Nantucket Planning Board

Nantucket Planning Board APPROVED Minutes
Remote Participation via Zoom Webinar
May 8, 2023 @ 4:00 PM

Webinar Registration Link:
https://us06web.zoom.us/webinar/register/WN_oYXZHFRFTLKd3ocKMipD0Q#/registration

To view the meeting only, see link below:
https://www.youtube.com/watch?v=YeAdsxG9WnM

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

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

Alternates: Abby De Molina

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

PLANNING BOARD
DRAFT MINUTES
05-08-2023

(*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 at the Planning Office at 2 Fairgrounds Road between the hours of 8:30 AM and 4:30 PM**

I. Call to order:

Chair Trudel called the meeting to order at 4:00PM.

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:
Nat Lowell *Aye*
Barry Rector *Aye*
Joseph Topham *Aye*
Chair Trudel *Aye*

Alternates:
None

Staff:
Meg Trudel *Aye*
Catherine Ancero *Aye*

II. Approval of the agenda:

Mr. Lowell moved to approve the agenda. The motion was duly seconded by Mr. Rector and the motion was carried unanimously 4-0.

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

III. Minutes:

- **April 10, 2023**

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

Motion/Vote: Mr. Rector moved to approve the set of minutes listed above. The motion was duly seconded by Mr. Lowell and the motion was carried unanimously 4-0.

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

IV. Secondary Dwellings:

- **Julie & Matthew Reinemo – 2 Eli Place – *SEE PUBLIC HEARING***
- **Glenbeigh LLC, 33 Nonantum Avenue**
- **Squam Holdings LLC, 25 Squam Road**
- **Robert & Marsha Egan, 23 Cato Lane**

Voting: (Chair) John Trudel, Nat Lowell, Barry Rector and Joseph Topham
Alternates: None
Recused: None
Documentation: File with associated plans, photos and required documentation
Discussion: Chair Trudel mentioned that agenda item for second dwelling 2 Eli Place was to be discussed under the Public Hearing has been continued to a later date due to an ongoing Town Meeting.

Motion/Vote: Mr. Topham moved to approve all the second dwellings except for 2 Eli Place. The motion was duly seconded by Mr. Rector and the motion was carried unanimously 4-0.

Vote taken by Roll Call:
Joseph Topham *Aye*

Barry Rector *Aye*
Nat Lowell *Aye*
Chair Trudel *Aye*

Chair Trudel acknowledges the arrival of Vice-Chair Iverson and Abby De Molina at 4:03PM.

V. <u>ANR</u>

- **Joseph S. Clark IV, Laurance R. Clark, and Charles P. Resor, Tuckernuck Island**
- **Lori A. Geddes, 13 Evergreen Way**
- **The Allen Huntington Breed Revocable Trust of 2004 & The Robert Taylor Breed Revocable Trust of 2004, 11 & 13 West Chester Street**
- **Town of Nantucket, 81 South Shore Road**

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

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

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

VI. <u>Previous Plans:</u>

- **#6784 Shady Maple Lane,** *Form J (Lot 9)*

Voting: (Chair) John Trudel, Vice-Chair David Iverson, Nat Lowell, Barry Rector and Joseph Topham
Alternates: Abby De Molina
Recused: None
Documentation: File with associated plans, photos and required documentation
Activated: None
Discussion: Mrs. Trudel briefly discussed a lot relief request for Lot 9 on Shady Maple Lane, which is a part of a subdivision off Hooper Farm Road. The subdivision is approximately 20 years old, and there is some outstanding administrative paperwork and documentation that need to be obtained to verify if the conditions of the subdivision have been met. The suggestion is to endorse Form J and hold it in the office until the necessary documents are obtained from the Applicant's attorney.

Motion/Vote: Mr. Rector moved to approve and endorse Form J with the release of Lot 9, which would be held in the office by staff until the required documentation is obtained. The motion was duly seconded by Mr. Topham and the motion was carried unanimously 5-0.

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

- **#58-17 Island Gas LLC, 11 Industry Road,** *Minor modification*

Voting: (Chair) John Trudel, Vice-Chair David Iverson, Nat Lowell, Barry Rector and Joseph Topham
Alternates: Abby De Molina
Recused: None
Documentation: File with associated plans, photos and required documentation
Activated: None
Discussion: Mrs. Trudel stated that this minor modification request was for the construction of a 200 square foot building to house ice making equipment. The Planning staff deemed this modification to be minor, and the Board needed to make a finding that it would not materially affect previous decisions made by the Planning Board and should be allowed without a public hearing. Mrs. Trudel stated that Dan Mulloy is present to address any specific questions related to the request.

Motion/Vote: Mr. Rector moved to approve the Applicant's request with the finding that it does not materially affect the findings and conclusions. The motion was duly seconded by Vice-Chair Iverson and the motion was carried unanimously 5-0.

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

- **Maple Lane Subdivision,** *Partial release of escrow*

Voting: (Chair) John Trudel, Vice-Chair David Iverson, Nat Lowell, Barry Rector and Joseph Topham
Alternates: Abby De Molina
Recused: None
Documentation: File with associated plans, photos and required documentation
Activated: None
Discussion: Mrs. Trudel stated that the Applicant had initially deposited a million dollars into a performance security account for the development of the infrastructure. They have completed a significant portion of the required work and are now requesting a partial release of the escrow funds. The Applicant requested a partial release of approximately $398,000.00 from the escrow funds, as they have made a significant progress in completing the infrastructure for the Maple Lane Subdivision. Mr. Pesce has reviewed the request and supports the release of funds. There was an appreciation expressed for the significant amount of work done on the subdivision and acknowledging the value of the remaining lot.

Motion/Vote: Vice-Chair Iverson moved to approve the partial release of funds through staff. The motion was duly seconded by Mr. Topham and the motion was carried unanimously 5-0.

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

- **Sandpiper I,** *Form J lot release*

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

Discussion: Mrs. Trudel stated that there are eight lots in the Sandpiper development that need to be released. The Applicant, Dave Armanetti present to answer any questions. These lots are the last single-family home in development. Mr. Armanetti provided a detailed assessment of the remaining tasks, which include high cost items like final paving and curbing installation. Mr. Armanetti proposed either withholding two market rate lots or establishing a performance security account with a value of $1,112,712.00. Mr. Pesce reviewed the documentation provided by Mr. Armanetti and identified additional punch-list items. Staff recommended holding back two lots or establishing the surety account due to the significant value of remaining work. Mr. Armanetti agreed with the staff's suggestions, proposing a surety bond for the paving portion, and retaining one market rate lot. The Board members agreed to hold back one lot on Bluet Court and utilize a surety bond of $690,000.00 to cover the paving.
The remaining balance would be covered by the value of one market-rate lot, specifically the lot at 5 Sand Plan Drive, which also has a frontage on Bluet Court. Mrs. Trudel confirmed that the conditions were appropriate and that the details would be worked out with the council.

Motion/Vote: Mr. Rector moved to hold back the lot at 5 Sand Plain Drive and using a surety bond for the paving project amounted to $690,000.00. The motion was duly seconded by Vice-Chair Iverson and the motion was 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*

VII. Public Hearings: (ALL PUBLIC HEARINGS CONTINUED TO 06-12-2023 DUE TO TOWN MEETING)

- **The Westmoor Club, 105 W. Chester Street, 109 W. Chester Street & 10 Westmoor Lane,** *action deadline 06-30-*2023
  REQUEST TO CONTINUE TO 06-12-2023
- **ACK Mid Island, LLC & ACK Offices, LLC – 18, 18A, 20, 22, 24 & 26 Sparks Avenue,** *action deadline 06-30-2023*
  REQUEST TO CONTINUE TO 06-12-2023
- **Julie & Matthew Reinemo – 2 Eli Place,** *action deadline 07-09-2023*
  REQUEST TO CONTINUE TO 06-12-2023
- **41 WMR Trust, 41 West Miacomet Road,** *action deadline 07-09-2023*
  REQUEST TO CONTINUE TO 06-2023
- **40 Old South Road, LLC, 40 Old South Road,** *action deadline 06-11-2023*
  REQUEST TO CONTINUE TO 06-12-2023
- **40 OSR, LLC, 2A & 2B Forrest Avenue,** *action deadline 07-09-2023*
  REQUEST TO CONTINUE TO 06-12-2023
- **Abel Way Subdivision, 156 & 158 Cliff Road,** *action deadline 08-24-2023*
  REQUEST TO CONTINUE TO 06-12-2023

Voting: (Chair) John Trudel, Vice-Chair David Iverson, Nat Lowell, Barry Rector and Joseph Topham
Alternates: Abby De Molina
Recused: None
Documentation: File with associated plans, photos and required documentation
Activated: None
Discussion: Chair Trudel briefly discussed continuing the Public Hearing agenda items until June 12th. Chair Trudel noted an action deadline for 40 Old South Road, which would need to be extended because the next meeting was scheduled for June 12th. Mr. Rector suggested reading the list of items under Public Hearing before making a motion to continue with the meeting. A list of properties was read for continued Public Hearings that are to be heard at the June 12th meeting.

Motion/Vote: Mr. Rector moved to continue all the Public Hearing that Chair Trudel listed to the June 12th meeting. The motion was duly seconded by Vice-Chair Iverson and the motion was 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*

VIII. Public Comment *for items not listed on the agenda*
There was no public comment.

IX. Other Business:

- **Planning Board regular meeting – Monday, June 12, 2023 via Zoom**

X. Adjournment:

Vice-Chair Iverson moved to adjourn the meeting at 4:17PM. The motion was duly seconded by Mr. Rector and the motion was carried unanimously 5-0.

Submitted by: Catherine Ancero