



UPDATE:

Original Posting Date: 08-09-2023 Time: 10:59AM

Original Posting Number: T704

RECEIVED

2023 AUG 10 PM 02:15
NANTUCKET TOWN CLERK
Posting Number: T 710

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, AUGUST 14, 2023, at 4:00PM

Location / Address

REMOTE PARTICIPATION VIA ZOOM WEBINAR

https://us06web.zoom.us/webinar/register/WN_2YyK5_mxREOaqHh2repfoQ#/registration

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

Alternates: Stephen Welch, Abby De Molina

Staff: Leslie Snell (Director of Planning), Meg Trudel (Senior Planner) and Catherine Ancero (PLUS
Administrative Specialist)

PLANNING BOARD AGENDA

08-14-2023

(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 item 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_2YyK5_mxREOaqHh2repfoQ#/registration

To view the meeting only, see link below:

<https://www.youtube.com/watch?v=bx-klaFlZ9g>

I. Call to order:

II. Approval of the agenda:

III. Minutes:

- June 8, 2023
- July 10, 2023

IV. Secondary Dwellings:

- Donald & Joanne Hart – 2 Gloucester Street
- Laura Jan Hedrick – 10 Evertt Lane
- Hallet Lane, LLC – 12 Almanack Pond Road
- Elizabeth Gennaro and Kit Noble – 18 Daffodil Lane
- 63 Hulbert, LLC – 63 Hulbert Ave
- Pour La Table – 54 Skyline Drive
- Margaret A. Owen – 16 Golfview Drive

V. Garage Apartments:

- Justin Brooks – 15A Correia Lane
- Shimmo Property LLC – 14 Shimmo Pond Road

VI. Tertiary Dwellings:

- Model Home Realty – 8 Fourth Way

VII. ANRs:

- C'SCAPE II Realty Trust – 25 Nobadeer Ave
- Almost There, LLC – 64 Hulbert Ave
- Daniel Stobie & Charles Dorsett, III – 57 Walsh Street, 58 & 60 Hulbert Ave
- Fifty-Nine Pochick Ave, LLC – 59 Pochick Ave
- Ceylon Elves, LLC – Wyer's Way
- P & M Reis Trucking, Inc. – 10 Green Meadows
- Richmond Great Point Development, LLC – 57 Old South Road
- C. David Beaumont – 35 Warren's Landing Road
SEE PUBLIC HEARING

VIII. Preliminary Plans:

- ACKREIT 1865 LLC– 9 Hinsdale Road

IX. Previous Plans:

- 9 Madaket Road – Ainsworth Ave Subdivision, *endorsement of plans*
- Lori Geddes – 13 Evergreen Way, *Release of escrow*

X. Public Hearings:

- The Westmoor Club - 105 W. Chester Street, 109 W. Chester Street & 10 Westmoor Lane, *action deadline 09-30-2023*
REQUEST TO CONTINUE
- 41 WMR Trust - 41 West Miacomet Road, *action deadline 11-30-2023*
REQUEST TO CONTINUE
- Nantucket Old South LLC Subdivision, 33 Old South Road, *action deadline 11-30-2023*
REQUEST TO CONTINUE

- John J. Calnan, Trustee, John J. Calnan 2015 Trust - 21 Brewster Road, *action deadline 11-30-2023*
REQUEST TO CONTINUE
- ACK Mid Island, LLC & ACK Offices, LLC – 18, 18A, 20, 22, 24 & 26 Sparks Avenue,
action deadline 08-31-2023
- Costas Avalon LLC – 50 Burnell Street, *action deadline 11-12-2023*
- CC&C of MASS, LLC, 20 Arrowhead Drive, *action deadline 11-12-2023*
- C. David Beaumont – 35 Warren’s Landing, *action deadline 11-12-2023*
ANR: C. David Beaumont – 35 Warren’s Landing Road
- Thomas Arena – 1 Ticomma Way, *action deadline 11-12-2023*

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

XII. Other Business:

- Appointment Planning Board Representative to:
 1. Coastal Resiliency Advisory Committee (CRAC)
- Discussion – Potential Inclusionary Zoning Concepts
- Planning Board regular meeting – Monday, September 11, 2023, at 4PM via Zoom

XI. Adjournment: