

Nantucket Planning Board APPROVED Minutes
Remote Participation via Zoom Webinar
September 13, 2021

Board Members: Judith Welch Wegner (Chair), John Trudel, III (Vice-Chair), Nat Lowell, “Fritz” McClure, and David Iverson

Alternates: Stephen Welch, Campbell Sutton, David Callahan

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

To view the meeting only, see link below: YouTube Link:

<https://youtu.be/T4Lse6DiUus>

I. Call to order:

Chair Wegner called the meeting to order at 4:08PM.

Vote Taken by Roll Call:

Nat Lowell *Aye*

Fritz McClure *Aye*

Vice-Chair John Trudel *Aye*

David Iverson *Aye*

Chair Judith Wegner *Aye*

Alternates:

Campbell Sutton *Aye*

David Callahan *Aye*

Stephen Welch *Aye*

Staff:

Leslie Snell *Aye*

Megan Trudel *Aye*

Catherine Ancero *Aye*

II. Approval of the agenda:

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

Vote by Roll Call:

Fritz McClure *Aye*

Nat Lowell *Aye*

Vice Chair Trudel

David Iverson *Aye*

Chair Judith Wegner *Aye*

III. Minutes:

- April 12, 2021
- July 12, 2021
- August 9, 2021

Motion/Vote: Mr. Lowell moved to approve all minutes listed on the agenda. The motion was duly seconded by Vice-Chair Trudel and the Board voted 5-0 in favor.

Vote by Roll Call:

Nat Lowell *Aye*

Vice Chair Trudel *Aye*

Fritz McClure *Aye*

David Iverson *Aye*

Chair Judith Wegner *Aye*

IV. Secondary Dwellings:

- 11 Hulbert Avenue, LLC, 11 Hulbert Avenue (Map 29.2.3 Parcel 2)
- 6 BLVD LLC, 6 Boulevard (Map 80 Parcel 75.1)
- 5 Sherburne Way LLC, 5 Sherburne Way (Map 30 Parcel 38)
- 16 Trotters Lane, LLC, 16 Trotter's Lane (Map 67 Parcel 140)
- Diane Catino, 11 D Street (Map 60.2.1 Parcel 17)
- 30 Vestal Street LLC, 30 Vestal Street (Map 41 Parcel 45)
- Janice & Richard Hoff, 26 Quidnet Road (Map 21 Parcel 35)
- Jonathan R. & Lynell D. Vollans, 18 Flintlock Road (Map 76 Parcel 42)

V. Garage Apartment:

- Michael Edward Sproule, 31 Washing Pond Road (Map 31 Parcel 29)

VI. Tertiary Dwellings:

- Lee A. Corkish, 326 Polpis Road (Map 24 Parcel 13.1)

Voting: Judith Welch Wegner (Chair), Vice-Chair Trudel, Nat Lowell, Fritz McClure and David Iverson

Recused: None

Documentation: File with associated plans, photos and required documentation

Representing: None

Discussion: None

Motion/Vote: Vice-Chair Trudel moved to approve all the secondary dwellings, garage apartment and the tertiary dwelling applications listed 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:

Vice Chair Trudel

Nat Lowell *Aye*

David Iverson *Aye*

Fritz McClure *Aye*

Chair Judith Wegner *Aye*

VII. ANR

- Mark Maistro & Holly Maistro, 78 & 80 Pleasant Street (Map 55 Parcels 654 & 655)
- One Bloom, LLC c/o James W. Ikard, 1 Bloom Street (Map 42.3.3 Parcel 140)
- One Bloom, LLC c/o James W. Ikard, Main Street (Map 42.3.3 Parcel 98)
- The 9 Hulbert Avenue Real Estate Trust, Christina C. Moore and Whitney A. Gifford, Trustees, 9 & 11 Hulbert Avenue (Map 29.2.3 Parcel 3)
- Daniel D. & Seandra Bartlett, 41 Bartlett Farm Road (Map 82 Parcel 500)
- Derrick Maxwell, 6 Dooley Court (Map 68 Parcel 153.2)
- Richard & Karen Borges, 4 Dooley Court (Map 68 Parcel 152)
- David A. Rosenzweig, 35 Shawkemo Road (Map 44 Parcel 62)
- Oliver Carr III & Mary Semjen, 84 & 86 Cliff Road & 39 Pilgrim Road (Map 30 Parcels 74.1, 74.2 & 74.3)

Voting: Judith Welch Wegner (Chair), Vice-Chair Trudel, Nat Lowell, Fritz McClure and David Iverson

Recused: None

Documentation: File with associated plans, photos and required documentation

Representing: None

Discussion: None

Motion/Vote: Vice-Chair Trudel moved to approve all of the ANR applications 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:

Vice Chair Trudel

Nat Lowell *Aye*

David Iverson *Aye*

Fritz McClure *Aye*

Chair Judith Wegner *Aye*

VIII. Previous Plans:

- **#6901 Nanahumacke Preserve**, *request for partial Performance Surety release*

Voting: Judith Welch Wegner (Chair), Vice-Chair Trudel, Nat Lowell, Fritz McClure and David Iverson

Recused: None

Documentation: File with associated plans, photos and required documentation

Representing: None

Discussion: Applicant requesting some of the performance funding to be released. There was a line item specific to the construction of two gates requesting for reimbursement for. Staff went out to inspect the gates there were several issues that was immediately brought to their attention. The applicant addressed some of the issues. Staff believes that there needs to be more dialogue that happens between the applicant the homeowner's association and staff before addressing all these issues. Staff recommendation is that if going to be released it will be subject to staff's final approval in working with the applicant. Removed signs, removed tree, removed split rail fence along the cul-de-sac that had been blocking the pedestrian access have been removed as of today. The final major piece is the location of the fence at the rear of the open space, it's questionable as to whether that fence is located within the subdivision limit or if it's in the proprietor's roadway and there's been some confusion about where the fence should be placed. Vice-Chair Trudel asked if it is prudent to give approval with the staff recommendations to make sure that the association follows through or without representation. Mrs. Trudel stated that they have addressed a handful of issues that staff identified however still major issues with the gate. Ok to approve the release only if it's subject to the applicant coordinating those final pieces with staff before processing the refund of any monies. Mr. McClure asked what they thought was going to happen in the meeting. Mrs. Trudel stated that they were included in the email to registering.

Motion/Vote: Vice-Chair Trudel moved to approve with the applicant working with staff to remedy the issues prior to any money being released. The motion was duly seconded by Mr. Lowell and the Board voted 5-0 in favor.

Vote by Roll Call:

Vice Chair Trudel

Nat Lowell *Aye*

David Iverson *Aye*

Fritz McClure *Aye*

Chair Judith Wegner *Aye*

• **PLSUB-2020-10-00101 Shore Road Subdivision, 2 Francis Street, *escrow release***

Voting: Judith Welch Wegner (Chair), Vice-Chair John Trudel, Nat Lowell, Fritz McClure and David Iverson

Recused: None

Documentation: File with associated plans, photos and required documentation

Representing: None

Discussion: None

Motion/Vote: Vice-Chair Trudel moved to approve the release of any remaining escrow funds. The motion was duly seconded by Mr. Iverson and the Board voted 5-0 in favor.

Vote by Roll Call:

Vice Chair Trudel

David Iverson *Aye*

Nat Lowell *Aye*

Fritz McClure *Aye*

Chair Judith Wegner *Aye*

• **67 Fairgrounds Rd, *establishment of Performance Surety***

Voting: Judith Welch Wegner (Chair), Vice-Chair John Trudel, Nat Lowell, Fritz McClure and David Iverson

Recused: None

Documentation: File with associated plans, photos and required documentation

Representing: None

Discussion: Mrs. Trudel provided the Board with an overview of the request. Vice-Chair Trudel asked if there is a practical date that staff thinks. Mrs. Trudel stated that the person who purchased the lot needs to have their permitting by March 2022. Staff thought that June would be appropriate. June 30th.

Motion/Vote: Vice-Chair Trudel moved to approve with the acceptance of a performance security bond holding the funds until the work has been complete as of June 30th of 2022. The motion was duly seconded by Mr. Lowell and the Board voted 5-0 in favor.

Vote by Roll Call:

Vice Chair Trudel

Nat Lowell *Aye*

David Iverson *Aye*

Fritz McClure *Aye*

Chair Judith Wegner *Aye*

• **6 & 8 Hydrangea, *legal documents***

Voting: Judith Welch Wegner (Chair), Nat Lowell, Fritz McClure and David Iverson

Recused: None

Documentation: File with associated plans, photos and required documentation

Representing: None

Discussion: None

Motion/Vote: Mr. Lowell moved to approve the endorsement of the legal documents. The motion was duly seconded by Mr. Iverson and the Board voted 5-0 in favor.

Vote by Roll Call:

Nat Lowell *Aye*

David Iverson *Aye*

Vice Chair Trudel *Aye*

Fritz McClure *Aye*

Chair Judith Wegner *Aye*

IX. Public Hearings:

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

REQUEST TO CONTINUE

- **PLSP-2021-08-0142 John & Nan Breglio, 52 West Miacomet Road, *action deadline 12-12-2021***

Voting: Judith Welch Wegner (Chair), Vice-Chair John Trudel, Nat Lowell, Frederick McClure, and David Iverson

Alternates: Campbell Sutton, David Callahan and Stephen Welch

Recused: None

Documentation: File with associated plans, photos and required documentation

Representing: Linda Williams

Discussion: Ms. Williams provided the Board with an overview of the application. Chair Wegner opened the public hearing. No comments were made from the public. There was a brief discussion that the construction of the pool follows the site plan. Applicant agreed that the pool not exceed the dimensions of 14'X32". Also, the Applicant agreed that no expansion of the existing decking without further relief from the Board.

Motion/Vote: Vice-Chair 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 Trudel *Aye*

Nat Lowell *Aye*

David Iverson *Aye*

Fritz McClure *Aye*

Chair Judith Wegner *Aye*

Motion/Vote: Vice-Chair Trudel moved to approve in accordance with the findings and conditions outlined in the staff report that the pool will be substantially in compliance with the site plan, the pool not exceed the dimensions of 14' X 32', no expansion of the existing decking without further relief from the Board, the impervious surface surrounding the pool not exceed four feet in width and all other conditions in the original decision remain in effect. 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*

Nat Lowell *Aye*

Fritz McClure *Aye*

Chair Judith Wegner *Aye*

- **PLSUB-2021-08-00195 DELFMAKR, LP (Maple Lane Subdivision), 10 Rugged Road, *action deadline 12-30-2021***

Voting: Judith Welch Wegner (Chair), Vice-Chair John Trudel, Nat Lowell, Frederick McClure, and David Iverson

Alternates: Campbell Sutton, David Callahan and Stephen Welch

Recused: None

Documentation: File with associated plans, photos and required documentation

Representing: Dan Mulloy

Discussion: Mr. Mulloy provided the Board with an overview of the application. Chair Wegner opened the public hearing. No comments were made from the public. There was a brief discussion of the proposed sidewalk connection and a fifteen (15) foot easement. Mr. Lowell suggested six (6) foot width and not to exceed eight (8) feet. Suggest having impervious surface. Vice-Chair Trudel stated that he likes the idea of a ten-foot vegetative setback and thinks it's a bonus. Mr. Iverson stated that these are large lots and the owners are going to landscape their own property and make their own buffer. Mrs. Snell stated that the curb cuts are required in zoning and that the Board can put a condition that says they're not required to construct them

during the roadway construction. The Applicant will need to construct the apron as part of the Building Permit process. Mr. Lowell agree with in lieu of a monetary bike path contribution as stated in the staff report. Mr. McClure asked if need to specify specific dollar amount for the bike path contribution. Mrs. Snell stated that clearing vegetation be to ten (10) feet. Mr. Mulloy asked if three lots releases versus two in condition number 8 of the staff report. Staff ok with request.

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.

Vote Taken by Roll Call:

Nat Lowell *Aye*

Fritz McClure *Aye*

David Iverson *Aye*

Vice-Chair Trudel *Aye*

Chair Judith Wegner *Aye*

Vice-Chair Trudel went over the list of conditions for the decision before making a final motion.

- Change condition number eight (8) of the staff report to three (3) lots instead of two (2) to be released;
- Add Condition number nine (9), fifteen (15) foot easement with an impervious path no smaller than six (6) feet no larger than eight (8) feet connecting to the subdivision Catchalot; and
- Condition number ten (10) that there would be a clear back vegetation of the eight (8) foot bike path on Rugged Road to be at least ten (10) feet clear of space.

Motion/Vote: Vice-Chair Trudel moved to approve the plans with the recommendation for the first finding in the staff report and the staff recommendations for the conditions now one (1) through nine (9) with condition number ten (10) being incorporated into number two of the conditions. 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*

Fritz McClure *Aye*

Nat Lowell *Aye*

David Iverson *Aye*

Chair Judith Wegner *Aye*

X. Public Comment:

No public comment was made.

XI. Other Business:

- **Discussion: Restructure of Fee Schedule**
Planning Board will hold a public meeting to consider updates to the fee schedule.
- **Next Planning Board meeting Monday, October 18, 2021 @ 4:00PM. Via Zoom**

XIII. Adjournment:

Meeting adjourned at 6:00PM.