

MADAKET AREA PLAN WORKGROUP

MINUTES: January 10, 2025

APPROVED : February 14, 2025

CALL TO ORDER:

Chair Bruce Mandel called the meeting to order at 4:01 PM.

ROLL CALL FOR ATTENDANCE

Attendees: Bruce Mandel, Lars Soderberg, Michael Maynard, Joe Topham, Peter Haffenreffer, Leslie Forbes, Kitty Pochman, Thom Erichsen, Ethan Devine, JP Hernandez

Absent: Collier, Molden, Madigan, Jesse Bell

CHAIR MANDEL established a Quorum, read Script for Remote Meetings

ACCEPTANCE OF AGENDA: Agenda was accepted unanimously.

APPROVAL OF MINUTES OF NOVEMBER 8, 2024 MEETING: Approved as presented

DECEMBER 13, 2024 MEETING Cancelled: No quorum

PUBLIC COMMENT: No public comment. Last month, Sarah Henderson (341 Madaket Rd) attended to discuss issue on Pop's Lane. However, the meeting was cancelled: No quorum.

DISCUSSION OF CHAPTER 5: Natural and Cultural Resources Chair: Haffenreffer

Haffenreffer looking for other members to review/comment. Draft is in Google Drive. Some areas are blank, and need input. Mandel suggested including an inventory of properties, including historical ones such as Fire Station. Holly Backus, Preservation Planner (508-325-7587 ext. 7026) is a resource as is the Nantucket GIS with Historic Theme turned on. It marks all inventoried historic/cultural properties with a red triangle. Go to Nantucket MapGEO, select MHC Historic Inventory, zoom in on Madaket: lots of "red triangles." Mandel and Topham will nudge Holly.

ISSUES FIT INTO MORE THAN ONE CHAPTER

Haffenreffer asked Mandel to prioritize and delineate which topics go in which chapter.

DISCUSSION OF CHAPTER 7: SERVICES AND FACILITIES Chair:MADIGAN

Madigan has provided a starting point. The file is in Google Drive. Madigan asks members to comment/build on the draft. Please keep in mind that Madaket is home to DPW facilities, office, and Landfill, and a Solar Array Overlay District.

DISCUSSION OF CHAPTER 2: LAND USE Chair: Maynard

Maynard drafted bullet points. Will arrange a chapter zoom next week. Key points to date:

1) expand the area that MAP covers, 2)build on Coastal Resilience Plan recommendations regarding land use in Priority and High Risk areas. Density Study done in 2022 for Madaket by Principle identifies the dwellings by Risk Area. 3) using survey data, seek a Madaket Area Overlay District, 4) include policy for affordable/attainable housing. Vorce made clear that zoning changes up to MAP with data.

PREFERRED MEANS FOR PROVIDING FEEDBACK

Consensus: Better to send email directly to Chair with bullet points for feedback. Ok to use track changes but only for COMMENTS. Do not delete or cross out. Do not alter original document.

SMALL CHAPTER DISCUSSIONS

Chairs should send note to members with meeting time, and bullet points for discussion. Take minutes. Devine offered to take minutes as needed.

ZONING DISCUSSION

Forbes reminded workgroup that Village Height Overlay District (VHOD) covers a larger geography than current MAP boundaries. Within its boundaries the maximum height permitted shall be 25 feet, effective on January 31, 2010.

ATM 25 ZONING ARTICLES

Topham reported that a citizen article is proposing to limit density on undersized lots, including in Madaket. The article would remove the “by right” provision for a 1500 sq ft dwelling.

Another article proposes permitting “Cottage Colonies” outside the core district. This would allow up to four dwellings on a lot in VR with a Special Permit from the Planning Board. The cottages would be single storey, 1-2 bedrooms.

NEXT MEETING: February 14, 2025 at 4 PM

ADJOURNMENT The meeting was adjourned at 5:05 PM.

Submitted by Leslie Forbes