# Nantucket Planning Board APPROVED Minutes
# Remote Participation via Zoom Webinar
# May 10, 2021

**To view a recording of the meeting see link below:**
https://youtu.be/cLzHIxYGNc0

## I. Call to order:

Chair Wegner called the meeting to order at 4:00PM

Roll call of those participating:

**Board Members:**

Nat Lowell *Aye*
Fritz McClure *Aye* David Iverson *Aye*
John Trudel Vice Chair *Aye*
Chair Judith Wegner *Aye*

**Alternates:**

Campbell Sutton *Aye*
David Callahan
Stephen Welch *Aye arrived at 4:07pm.*

**Staff:**

Leslie Snell *Aye*
Megan Trudel *Aye*
Catherine Ancero *Aye*

Chair Wegner read a prepared statement in accordance with Governor Baker's March 21, 2020 order regarding open meeting law, which outlines how the meeting is conducted via remote participation and states the ground rules for any discussion.

**Public Participation:**

Billy Cassidy
Karrem Hanasen
Dan Mulloy
Don Bracken
Emily Molden
Jack Malayah
Jeff Blackwell
Jessie King
John Brescher
Joe Marcklinger
Josh Lee Smith
Merill Braylower
Michael Allen
Paul Santos
Rick Beaudette
Steve Cohen
Kim Rodivitch
Linda Williams

Jay Maroney
Dan Mulloy
Paul Santos
Tom Brassette
Don Bracken
Art Gasbarro

## II. Approval of the agenda:

Vice-Chair Trudel moved to approve the agenda. The motion was duly seconded by Mr. McClure and the Board voted 5-0 in favor.

**Vote Taken by Roll Call:**
John Trudel *Aye*
Fritz McClure *Aye*
Nat Lowell *Aye*
David Iverson *Aye*
Chair Judith Wegner *Aye*

## III. Minutes:

- **September 14, 2020**
- **October 26, 2020, *CONTINUED TO 06-14-2021***
- **November 18, 2020, *CONTINUED TO 06-14-2021***

Mr. Lowell moved to approve minutes from the September 14, 2020 Planning Board meeting. The motion was duly seconded by Vice-Chair Trudel and the Board voted to approve and voted 5-0 in favor.

**Vote Taken by Roll Call:**
Nat Lowell *Aye*
John Trudel
David Iverson *Aye*
Fritz McClure *Aye*
Chair Judith Wegner *Aye*

## IV. Second Dwellings:

- **Hugh Johnston & Kelly Mahon Johnston, 76 Polpis Road (Map 43 Parcel 177)**
- **80 Millbrook Road Trust, 80 Millbrook Road (Map 40 Parcel 79.1)**
- **Irakli Jibladze, 30 Devon Street (Map 76.4.2 Parcel 1)**

***Vice Chair Trudel stated that he would have to recuse from the vote for 111 Surfside Road.***

**Motion/Vote:** Mr. McClure moved to approve the second dwelling applications for 76 Polpis Road, 80 Millbrook Road, and 30 Devon Street in accordance with the recommendations and conditions outlined in the staff report. The motion was duly seconded by Mr. Lowell and the Board voted 5-0 in favor.

**Vote by Roll Call:**
John Trudel (Vice-Chair) Aye
Fritz McClure Aye
David Iverson *Aye*
Nat Lowell *Aye*
Judith Wegner (Chair) *Aye*

- **111 Surfside LLC, 111 Surfside Road (Map 80 Parcel 70)**

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

  **Vote by Roll Call:**
  Fritz McClure Aye
  Nat Lowell Aye
  David Iverson Aye
  Judith Wegner (Chair) Aye

**V. Garage Apartments:**

- **David Lazowski, 18 Parson Lane (Map 75 Parcel 102)**
- **Andrew & Brooke Reger, 7E Lincoln Avenue (Map 42.4.1 Parcel 8)**
- **Peter & Jennifer Garren, 36 Pocomo Road (Map 14 Parcel 79)**

  Mr. Trudel moved to approve all garage apartment applications on the agenda in accordance with the recommendations and conditions outlined in the staff report. The motion was duly seconded by Mr. McClure and the Board voted 5-0 in favor.

  **Vote by Roll Call:**
  Fritz McClure Aye
  Nat Lowell Aye
  David Iverson Aye
  John Trudel (Vice-Chair) Aye
  Judith Wegner (Chair) Aye

**VI. ANR Plans:**

- **Ocean's Dojo, LLC and Taco 1, LLC, 20 & 22 Bartlett Farm Road (Map 65 Parcels 76 & 76.1),** *3 lots, 3 buildable lots*
- **Hugh O. Davis, 112 Main Street (Map 42.3.3 Parcel 104),** *1 lot, 1 buildable lot*
- **251 Hummock Pond Rd LLC, 251 Hummock Pond Road (Map 83 Parcel 26)** *1 lot, 1 buildable lot*
- **Dooley Family Trust, 201 Hummock Pond Road (map 65 Parcel 21)** *2 lots, 2 buildable lots*
- **Arline S. Bartlett Trust, 21 Pleasant Street (Map 55.4.1 Parcel 1)** *2 lots, 2 buildable lots*
- **Cesar Moreno & Ariana Costakes, 8 Toombs Court (Map 68 Parcel 153 – part of),** *2 lots*
- **Bazhen Lapenko, 4 First Way (Map 55 Parcel 669),** *1 lot, 1 buildable lot*
- **Town of Nantucket, Young's Way (Map 68)**

**Motion/Vote:** Mr. McClure moved to approve and endorse all ANR applications on the agenda with the exception of 1 Bayberry Lane and 3A/3B Miller Lane where Vice Chair Trudel must recuse and a separate vote will be taken. The motion was duly seconded by Mr. Lowell and the Board voted 5-0 in favor.

Vote Taken by Roll Call:
Vice-Chair John Trudel *Aye*
David Iverson *Aye*
Nat Lowell *Aye*
Fritz McClure *Aye*
Chair Judith Wegner *Aye*

- **Marianne Jenkinson, 1 Bayberry Lane (Map 67 Parcel 57),** *2 lots, 2 buildable lots*
- **Kim Glowacki, 3A & 3B Miller (Map 68 Parcel 120)**

**Motion/Vote:** Mr. Lowell moved to approve and endorse ANR applications 1 Bayberry Lane and 3A and 3B Miller. The motion was duly seconded by Mr. McClure and the Board voted 4-0 in favor.

**Vote Taken by Roll Call:**
Nat Lowell *Aye*
Fritz McClure *Aye*
David Iverson *Aye*
Chair Judith Wegner *Aye*

**VII. Previous Plans:**

- **#02-98 Nantucket Electric Company d/b/a National Grid,** *Request for a minor modification*

**Voting:** Judith Welch Wegner (Chair), John Trudel (Vice-Chair), Nat Lowell, Frederick McClure and David Iverson
**Recused:** None
**Documentation:** File with associated plans, photos and required documentation
**Representing:** Joshua Lee Smith
**Discussion:** Mr. Smith provided the Board with an overview of the application requesting a minor modification.
**Motion/Vote:** Mr. Lowell moved to approve the request for a minor modification in accordance with the findings and conditions outlined in the staff report. The motion was duly seconded by Mr. McClure and the Board voted 5-0 in favor.

**Vote Taken by Roll Call:**
Fritz McClure Aye
Nat Lowell Aye
David Iverson Aye
Vice-Chair John Trudel Aye
Chair Judith Wegner Aye

- **3 & 5 Evergreen Way,** *Driveway access clarification*

**Voting:** Judith Welch Wegner (Chair), John Trudel (Vice-Chair), Nat Lowell, Frederick McClure and David Iverson
**Recused:** None
**Documentation:** File with associated plans, photos and required documentation
**Representing:** Attorney Rick Beaudette
**Discussion:** Mr. Beaudette provided the Board with the overview of the request, which is asking for a clarification for a driveway access for two covenant lots and two market rate lots.
**Motion/Vote:** Mr. McClure moved to approve the technical amendment to the decision to include language clarifying the driveway access. The motion was duly seconded by Mr. Lowell and the Board voted 5-0 in favor.

**Vote Taken by Roll Call:**
Fritz McClure Aye
Nat Lowell Aye
David Iverson Aye
Vice-Chair John Trudel Aye
Chair Judith Wegner Aye

## VIII. PublicHearings:

- **PLSP-2020-11-0092 2 Mayflower Circle LLC, 2 Mayflower Circle,** *action deadline 06-15-2021,* ***CONTINUED TO 06-14-2021***

  **Motion/Vote:** Mr. Iverson moved to continue this application to the June 14th meeting. The motion was duly seconded by Mr. McClure and the Board voted 5-0 in favor.

  **Vote Taken by Roll Call:**
  David Iverson *Aye*
  Fritz McClure *Aye*
  Vice-Chair John Trudel *Aye*
  Nat Lowell *Aye*
  Chair Judith Wegner *Aye*

- **PLSP-2020-10-0089 & PLSP-2020-10-0090 10 Cliff Road LLC, 10A & 10B Cliff Road,** *action deadline 10-31-2021,* ***CONTINUED TO 09-13-2021***

  **Motion/Vote:** Mr. Iverson moved to continue this application to the September 13th meeting. The motion was duly seconded by Mr. Lowell and the Board voted 5-0 in favor.

  **Vote Taken by Roll Call:**
  David Iverson *Aye*
  Nat Lowell *Aye*
  Vice-Chair John Trudel *Aye*
  Fritz McClure *Aye*
  Chair Judith Wegner *Aye*

- **PLSUB-2021-03-00134, Lori A. Geddes, 13 Evergreen Way,** *action deadline 07-11-2021,* ***CONTINUED TO 06-14-2021***

  **Motion/Vote:** Mr. Lowell moved to continue this application to the June 14th meeting. The motion was duly seconded by Mr. Iverson and the Board voted 5-0 in favor.

  **Vote Taken by Roll Call:**
  Nat Lowell *Aye*
  David Iverson *Aye*
  Fritz McClure *Aye*
  Vice-Chair John Trudel *Aye*
  Chair Judith Wegner *Aye*

- **PLSP-2021-04-0124 Yoanna K. Guzman, 8 New Mill Street,** *action deadline 08-09-2021,* ***CONTINUED TO 06-14-2021***

  **Motion/Vote:** Mr. Lowell moved to continue to the June 14th Planning Board meeting. The motion was duly seconded by Mr. McClure and the Board voted 5-0 in favor.

  **Vote Taken by Roll Call:**
  Nat Lowell Aye
  Fritz McClure Aye
  David Iverson Aye
  Vice-Chair John Trudel Aye
  Chair Judith Wegner Aye

- **PLSP-2021-03-0119, The 8 Walbang Nominee Trust, 8 Walbang Avenue,** *action deadline 07-11-2021*
  **Voting:** John Trudel (Vice-Chair), Nat Lowell, Frederick McClure, David Iverson, David Callahan
  **Recused:** Chair Wegner recused
  **Documentation:** File with associated plans, photos and required documentation
  **Representing:** Attorney Steven Cohen and Paul Santos Surveyor
  **Discussion:** Acting Chair Trudel reminded the Board that at the proper meeting, the Board determined that the proposal was substantially different than the original proposal which was denied. Attorney Steven Cohen provided the Board with an overview of the changes to the application. Mr. Iverson asked for clarification in the reduction of impervious surface area from the prior meeting. Surveyor, Paul Santos clarified that the original application requested 1,375 square feet be dedicated to decks covered porches and other impervious surfaces from the MMD regulations. At last meeting the Applicant was asking a reduction from the original application from 2,302 square feet of extra to 1800 square feet of additional. The application that is before the Board tonight is that the Applicant is now asking for 1,000 square feet of additional impervious area. Acting Chair Trudel opened the floor to the public. Emily Molden stated that she appreciates the way the project has been adjusted to reduce the additional elements that went beyond the disturbed area out here. Ms. Molden stated that this district is here in these areas to protect the habitat and the state listed rare and endangered species. Ms. Molden stated that she had doubled check the state Natural Heritage Endangered Species program and they have interactive maps online that show where the actual mapped habitat is and that this particular property happens to fall directly within an area that's mapped as priority habitat by the state and that it is important to consider that this particular property is considered differently by the state and hat the regulations for the moorlands management district should definitely give the Board the ability based on that information to evaluate what's most impactful or most appropriate for these sites. Ms. Molden said to consider on a case by case basis is important. Mr. Santos stated that as to what Emily said it is mapped and independent of the Boards findings that this plan will be filed with the stated for a specific review by the Natural Heritage and Endangered Species Program.

  **Motion/Vote:** Mr. Lowell moved to close the public hearing. The motion was duly seconded by Mr. McClure and the Board voted 5-0 in favor.

  <u>**Vote Taken by Roll Call:**</u>
  Nat Lowell Aye
  Fritz McClure Aye
  David Iverson Aye
  David Callahan Aye
  Acting-Chair John Trudel Aye

  Mr. McClure stated that he is looking at the plot plan and questioned what is attached on the proposed dwelling to the east portion of the structure. Mr. Santos stated that it is part of the area devoted to decks covered porches or impervious surfaces. Mr. Callahan stated that he still finds that it is too much impervious surface, he does appreciate that they reduced it however they are taking on area and covering it which he feels is not the same. Mr. Callahan stated that the purpose of the MMD is not to have this I know it might have happened in the past but doesn't mean it should keep going on in the future. Mr. Iverson questioned how much impervious service was there in the original property before they started the redo. Mr. Santos stated that it was 1,375. Mr. Iverson stated that he agrees with Mr. Callahan. Acting Chair Trudel questioned the decking that Mr. McClure was referring to and asked if there was a reason why they couldn't take off that and move it to the South where the previous building was and have the larger area that has already been disturbed while keeping within the same envelope. Mr. Santos stated that it is for the owners and the architect. Mr. Lowell stated that he is in favor. Acting Chair Trudel stated that he was hesitant looking at the deck proposed to the right to the east and then after looking at the arial map he did see fully already disturbed over many years and that they are only working on the envelope and disturbed area and feels that they've done a lot. There was a lengthy discussion regarding the disturbed area and the impervious area. Attorney Cohen reminded the Board that the public hearing has been voted to close and if need be to re-open they will need to vote to open the hearing.

**Motion/Vote:** Mr. Lowell moved to re-open the public hearing. The motion was duly seconded by Mr. Iverson and the Board voted 5-0 in favor.

**Vote Taken by Roll Call:**
Nat Lowell *Aye*
David Iverson *Aye*
David Callahan
Vice-Chair John Trudel *Aye*
Fritz McClure *Aye*

**Motion/Vote:** Mr. Lowell moved to continue to the June meeting. The motion was duly seconded by Mr. Callahan and the Board voted 5-0 in favor.

**Vote Taken by Roll Call:**
Nat Lowell *Aye*
David Iverson *Aye*
David Callahan
Fritz McClure *Aye*
Vice-Chair John Trudel *Aye*

- **PLSP-2021-04-0125 Stacey M. Boyd, 8 Isobel's Way,** *action deadline08-09-2021*
**Voting:** Judith Welch Wegner (Chair), John Trudel (Vice-Chair), Nat Lowell, Frederick McClure and David Iverson
**Alternates:** Campbell Sutton, Stephen Welch and David Callahan
**Recused:** None
**Documentation:** File with associated plans, photos and required documentation
**Representing:** Attorney Rick Beaudette
**Discussion:** Attorney Beaudette provided the Board with an overview of the application, which requests an amendment to a previously granted Special Permit so that the driveway may be relocated. Chair Wegner opened the public hearing. No comments were made.

**Motion/Vote:** Mr. Lowell moved to close the public hearing. The motion was duly seconded by Vice-Chair Trudel and the Board voted 5-0 in favor.

**Vote Taken by Roll Call:**
Nat Lowell Aye
Vice-Chair John Trudel Aye
David Iverson Aye
Fritz McClure Aye
Chair Judith Wegner Aye

**Motion/Vote:** Vice-Chair Trudel moved to approve the application with any findings and conditions outlined in the staff report. The motion was duly seconded by Mr. Lowell and the Board voted 5-0 in favor.

**Vote Taken by Roll Call:**
Vice-Chair John Trudel *Aye*
Nat Lowell *Aye*
David Iverson *Aye*
Fritz McClure *Aye*
Chair Judith Wegner *Aye*

- **PLSP-2021-04-0126 Randolph G. & Jane B. Hilst, 1 Golf View Drive,** *action deadline08-09-2021*
  **Voting:** Judith Welch Wegner (Chair), John Trudel (Vice-Chair), Nat Lowell, Frederick McClure and David Iverson
  **Alternates:** Campbell Sutton, Stephen Welch and David Callahan
  **Recused:** None
  **Documentation:** File with associated plans, photos and required documentation
  **Representing:** Joe Marcklinger, Surveyor
  **Discussion:** Mr. Marcklinger provided the Board with an overview of the application, which proposes to create a Secondary Residential Lot. Chair Wegner opened the public hearing. No comments were made.

  **Motion/Vote:** Mr. Trudel moved to close the public hearing. The motion was duly seconded by Mr. Lowell and the Board voted 5-0 in favor.

  **<u>Vote Taken by Roll Call:</u>**
  Vice-Chair John Trudel Aye
  Nat Lowell Aye
  Fritz McClure Aye
  David Iverson Aye
  Chair Judith Wegner Aye

  **Motion/Vote:** Vice-Chair Trudel moved to approve the application in accordance with the findings and conditions outlined in the staff report. The motion was duly seconded by Mr. McClure and the Board voted 5-0 in favor.

  **<u>Vote Taken by Roll Call:</u>**
  Vice-Chair John Trudel *Aye*
  Fritz McClure *Aye*
  Nat Lowell *Aye*
  David Iverson *Aye*
  Chair Judith Wegner *Aye*

- **PLSP-2021-04-0127 Tidal Creeks Corporation, Amendment, 58 Bunker Road,** *action deadline 08-09-2021*
  **Voting:** Judith Welch Wegner (Chair), John Trudel (Vice-Chair), Nat Lowell, Frederick McClure and David Iverson
  **Alternates:** Campbell Sutton, Stephen Welch and David Callahan
  **Recused:** None
  **Documentation:** File with associated plans, photos and required documentation
  **Representing:** Attorney John Brescher, and Jeff Blackwell, Surveyor
  **Discussion:** Attorney Brescher provided the Board with an overview of the application, which is a proposed Amendment to the Airport MCD to allow boat storage and servicing on the site. Chair Wegner opened the public hearing. Cindy Young expressed concern of the layout of the property due to plane crash site in the vicinity of the site in 1958 in which she is a survivor of. Ms. Young suggested that excavation of the site could potentially turn up crash debris. Chair Wegner stated that staff researched the potential for crash debris being located within the proposed MCD site and was informed by the Airport that the proposed site for the MCD Amendment is not the crash site. Mrs. Trudel stated that staff reached out to Noah Karberg at the Airport and an email was included with packet detailing his response to the concerns. Emily Molden requested clarification regarding the additional plans and information that has been submitted and follow up with Ed Pesce's comments regarding storm water system and wash down area. Mrs. Trudel stated that Mr. Asadoorian did submit the drainage analysis that Mr. Pesce identified in his report and that approval of the Applicants request should be conditional on Mr. Pesce's review and approval of the recently submitted documents.

**Motion/Vote:** Mr. Trudel moved to close the public hearing. The motion was duly seconded by Mr. Lowell and the Board voted 5-0 in favor.

**Vote Taken by Roll Call:**
Vice-Chair John Trudel Aye
Nat Lowell Aye
Fritz McClure Aye
David Iverson Aye
Chair Judith Wegner Aye

**Motion/Vote:** Vice-Chair Trudel moved to approve the application with the findings and conditions outlined in the staff report. The motion was duly seconded by Mr. Lowell and the Board voted 5-0 in favor.

**Vote Taken by Roll Call:**
Vice-Chair John Trudel *Aye*
Nat Lowell *Aye*
David Iverson *Aye*
Fritz McClure *Aye*
Chair Judith Wegner *Aye*

- **PLSP-2021-04-0128 & PLSUB-2021-04-00151 Fairgrounds Common, LLC, 31 Fairgrounds Road,** *action deadline 08-09-2021*
  **Voting:** Judith Welch Wegner (Chair), John Trudel (Vice-Chair), Nat Lowell, Frederick McClure and David Iverson
  **Alternates:** Campbell Sutton, David Callahan
  **Recused:** Stephen Welch
  **Documentation:** File with associated plans, photos and required documentation
  **Representing:** Attorney Arthur Reade, Matt MacEachern, Architect, and Art Gasbarro Surveyor
  **Discussion:** Attorney Reade provided the Board with an overview of the application, which proposes to reconfigure the lay out of the structures and parking. The total units and parking spaces shall remain the same. Chair Wegner opened the public hearing. No comments were made.

**Motion/Vote:** Mr. Lowell moved to close the public hearing. The motion was duly seconded by Mr. Mr. Iverson and the Board voted 5-0 in favor.

**Vote Taken by Roll Call:**
Nat Lowell Aye
David Iverson Aye
Vice-Chair John Trudel Aye
Fritz McClure Aye
Chair Judith Wegner Aye

**Motion/Vote:** Mr. Trudel moved to approve the application in accordance with the findings and conditions outlined in the staff report. The motion was duly seconded by Mr. Lowell and the Board voted 5-0 in favor.

**Vote Taken by Roll Call:**
Vice-Chair John Trudel *Aye*
Nat Lowell *Aye*
Fritz McClure *Aye*
David Iverson *Aye*
Chair Judith Wegner *Aye*

- **PLSP-2021-04-0129 Shaver Nantucket Home, LLC c/o Charles Wesley Shaver, 75 Cliff Road,** *action deadline 08-09-2021*
  **Voting:** Judith Welch Wegner (Chair), John Trudel (Vice-Chair), Nat Lowell, Frederick McClure and David Iverson
  **Alternates:** Campbell Sutton, Stephen Welch and David Callahan
  **Recused:** None
  **Documentation:** File with associated plans, photos and required documentation
  **Representing:** Don Bracken Surveyor and Joe Paul
  **Discussion:** Mrs. Trudel provided the Board with an overview of the application, which proposes to relocate two existing driveway accesses. Mr. Lowell stated that the proposal is a major improvement to the existing conditions. Chair Wegner opened the public hearing. Mrs. Bralower, of 1 Hamblin Road, stated that she, as well as several neighbors she has spoken to are in strong support of the application as proposed.

  **Motion/Vote:** Mr. Lowell moved to close the public hearing. The motion was duly seconded by Vice-Chair Trudel and the Board voted 5-0 in favor.

  **Vote Taken by Roll Call:**
  Nat Lowell *Aye*
  Vice-Chair John Trudel *Aye*
  David Iverson *Aye*
  Fritz McClure *Aye*
  Chair Judith Wegner *Aye*

  **Motion/Vote:** Vice-Chair Trudel moved to approve the application in accordance with the findings and conditions outlined in the staff report. The motion was duly seconded by Mr. Iverson and the Board voted 5-0 in favor.

  **Vote Taken by Roll Call:**
  Vice-Chair John Trudel *Aye*
  David Iverson *Aye*
  Fritz McClure *Aye*
  Nat Lowell *Aye*
  Chair Judith Wegner *Aye*

## IX. ATM Warrant Articles

- **Technical Amendment - Article 46: Zoning Map Change: R-20 and LUG-2 to VR – Osprey and Tautemo Way, and Hummock Pond Road**
  **Voting:** Judith Welch Wegner (Chair), John Trudel (Vice-Chair), Nat Lowell, Frederick McClure and David Iverson
  Numerous property owners are in opposition to the proposed change following the public hearing. Mrs. Snell suggested to the Board that they amend their motion and add an effective date to March 1, 2022 to accommodate affected property owners to allow them implement any plans. Mrs. Snell stated that by adding a date, it is a solution to mitigate property owner's concerns and will allow the article to pass at Town Meeting. If the article were to be called and not pass, it could not come back for another two years. Chair Wegner opened the public hearing. Attorney Steven Cohen thanked staff for the work put into this article and feels that it is good for the neighborhood and a good solution to allow people to continue with plans that were in the works or to do things that they had been holding off on and concurs with Mrs. Snell's statement. Ms. Sutton asked how many potentially non-conforming lots would be created through this change. Mrs. Snell stated that staff can't speculate what property owners may or may not have do with their land and that the primary difference between the two zoning districts is that a Special Permit is required for a swimming pool in VR where as in R-20 it's allowed by right. Mr. Iverson stated that there is not a huge change in his opinion.

**Motion/Vote:** Mr. Iverson moved to close the public hearing. The motion was duly seconded by Vice-Chair Trudel and the Board voted 5-0 in favor.

**Vote Taken by Roll Call:**
David Iverson *Aye*
Vice-Chair Trudel *Aye*
Nat Lowell *Aye*
Fritz McClure *Aye*
Chair Judith Wegner *Aye*

**Motion/Vote:** Vice-Chair Trudel moved to approve the Zoning Map change for Article 46 for a technical amendment to the motion to include an effective future date of March 1, 2022. The motion was duly seconded by Mr. Iverson and the Board voted 5-0 in favor.

**Vote Taken by Roll Call:**
Vice-Chair Trudel *Aye*
David Iverson *Aye*
Fritz McClure *Aye*
Chair Judith Wegner *Aye*
Nat Lowell *Aye*

## X. Preliminary Plans:

- **ACK Mid Island LLC & ACK Offices LLC, 18, 18A 20, 22, 24 & 26 Sparks Avenue (Map 18 Parcels 231, 231.2, 307-310)**

**Voting:** Judith Welch Wegner (Chair), John Trudel (Vice-Chair), Nat Lowell, Frederick McClure and David Iverson
**Recused:** None
**Documentation:** File with associated plans, photos and required documentation
**Representing:** Dan Mulloy
**Discussion:** Mrs. Trudel provided the Board with an overview of the application. This is a conceptual plan at this point and provided staff concerns to Mr. Mulloy. The purpose of this plan is a "freeze plan.

**Motion/Vote:** Mr. Lowell moved to approve the preliminary plan. The motion was duly seconded by Vice-Chair Trudel and the Board voted 5-0 in favor.

**Vote Taken by Roll Call:**
Nat Lowell *Aye*
Vice-Chair Trudel *Aye*
David Iverson *Aye*
Fritz McClure *Aye*
Chair Judith Wegner *Aye*

## XI. Sketch Plans:

- **ACK Mid Island LLC & ACK Offices, LLC - 18, 18A, 20, 22, 24 & 26 Sparks Avenue (Map 55 Parcels 231.1, 231.2, 307-310)**

**Voting:** Judith Welch Wegner (Chair), John Trudel (Vice-Chair), Nat Lowell, Frederick McClure and David Iverson
**Recused:** None
**Documentation:** File with associated plans, photos and required documentation
**Representing:** Attorney Arthur Reade and Dan Mulloy, Surveyor
**Discussion:** Mr. Mulloy stated that a Sketch Plan has been submitted to obtain Board feedback prior to the submission of an MCD application, which would include a large mixed-use development containing restaurants, retail space, medical offices, fitness center, bowling alley and apartments. There was mention of parking spaces and underground parking spaces. There will be roadway and sidewalk improvements. Staff

commented and suggested that they should consider alternate means for below grade parking possibly a parking area half below grade and half above with a parking deck. The applicant will be coordinating with the Municipal Housing Director to make sure that any affordable apartment units are eligible to be counted towards the SHI list. There will be additional cross walks added. There was a brief discussion of improvement for pedestrian access along Sparks Avenue to make connections to four corners and Orange Street. Staff suggested that the Applicant work with HDC to better align the overall design and to look to other design elements of large structures around the island. Prior to applying for a Special Permit there should be a coordinated review. Board expressed concerns with the water run off affecting the neighboring property owners. The Applicant will need to consider the design aesthetics of both the building and site layout.

**XII. Public Comment:**

There were no public comments.

**XIII. Other Business:**

- **Next regular Planning Board meeting, Monday, June 14, 2021 at 4PM via Zoom/YouTube**

**XI. Adjournment:**

Vice-Chair Trudel moved to adjourn the meeting at 7:24 pm. The motion was duly seconded by Mr. Lowell and the Board voted 5-0 in favor.

**Vote Taken by Roll Call:**

Vice-Chair Trudel *Aye*
Nat Lowell *Aye*
David Iverson *Aye*
Fritz McClure *Aye*
Chair Judith Wegner *Aye*