Nantucket Planning Board

Nantucket Planning Board APPROVED Minutes
Remote Participation via Zoom Webinar
July 11, 2022 @ 4:00PM

Board Members: John Trudel, III (Chair), David Iverson (Vice-Chair), Nat Lowell, Barry Rector and Joseph Topham

Alternates: Stephen Welch, Carl Borchert and Abby De Molina

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:
https://youtu.be/YKAzgEmWd14

I. <u>Call to order:</u>

Chair Trudel called the meeting to order at 4:03PM.

Chair Trudel 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.

Roll call of those participating:

<u>Board members:</u>
Vice-Chair Iverson *Aye*
Nat Lowell *Aye*
Barry Rector *Aye*
Joseph Topham *Aye*
Chair John Trudel *Aye*

<u>Alternates:</u>
Stephen Welch *Aye*
Carl Borchert *Aye*
Abby De Molina *Aye*

<u>Staff:</u>
Meg Trudel *Aye*
Leslie Snell *Aye*
Catherine Ancero *Aye*

II. Approval of the agenda:

Voting: (Chair) John Trudel, Vice-Chair David Iverson, Nat Lowell Barry Rector and Joseph Topham
Documentation: File with associated plans, photos and required documentation
Alternates: None
Recused: None
Motion/Vote: Mr. Rector moved to approve the agenda. The motion was duly seconded by Mr. Lowell and the motion was carried unanimously.

Vote taken by Roll Call:
Barry Rector *Aye*
Vice-Chair Iverson *Aye*
Nat Lowell *Aye*
Joseph Topham *Aye*
Chair Trudel *Aye*

III. Minutes:

- **June 22, 2022**

Voting: (Chair) John Trudel, Vice-Chair David Iverson, Nat Lowell and Barry Rector
Documentation: File with associated plans, photos and required documentation
Alternates: None
Recused: None
Documentation: File with associated plans, photos and required documentation
Representing: None

Motion/Vote: Vice-Chair Iverson moved to approve the set of minutes of June 22, 2022. The motion was duly seconded by Mr. Lowell and the motion carried 4-0 unanimously.

Vote taken by Roll Call:
Vice-Chair Iverson *Aye*
Nat Lowell *Aye*
Barry Rector *Aye*
Chair Trudel *Aye*

IV. Secondary Dwellings:

- **Donick Cary Trust etal, 6 Dukes Road (Map 41 Parcel 189)**

Voting: John Trudel (Chair), David Iverson (Vice-Chair), Nat Lowell Barry Rector and Joseph Topham
Alternates: None
Recused: None
Documentation: File with associated plans, photos and required documentation
Representing: None

Motion/Vote: Mr. Rector moved to approve 6 Dukes Road in accordance with the recommendation outline in the staff report. The motion was duly seconded by Mr. Topham and the motion carried unanimously.

Vote taken by Roll Call:
Barry Rector *Aye*
Joseph Topham *Aye*

Nat Lowell *Aye*

Vice-Chair Iverson *Aye*
Chair Trudel *Aye*

- **Fred & Denise Bisaillon, 65A Surfside Road (Map 67 Parcel 223.5)**

Voting: John Trudel (Chair), David Iverson (Vice-Chair), Nat Lowell and Barry Rector
Recused: Joseph Topham
Alternate: None
Documentation: File with associated plans, photos and required documentation
Representing: None

Motion/Vote: Mr. Lowell moved to approve 6 Dukes Road in accordance with the recommendation outline in the staff report. The motion was duly seconded by Mr. Rector and the motion carried unanimously.

Vote taken by Roll Call:
Nat Lowell *Aye*
Barry Rector *Aye*
Vice-Chair Iverson *Aye*
Chair Trudel *Aye*

V. Garage Apartments:

- **Jason Olbres, 196 Hummock Pond Road (Map 65 Parcel 30)**

Voting: John Trudel (Chair), David Iverson (Vice-Chair), Nat Lowell Barry Rector and Joseph Topham
Alternates: None
Recused: None
Documentation: File with associated plans, photos and required documentation
Representing: None

Motion/Vote: Mr. Rector moved to approve 196 Hummock Pond Road in accordance with the recommendation outline in the staff report. The motion was duly seconded by Mr. Topham and the motion carried unanimously.

Vote taken by Roll Call:
Barry Rector *Aye*
Joseph Topham *Aye*
Nat Lowell *Aye*
Vice-Chair Iverson *Aye*
Chair Trudel *Aye*

VI. Tertiary Dwellings:

- **Fred & Denise Bisaillon, 65A Surfside Road (Map 67 Parcel 223.5)**
Motion/Vote: Vice-Chair Iverson moved to approve 65A Surfside Road tertiary dwelling in accordance with the recommendations outlined in the staff report. The motion was duly seconded by Mr. Rector and the motion carried unanimously.

Vote taken by Roll Call:
Vice-Chair Iverson *Aye*
Barry Rector *Aye*
Nat Lowell *Aye*
Chair Trudel *Aye*
Joseph Topham - Recused

- **Vlatko Peshnachki, 10 Lewis Court (Map 67 Parcel 155),** ***SEE PUBLIC HEARING***

VII. ANR

- **Carolyn Hughes Crowley, 9 South Mill Street (Map 55.4.4 Parcel 23)**
- **32 Hulbert Trust, Steven L. Cohen, Trustee, 32 Hulbert Avenue (Map 29 Parcel 72)**
- **Laurel E. Long, 14 Equator Drive (Map 66 Parcel 234),** ***SEE PUBLIC HEARING***
- **Marguerite Glidden, 24 Rugged Road (Map 67 Parcel 164),** ***SEE PUBLIC HEARING***

Voting: John Trudel (Chair), David Iverson (Vice-Chair), Nat Lowell Barry Rector and Joseph Topham
Recused: None
Documentation: File with associated plans, photos and required documentation
Representing: None
Motion/Vote: Mr. Rector moved to approve all the ANR's in accordance with recommendations in the staff report. The motion was duly seconded by Vice-Chair Iverson and the motion carried unanimously.

Vote taken by Roll Call:
Barry Rector *Aye*
Vice-Chair Iverson *Aye*
Nat Lowell *Aye*
Joseph Topham *Aye*
Chair Trudel *Aye*

VIII. PublicHearings (Applications):

- **Catherine Dean Schulman, Trustee, 48 West Miacomet Road,** *action deadline 09-30-2022,* ***CONTINUE TO AUGUST 8, 2022***
- **ACK Mid Island, LLC & ACK Offices, LLC, 18, 18A, 20, 22, 24 & 26 Sparks Avenue,** *action deadline 09-30-2022,* ***CONTINUE TO AUGUST 8, 2022***
- **1 Airport Road, LLC, 1 Airport Road,** *action deadline 08-07-2022,* ***CONTINUE TO AUGUST 8, 2022***
- **7 Airport Road, LLC, 7 Airport Road,** *action deadline 08-07-2022,* ***CONTINUE TO AUGUST 8, 2022***
- **27 Fair Street, LLC, 27 & 29 Fair Street,** *action deadline 08-30-2022* ***CONTINUE TO AUGUST 8, 2022***
- **Stephen T. Swift & James V. Nancy S. O'Connor, Sand Eel Subdivision (Modification #1), 50 Miacomet Avenue & 3 Sand Eel Lane,** *action deadline 10-23-2022* ***CONTINUE TO AUGUST 8, 2022***
- **Laurel E. Long, 14 Equator Drive,** *action deadline 10-09-2022*
  Voting: (Chair) John Trudel, Vice-Chair David Iverson, Nat Lowell, Barry Rector and Joseph Topham
  Alternates: Stephen Welch, Carl Borchert and Abby De Molina
  Recused: None
  Documentation: File with associated plans, photos and required documentation
  Representing: Arthur Gasbarro
  Discussion: Mr. Gasbarro provided the Board an overview of the application. Board members had no issues with the application and are in favor of the proposal. Chair Trudel opened the floor to the public. No comments were made.

  Motion/Vote: Mr. Lowell moved to close the public hearing. The motion was duly seconded by Vice-Chair Iverson and the motion carried unanimously.

<u>Vote taken by Roll Call:</u>
Nat Lowell *Aye*
Vice-Chair Iverson *Aye*
Joseph Topham *Aye*
Barry Rector *Aye*
Chair Trudel *Aye*

Motion/Vote: Vice-Chair Iverson moved to approve the application with the findings and conditions outlined in the staff report. The motion was duly seconded by Mr. Topham and the motion carried unanimously.

<u>Vote taken by Roll Call:</u>
Vice-Chair Iverson *Aye*
Joseph Topham *Aye*
Nat Lowell *Aye*
Barry Rector *Aye*
Chair Trudel *Aye*

- **ANR: Laurel E. Long, 14 Equator Drive (Map 66 Parcel 234)**
  Voting: (Chair) John Trudel, Vice-Chair David Iverson, Nat Lowell, Barry Rector and Joseph Topham
  Recused: None
  Documentation: File with associated plans, photos and required documentation
  Representing: None
  Discussion: None

  Motion/Vote: Mr. Lowell moved to approve 14 Equator Drive ANR plan in accordance with the recommendations in the staff report. The motion was duly seconded by Mr. Rector and the motion carried unanimously.

  <u>Vote taken by Roll Call:</u>
  Nat Lowell *Aye*
  Barry Rector *Aye*
  Joseph Topham *Aye*
  Vice-Chair Iverson *Aye*
  Chair Trudel *Aye*

- **Marguerite Glidden, 24 Rugged Road,** *action deadline 10-09-2022*
  Voting: (Chair) John Trudel, Vice-Chair David Iverson, Nat Lowell, Barry Rector and Joseph Topham
  Alternates: Stephen Welch, Carl Borchert and Abby De Molina
  Recused: None
  Documentation: File with associated plans, photos and required documentation
  Representing: Arthur Gasbarro
  Discussion: Mr. Gasbarro provided the Board with an overview of the application. The Applicant is also requesting for a separate driveway access. There will be no adverse impact or effect on the neighborhood or traffic or safety. Having two driveways it'll be in keeping with the harmony of the neighborhood. Board members no issues with the application. Chair Trudel opened the floor to the public. No comments were made.

Motion/Vote: Mr. Rector moved to close the public hearing. The motion was duly seconded by Mr. Topham and the motion carried unanimously.

<u>Vote taken by Roll Call:</u>
Barry Rector *Aye*
Joseph Topham *Aye*
Vice-Chair Iverson *Aye*
Nat Lowell *Aye*
Chair Trudel *Aye*

Motion/Vote: Mr. Lowell moved to approve with the findings and conditions outlined in the staff report. The motion was duly seconded by Mr. Rector and the motion carried unanimously.

<u>Vote taken by Roll Call:</u>
Nat Lowell *Aye*
Barry Rector *Aye*
Vice-Chair Iverson *Aye*
Joseph Topham *Aye*
Chair Trudel *Aye*

- **ANR: Marguerite Glidden, 24 Rugged Road (Map 67 Parcel 164)**
  Voting: (Chair) John Trudel, Vice-Chair David Iverson, Nat Lowell, Barry Rector and Joseph Topham
  Recused: None
  Documentation: File with associated plans, photos and required documentation
  Representing: None
  Discussion: None

  Motion/Vote: Mr. Rector moved to approve the ANR application with the staff recommendation outlined in the staff report. The motion was duly seconded by Mr. Topham and the motion carried unanimously.

  <u>Vote taken by Roll Call:</u>
  Barry Rector *Aye*
  Joseph Topham *Aye*
  Vice-Chair Iverson *Aye*
  Nat Lowell *Aye*
  Chair Trudel *Aye*

- **Vlatko Peshnacki, 10 Lewis Court,** *action deadline 10-09-2022*
  Voting: (Chair) John Trudel, Vice-Chair David Iverson, Nat Lowell, Barry Rector and Joseph Topham
  Alternates: Stephen Welch, Carl Borchert and Abby De Molina
  Recused: None
  Documentation: File with associated plans, photos and required documentation
  Representing: Attorney Michael Wilson, Linda Williams, and Don Bracken
  Discussion: Ms. Williams provided the Board with an overview of the application. Each unit contains one bedroom and one bathroom. Due to the definition of the Bylaw the existing duplex may not be considered a secondary dwelling and a tertiary dwelling. Mrs. Trudel stated that they came to staff for advice as to what to do so they could construct a dwelling that would essentially function as a primary dwelling. It is an unusual situation with a duplex being small. Staff suggested that they come forward with a Special Permit to increase the floor area of the tertiary dwelling and perhaps place a restriction on a further development on the existing duplex in lieu of granting the waiver. Chair Trudel and Vice -Chair Iverson both find no issues with the proposal. Attorney Wilson stated that the duplex that exist is only 737 square feet of ground cover. Mr. Lowell no issues as well. Mr. Rector questioned if there is precedent for the Board to be doing this and has the Board done this before. Mrs. Trudel stated that in the past ten years she's worked here she hasn't seen an exact situation like this and that it is unique. Mrs. Snell stated that she can't think of a situation like this, it is extremely unique. Mr. Topham having a little issue but understands. Chair opened the floor to the public. No public comment.

Motion/Vote: Mr. Lowell moved to close the public hearing. The motion was duly seconded by Vice-Chair Iverson and the motion carried unanimously.

Vote taken by Roll Call:
Nat Lowell *Aye*
Vice-Chair Iverson *Aye*
Barry Rector *Aye*
Joseph Topham *Aye*
Chair Trudel *Aye*

Motion/Vote: Mr. Rector moved to approve with the findings and conditions outlined in the staff report. The motion was duly seconded by Vice-Chair Iverson and the motion carried unanimously.

Vote taken by Roll Call:
Barry Rector *Aye*
Vice-Chair Iverson *Aye*
Nat Lowell *Aye*
Joseph Topham *Aye*
Chair Trudel *Aye*

- **Tertiary Dwelling: Vlatko Peshnacki, 10 Lewis Court**
  Voting: (Chair) John Trudel, Vice-Chair David Iverson, Nat Lowell, Barry Rector and Joseph Topham
  Recused: None
  Documentation: File with associated plans, photos and required documentation
  Representing: Linda Williams
  Discussion: None

  Motion/Vote: Mr. Lowell moved to approve the tertiary dwelling for 10 Lewis Court with the staff recommendations and conditions outlined in the staff report. The motion was duly seconded by Mr. Rector and the motion carried unanimously.

  Vote taken by Roll Call:
  Nat Lowell *Aye*
  Barry Rector *Aye*
  Vice-Chair Iverson *Aye*
  Joseph Topham *Aye*
  Chair Trudel *Aye*

- **Tyler & Erin Thurston, 8 & 8A Miacomet Avenue,** *action deadline 10-27-2022*
  Voting: (Chair) John Trudel, Vice-Chair David Iverson, Nat Lowell, Barry Rector and Joseph Topham
  Alternates: Stephen Welch, Carl Borchert and Abby De Molina
  Recused: None
  Documentation: File with associated plans, photos and required documentation
  Representing: Linda Williams and Don Bracken
  Discussion: Ms. Williams provided the Board with an overview of the application. The zoning for these properties changed from RC-2 to R-4 at the 2020 ATM. The lots were inadvertently merged when the zoning changed. It went to the Building Permit review process and the zoning change was not caught which a Building Permit was issued. Mr. Topham questioned about the bike path with the radius. Ms. Williams stated that the bike path easement is on their property already. Mrs. Trudel suggested in the staff report that the applicant contribute for the bike path for an ongoing maintenance or added amenities. This is a result of the State law and it's nothing in our local Zoning Bylaw. Chair Trudel stated that this is more to be housekeeping from the changing of the Zoning and the Board is just cleaning up from the past. Ms. Williams stated that there is already a sidewalk and bike path and not understanding why to pay per lot when everything is already placed

charge one lot. Ms. Williams stated that there is a sidewalk already there, Surfside bike path which connects to other bike paths and connects to other sidewalks. Ms. Williams doesn't see the purpose of paying $2000 per lot when there is already an existing bike path and requested that it be waived. Chair Trudel improvements or construction in other areas. The applicant will contribute to the bike and pedestrian path infrastructure and improvements of $4000.00 total. Chair Trudel opened the floor to the public. No comments were made.

Motion/Vote: Mr. Rector moved to close the public hearing. The motion was duly seconded by Mr. Lowell and the motion carried unanimously.

<u>Vote taken by Roll Call:</u>
Barry Rector *Aye*
Nat Lowell *Aye*
Vice-Chair Iverson *Aye*
Joseph Topham *Aye*
Chair Trudel *Aye*

Motion/Vote: Mr. Rector moved to approve the application with the findings, conditions and discussion that was had with staff and to edit condition number 2 to read that a contribution in the amount of $4000 shall be gifted to the Town. The motion was duly seconded by Vice-Chair Iverson and the motion carried unanimously

<u>Vote taken by Roll Call:</u>
Barry Rector *Aye*
Vice-Chair Iverson *Aye*
Joseph Topham *Aye*
Nat Lowell *Aye*
Chair Trudel *Aye*

- **The Nantucket Hotel, 77 Easton Street,** *action deadline 09-11-2022*

Voting: (Chair) John Trudel, Vice-Chair David Iverson, Nat Lowell, Barry Rector and Carl Borchert
Alternates: Stephen Welch, Carl Borchert and Abby De Molina
Activated: Carl Borchert
Recused: Joseph Topham
Documentation: File with associated plans, photos and required documentation
Representing: Paul Santos and Mark Snider
Discussion: Mr. Santos gave a brief overview of the application. Mr. Santos stated that they have modified their application. The Applicant eliminated the "Staff Building" and will limit the requested work to the "East Cottage" only. They are still requesting the three additional guest bedrooms and two manager apartments containing one bedroom each be added to the new "East Cottage". The Applicant still need a waiver of the groundcover. Mr. Snider has reached out to the neighbors since the last meeting. Mr. Snider has spoken to the Gonellas and are please to what they are doing. Also spoke with the Littles. The Adlers have a lot of concerns about the general operation of the hotel. Dr. Butterworth raised a question about the difference between commercial and residential. Chair Trudel opened the floor to the public. Emily Molden from Nantucket Land Council stated that she is just processing what was presented. She has not had a chance to review. She still has some concerns with the waiver request for the ground cover and what precedent that sets for other properties and the expansion of use. Ms. Molden feels that the increase in use is not in the best interests of the neighborhood and not appropriate. Ms. Molden stated that she is concern of how close the adjacent wetlands are to the project. Mr. Borchert stated that he had a few ideas of mitigation measures that might help the situation and possibly take some pressure off North Avenue and the neighbors in that area. Mr. Borchert thought that some satellite parking lots might be an idea to look into for Mr. Snider and his staff. Suggested making arrangement with Blueflag over at the beach side and have a shuttle or have their employees walk over from there. Also, another idea is the Town is not operating the Jetties beach tennis courts this summer maybe set up some type of parking for staff and shuttle them to the hotel. Mr. Borchert asked if Mr. Snider would consider removing the fire truck and the bus form the cobblestone pull off and use that to pick-up and drop off employees and do some light deliveries through the front door. North Avenue neighbors had concerns about the trash and noise Mr. Borchert thought that a curfew of 10pm would be more

appropriate than 11pm plus the Town Bylaw noise ordinance is 10pm. Mr. Borchert suggested that the HVAC be moved to the roof of the building or have better soundproof. Mr. Borchert stated that the Nantucket Hotel has done several things for the community service such as they have a Christmas special for locals who buy dinner and get a free room, they have put up linesmen for storm response in the wintertime for reduce rates, they have provided help for Puerto Rico and hurricane relief. These are good efforts to help and assist our community. Mr. Borchert stated that Mr. Snider and his organization have been good neighbors overall and helped our community when we need it and need to remember that this business has been responsive to some of our needs as a community over the years. Vice-Chair Iverson stated that he appreciates all of Mr. Borchert's points however his biggest concern is the use is maxed out on a piece of property especially when the neighbors are writing letters and voicing their concerns about it. Mr. Snider stated that he loves Mr. Borchert's suggestions. The biggest crisis for him is staff housing. Mr. Santos stated that regarding ground cover they are increasing ground cover approximately 1.5 percent. There was a lengthy discussion of the buildings. Mrs. Snell read out loud the list of findings should the Board make a vote. Sarah Little stated that they did meet with Mr. Snider and came up with some agreements. Mr. Santos stated that he is happy to provide a response on the three items that Mrs. Snell set forth and will provide an overlay of what there is now and what they we are asking for.

Motion/Vote: Mr. Lowell moved to continue to the August 8th meeting. The motion was duly seconded by Mr. Rector and the motion was carried unanimously.

Vote taken by Roll Call:
Nat Lowell *Aye*
Barry Rector *Aye*
Vice-Chair Iverson *Aye*
Carl Borchert *Aye*
Chair Trudel *Aye*

Vice-Chair Iverson commented that a withdrawal without prejudice is better than a no vote.

- **Nantucket Realty Trust, Jeffrey Kaschuluk, Trustee, Van Glider Avenue Subdivision, 86A & 88 Old South Road,** *action deadline 09-12-2022*
  Voting: (Chair) John Trudel, Vice-Chair David Iverson, Nat Lowell, Barry Rector and Joseph Topham
  Alternates: Stephen Welch, Carl Borchert and Abby De Molina
  Activate: Campbell Sutton
  Recused: None
  Documentation: File with associated plans, photos and required documentation
  Representing: Daniela Petkova, Jeff Kaschuluk, Peter Ogren
  Discussion: Mr. Kaschuluk gave a brief overview of the application. Mr. Ogren stated that they did receive engineering report from Mr. Pesce and some of them are simple engineering issues that they can deal with. Mr. Ogren thought that the waiver request was minimal. The landscape plans will not be provided at this time. Relocate existing trees. The applicant asked to use a storm tech chambers instead of the leech catch basin due to it doesn't meet the stormwater standards now. The Applicant will tie into Town Sewer on Old South Road. Mr. Kaschuluk will be discussing with the Fire Department additional placement of fire hydrant. A street sign will be placed at the intersection of Van Gilder and Old South Road. A stop sign will be placed at the intersection with both the bike path and Old South Road. A detailed plan of the crosswalk will be provided. The proposed roadway system will connect to one existing roadway. Mr. Ogren briefly discussed Mr. Pesce's concern with the first pair of catch basins. Mr. Rector asked if there will be commercial or are they going to be residential lots in the subdivision. Mr. Kaschuluk stated that it's intended to be commercial, it would give somebody an opportunity to run their business and provide housing for themselves, their manager and or for their employees. These are oversized lots. Mr. Kaschuluk stated that this could have been a denser neighborhood however this is great for small business owners to run an operation such as landscaper contractors and or storage components. Mr. Kaschuluk wants to give each potential purchaser their own options. Mr. Rector asked if any restrictions on the lots as well as restricting tertiaries. Mr. Kaschuluk stated that there has been discussion of possibly having asphalt sidewalk and no on street parking. Mrs. Leslie stated that it would be better to identify the uses that won't be allowed now so there's not an incompatibility issue

later. Vice-Chair Iverson asked about further division of lots. There will be no further subdivision apart from potentially moving the land around. Mrs. Snell stated that there is an existing easement out to Egan Lane, and it would effectively go through Lots 4 and 5 in this subdivision is he willing to provide an easement across lots 4 and 5 connecting that over to Van Gilder. Mr. Kaschuluk stated that they can figure out how to make sure that it remains intact. Chair Trudel opened the floor to the public. Emily Molden from Nantucket Land Council stated that she appreciates the Board and staffs looking ahead to what will be happening out here in the future and how the zoning might change. She looks forward as the project proceeds to see more information on the waiver requests around landscaping and open space use as plans are developed. see more from. Mr. Rector asked a date of continuance. In the RC2 zoning district tertiary dwellings are not allowed.

Motion/Vote: Mr. Rector moved to continue to the August meeting. Vice-Chair Iverson duly seconded and the motion carried unanimously.

Vote taken by Roll Call:
Barry Rector *Aye*
Vice-Chair Iverson *Aye*
Nat Lowell *Aye*
Joseph Topham *Aye*
Chair Trudel *Aye*

Chair Trudel entertained a motion to open public hearing the Van Glider Subdivision. Mr. Rector moved to re-open the public hearing and retract previous request to continue. The motion was duly seconded by Vice-Chair Iverson and the motion carried unanimously.

Vote taken by Roll Call:
Barry Rector *Aye*
Vice-Chair Iverson *Aye*
Nat Lowell *Aye*
Joseph Topham *Aye*
Chair Trudel *Aye*

Mark Chitester stated that he is commenting as a trustee of Centerplace Homeowners Association, an association that is combined with other 14 or 15 lots and his question pertains around the stub easement that comes off Egan Lane regarding Lots 4 and 5 and that the Homeowners Association would prefer that the access for both lots do not go all the way through Van Glider Avenue.

Motion/Vote: Mr. Rector moved to continue to the August 8th meeting. The motion was duly seconded by Mr. Lowell and the motion carried unanimously.

Vote taken by Roll Call:
Barry Rector *Aye*
Nat Lowell *Aye*
Vice-Chair Iverson *Aye*
Joseph Topham *Aye*
Chair Trudel *Aye*

VIII. Public Comment:
There was no public comments.

IX. Other Business:

- **Discussion of STR Workgroup structure recommendation**

Chair Trudel stated that in the past he had to recuse himself from all conversation with short-term rental, there has been a change of heart from the state with our Town Council. Chair Trudel stated that he is allowed to listen however, will not be making any comment on anything because he has not been given a written response from the state. Chair Trudel is aware that the Town Council said that they worked out something where real estate professional can comment in this work group. Chair Trudel will turn this discussion over to Vice-Chair Iverson who will be the acting Chair for this. The Board briefly discussed and reviewed the draft framework for the STR Working Group.

Motion/Vote: Mr. Rector made a motion to accept the document with any of the associated changes that was discussed to be able to bring back into the workgroup. The motion was duly seconded by Mr. Lowell and the motion carried unanimously (4-0 with John Trudel recused).

Vote taken by Roll Call:
Barry Rector *Aye*
Nat Lowell *Aye*
Joseph Topham *Aye*
Vice-Chair Iverson *Aye*

- **Next Meeting, Monday, August 8, 2022, at 4pm via Zoom**

X. Adjournment:

Mr. Iverson moved to adjourn the meeting at 7:48PM. The motion was duly seconded by Mr. Lowell and the motion was carried unanimously 4-0.

Vote taken by Roll Call:
Vice- Chair Iverson *Aye*
Nat Lowell *Aye*
Barry Rector *Aye*
Joseph Topham *Aye*
Chair Trudel *Aye*