



UPDATE POSTING:

Original Meeting Posting: T012

Original Date: 01-04-24

Original Time: 11:45AM

RECEIVED

2024 JAN 05 PM 02:50
NANTUCKET TOWN CLERK
Posting Number: T 024

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, JANUARY 8, 2024, at 4:00PM
Location / Address	REMOTE PARTICIPATION VIA ZOOM WEBINAR https://us06web.zoom.us/webinar/register/WN_JOBfWEaOT0OaEaFFitkXhQ#/registration
Signature of Chair or Authorized Person	MEGAN TRUDEL, SENIOR PLANNER
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 and John Kitchener

Staff: Leslie Snell (Director of Planning), Meg Trudel (Senior Planner), William Saad (Land Use Specialist), and Catherine Ancero (Administrative Specialist)

PLANNING BOARD AGENDA

01-08-2024

(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 wsaad@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 wsaad@nantucket-ma.gov with any questions. ****

Webinar Registration Link:

https://us06web.zoom.us/webinar/register/WN_JOBfWEaOT0OaEaFFitkXhQ#/registration

To view the meeting only, see link below:

<https://www.youtube.com/watch?v=zbhO930cUA>

I. Call to order:

II. Approval of the agenda:

III. Minutes:

- December 11, 2023

IV. Secondary Dwellings:

- William F. Hopkins CPA, TRS – 7 Hallowell Lane
- Elizabeth Goulet, TR – 51 Miacomet Avenue
- 1 North Swift Rock Rd Trust – 1 North Swift Rock Road
- Family Ties ACK, LLC – 11 Alliance Lane
- Salty Kisses LLC – 4 Weweeder Avenue
- Robert & Meghan Blair – 16 Swift Rock Road
- Lee & Priscilla Saperstein – 20 New Street
- C. Gail Greenwald and Roy F. Greenwald, Trustees of the Roy F. Greenwald Revocable Trust – 1994 and of the C. Gail Greenwald Revocable Trust – 1994 – 6 & 6A Washington Avenue **SEE PUBLIC HEARING**

V. Tertiary Dwellings:

- 7 White LLC – 7 White Street
- NHA Properties Inc. DBA Housing Nantucket – 66 Pochick Avenue
- Immodest Axe Realty Trust – 10R Gray Avenue **SEE PUBLIC HEARING**

VI. ANRs:

- Don Allen Auto Services, Inc. – 26 Polpis Road
- Priscilla M. G. Mleczko & Thomas A. Mleczko, Jason Mleczko and Thomas Mleczko – Trustees of The Jason Mleczko Irrevocable Trust of 2012, Priscilla M. Van Ogtrop & Thomas Mleczko, – Trustees of The Priscilla M Van Ogtrop Irrevocable Trust of 2012 – 1, 3, & 5 Hinckley Lane
- Laura Iorio – 12 New Street

VII. Previous Plans:

- #2772 Woodbury Lane Realty Trust, Neda Movaghar Revocable Trust of 2020, 9 Woodbury Lane (Lot 14 Plan File 25-A), *minor modification to allow structure within easement*
- #2772 Woodbury Lane Realty Trust, 11 Woodbury Lane Realty Trust, 11 Woodbury Lane (Lot 15 Plan File 25-A), *minor modification to allow structure within easement*
- PLSP-2020-12-0100 Fog Nominee Trust – Mark Dawson, Trustee, 17 Milestone Crossing, *Request for extension of Special Permits*

VIII. Public Hearings (Applications):

- Nantucket Airport, c/o Airport Gas Station, Inc. – 10 Airport Road
CONTINUED TO FEBRUARY 12, 2024
- Steven L. Cohen, as Trustee of the 8 Walbang Nominee Trust – 8 Walbang Avenue, *action deadline 04-08-2024*
CONTINUED TO FEBRUARY 12, 2024

- Catherine Dean Schulman, Trustee of the Carol W. Dean Revocable Trust – 48 West Miacomet Road, *action deadline 04-08-2024*

CONTINUED TO FEBRUARY 12, 2024

- John J. Calnan, Trustee, John J. Calnan 2015 Trust - 21 Brewster Road, *action deadline 01-31-2024*
REQUEST FOR WITHDRAWAL WITHOUT PREJUDICE
- 14 Tripp Drive LLC – 14 Tripp Drive, *action deadline 01-14-2024*
- ACKREIT 1865 LLC – 9 Hinsdale Road, *action deadline 02-11-2024*
- Martin Edward Stone – 38 Hooper Farm Road, *action deadline 04-08-2024*
- Norman W. Chalecki, Trustee of Norman and Joan Realty Trust – 10 Field Avenue, *action deadline 04-08-2024*
- Salvador A. Aguilar-Portilla & Mayra E. Escobar – 72 Cato Lane, *action deadline 04-08-2024*
- Immodest Axe Realty Trust – 10R Gray Avenue, *action deadline 04-08-2024*
 - **Tertiary Dwelling:** Immodest Realty Trust – 10R Gray Avenue
- Joseph Conway & Janet Snook – 67 Milestone Road, *action deadline 04-08-2024*
- C. Gail Greenwald and Roy F. Greenwald, Trustees of the Roy F. Greenwald Revocable Trust, 1994 and of the C. Gail Greenwald Revocable Trust, 1994 – 6 & 6A Washington Avenue, *action deadline 04-08-2024*
 - **Secondary Dwelling:** C. Gail Greenwald and Roy F. Greenwald, Trustees of the Roy F. Greenwald Revocable Trust, 1994 and of the C. Gail Greenwald Revocable Trust, 1994 – 6 & 6A Washington Avenue
- Carl H. Sjolund & Julie A. Fitzgerald, Trustees of the Carl H. Sjolund Trust – 2003 - 24 Appleton Road & 3 Nobska Way, *action deadline 04-08-2024*
- Greg Glowacki – 11 & 13 Miller Lane, *action deadline 05-04-2024*
- La Barca Realty Trust - 52 Burnell Street, *action deadline 05-04-2024*
- Daniel Gault – 12 Essex Road, *action deadline 03-31-2024*

IX. Zoning Articles Proposed by Citizen Petition:

THE FOLLOWING ARTICLES WILL BE CONTINUED UNTIL JANUARY 11, 2024:

- “A” Zoning Map Change: R-40 to CN – Evergreen Way and Airport Road (NISHA/Huber)
- “B” Zoning Map Change: R-10 to CN – 3 Cobble Court (Ottison) – (possible repetitive petition)
- “L” Zoning Bylaw Amendment: Moorlands Management District Pool Prohibition (Molden)
- “R” Zoning Map Change: LUG-2 to R-20 – 25 Rugged Road (Schreiber)
- “S” Zoning Map Change: R-5 to CN – 75B Old South Road (portion of) (Kuszpa)
- “BB” Zoning Bylaw Amendment: Greenhouse or Greenhouse Shed (Jekanowski)
- “H” Zoning Bylaw Amendment: Middle Income Inclusionary Housing (Kuszpa)

THE FOLLOWING ARTICLES WILL BE CONTINUED UNTIL JANUARY 18, 2024:

- “Q” Zoning Bylaw Amendment: Regulating Residential Rental Use (Cohen)

THE FOLLOWING ARTICLE WILL BE CONTINUED UNTIL JANUARY 25, 2024:

- “CC” Zoning Map Change: LUG-2 to R-40 – 71 Hummock Pond Road

X. Other Business:

- Planning Board special meeting – Thursday, January 11, 2024, at 4PM via Zoom
- Planning Board special meeting – Thursday, January 18, 2024, at 4PM via Zoom
- Planning Board special meeting – Thursday, January 25, 2024, at 4PM via Zoom
- Planning Board special meeting – Thursday, February 8, 2024, at 4PM via Zoom

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

XIII. Adjournment: