# Nantucket Planning Board

**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)

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**PLANNING BOARD APPROVED MINUTES**
**04-08-2024**

**(*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_jtFzAQxPTA6d3b1che2rMw#/registration

**To view the meeting only, see link below:**

https://www.youtube.com/watch?v=6T_iBYATTLQ

**I. Call to order:**

Chair Iverson called the meeting to order at 4:04pm.

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*
Barry Rector *Aye*
Chair Iverson *Aye*

**Alternates:**
Stephen Welch *Aye*
Abby De Molina *Aye*
John Kitchner *Aye*

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

**II. Approval of the agenda:**
**Motion/Vote:** Mr. Rector moved to approve the agenda. 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. Public Comment** *for items not listed on the agenda*
Campbell Sutton provided positive feedback on the new layout for the online agenda stating its helpfulness. Ms. Sutton also appreciated the change to move public comments to the front of the meeting, stating that it would facilitate better communication with the public.

**IV. Minutes**

- **March 11, 2024**

**Motion/Vote:** Mr. Lowell moved to continue the March 11th set of minutes to the next meeting. The motion was duly seconded by Vice-Chair Topham, and the motion was carried unanimously with a vote of 4-0.

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

- **March 14, 2024, 9am NL/BR, DI**
- **March 14, 2024, 4pm NL/BR, DI**

**Motion/Vote:** Mr. Lowell moved to approve both set of minutes of March 14th at 9am and at 4pm. The motion was duly seconded by Vice-Chair Topham, and the motion was carried unanimously with a vote of 4-0.

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

**V. Master Plan Update - Barrett Planning Group, LLC**
**Discussion:** Judy Barrett from Barrett Planning Group, LLC introduce Alexis Lancelot, a Senior Planner who

will assist in coordinating the project. The Board and Ms. Barrett discussed various aspects, including the overview of Massachusetts statue concerning master planning, the required components of a master plan, and the flexibility for additional elements based on local relevance. The current master plan, dating back to 2009, requires updating to reflect the extensive planning work don in Nantucket since then. Various plans and documents, such as open space and recreation plans, hazard mitigation plans, housing plans, have been developed and need to be incorporated into the updated master plan. The proposed timeframe for the new plan is to be a 10-year window instead of the previous 15-year span, aligning with current practices in Massachusetts. The scope and schedule of the project were outlined, highlighting the need to incorporate existing planning work, update information where possible and establish a framework for ongoing review and implementation.

**VI. <u>Preliminary Plan Discussion and Presentation – Our Island Home, SMRT Architects and Engineers</u>**

**Voting:** (Chair) David 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:** Richard Webb (SMRT)**,** Mark Rogers (Senior Architect) and Erin Anderson (Senior Interior Healthcare Planner)
**Discussion:** Mr. Webb discussed a preliminary plan regarding a new Island Home facility. The project aims to address the island's need for updated healthcare facilities. Mr. Webb outlined the timeline with schematic design to be completed by Town meeting 2024 and construction funding requested by Town Meeting 2025. The facility will be located on Sherburn Commons site, with considerations for archaeological significance and existing infrastructure like sanitary sewer lines. The plan includes a focus on outdoor connections, with terraces and courtyards, and flexible room layouts for potential future expansion. Board members expressed appreciation for the design's considerations, including flexible room configurations and outdoor accessibility.

**VII. <u>Second Dwellings:</u>**

- **Seven Surfside, LLC – 7 Surfside Drive**
- **Town Line LLC – 4 Field Avenue**
- **Peter S. & Kathleen M. Benson – 152 ½ Surfside Road**

**VIII. <u>Garage Apartments:</u>**

- **M. Robert Sarkisian – 8 North Mill Street**

**Voting:** (Chair) David Iverson, Nat Lowell, Vice-Chair Joseph Topham, 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:** Vice-Chair Topham and Mr. Rector recused due to a potential conflict of interest. The Board decided to postpone the vote for a month to seek guidance from the Ethics Committee to ensure there was no perception of bias.

**Motion/Vote:** Mr. Lowell moved to continue 8 North Mill Street garage apartment for the next 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*

## IX. Tertiary Dwellings:

- **Town Line LLC – 4 Field Avenue**

**Voting:** (Chair) David Iverson, Nat Lowell, Vice-Chair Joseph Topham, 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:** None

**Motion/Vote:** Mr. Rector moved to approve all the secondary dwelling applications and the tertiary dwelling listed above per staff recommendation. The motion was duly seconded by Vice-Chair Topham and 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*

## X. ANRs:

- **37 Cliff Road Nominee Trust Steven L. Cohen, Trustee – 37 Cliff Road**
- **Brian Zappala, Trustee of the Suzanne Zappala 2021 Family Trust 4 Huntington Street; Kathryn L. Bradley, Trustee of the KH & L Realty Trust – 3 Gloucester Street**

**Voting:** (Chair) David Iverson, Nat Lowell, Vice-Chair Joseph Topham, 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:** Chair Iverson requested clarification on the application for 37 Cliff Road. Paul Santos, the surveyor, provided information. Mr. Santos explained that the application involved adjusting a lot line between two properties to ensure compliance with the zoning regulations. Mr. Santos clarified that the decision was based on the original subdivision decision and not a new one. The adjustment was to make one lot fully compliant while addressing pre-existing non-conformities on the other lot.

**Motion/Vote:** Mr. Rector moved to approve all the ANR applications listed above per staff recommendation. The motion was duly seconded by Vice-Chair Topham and 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*

## XI. 41 81I Plan:

- **County of Nantucket – Waitt Drive**

**Voting:** (Chair) David Iverson, Nat Lowell, Vice-Chair Joseph Topham, 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:** This plan is to formalize the connection between Waitt Drive and Amelia Drive, eliminating a cul-de-sac and aligning the road layout with the Town's construction plans for a dormitory. Waitt Drive was already a county roadway, the process involved housekeeping measures rather than a significant change.

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

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

## XII. Previous Plans:

- **Stephen Welch, 13 Waydale Road,** *Request for Extensions:*
  - **Second Dwelling**
  - **Tertiary Dwelling**
  - **Special Permit Driveway Access**
  - **Special Permit Secondary Lot**
  - **Special Permit Tertiary Dwelling**
  - **Special Permit Front Yard Setback**

**Voting:** (Chair) David Iverson, Nat Lowell, Vice-Chair Joseph Topham, 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:** Stephen Welch
**Discussion:** The request included extensions for various permits. Planning staff recommended a three-year extension. Mr. Welch clarified his recusal from proceedings related to these permits.

**Motion/Vote:** Mr. Rector moved to approve all the ANR applications listed above per staff recommendation. 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*

- **PLSP-2019-12-0019 Nantucket Electric Company d/b/a National Grid, 1 & 5 Candle Street, 2, 4 & 6 Commercial Street, and 10 New Street,** *Request for Extension (April 19, 2024, to April 19, 2025)*

**Voting:** (Chair) David Iverson, Nat Lowell, Vice-Chair Joseph Topham, 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:** There was a request from the Nantucket Electric Company, also known as National Grid, for a one-year extension. It was recommended to grant a three-year extension to maintain consistency with past approvals.

**Motion/Vote:** Mr. Rector moved to approve to grant a three-year extension. The motion was duly seconded by Mr. Lowell and the motion was carried unanimously.

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

**XIII. Public Hearing:**

- **Greg Glowacki – 11 & 13 Miller Lane,** *action deadline 07-28-2024*
  **CONTINUE TO MAY 13, 2024**
  **Voting:** (Chair) David Iverson, Nat Lowell, Vice-Chair Joseph Topham, 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:** None

  **Motion/Vote:** Mr. Rector moved to approve the continuance of the application listed above to the May13th meeting. 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*
  John Trudel *Aye*
  Chair Iverson *Aye*

- **47 Walsh Street LLC – 47 Walsh Street,** *action deadline 07-07-2024*
  **Voting:** (Chair) David Iverson, Nat Lowell, Vice-Chair Joseph Topham, and Barry Rector
  **Alternates:** Abby De Molina and John Kitchener
  **Recused:** None
  **Documentation:** File with associated plans, photos and required documentation
  **Activated:** Stephen Welch
  **Representing:** Mark Avery, Agent
  **Discussion:** The property owner, Rick Johnson, who has mobility issues, requested the additional curb cut to accommodate his specially equipped ramp van. The proposal included connecting walkways and ramps on the lot and extending the driveway to create a turnaround that allows the van to enter and exit without having to maneuver extensively. Also, the owner is proposing paving the driveway instead of using shell. Mark Avery, representing the property owner, stated that the proposed changes would improve accessibility for the property owner. The Board acknowledged the importance of consistency in design and expressed approval of the plan to make both ends of the driveway look similar. Vice-Chair Topham raised concerns about the property being in a flood zone and advised the applicant to be prepared for potential requirements regarding impervious surfaces. Mr. Welch encouraged consideration of whether the proposal was appropriate for the area and suggested that the designer should consider the specific conditions of the property. Mr. Welch stated that the paved area should be less permanent and

perhaps include more permeable materials to address concerns about impervious surfaces. There was a brief discussion of the possibility of incorporating a two-track driveway to visually break up the paved area and maintain the character of the neighborhood. Mr. Avery explained that his client preferred a simple paved surface for ease of mobility but was open to alternative materials if necessary. Concerns were raised about potential approvals needed from other Commissions, such as the Historic District Commission (HDC) and Conservation Commission (ConCom). There was discussion regarding the second curb cuts upon the Board's jurisdiction and the role of the HDC in determining materials used. Mrs. Trudel clarified that the Board typically does not delve into material designations, as that falls under the HDC's purview. There was acknowledgment of the importance of considering HDC's perspective to avoid conflicts with their rulings. Chair Iverson opened the floor to the public. Campbell Sutton expressed hesitation about the second curb cut but acknowledged the mitigating circumstances for the property owner and she suggested including the mitigating factor as the reason for approval to prevent potential misuse of the precedent in the future. Ms. Sutton also mentioned maintaining consistency with the historic character of the area, particularly regarding materials used for the curb cut, even though the Planning Board doesn't directly dictate materials, there was an understanding that the HDC or ConCom would make the final determination during the review. George Ellis inquired about the materials and design of the pathways proposed on the 47 Walsh Street plan. Mr. Avery elaborated that brick walkways would be utilized as ramps with a wooden ramp connecting to the existing porch at the back of the house. Mr. Avery detailed the layout of the pathways, including a loading area in front of the front porch and connections to the neighborhood property at 48 Hulbert Avenue. The Board clarified that the specifics of the pathway design fell within the purview of the HDC.

**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 and voted 5-0.

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

**Motion/Vote:** Vice-Chair Topham moved to approve the application with the findings and conditions listed in the staff report. The motion was duly seconded by Mr. Rector, and the motion was carried out 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*

- **Red Horse, LLC – 65 Quidnet Road,** *action deadline 07-07-2024*
  **Voting:** (Chair) David Iverson, Nat Lowell, Vice-Chair Joseph Topham, and Barry Rector
  **Alternates:** Stephen Welch, and John Kitchener
  **Recused:** None
  **Documentation:** File with associated plans, photos and required documentation
  **Activated:** Abby De Molina
  **Representing:** Attorney Arthur Reade
  **Discussion:** Attorney Reade stated that his client's house is under construction which is situated just outside the 50-foot setback from the wetland boundary, leaving no space on the lot for a garage due to wetland resource areas and front yard setbacks. The proposal was to build a garage on the vacant lot at 65 Quidnet Road which required approval from the Planning Board as a principal use by Special Permit. Attorney Reade

expressed that the garage would be used exclusively for vehicle parking and storage for the benefit of the property at 88 Quidnet Road. Attorney Reade believed that this arrangement would benefit the community

providing storage without encroaching on outdoor space. Chair Iverson opened the floor to the public. The Board did not have any questions, and there were no public comments from the public.

**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 and voted 5-0.

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

**Motion/Vote:** Mr. Lowell moved to approve the application with the findings and conditions listed in the staff report. The motion was duly seconded by Vice-Chair Topham, and the motion was carried out with a vote of 5-0.

**<u>Vote taken by Roll Call:</u>**
Nat Lowell *Aye*
Vice-Chair Topham *Aye*
Abby De Molina *Aye*
Barry Rector *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) David Iverson, Nat Lowell, Vice-Chair Joseph Topham, 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:** Chairman Iverson addressed a concern regarding a letter sent to the Board by Attorney Cohen. Chair Iverson expressed unease with discussing the letter's content during the meeting because it arrived after the packet was posted and therefore was not available for public review. He expressed the importance of transparency and public perception, stating that it wouldn't be fair to discuss the letter without giving the public an opportunity to read it. Chair Iverson suggested focusing on discussing the application instead. Attorney Cohen acknowledged the concern raised by the Chairman regarding his letter. Attorney Cohen suggested a different approach, proposing that they discuss the contents of the letter during the meeting without necessarily needing to reference it in writing. Attorney Cohen expressed willingness to engage in the discussion but agreed that if the Board felt more comfortable withholding its vote until everyone had sufficient time to review the information, they could make that decision later in the meeting. Chair Iverson accepted Attorney Cohen's proposal, clarifying that the concern was mainly about referencing the letter when the public didn't have access to it. Attorney Cohen began an overview of the proposed amendments to a previously approved residential development in the MMD district. These amendments included the addition of a shed, installation of a generator, construction of a pool, updates to decking areas, and proposal to mitigate environmental impact. The proposal is to reduce light pollution by using low-lumen lights, give back disturbed areas for naturalization, and impose restrictions on certain areas of the property. The Board expressed concerns regarding the visibility of the proposed development, especially in relation to scenic views and the impact on the surrounding landscape. Mr. Lowell expressed the significant changes to the landscape due to construction, expressing concern about the visibility of the proposed pool and its impact on scenic views. Mr. Lowell suggested that the size of

the pool should be reduced and positioned differently to minimize its visual impact. Chair Iverson opened the floor to the public. Campbell Sutton referenced a previous meeting from February 8th, 2021, where concerns like those raised in the current discussion were expressed regarding the proposed pool and shed. Ms. Sutton emphasized the denial of the plan at that time, which included the pool and shed, and its subsequent approval when those elements were removed. Ms. Sutton expressed concern about the potential for different decisions based on changes in the Board's composition, noting the importance of supporting previous decisions unless there are significant differences in the application. Also Ms. Sutton discussed the location's impact on wildlife and native flora, suggesting that it aligns with the intent of the MMD district. Emily Molden appreciated Chair Iverson's acknowledgement of the importance of reviewing materials submitted on time. Ms. Molden expressed support for the dark sky initiatives mentioned by Attorney Cohen but still had concerns about the proposed pool. Ms. Molden questioned if the vegetation around the septic area was necessary or additional. Ms. Molden reminded the Board of its discretion in landscaping matters and urged caution in approving the proposal due to the property's exposure and lack of significant changes since the previous denial in 2021. Attorney Cohen responded to concerns about the pool's visibility by suggesting screening and grading adjustments. Mr. Rector responded to comments regarding the makeup of the Board and the perception of shopping for favorable decisions.

**Motion/Vote:** Vice-Chair Topham moved to approve the continuance of the application to the May 13th 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:**
Vice-Chair Topham *Aye*
Barry Rector *Aye*
Nat Lowell *Aye*
John Kitchener *Aye*
Chair Iverson *Aye*

- **43 W. Miacomet, LLC – 43 West Miacomet Road,** *action deadline 07-07-2024*
  **Voting:** (Chair) David Iverson, Nat Lowell, Vice-Chair Joseph Topham, 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 is to build a new house on a nearly 3-acre lot, with plans for a pool, stone patio, retaining wall, generator, and septic system upgrade. Board members discussed the nature of the project, with Attorney Cohen clarifying that it involves demolishing and rebuilding rather than altering an existing structure. There were concerns about the scenic views and noise from the generator. Attorney Cohen addressed the relocation of the house and explained the reasons behind it, stating that the impervious surface increase is not an expansion of pre-exiting non-conformity. Chair Iverson opened the floor to the public. Emily Molden expressed concerns about the increase in pervious surface area and vegetation clearing related to the new septic system. Ms. Molden disagreed with Attorney Cohen's interpretation of the 400 square foot limit for impervious surfaces, stating that the Moorland Management District bylaw clearly outlines the limitations for new developments. Ms. Molden cited previous denials for similar projects in the area and questioned whether conditions could adequately protect the interests of the MMD district. Campbell Sutton expressed support for Ms. Molden's concerns outlined in her letter. Ms. Sutton referenced a section of the district's purpose that emphasizes the importance of permitting uses consistent with the long-term integrity of special ecological systems, questioning the compatibility of adding pools and sheds with this goal. Chris Donelan echoed Ms. Sutton's sentiments about maintaining the aesthetic and environmental integrity of the MMD. She highlighted the visibility of the proposed pool from public areas due to the property's corner lot location and highlighted concerns raised by Ms. Molden and Tom Merida. Brian Madden from LEC Environmental Consultants provided context regarding the site

location, revegetation plans, and compliance with MMD performance standards. The Board discussed a thorough consideration of the project's compliance with regulations and its potential impact on the MMD. Tom Barada referenced specific pages within the packet to support his claims and the need for accurate information when discussing property developments.

**Motion/Vote:** Mr. Lowell moved to approve the continuance of the application to the May 13th meeting. The motion was duly seconded by Vice-Chair Topham, and the motion was carried unanimously with a vote of 5-0.

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

**XIV. Other Business:**

- **Resignation of John Trudel III, and discussion of timeline for replacement.**
  The Board outlined the timeline for replacing John Trudel III's position, including advertising in local newspapers, submission deadlines for interested candidates, and the joint appointment process with the Planning Board and Select Board.

  **Motion/Vote:** Mr. Rector moved to approve for staff to write a letter thanking Mr. Trudel for his service. The motion was duly seconded by Vice-Chair Topham, and the motion was carried unanimously.

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

- **Future Meeting Format,** *Zoom vs. In-person vs. Hybrid*
  There was a brief discussion about the future meeting format, considering a hybrid model of in-person and Zoom meetings, particularly for the summer months to accommodate both island residents and off-island applicants. Concerns were raised about technical challenges and staff workload, but the Board ultimately voted to move forward with a hybrid format, with a plan to reassess at the end of October.

  **Motion/Vote:** Mr. Rector moved to approve to go hybrid and reassess at the end of October. The motion was duly seconded by Mr. Lowell and the motion was unanimously approved.

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

- **REMINDER: 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*
- **Planning Board regular meeting – Monday, May 13, 2024, at 4PM via Zoom**

**XIV. <u>Adjournment</u>:**

Mr. Lowell moved to adjourn the meeting at 8:09PM. The motion was duly seconded by Vice-Chair Topham, and the motion was carried unanimously with a vote of 4-0.

**<u>Vote taken by Roll Call:</u>**

Nat Lowell *Aye*
Vice-Chair Topham *Aye*
Barry Rector *Aye*
Chair Iverson *Aye*

*Submitted by: Catherine Ancero*