



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)

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Committee/Board/s

PLANNING BOARD

Day, Date, and Time

MONDAY, DECEMBER 13, 2021 @ 4:00PM

Location / Address

REMOTE PARTICIPATION VIA ZOOM WEBINAR

**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>

Signature of Chair or
Authorized Person

CATHERINE ANCERO
ADMINISTRATIVE 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 12-13-2021

(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 items are available for inspection digitally. Email requests may be sent to mtrudel@nantucket-ma.gov *

Participation in Public Hearings and Public Comment will be available through Zoom Webinar. You must register in advance in order to participate. Use the below link to register for Zoom participation. Contact mtrudel@nantucket-ma.gov with any questions.

Webinar Registration Link:

[https://us06web.zoom.us/webinar/register/WN_GJUOanM0SvWQP5i3H7ElFw](https://us06web.zoom.us/join/joinWebinar?join_from=link&join_source=link&join_url=https%3A%2F%2Fus06web.zoom.us%2Fwebinar%2Fregister%2FWN_GJUOanM0SvWQP5i3H7ElFw)

To view the meeting only, see link below:

<https://youtu.be/WDITF4E3xol>

I. Call to order:

II. Approval of the agenda:

III. Election of Vice-Chair

IV. Minutes:

- October 25, 2021
- November 15, 2021

V. Secondary Dwellings:

- Lloyd Realty LLC, 7 Heather Lane (Map 30 Parcel 24.2)
- Donald & Mary Russell, 14 Brewster Road (Map 54 Parcel 236)
- John Barry, 22 Eel Point Road (Map 40 Parcel 45)
- 22 Easton Street LLC, 22 & 24 Easton Street (Map 42.1.4 Parcels 12 & 12.1)
- Gerald and Elizabeth Minihan Trust, 16 Somerset Lane (Map 66 Parcel 3)
- Padraic Cassidy, 4 Sleepy Hollow Road (Map 66 Parcel 102.2)

VI. Garage Apartment:

- Gardner Perry, LLC, 5 Gardner Perry Lane (Map 55 Parcel 32.1)

VII. Tertiary Dwellings:

- Donald & Mary Russell, 14 Brewster Road (Map 54 Parcel 236)

VIII. ANR

- Robert L. Anglund & John Walsh Anglund, Trustees of Fifty-Five Nobadeer Avenue Nominee Trust, 55 Nobadeer Avenue (Map 88 Parcel 54)
- Michele Kolb, 2 Cabot Lane (Map 30 Parcel 254)
- 16 Friendship Lane, LLC, 16 Friendship Lane (Map 56 Parcel 357)
- 38 Prospect Street LLC, 28 North Mill Street (Map 55.4.4 Parcel 80.4)
- Carmine & Sheila Giardini, 7 Clifford Street (Map 79 Parcel 19)
- 38 Prospect LLC; Richard C. Gillis, Jr., Manager, 38 Prospect Street (Map 55.4.4 Parcel 56)
- Walter J. Glowacki, 5 Meader Street (Map 42.2.3 Parcel 40)
- 3 Beaver Street LLC, 3 Beaver Street (Map 55.1.4 Parcel 97)
- Diane M. Ryder, Trustee, 8 Chatham Road (Map 54 Parcel 230)
- Jason Scott Davidson, 73 Burnell Street (Map 49.3.2 Parcel 1.2)
- Juanita Vernal Gil & Junior A. Gil, 4 Hull Lane (Map 67 Parcel 278)

SEE PUBLIC HEARING

IX. Previous Plans:

- PLSUB-2021-02-00133 Mueller Nominee Trust Subdivision, *Endorse plans*
- PLSUB-2020-06-00070 & PLSP-2020-06-0052 Fairgrounds Common, LLC, 31 Fairgrounds, *Endorse plans*
- Lori A. Geddes, 13 Evergreen Way, *Endorse plans*
- Navigator Way Subdivision, 18-26 Sparks Avenue, *Endorse Plans*
- Bonita Bar, LLC, 1, 2 & 4 Chin's Way, *discussion of future MCD modification*

- Ellen's Way, *Review Draft Conservation Restriction document (no approval required, FYI only)*
- Norris Family Trust, 9 Bayberry Lane, *Escrow release*
- Maple Lane Subdivision, *Endorse legal document*

X. Preliminary Plans:

- Jeffrey Kaschuluk, 86A & 88 Old South Road (Map 68 Parcels 400 & 419.1)

XI. Public Hearings:

- 10 Cliff Road LLC, 10A & 10B Cliff Road, *action deadline 12-31-2021, **Request to Withdraw Without Prejudice***
- 27 Fair Street, LLC, 27 & 29 Fair Street, *action deadline 02-13-2022, **Request to Continue to January Meeting***
- 23 Broad Street Owner, LLC, Brotherhood of Thieves, 23 Broad Street, *action deadline 01-23-2022, **Request to Continue to January Meeting***
- 6 North Beach Street, LLC, 8 North Beach Street, LLC & 4 Dolphin Court, LLC – “The Brant”, 6 & 8 North Beach Street & 4 Dolphin Court, *action deadline 03-13-2022, **Request to Continue to January Meeting***
- Juanita & Junior Gil, 4 Hull Lane, *action deadline 03-13-2022*
 - ANR: Juanita & Junior Gil, 4 Hull Lane
- Andrew Vorce, 40 Essex Road, *action deadline 03-13-2022*
- FRICK & FRACK, LLC, 134A Main Street, *action deadline 03-13-2022*
- Saracam LLC (Amendment #3), 46 ½ Surfside Road, *action deadline 03-13-2022*
- Scarlett O'Hara, LLC (Amendment #2), 43 Nobadeer Farm Road, *action deadline 03-13-2022*
- Nantucket Realty, LLC, 61 Center Street, *action deadline 03-13-2022*

XII. Public Comment:

XIII. Other Business:

- 2022 Planning Board meeting schedule
- Discussion of ATM Articles
- Reminder Planning Board fee schedule update is effective with submissions for the January 2022 meeting.
- Next Regular Planning Board meeting Monday, January 10, 2022 @ 4:00PM. Via Zoom

XIII. Adjournment: