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MEETING POSTING

Pursuant to MGL Chapter 30A, § 18-25

All meeting **notices and agenda** must be filed, and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)

Committee/Board/s	PLANNING BOARD
Day, Date, and Time	MONDAY, NOVEMBER 29, 2021 @ 4:00PM
Location / Address	REMOTE PARTICIPATION VIA ZOOM WEBINAR <i>*Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law (Attached). Information on viewing the meeting can be found at http://www.nantucket-ma.gov/138/Boards-Commissions-Committees</i>
Signature of Chair or Authorized Person	MEGAN TRUDEL LAND-USE SPECIALIST
WARNING: IF THERE IS NOT A QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD	

**The Planning Board meeting will be audio and video recorded*

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)

PLANNING BOARD AGENDA 11-29-2021

(Subject to change)

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

*The complete text, plans, application, or other material relative to each agenda item are available for inspection digitally. Email requests may be sent to mtrudel@nantucket-ma.gov *

ZOOM WEBINAR REGISTRATION LINK:

https://us06web.zoom.us/webinar/register/WN_or-sr-qTQsmgyFDgXgE-Lg

To view the meeting, see link below:

<https://youtu.be/6UEO-GsVtgA>

I. Call to order:

II. Approval of the agenda:

III. Discussion of Affordable Housing Article (Planning Board Sponsored)

- Expansion of Workforce Housing to R-10 and R-20
- Expansion of tertiary dwelling gross floor area
- Two covenant lots on a single lot

IV. Discussion of Planning Board Sponsored Articles

- Finalize concept list for drafting to articles

V. Discussion of Citizen Sponsored Articles (*PUBLIC HEARINGS WILL BE SCHEDULED AT A FUTURE DATE*)

- Zoning Map Change R-20 to CTEC and/or CN Old South Rd (Jackson)
- Zoning Map Change R-20 to CTEC and/or CN Old South Rd (Bunting)
- Disallow hot tub/spa in ROH/SOH
- Reconcile definitional inconstancy: Swimming Pool – Residential and Hot Tub/Spa and change the size criterion for pools and hot tubs/spas (Dewez)
- Zoning Map Change R-20 to R-10L Nobadeer Way (Williams)
- Zoning Bylaw Change Definitions, allow the PB through Special Permit to waive density for Apartments in commercial districts (Williams)
- Zoning Bylaw Amendment Swimming Pools – 7,500 sq ft to 6,000 sq ft (Williams)
- Zoning Bylaw Amendment Swimming Pools – reverse ATM 2021 (Williams)
- Zoning Bylaw Change- Storage Containers by Special Permit in CMI (Williams)
- Zoning Map Change LUG-2 to R-5 or CN 44 Skyline Drive (Williams)
- Zoning Bylaw Protecting Rights of Short Term Rentals (Glidden)

VI. Adjournment