopher & Elizabeth Pingpank, 12 Pequot Street (Map 80 Parcel 20.1)**

Voting: Judith Welch Wegner, John Trudel (Acting Chair), Nat Lowell, Frederick McClure

Alternates: None

Recused: None

Documentation: File with associated plans, photos and required documentation

Representing: None

Discussion: None

Motion/Vote: Mr. Lowell moved to approve ANR PLSUB-2020-02-00033 in accordance with recommendations outlined in the staff report. The motion was duly seconded by Mr. McClure and the Board voted 4-0 in favor.

▪ **PLSUB-2020-02-00034 GG Development LLC, 6 & 8 Red Mill Lane (Map 55 Parcels 919.2 & 928)**

Voting: Judith Welch Wegner, John Trudel (Acting Chair), Nat Lowell, Frederick

Alternates: None

Recused: None

Documentation: File with associated plans, photos and required documentation

Representing: None

Discussion: None

Motion/Vote: Ms. Wegner moved to approve ANR PLSUB-2020-02-00034 in accordance with the recommendations outlined in the staff report. The motion was duly seconded by Mr. McClure and the Board voted 4-0 in favor.

- **PLSUB-2020-02-00035 61 Fairgrounds LLC, 61 Fairgrounds Road (Map 67 Parcel 173) & Richard and Maureen Herman, 4 Gray Avenue & 11 Parker Lane (Map 67 Parcels 174 & 671)**

Voting: Judith Welch Wegner, John Trudel (Acting Chair), Nat Lowell, Frederick McClure

Alternates: None

Recused: None

Documentation: File with associated plans, photos and required documentation

Representing: None

Discussion: None

Motion/Vote: Ms. Wegner moved to approve ANR PLSUB-2020-02-00035 in accordance with the recommendations outlined in the staff report. The motion was duly seconded by Mr. Lowell and the Board voted 4-0 in favor.

- **PLSUB-2020-02-00036 Christopher & Linda D. Meredith, 1 Wherowhero Lane (Map 67 Parcel 471)**

Voting: Judith Welch Wegner, John Trudel (Acting Chair), Nat Lowell, Frederick McClure

Alternates: None

Recused: None

Documentation: File with associated plans, photos and required documentation

Representing: None

Discussion: Brief discussion regarding sewer easement to be shown on plan. Sewer easement will be indicated during the final As-Built plan for Building Permit process for a Certificate of Occupancy.

Motion/Vote: Mr. McClure moved to approve ANR PLSUB-2020-02-00036 in accordance with the recommendations outlined in the staff report with the addition that the sewer easement should be indicated on the final as-built plan. The motion was duly seconded by Mr. Lowell and the Board voted 4-0 in favor.

- **PLSUB-2020-02-00038 Town of Nantucket, Weweeder Avenue (Map 80)**

Voting: Judith Welch Wegner, John Trudel (Acting Chair), Nat Lowell, Frederick McClure

Alternates: None

Recused: None

Documentation: File with associated plans, photos and required documentation

Representing: None

Discussion: None

Motion/Vote: Mr. Lowell moved to approve ANR PLSUB-2020-02-00030 in accordance with the recommendations outlined in the staff report. The motion was duly seconded by Mr. McClure and the Board voted 4-0 in favor.

IV. Previous Plans:

- **#6890 Bartlett Farm Subdivision aka Mioxes Way, Form J release of All Lots**

Voting: Judith Welch Wegner, John Trudel (Acting Chair), Nat Lowell, Frederick McClure

Alternates: None

Recused: None

Documentation: File with associated plans, photos and required documentation

Representing: Arthur Reade

Discussion: Brief discussion regarding the landscape plan for the subdivision.

Motion/Vote: Ms. Wegner moved to approve the release of all lots and endorse the Form J. The motion was duly seconded by Mr. Lowell and the Board voted 4-0 in favor.

- **#61-19 & 8139 Hawthorne Park, Hawthorne Lane & Hummock Pond Road, Grant Conservation Restriction (CR) *UPDATE – CONTINUE TO 03-09-20***
Voting: Judith Welch Wegner, John Trudel (Acting Chair), Nat Lowell, Frederick McClure
Alternates: None
Recused: None
Documentation: File with associated plans, photos and required documentation
Representing: None
Discussion: Acting Chair Mr. Trudel asked what the consequences would be if the Board does not agree to hold the enforcement rights. Ms. Wegner stated that she would like Town Counsel’s opinion on whether or not Board legally has authority to hold conservation restriction. Acting Chairman Mr. Trudel asked if the Planning Board holds enforcement rights, and what the connection is with the Homeowners Association. Mr. McClure requested that Town Counsel be available by phone for the upcoming meeting. Ms. Wegner suggested that this item be moved to the beginning of the agenda for March 9th.
Motion/Vote: Mr. Lowell moved to continue the agenda item until the Planning Board meeting on March 9, 2020 so that Board’s questions can be addressed between the Board, staff, Town Counsel, and the applicant. The motion was duly seconded and the Board voted 4-0 in favor.

V. Public Comments:

No public comments.

VI. Other Business:

- **Planning Board regular meeting will be Monday, March 9, 2020 @ 5:00PM 4 Fairgrounds Road in the PSF Community Room (first floor)**

VII. Adjournment:

Meeting adjourned at 12:39 PM

