Nantucket Planning Board

Nantucket Planning Board APPROVED Minutes
Remote Participation via Zoom Webinar
March 11, 2024 @ 4:00 PM

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

Board Members: David Iverson (Chair), Joseph Topham (Vice-Chair), Nat Lowell, John Trudel, III, (ABSENT), 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 APPROVED MINUTES
03-11-2024

(***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_sOf9Vy0KSlGn6NsVqYTjlA#/registration

To view the meeting only, see link below:

https://www.youtube.com/live/sDULh76INik?si=KcrNFO2Vb-e0_vaf

I. Call to order:

Chair Iverson called the meeting to order at 4:00pm.

Chair Iverson 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:

Vote taken by Roll Call:

Vice-Chair Topham *Aye*
Nat Lowell *Aye*

Chair Iverson *Aye*
Barry Rector *Aye*

Alternates:
Stephen Welch *Aye*
John Kitchener *Aye*
Abby De Malina

Staff:
Leslie Snell *Aye*
Megan Trudel *Aye*
Billy Saad *Aye*
Catherine Ancero *Aye*

II. Approval of the agenda:

Motion/Vote: Mr. Lowell moved to approve the agenda. The motion was duly seconded by Vice-Chair Topham and was carried unanimously with a vote of 3-0.

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

III. Minutes:

- **February 12, 2024**
  Discussion: Mr. Lowell wasn't present at that meeting so the Board decided to hold off on voting for the minutes until later in the meeting when all members would be present.

  Motion/Vote: Vice-Chair Topham moved to approve all three sets of minutes listed above. The motion was duly seconded by Vice-Chair Topham and was carried unanimously with a vote of 3-0.

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

IV. Master Plan Update:

The Board discussed the progress of the Master Plan update with the recent meeting with Judy Barrett and her team. Mrs. Snell emphasized the extensive planning already done by the Town, including various plans related to open space, recreation, hazard mitigation, coastal resiliency, transportation, and sewer management. Judy Barrett was impressed with the groundwork laid by the community. Judy and her team will be attending the Planning Board April meeting to discuss public outreach and further steps in the master plan update process.

Note: Mr. Rector arrived at 4:07pm.

The Board circled back to the February 12th minutes for a vote.

Minutes:

- **February 12, 2024**
  Motion/Vote: Nat recused. Vice-Chair Topham moved to approve the February 12th set of minutes. The motion was duly seconded by Mr. Rector and was carried unanimously with a vote of 3-0.

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

II. Update of the Subdivision Rules and Regulations, *vote to proceed*

The Board discussed updating the subdivision rules and regulations, which haven't been revised since 1999. Mrs. Snell stated that there is a plan to work with PGB Engineering, recommended by consultant Ed Pesce, for the updates. Mrs. Snell requested authorization from the Board to proceed with this plan and have PGB Engineering present at an upcoming meeting for further discussion.

Motion/Vote: Mr. Rector moved to approve to proceed with the updates. The motion was duly seconded by Mr. Lowell and the motion was carried unanimously with a vote of 4-0.

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

III. Second Dwellings:

- **James Allen Egan & Ann M. Egan, Trustee of the James Allen Egan Trust – 15 Pine Crest Drive**
- **NHA Properties In. d/b/a Housing Nantucket – 66 Pochick Avenue See *Public Hearing***
- **John Daly – 6 Nobadeer Way See *Public Hearing***

IV. Garage Apartments:

- **7 I Street, LLC – 7 I Street**
- **Steven & Carrie Phillip - 151 Surfside Road**

V. Tertiary Dwellings:

- **NHA Properties In. d/b/a Housing Nantucket – 66 Pochick Avenue See *Public Hearing***
  Voting: (Chair) Iverson, (Vice-Chair) Topham and Barry Rector
  Alternates: None
  Recused: None
  Documentation: File with associated plans, photos and required documentation
  Discussion:

  Motion/Vote: Mr. Rector moved to approve 15 Pine Crest Drive per staff recommendation, 66 Pochick Avenue and 6 Nobadeer Way will be discussed under the Public Hearing discussion, approve all the garage apartments listed above per staff recommendation and approve tertiary dwelling application for 66 Pochick Avenue per staff recommendations. The motion was duly seconded by Mr. Lowell and was carried unanimously with a vote of 4-0.

  Vote taken by Roll Call:
  Barry Rector *Aye*
  Nat Lowell *Aye*

Vice-Chair Topham *Aye*
Chair Iverson *Aye*

VI. ANRs:

- **Joann Bennett – 27 Monomoy Road**
- **Jeffrey J. & Deboroh Ernst Nicholson – 26 Brewster Road**
- **16 Williams LLC & Greenstick LLC – 16 & 18 Williams Street**
- **Town of Nantucket – Sherburne Turnpike, Cliff Road & Kimball Avenue**

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

Motion/Vote: Mr. Rector moved to approve all the ANR applications listed above. The motion was duly seconded by Vice-Chair Topham, and it was carried unanimously with a vote of 4-0.

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

VII. Previous Plans:

- **#6968 Ellen's Way Subdivision,** *Release Performance Surety Funds (two accounts, conservation restriction and infrastructure)*

Voting: Chair Dave Iverson, Vice-Chair Joseph Topham, Nat Lowell, and Barry Rector
Alternates: Stephen Welch, Abby De Molina and John Kitchener
Recused: None
Documentation: File with associated plans, photos and required documentation
Activated: None
Representing: None
Discussion: Board discussed finalizing Ellen's Way which has been ongoing for a long time. Mrs. Trudel provided an update stating that the conservation restrictions filing has been completed and recommended releasing the corresponding funds to the applicant. Regarding infrastructure improvements, which are nearly complete except for some remaining grass planting, Mrs. Trudel suggested withholding $1000 until completion.

Motion/Vote: Mr. Rector motioned to release the performance security funds, except for the $1000 for the lawn system. The motion was duly seconded by Vice-Chair Topham, and the motion was carried unanimously 4-0.

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

VIII. Public Hearing (Applications):

- **Greg Glowacki – 11 & 13 Miller Lane,** *action deadline 05-04-2024*
  CONTINUED TO APRIL 8, 2024

Motion/Vote: Mr. Lowell moved to approve the continuance of the application listed above to the April 8th meeting. The motion was duly seconded by Mr. Rector and the motion was carried unanimously with a vote of 4-0.

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

- **ACKREIT 1865 LLC – 9 Hinsdale Road,** *action deadline 04-30-2024*
Voting: Chair Dave Iverson, Vice-Chair Joseph Topham, Nat Lowell, and Barry Rector
Alternates: Stephen Welch, Abby De Molina and John Kitchener
Recused: None
Documentation: File with associated plans, photos and required documentation
Activated: None
Representing: Paul Santos and Carren Mclowsky
Discussion: Mrs. Trudel gave a brief update. Mr. Santos provided a comprehensive overview of the subdivision proposal for 9 Hinsdale Road, detailing its design, infrastructure, zoning compliance and proposed conditions. The Board discussed the stormwater concerns raised by Mr. Pesce and confirmed that they would be addressed in the final plan. Chair Iverson opened the floor to the public. Campbell Sutton raised a question regarding the zoning of the area after the proposed subdivision. Ms. Sutton questioned the current zoning and the potential rezoning plans. Mrs. Trudel clarified that the current zoning is RC2, however there are discussions about rezoning the area, possibly to CN or R5, although the exact district has not been finalized yet. Emily Molden from the Nantucket Land and Water Council expressed concerns about the completeness of the application, particularly regarding stormwater management. Ms. Molden emphasized issues such as the lack of soil test pit data, groundwater elevation data, and an operation and maintenance plan. Ms. Molden questioned whether these conditions could potentially change the design of the stormwater infrastructure and whether any changes would require evaluation by the Board. Mr. Santos explained the process of review involving the Town's consulting engineer, Ed Pesce, and how the final sign-off would only come after compliance with local and state regulations. Mr. Santos stated that any design changes would go through a thorough review process, involving Ed Pesce and potentially the Wannacomet Water Company.

Motion/Vote: Mr. Rector moved close the public hearing The motion was duly seconded by Mr. Lowell and the motion was carried unanimously with a vote of 4-0.

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

Mr. Lowell
Motion/Vote: Mr. Rector moved to approve the application of the following findings and conditions outlined in the staff report. The motion was duly seconded by Mr. Lowell and the motion was carried unanimously with a vote of 4-0.

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

- **Airport Gas – 10 Airport Road,** *action deadline 05-12-2024*
  Voting: Chair Dave Iverson, Vice-Chair Joseph Topham, John Trudel, and Barry Rector
  Alternates: Stephen Welch, Abby De Molina and John Kitchener
  Recused: Nat Lowell
  Documentation: File with associated plans, photos and required documentation
  Activated: Stephen Welch and John Kitchener
  Representing: Dan Mulloy, Surveyor/Agent
  Discussion: Mr. Mulloy provided the Board with an update regarding additional information requested by the Board at the last meeting regarding open space, stormwater systems, and the car wash. Regarding open space, the applicant requested a waiver due to modifications made to the landscaping, with offsite landscaping proposed to compensate. Mr. Mulloy clarified historic factors that led to the absence of an official open space waiver in previous permits. For stormwater systems, Mr. Mulloy provided an operation maintenance plan, detailing safety components and minor adjustments based on Ed Pesce's review. The car wash, a self-service pressure washer system has drains leading to holding tanks connected to the Town Sewer, with an operation and maintenance plan in place. Mr. Mulloy provided further details about the offsite open space, explaining that they are working with the Airport Commission to enhance the existing green space through landscaping and screenings. Chair Iverson opened the floor to the public Emily Molden appreciated Mr. Mulloy for providing additional information about the open space and stormwater. Ms. Molden questioned the drainage patterns across the site relative to the location of the diesel pump and catch basin, suggesting the consideration of elevated asphalt berms to prevent water runoff. Also Ms. Molden asked about the inclusion of absorbent pillows in the Vortex separators for oil and gas attenuation and proposed adding a condition to the permit regarding the use of biodegradable detergents. Airport Commission Chair, Art Gasbarro thanked the Board and applicant for their cooperation in addressing concerns raised at the last meeting.

  Motion/Vote: Vice-Chair Topham moved to close the public hearing. The motion was duly seconded by Mr. Rector and the motion was carried unanimously with a vote of 5-0.

  <u>Vote taken by Roll Call:</u>
  Vice-Chair Topham *Aye*
  Barry Rector *Aye*
  John Kitchener *Aye*
  Stephen Welch *Aye*
  Chair Iverson *Aye*

  Motion/Vote: Mr. Rector moved to approve the application with the condition that the use of PFAS chemicals for the operation of the car wash will be prohibited. The motion was duly seconded by Vice-Chair Topham, and the motion was carried unanimously with a vote of 5-0.

  <u>Vote taken by Roll Call:</u>
  Vice-Chair Topham *Aye*
  Barry Rector *Aye*
  John Kitchener *Aye*
  Stephen Welch *Aye*
  Chair Iverson *Aye*

- **6 Daisy, LLC – 6 Daisy Way,** *action deadline 05-09-2024*
  Voting: Chair Dave Iverson, Vice-Chair Joseph Topham, Nat Lowell, and Barry Rector
  Alternates: Stephen Welch
  Recused: None
  Documentation: File with associated plans, photos and required documentation
  Activated: John Kitchener

Representing: Attorney Rick Beaudette, and Don Bracken, Surveyor
Discussion: Attorney Beaudette stated that the applicant is seeking approval for a mixed-use building on the property, which is currently zoned as a commercial industrial. The proposed building includes contractor shops, light manufacturing, offices, and storage. The applicant requested several waivers regarding setbacks, open space requirements, and inclusionary housing. Board questioned why Ed Pesce proposed to move the building back on the site plan. Attorney Beaudette stated that the rationale behind Mr. Pesce's suggestion was the need for more room on the driveway. Chair Iverson opened the floor to the public. Emily Molden raised concerns about the open space requirements, and how its role in balancing impervious surfaces, especially within the Wellhead Protection District. Ms. Molden questioned the justification for utilizing some of the brick walkway as calculated open space, suggesting that the Board should consider the environmental implications more carefully. Campbell Sutton questioned regarding traffic patterns on Daisy Way and the proximity of the site to a park area. Ms. Sutton expressed concerns about potential traffic issues and questioned the waiver of green space, wondering about its precedent-setting impact on the area's development. Attorney Beaudette addressed the traffic situation on Daisy Way explaining that only one parking space would likely need to back out and clarifying that the rest of Daisy Way isn't heavily trafficked. Chair Iverson expressed disagreement with the open space waiver, particularly emphasizing concerns about the environmental impact, especially in the Wellhead Recharge District.

Motion/Vote: Vice-Chair Topham moved to close. The motion was duly seconded by Mr. Lowell and the motion was carried unanimously with a vote of 5-0.

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

Motion/Vote: Mr. Lowell moved to rescind the motion to keep the public hearing open. The motion was duly seconded by Mr. Rector and the motion was carried unanimously with a vote of 5-0.

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

Motion/Vote: Mr. Rector moved to continue the application to Thursday, March 14th with the contingent that staff cannot post then it be continued to the April meeting. The motion was duly seconded by Mr. Lowell and the motion was carried unanimously with a vote of 5-0.

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

- **Steven L. Cohen, as Trustee of the 8 Walbang Nominee Trust – 8 Walbang Avenue,** *action deadline 06-09-2024*

  Voting: Chair Dave Iverson, Vice-Chair Joseph Topham, Nat Lowell, and Barry Rector
  Alternates: Stephen Welch, Abby De Molina and John Kitchener
  Recused: None
  Documentation: File with associated plans, photos and required documentation
  Activated: Stephen Welch
  Representing: Attorney Steven Cohen
  Discussion: Attorney Cohen presented plans to build a pool, generator and shed. Chair Iverson opened the floor to the public. Brian Madden, a senior wildlife wetland scientist, provided insights into the proposed development's impact on the environment. Board members expressed concerns about the previous denial of a similar application and questioned the need for expanded use of the property. Emily Molden from the Nantucket Land and Water Council expressed concerns about the proposed development on the property, mostly regarding the installation of a pool. Ms. Molden referenced previous applications and expressed concern about the increasingly impervious area being proposed. Ms. Molden questioned the inclusion of additional features shown on outdated landscaping plans and requested that the application be denied. Campbell Sutton expressed concerns about previous applications and the amount of impervious surface, stating that it exceeds what's allowed in the district. Ms. Sutton also raised concerns about the approval of pools in the MMD before a Town Meeting vote on the matter. Attorney Cohen requested a continuance to the next scheduled meeting to make revisions in line with the Board's suggestions.

  Motion/Vote: Mr. Rector moved to approve the continuance of the application to the April meeting. The motion was duly seconded by Vice-Chair Topham, and the motion was carried unanimously with a vote of 5-0.

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

- **Catherine Dean Schulman, Trustee of the Carol W. Dean Revocable Trust – 48 West Miacomet Road,** *action deadline 06-09-2024*

  Voting: Chair Dave Iverson, Vice-Chair Joseph Topham, Nat Lowell, John Trudel, and Barry Rector
  Alternates: Stephen Welch, and Abby De Molina
  Recused: None
  Documentation: File with associated plans, photos and required documentation
  Activated: John Kitchener
  Representing: Attorney Steven Cohen
  Discussion: The proposal includes building a pool of approximately 612 square feet with coping, with the option to relocate pool equipment to an existing shed. The application has been approved by the Historic District Commission (HDC) and the Massachusetts Environmental Policy Act (MEPA) in 2017, however the updated MEPA maps exclude the area where the pool is proposed. Attorney Cohen stated that a visibility study has been submitted, indicating minimal visibility of the pool area, and a letter from Brian Madden supporting the proposal. Chair Iverson opened the floor to the public. Attorney Brian Swain, an attorney representing an abutter, expressed opposition to the proposed construction of a pool and related equipment on the property, citing inconsistencies with the standards outlined in the MMD section and special permit sections of the bylaw. Attorney Swain argued that the proposed pool would cause unnecessary disturbance and destruction of the environment for the installation of a luxury feature. Attorney Swain stated that the application does not comply with performance standards and should be

denied. Emily Molden requests to deny the proposal based on its failure to meet MMD performance standards. Campbell Sutton concurred with Ms. Molden's viewpoint. Thomas Barada expressed concerns about the proposed pool's visibility from the public way due to potential loss of screening vegetation from pine beetle infestation and salt spray damage over time. Mr. Barada echoed Ms. Molden and Attorney Swain's arguments against the proposal. Attorney Cohen suggested considering conditions for additional screening and suggesting the Board approve the pool. Molly McGrath at 50 West Miacomet expressed her opposition to the proposed pool in the MMD. Ms. McGrath expressed concerns about the noise and light pollution from neighboring pools and urged the Board to deny the application. Mr. Kitchener expressed disbelief at the idea of placing a pool in the MMD and pointed out the unique natural beauty of the area. Mr. Kitchener urged the Board to prioritize tangibility over feelings and emphasized the need to adhere to existing regulations.

Motion/Vote: Mr. Lowell moved to close the continuance of the applications listed above to the February 12th meeting. The motion was duly seconded by Mr. Rector and the motion was carried unanimously with a vote of 5-0.

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

The Board discussed the need to provide documentation explaining the denial of the application, specific reasons related to performance standards. The Board referenced a previous decision regarding a pool application at 41 West Miacomet and discussed using it as a guide for denial.

Motion/Vote: Vice-Chair moved to deny the application with the same reasons for denial from the previous decision on 41 West Miacomet Road. The motion was duly seconded by Mr. Lowell and the motion was carried unanimously with a vote of 4-1.

Vote taken by Roll Call:
Vice-Chair Topham *Nay*
Nat Lowell *Nay*
Barry Rector N*ay*
John Kitchener *Nay*
Chair Iverson *Aye*

- **NHA Properties In. d/b/a Housing Nantucket – 66 Pochick Avenue,** *action deadline 06-09-2024*
Voting: Chair Dave Iverson, Vice-Chair Joseph Topham, Nat Lowell, John Trudel, and Barry Rector
Alternates: Stephen Welch, Abby De Molina and John Kitchener
Recused: None
Documentation: File with associated plans, photos and required documentation
Activated: None
Representing: Caleb Wursten
Discussion: Mr. Wursten explained their plan to save a structure from demolition, add a unit of affordable housing and expand the existing unit. Mr. Wursten stated the need for ground cover relief and mentioned an upcoming warrant article that would address this issue. Chair Iverson opened the floor to the public. Campbell Sutton stated that this is a great use of the land and very creative use of the buildings. John Rockett expressed concerns regarding wastewater and property impact.

Motion/Vote: Vice-Chair Topham moved to close the public hearing. The motion was duly seconded by Mr. Rector and the motion was carried unanimously with a vote of 5-0.

<u>Vote taken by Roll Call:</u>
Vice-Chair Topham *Aye*
Barry Rector *Aye*
Stephen Welch *Aye*

Nat Lowell *Aye*
Chair Iverson *Aye*

Motion/Vote: Mr. Welch moved with staff recommendations and conditions outlined in the staff report. The motion was duly seconded by Vice-Chair Topham, and the motion was carried unanimously with a vote of 5-0.

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

Note: Vice-Chair Topham left the meeting at 7:44pm.

- **John Daly – 6 Nobadeer Way,** *action deadline 06-09-2024*
Voting: Chair Dave Iverson, Vice-Chair Joseph Topham, Nat Lowell, John Trudel, and Barry Rector
Alternates: Stephen Welch, Abby De Molina and John Kitchener
Recused: None
Documentation: File with associated plans, photos and required documentation
Activated: John Kitchener and Stephen Welch
Representing: Rob Andersen
Discussion: The Applicant is proposing to construct a secondary dwelling unit in the R-10L zoning district.

Motion/Vote: Mr. Lowell moved to close the public hearing. The motion was duly seconded by Mr. Welch and the motion was carried unanimously with a vote of 5-0.

<u>Vote taken by Roll Call:</u>
Nat Lowell *Aye*
Stephen Welch *Aye*
Barry Rector *Aye*
John Kitchener *Aye*
Chair Iverson *Aye*

Motion/Vote: Mr. Welch moved to approve the applications with the staff recommendations and conditions outlined in the staff report. The motion was duly seconded by Mr. Rector and the motion was carried unanimously with a vote of 5-0.

<u>Vote taken by Roll Call:</u>
Stephen Welch *Aye*
Nat Lowell *Aye*
Barry Rector *Aye*
John Kitchener *Aye*
Chair Iverson *Aye*

<u>Second Dwelling:</u> NHA Properties In. d/b/a Housing Nantucket – 66 Pochick Avenue

<u>Tertiary Dwelling:</u> NHA Properties In. d/b/a Housing Nantucket – 66 Pochick Avenue

<u>Second Dwelling:</u> John Daly – 6 Nobadeer Way See ***Public Hearing***

Motion/Vote: Mr. Rector moved to approve all three applications with recommendations and conditions listed in the staff report. The motion was duly seconded by Mr. Rector and the motion was carried unanimously with a vote of 3-0.

<u>Vote taken by Roll Call:</u>
Barry Rector *Aye*
Nat Lowell *Aye*
Chair Iverson *Aye*

IX. <u>Other Business:</u>

- **Planning Board Special Meeting – Thursday, March 14, 2024, at 9AM via Zoom**
- **Planning Board Joint Meeting with Select Board and Finance Committee – Thursday, March 14, 2024, at 4PM**
- **Planning Board regular meeting – Monday, April 8, 2024, at 4PM via Zoom**
- **<u>REMINDER:</u> 2024 ANNUAL TOWN MEETING, TUESDAY, MAY 7, 2024 at 5PM, NANTUCKET HIGH SCHOOL, MARY P. WALKER AUDITORIUM –** *Planning Board members to arrive at 4:30pm*

IX. <u>Public Comment</u> *for items not listed on the agenda*

There were no public comments.

XIII. <u>Adjournment</u>:

Mr. Rector moved to adjourn the meeting at 7:50PM. The motion was duly seconded by Mr. Lowell and the motion was carried unanimously 3-0.

<u>Vote taken by Roll Call:</u>
Barry Rector *Aye*
Nat Lowell *Aye*
Chair Iverson *Aye*

Submitted by Catherine Ancero