



# Nantucket Planning Board

**Nantucket Planning Board APPROVED Minutes  
Remote Participation via Zoom Webinar  
December 12, 2022 @ 4:00 PM**

**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)

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**PLANNING BOARD APPROVED  
MINUTES OF 12-12-2022**

**Webinar Registration Link:**

[https://us06web.zoom.us/webinar/register/WN\\_YsuTq4RsTIKwlcW45jKr-A](https://us06web.zoom.us/webinar/register/WN_YsuTq4RsTIKwlcW45jKr-A)

To view the meeting only, see link below:

<https://www.youtube.com/watch?v=5rUZAP9SUck>

**I. Call to order:**

Chair Trudel called the meeting to order at 4:06PM.

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:**

**Board members:**

Vice- Chair Iverson *Aye*

Nat Lowell *Aye*

Barry Rector *Aye*

Joseph Topham - *Aye*

Chair Trudel *Aye*

**Alternates:**

Carl Borchert *Aye*

Abby De Molina *Aye (arrived late)*

Stephen Welch *Aye*

**Staff:**

Meg Trudel *Aye*

Catherine Ancero *Aye (arrived at 4:10PM)*

**II. Approval of the agenda:**

Mr. Rector moved to approve the agenda. The motion was duly seconded by Vice-Chair Iverson 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:**

- September 12, 2022
- October 13, 2022
- November 14, 2022, ***CONTINUE TO 01-09-2023***

Mr. Rector moved to approve the September 12, 2022, and October 13, 2022, set of minutes with minor modifications and to continue the November 14, 2022, set of minutes to January 9, 2023, and the motion carried unanimously.

**IV. Secondary Dwellings:**

- ACK TACK, LLC, 19 Bishops Rise
- John & Rachel Rosenberg, 15 Hedgebury Lane
- 88 Pocomo LLC, 88 Pocomo Road

**V. Garage Apartments:**

- 37 ACK LLC, 33 Tennessee Avenue
- David Pekarcik, 52R Hooper Farm Road
- Jody Vanderdonck Newman & Robert C. Newman, 6 Topping Lift

**VI. Tertiary Dwellings:**

- David Pekarcik, 52 Hooper Farm Road

**Motion/Vote:** Mr. Rector moved to approve all secondary dwellings, garage apartments and the tertiary dwellings listed above in accordance with the recommendations and conditions outlined 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*

Vice- Chair Iverson *Aye*

Nat Lowell *Aye*

Chair Trudel *Aye*

**VII. ANR**

- Westmoor Club, LLC, 100 Cliff Road
- WKP REALTY TRUST, William F. Puder, Trustee, 27 Fairgrounds Road
- Terra-Torrey, LLC, 54 Burnell Street

- **Mark H. Gottwald, Trustee of the Mark H. Gottwald Family Tr., 2 & 4 Jefferson Avenue**
- **Maryann G. Hedaa, 3 Lyon Street**
- **FAO Nominee Trust, Francis E. Cueto, Trustee, 23 & 29 Orange Street (Plan 1)**
- **FAO Nominee Trust, Francis E. Cueto, Trustee, 23 & 29 Orange Street (Plan 2)**

Mr. Rector stated that staff wanted to isolate both the FOA Nominee Trust, Plan 1 and Plan 2 applications. Mrs. Trudel circulated an email earlier this afternoon stating that she wanted to have a discussion before giving a recommendation. The two parcels are connected in the rear and the subdivision control law contemplates attractive land not individual parcels. Attract can be comprised of multiple parcels and both dwellings predate 1955, both are in the 1800's. Mrs. Trudel stated that it's utilizing that provision to reposition the lot line, no new building lot is being created in this instance and for those reasons staff recommends endorsement. Mr. Lowell asked if this makes conforming with the setbacks. Mrs. Trudel stated that the intent was to transfer the pool from one property to the other because the properties are now held in common ownership, they weren't before. Mrs. Trudel stated that she doesn't think that it makes one lot more conforming than it already was. The applicant submitted two plans, and both are eligible for endorsement however the Applicant didn't know which plan they are moving forward with at this time. Chair Trudel for clarification asked if adding both plans into the ANR vote. Mrs. Trudel stated to add both plans and staff recommendation would be to lump that in with the consent vote unless they have further questions.

**Motion/Vote:** Mr. Lowell moved to approve and endorse all the ANR's listed above in accordance with the recommendations outlined in the staff report. The motion was duly seconded by Mr. Rector and the motion carried unanimously 5-0.

**Vote taken by Roll Call:**

Nat Lowell *Aye*

Barry Rector *Aye*

Joseph Topham *Aye*

Vice- Chair Iverson *Aye*

Chair Trudel *Aye*

**VIII. Previous Plans: Catherine Arrived at 4:15pm**

- **Richmond Great Point Development, "Meadows II", *Form J lot release***

Mrs. Trudel stated that the Form J can be release the Form J under the condition that the CO's will be withheld until Mr. Pesce has been able to formulate a proper progress inspection to determine that infrastructure is up to par for CO's and release of any future lots.

**Motion/Vote:** Mr. Rector moved to approve the release of the Form J. The motion was duly seconded by Mr. Lowell and the motion was carried unanimously 5-0.

**Vote taken by Roll Call:**

Barry Rector *Aye*

Nat Lowell *Aye*

Vice- Chair Iverson *Aye*

Joseph Topham *Aye*

Chair Trudel *Aye*

- **Galley West, LLC, 1 Mothball Way *second dwelling extension request***

Mr. Rector moved to approve the request for a second dwelling extension for a one-year time. The motion was duly seconded by Vice-Chair Iverson and the motion carried unanimously 5-0.

**Vote taken by Roll Call:**

Barry Rector *Aye*

Vice-Chair Iverson *Aye*

Nat Lowell *Aye*

Joseph Topham *Aye*

Chair Trudel *Aye*

**IX. Public Hearings (Applications):**

- **Leslie Linsley, 39 Union Street, *action deadline 02-28-2023***

***REQUEST TO CONTINUE***

- **ACK Mid Island, LLC & ACK Offices, LLC, 18, 18A, 20, 22, 24 & 26 Sparks Avenue, *action deadline 03-31-2023***

***REQUEST TO CONTINUE***

- **ACK Skibo Nominee Trust, Lester E. Lipscutz, Trustee, 9 Madaket Road, *action deadline 02-28-2023***

***REQUEST TO CONTINUE***

- **Fair City LLC, 115 & 117 Old South Road, *action deadline 02-12-2023***

***REQUEST TO CONTINUE***

- **Nantucket Island Resorts, LLC, 98 Old South Road, *action deadline 03-12-2023***

***REQUEST TO CONTINUE***

**Motion/Vote:** Mr. Topham moved to approve the request for continue to January 9<sup>th</sup> meeting that are listed above. The motion was duly seconded by Mr. Rector and the motion carried unanimously 5-0.

**Vote taken by Roll Call:**

Joseph Topham *Aye*

Barry Rector *Aye*

Vice-Chair Iverson *Aye*

Nat Lowell *Aye*

Chair Trudel *Aye*

Vice-Chair Iverson stated that he drove by today and seen 115 and 117 Old South Road and urged that the property owners clean it up like the properties on Airport Road.

- **1 Airport Road, LLC, 1 Airport Road, *action deadline 02-28-2022***

**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

**Activated:** Carl Borchert

**Representing:** Dan Mulloy

**Discussion:** Mrs. Trudel gave an update. Mr. Pesce gave a favorable approval for both 115 and 117 Old South Road with some minor changes to the plan that he can work out on an administrative level between Mr. Mulloy and staff. Chair Trudel opened the floor to the public. Jerome Vigil stated that he wants to reassess and talk about 27 Fairgrounds Road. Chair Trudel stated that the Board are going through public hearings on specific applications and that he can speak under public comment at the end. Mr. Vigil stated that he will submit a letter at the next meeting regarding the application for 27 Fairgrounds Road.

**Motion/Vote:** Vice-Chair Iverson moved to close the public hearing. The motion was duly seconded by Mr. Borchert and the motion carried unanimously 5-0.

**Vote taken by Roll Call:**

Vice-Chair Iverson *Aye*  
Carl Borchert *Aye*  
Barry Rector *Aye*  
Nat Lowell *Aye*  
Chair Trudel *Aye*

**Motion/Vote:** Mr. Rector moved to approve with conditions that have been cited by staff and the final clean up by Mr. Pesce. The motion was duly seconded by Mr. Lowell and the motion carried unanimously.

**Vote taken by Roll Call:**

Barry Rector *Aye*  
Nat Lowell *Aye*  
Carl Borchert *Aye*  
Vice-Chair Iverson *Aye*  
Chair Trudel *Aye*

• **7 Airport Road, LLC, 7 Airport Road, *action deadline 02-28-2022***

**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

**Activated:** None

**Representing:** None

**Discussion:** Chair Trudel opened the floor to the public. No comments were made.

**Motion/Vote:** Mr. Iverson moved to close the public hearing. The motion was duly seconded by Mr. Borchert and the motion carried unanimously 5-0.

**Vote taken by Roll Call:**

Vice-Chair Iverson *Aye*  
Carl Borchert *Aye*  
Barry Rector *Aye*  
Nat Lowell *Aye*  
Chair Trudel *Aye*

**Motion/Vote:** Mr. Rector moved to approve. With the findings and conditions cited by staff and the final clean up with Mr. Pesce. The motion was duly seconded by Vice-Chair Iverson and the motion carried unanimously 5-0.

**Vote taken by Roll Call:**

Barry Rector *Aye*  
Vice-Chair Iverson *Aye*  
Carl Borchert *Aye*  
Nat Lowell *Aye*  
Chair Trudel *Aye*

• **Sandpiper Place I” (South) Nantucket Property Owner LLC, 43 Beach Grass, *action deadline 02-12-2023***

**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

**Activated:** None

**Representing:** Attorney Rick Beaudette

**Discussion:** Mrs. Trudel recused only on for administrative task. Attorney Beaudette filed two separate permits and gave a brief. Update. The initiation fees were eliminated for any of the affordable units and for the market rate the initiation fee is proposed at \$20,000.00 payable over four years should they want to join. There will be ongoing maintenance fee which the estimated cost will be \$90,000.00. The Applicant submitted revised plan. The Applicant is committed to eliminating the turnaround circle from Mayflower. Attorney Beaudette stated that having spoken to staff they liked the idea of it being eliminated. Nantucket Housing and Nantucket Specialist has given support to the proposal. Chair Trudel stated a list of safety protocols that should be addressed. Vice-Chair Iverson stated that there should be discussion about the concerns that staff had listed on the staff report. Stephen Welch stated that the \$20,000.00 initiation fee is high for the market rate homeowners. Mr. Welch stated that he has two concepts one is a quarter of that amount payable over four years subject over to the caveat that runs with the owners so its non-transferable and two a higher price membership that would run with the land so its transferable. Mr. Rector echoes Mr. Welch and might want to revisit the initiation fee. Chair Trudel opened the floor to the public. David Armanetti who is the estate development for Richmond expressed that their main concern is the parking component. Mr. Welch encourages limit parking and one ADA parking. Mr. Rector encourage more parking. Mrs. Trudel stated that she agreed with the other Board members regarding the price too high and that she appreciates the direction that the applicant is taking by the reductions however still high price. Mr. Rector stated that he wants to make sure that the MOA is being met in all conditions and if it hasn't been done, he would like to see something more formalized before the next meeting with something in writing that things are being met in accordance with and to have it filed.

**Motion/Vote:** Mr. Rector moved to continue to the January 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*

• **Sandpiper Place II” (North) Single Family Home Development Project, 24 Honeysuckle Drive, *action***  
*deadline 02-12-2023*

**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

**Activated:** None

**Representing:** Attorney Rick Beaudette

**Discussion:** Mrs. Trudel recused only for administrative task. Attorney Beaudette filed two separate permits. Vice-Chair Iverson concern with the list provided by staff on the staff report. Stephen Welch initiation fee. Mr. Rector

**Motion/Vote:** Mr. Rector moved to accept the request for withdrawal without prejudice. 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*

Chair Trudel *Aye*

*Mr. Topham left meeting at 5:15pm*

• **Edward Coffin, Jr. & Morgan Coffin, 21 Allen's Lane, *action deadline 03-12-2023***

**Voting:** (Chair) John Trudel, Vice-Chair David Iverson, Nat Lowell, and Barry Rector

**Alternates:** Stephen Welch, Carl Borchert and Abby De Molina

**Recused:** None

**Documentation:** File with associated plans, photos and required documentation

**Activated:** Stephen Welch

**Representing:** Paul Santos, Nantucket Surveyors

**Discussion:** Mr. Santos gave a preview of the application. Received approval from the Conservation Commission filed and recorded. No comments from the Board. Chair Trudel opened the floor to the public. Mr. Welch stated that this is an appropriate application.

**Motion/Vote:** Vice-Chair Iverson moved to close the public hearing. The motion was duly seconded by Mr. Rector and the motion carried unanimously 5-0.

**Vote taken by Roll Call:**

Vice-Chair Iverson *Aye*

Barry Rector *Aye*

Nat Lowell *Aye*

Stephen Welch *Aye*

Chair Trudel *Aye*

**Motion/Vote:** Vice-Chair Iverson moved to approve with the findings and conditions in the staff report. The motion was duly seconded by Mr. Rector and the motion carried unanimously 5-0.

**Vote taken by Roll Call:**

Vice-Chair Iverson *Aye*

Barry Rector *Aye*

Stephen Welch *Aye*

Nat Lowell *Aye*

Chair Trudel *Aye*

• **Sleepyhollow Island Realty LLC & Mikhail Stepanov, 12 Sleepy Hollow Road & 74 Sommerset Road, *action deadline 03-12-2023***

**Voting:** Vice-Chair David Iverson, Nat Lowell, and Barry Rector

**Alternates:** Stephen Welch, Carl Borchert and Abby De Molina

**Recused:** (Chair) John Trudel

**Documentation:** File with associated plans, photos and required documentation

**Activated:** Carl Borchert and Abby De Molina

**Representing:** Paul Santos, Nantucket Surveyors

**Discussion:** Mr. Santos brief review of proposal. No discussion amongst the Board. Acting-Chair Iverson 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 Mr. Borchert and the motion carried unanimously 5-0.

**Vote taken by Roll Call:**

Nat Lowell *Aye*  
Carl Borchert *Aye*  
Barry Rector *Aye*  
Abby De Molina *Aye*  
Vice-Chair Iverson *Aye*

**Motion/Vote:** Mr. Lowell moved to approve with the findings and conditions outlined in the staff report accept with staff report. The motion was duly seconded by Mr. Borchert and the motion carried unanimously 5-0.

**Vote taken by Roll Call:**

Nat Lowell *Aye*  
Carl Borchert *Aye*  
Abby De Molina *Aye*  
Barry Rector *Aye*  
Acting Chair Iverson *Aye*

• **Jennifer Doble Check, 1 Stone Post Way, *action deadline 03-12-2023***

**Voting:** (Chair) John Trudel, Vice-Chair David Iverson, Nat Lowell, Barry Rector and Stephen Welch

**Alternates:** Carl Borchert and Abby De Molina

**Recused:** None

**Documentation:** File with associated plans, photos and required documentation

**Activated:** Stephen Welch

**Representing:** Jeff Blackwell and Jennifer Doble Check

**Discussion:** Mrs. Trudel gave a brief overview of the application. Mr. Rector asked if staff felt that there should be something improved in the turning radius. Mr. Lowell feels that the proposal will work out. Chair Trudel stated that he sees no issues. Vice-Chair Iverson is fine with this application. Chair opened the floor to the public.

**Motion/Vote:** Mr. Lowell moved to close the public hearing. The motion was duly seconded by Vice-Chair Iverson and the motion carried unanimously 5-0.

**Vote taken by Roll Call:**

Nat Lowell *Aye*  
Vice-Chair Iverson *Aye*  
Stephen Welch *Aye*  
Barry Rector *Aye*  
Chair Trudel *Aye*

**Motion/Vote:** Vice-Chair Iverson moved to approve with the findings and conditions outlined in the staff report accept. The motion was duly seconded by Mr. Rector and the motion carried unanimously 5-0.

**Vote taken by Roll Call:**

Vice Chair Iverson *Aye*  
Barry Rector *Aye*  
Stephen Welch *Aye*  
Nat Lowell *Aye*  
Chair Trudel *Aye*

• **Your Friend with A Truck, LLC, 32 Bartlett Road, *action deadline 03-12-2023***

**Voting:** (Chair) John Trudel, Nat Lowell, and Barry Rector

**Alternates:** Stephen Welch, Carl Borchert and Abby De Molina

**Recused:** None

**Documentation:** File with associated plans, photos and required documentation

**Activated:** Carl Borchert and Abby De Molina

**Representing:** Attorney Bryan Swain and Curren Huyser, Applicant

**Discussion:** Mr. Rector stated that the organization that he belongs to Nantucket Lodge Number 66 independent order of Odd Fellows is an abutter to this property and having surveyed the membership they didn't find any issues that were apparent at that point and feels that he can act on this in unbiased fashion unless there is an objection. Chair Trudel stated that there is no objection. Attorney Swain gave a brief review of the application. Chair Trudel opened the floor to the public. Campbell Sutton expressed concern with the parking layout. Attorney Swain stated that this will not be their primary area of operations. Vice-Chair Iverson suggested that when unloading or loading they have someone at the corner of the building in front of the truck by the multi-use path for safety. Mr. Welch request that the Applicant demarcate the road and the lanes so there will be boundary lines on the road and a divider in between due to larger vehicles in the area. Mr. Rector stated that they might want to consider signage on the bike path. Karen Baird expressed safety concerns and agrees with Mr. Rector about signage. Nancy Wilson stated that she wants to be supportive however expressed concern with the traffic flow and the sound of trucks backing out. Chair Trudel asked if the Applicant would be agreeable not to park in the corner. Chair Trudel stated that Vice-Chair Iverson left meeting. Mrs. Trudel stated that a condition can be added saying something to the effect that the Applicant will work with staff primarily meeting with either Patrick and or with Planning staff to mitigate any traffic concerns. Attorney Swain stated that his client is fine with the condition of no overnight parking in the Northern spot. ok with adding that condition and monitoring when someone is in the truck.

**Motion/Vote:** Mr. Rector moved to close the public hearing. The motion was duly seconded by Mr. Borchert and the motion carried unanimously 5-0.

**Vote taken by Roll Call:**

Barry Rector *Aye*

Carl Borchert *Aye*

Abby De Molina *Aye*

Nat Lowell *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 Mr. Lowell and the motion carried unanimously 5-0.

**Vote taken by Roll Call:**

Barry Rector *Aye*

Nat Lowell *Aye*

Carl Borchert *Aye*

Abby De Molina *Aye*

Chair Trudel *Aye*

• **Vilma Merlos, 3 Celtic Drive, *action deadline 03-12-2023***

**Voting:** (Chair) John Trudel, Nat Lowell, and Barry Rector

**Alternates:** Stephen Welch, Carl Borchert and Abby De Molina

**Recused:** None

**Documentation:** File with associated plans, photos and required documentation

**Activated:** None

**Representing:** Janci Merlos niece of Vilma Merlos

**Discussion:** Mrs. Trudel gave a brief overview of the application. Chair opened the floor to the public. Linda Williams representing Susan Balling stated that her client objects to this application due to the overflow of parked cars. Mr. Rector questioned the number of bedrooms. Chair Trudel not loving the second curb cut, the size and the safety however its catch 22 if no parking on the street. Ms. Merlos stated that the purpose of the application is due to moving cars around to get in and out. Mr. Welch stated that the idea would be a reconfiguration of land involving two lots and the public right of way. He said that there's not much support for a second curb cut. Mr. Welch suggest moving as far to the Northeast right of the

front of the house as you're facing it and consider abandoning the concept of the second access utilize the area on the southwest portion by removing the privet to make front area accessible from the driveway area. A scaled surveyed site plan showing the existing parking should be provided. Mr. Rector stated that he would like to give it one month for additional information. Mr. Lowell stated that they should hire a professional, someone who understands the process and procedures. Mr. Rector suggest that the Applicant meet with staff to see what options are available. Ms. Williams stated that this is a private road.

**Motion/Vote:** Mr. Rector moved to continue to the January 9<sup>th</sup> meeting. The motion was duly seconded by Mr. Lowell and the motion carried unanimously 3-0.

**Vote taken by Roll Call:**

Barry Rector *Aye*

Nat Lowell *Aye*

Chair Trudel *Aye*

• **The Westmoor Club, 105 W. Chester Street, 109 W. Chester Street & 10 Westmoor Lane, *action deadline 03-12-2023***

**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

**Activated:** None

**Representing:** Paul Santos, Nantucket Surveyors and Attorney Steven Cohen

**Discussion:** Mr. Santos provided a brief overview of the application. Chair Trudel asked if they are getting rid of two spaces. Chair Trudel opened the floor to the public. Daniel Baily from the Boston Law Firm Fierce Atwood representing six different neighboring property owners stated that this is a MCD done 18 years ago and is up for a ninth amendment and it doesn't seem right. Attorney Bailey stated that they object due to the constant amplification of the intensity of the uses. Virginia Chase at 117 West Chester Street questioned height of building and why they're building another large maintenance building. Attorney Cohen stated that it's a one level building. Ms. Chase stated that they don't want any more structures built. Christian Miles at 8 Crooked Lane second Virginia Chase's comments regarding of intensity use and how tall is the one and a half story. Mr. Santos stated approximately twenty-four feet. Mr. Miles stated that it will be unsightly to the neighbors. Attorney Cohen stated that it's a downscale from the other maintenance building. The Applicant is proposing to build a new cottage adjacent to the Field of Dreams and not use for employees. Graham Goldsmith will be the occupant living in the cottage. Attorney Cohen stated that the intent is that an owner or senior manager living quarters and not as a dorm and only as a single-family residence. Attorney Cohen stated a condition could be put in place saying that its only for the owners or senior managers used as a residence and not as a dormitory style. Anne Farrell asked about the fill and that Mr. Goldsmith's whole purpose is to rent out the cottage. Francis Farrell stated that it will be a burden with the traffic and noise. Ms. Chase stated that the cottage should not be built. Attorney Bailey stated that all his clients object to the application who are Peter Halle and Carolyn Lamp at 24 Crooked Lane, John Francois from Ella at 8 Old Westmoor Farm Road, Thomas Holland at 30 Pilgrim Road, Lori and Robert Champion at 4 Old Westmoor Farm Road, Michael and Jane Guido at 92 Cliff Road and William Farrell at 94 Cliff Road. Attorney Bailey questioned if reviewed by the Fire Department. Mr. Rector stated that he thought the Board had made contingencies for management to have their own dwellings. Chair Trudel questioned at what point to determine of over building. Mr. Borchert commented that this is a business and a club, the Planning Board has the power to review and make decisions of amendments. Peter Halle at 24 Pilgrim Road stated that the size of the cottage is closer to 5000 square feet and this cottage is way out the buffer zone which noise will be an issue. Jane Gaito at 92 Cliff Road expressed concern of the open space and is frustrated with the expansion. Jean Francois Formela stated that he wants the Board members to know how disruptive the noise and the structure will be and the impact it will have on the neighborhood. Mr. Rector would like a review to make sure all the conditions and agreements that have been put into place from the beginning are being met. Chair Trudel stated that he feels confident that so far to date the things that have been represented have been fulfilled.

**Motion/Vote:** Mr. Lowell moved to continue to the January 9<sup>th</sup> meeting. The motion was duly seconded by Mr. Rector and the motion carried unanimously 3-0.

**Vote taken by Roll Call:**

Nat Lowell *Aye*

Barry Rector *Aye*

Chair Trudel *Aye*

**X. 2023 ATM Planning Board Sponsored Articles Concept List *see list included with meeting packet***

Mrs. Trudel stated that they will be removing the isle width article.

Staff informed Board members that this is the time to let staff know any edits and or additions before submitting to the Select Board for a preliminary review.

Mr. Rector request to have copies sent out again with the new changes and to give Board a specific deadline.

Stephen Welch suggests making a minor modification to the Zoning Shed language.

Nat Lowell thanked staff for the update of the duplex.

Chair Trudel stated how the map has transformed over the years through phasing of articles and the change of uses due to research staff has done.

Chair opened the floor to the public. No public comments.

**XI. Public Comment *for items not listed on the agenda***

Jerome Vigil stated that over the years people cutting through his yard and would like to have Mr. Puder put a fence in place.

**XII. Other Business:**

- **Planning Board regular meeting – Monday, January 9, 2022 at 4pm via Zoom**
- **Planning Board special meeting – Thursday, January 12, 2023 at 4pm via Zoom**
- **Planning Board special meeting – Thursday, January 26, 2023 at 4pm via Zoom**
- **Planning Board special meeting – Thursday, February 9, 2023 at 4pm via Zoom**
- **Planning Board regular meeting, Monday, February 13, 2023 at 4pm via Zoom**
- **Planning Board special meeting – Thursday, March 9, 2023 at 4pm via Zoom**

**XI. Adjournment:**

Mr. Rector moved to adjourn the meeting at 8:47PM. The motion was duly seconded by Mr. Lowell and the motion carried unanimously 3-0.

**Vote taken by Roll Call:**

Barry Rector *Aye*

Nat Lowell *Aye*

Chair Trudel *Aye*