Nantucket Planning Board

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

Board Members: David Iverson (Chair), Joseph Topham (Vice-Chair), 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 BOAR APPROVED MINUTES
05-13-2024

(*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 ***

Webinar Registration Link:
https://us06web.zoom.us/webinar/register/WN_I5ZWOCy-TE2R1RfcG5iFFQ#/registration
To view the meeting only, see link below:

https://www.youtube.com/watch?v=V_AvlW80Z1A

I. Call to order:

Chair Iverson called the meeting to order at 4:05pm.

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*

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

Stephen Welch *Aye*

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

II. **Approval of the agenda:**

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

III. **Public Comment** *for items not listed on the agenda*
Anne Kuszpa from Housing Nantucket – Mrs. Kuszpa thanked the Board for their support of the middle - income inclusionary zoning bylaw discussed at the recent Town Meeting. Mrs. Kuszpa suggested forming a study group to focus on residential options rather than commercial ones. the town meeting for support. Focuse on residential option instead of the commercial option. Mrs. Kuszpa encouraged the Board to take this up for further discussion.

Emily Molden from Nantucket Land and Water Council – Ms. Molden questioned the timelines and public hearing process for the review and update of the subdivision rules and regulations. The Board informed Ms. Molden that she will be provided with information regarding the subdivision rules and regulations review.

IV. **Minutes**
- **March 11, 2024**
- **April 8, 2024**
- **May 6, 2024**

Motion/Vote: Vice-Chair Topham moved to approve the set of minutes listed above. The motion was duly seconded by Mr. Lowell, and the motion was carried unanimously 3-0. (JT, NL, & DI)

V. **Second Dwellings:**
- **Scarlett O'Hara, LLC – 43 Nobadeer Farm Road, *See Previous Plans***
- **John Stanton & Marianne Stanton, Trustees of Blackberry Nominee Trust – 20 Somerset Road**
- **Steven L. Cohen, Trustee of the 72 Pocomo Rd. Nominee Trust – 72 Pocomo Road**

VI. **Garage Apartments:**
- **George & Zeina Metri – 12 Angola Street**

- **Mark Gottwald Family Trust – 4R Jefferson Avenue**
- **John D. Manera, Trustee of the Caroline and Matthew Manera Irrevocable Trust – 15 Morey Lane**

VII. **Tertiary Dwellings:**
- **Karla Phillips & Suzanne Riddle – 19 Folger Avenue**

Voting: David Iverson (Chair), Vice-Chair Joseph Topham, and Nat Lowell
Alternates: Stephen Welch, Abby De Molina and John Kitchener
Absent: Barry Rector
Recused: None
Activated: None
Documentation: File with associated plans, photos and required documentation
Representing: None
Discussion: The Board decided to postpone the review of second dwellings at 12 Angola Street and 4R Jefferson Street

because Vice-Chair Topham had to recuse himself and there wouldn't be enough votes. They will be addressed at the next meeting.

Motion/Vote: Vice-Chair Topham moved to approve all the second dwellings, garage apartments and tertiary dwellings except for 12 Angola Street and 4R Jefferson which will be addressed at an upcoming meeting. The motion was duly seconded by Mr. Lowell and the motion was carried unanimously 3-0. (JT, NL, & DI)

VIII. ANRs:

- **Town of Nantucket – Weweeder Avenue & Uncatena Street**
- **Nantucket Cottage Hospital – 18 Vesper Lane**
- **NIR LLC c/o New England Development - 20 Cherry Street & 88, 90, 92, 94 Pleasant Street**
- **Hunt Family Nominee Trust, Brendon L. Hunt, Trustee – 35 South Shore Road**
- **Andrew E. Caspe & Jeanne V. Caspe – 46 Essex Road**
- **White Elephant Hotel Residences LLC c/o New England Development – 72 Easton Street**
- **Lynn Mclaughlin – Way off Old South Road (Little Isle Lane)**
- **East Lincoln Avenue Realty Trust – 16 Walsh Street**
- **Joshua Adam Leffler & Margaret Mary Leffler – 22 Pleasant Street**
- **Richmond Great Point Development, LLC – 4 Honeysuckle Drive & 6 Honeysuckle Drive**
- **Town of Nantucket – Weweeder Avenue**
- **County of Nantucket – Waitt Drive**

Voting: David Iverson (Chair), Vice-Chair Joseph Topham, and Nat Lowell
Alternates: Stephen Welch, Abby De Molina and John Kitchener
Absent: Barry Rector
Recused: None
Activated: None
Documentation: File with associated plans, photos and required documentation
Representing: None
Discussion: The Board suggested pulling 35 South Shore Road and 22 Pleasant Street. There were concerns about 22 Pleasant Street due to a submission defect indicating a problem with its documentation. Mrs. Trudel stated that she sent several emails about this issue and had not heard from the applicant.

Motion/Vote: Vice-Chair Topham moved to approve all the ANR applications listed above per staff recommendation except for 35 South Shore Road and 22 Pleasant Street which will be discussed at a later meeting. The motion was duly seconded by and was carried unanimously with a vote of 3-0. (JT, NL, & DI)

IX. Previous Plans:

- **Point Breeze Hotel– 77 Easton Street,** *Request for release of Escrow*

Voting: David Iverson (Chair), Vice-Chair Joseph Topham, and Nat Lowell
Alternates: Stephen Welch, Abby De Molina and John Kitchener
Absent: Barry Rector
Recused: None
Activated: None
Documentation: File with associated plans, photos and required documentation
Representing: None
Discussion: The Board discussed an old engineering escrow account tied to the previous owner. The Applicant is requesting that the Board authorize the release of any remaining balance and for the account to be closed.

Motion/Vote: Mr. Lowell moved to release the remaining escrow balance and close the account. The motion was duly seconded by Vice-Chair Topham, and the motion was carried unanimously 3-0. (NL, JT, & DI)

- **The Beachside – 30 North Beach Street,** *Endorse plans*

Voting: David Iverson (Chair), Vice-Chair Joseph Topham, and Nat Lowell
Alternates: Stephen Welch, Abby De Molina and John Kitchener

Absent: Barry Rector
Recused: None
Activated: None
Documentation: File with associated plans, photos and required documentation
Representing: None
Discussion: The Board reviewed a submission for plan endorsement. All comments from Ed Pesci have been addressed.

Motion/Vote: Mr. Lowell moved to endorse the plans. The motion was duly seconded by Vice-Chair Topham, and the motion was carried unanimously 3-0. (NL, JT, & DI)

- **PLSP-2021-12-0157 Scarlett O'Hara, LLC - 43 Nobadeer Farm Road,** *minor modification convert office building in the southeast corner as a dwelling*
  Voting: David Iverson (Chair), Vice-Chair Joseph Topham, and Nat Lowell
  Alternates: Stephen Welch, Abby De Molina and John Kitchener
  Absent: Barry Rector
  Recused: None
  Activated: None
  Documentation: File with associated plans, photos and required documentation
  Representing: Attorney Ken Gullicksen
  Discussion: Attorney Gullicksen stated that they are requesting a minor modification to reconfigure an existing office space into a second dwelling. The site is zoned RC-2 which permits a second dwelling.

  Motion/Vote: Vice-Chair Topham moved to endorse the plans. The motion was duly seconded by Mr. Lowell, and the motion was carried unanimously 3-0. (JT, NL, & DI)

  - Second Dwelling: Scarlett O'Hara, LLC - 43 Nobadeer Farm Road3-0

    Motion/Vote: Vice-Chair Topham moved to endorse the plans. The motion was duly seconded by Mr. Lowell, and the motion was carried unanimously 3-0. (JT, NL, & DI)

X. Public Hearing:

- **43 W. Miacomet, LLC – 43 West Miacomet Road,** *action deadline 08-30-2024*
  CONTINUED TO JUNE 10, 2024
- **Steven L. Cohen, as Trustee of the 8 Walbang Nominee Trust – 8 Walbang Avenue,** *action deadline 06-09-2024*

Voting: David Iverson (Chair), Vice-Chair Joseph Topham, and Nat Lowell
Alternates: Stephen Welch, Abby De Molina and John Kitchener
Absent: Barry Rector
Recused: None
Activated: None
Documentation: File with associated plans, photos and required documentation
Representing: None
Discussion: The Board discussed the two applications for properties at 43 West Miacomet Road and 8 Walbang Road. Mrs. Trudel stated that Town Meeting recently transferred the permit-granting authority from the Planning Board to the Zoning Board of Appeals (ZBA) for the Moorland Management District (MMD). The Planning Board can no longer issue Special Permits in this district. Following the advice from the Town Council the applicants requested to withdraw their applications without prejudice to resubmit them to the ZBA. The Board agreed to vote on the withdrawal requests for both applications together. Billy, the staff person for both the Planning Board and Zoning Board of Appeals, will assist in transitioning the applications to the ZBA.

Motion/Vote: Vice-Chair Topham moved to accept the withdrawal requests without prejudice for both properties listed above. The motion was duly seconded by Mr. Lowell and the motion was carried unanimously 3-0. (JT, NL & DI)

- **Richard A., Sarah A. & Shannon M. Boehm – 63 New Siasconset Street,** *action deadline 08-29-2024*
  Voting: David Iverson (Chair), Vice-Chair Joseph Topham, and Nat Lowell

Alternates: Stephen Welch, Abby De Molina and John Kitchener
Absent: Barry Rector
Recused: None
Activated: None
Documentation: File with associated plans, photos and required documentation
Representing: Shannon Boehm
Discussion: Shannon was having technical issues and was eventually able to present the plan. Ms. Boehm explained that the subdivision plan, clarifying it, was a proof plan and would be converted to a rear lot subdivision later. There were discussions about waivers from rules and regulations related to roadway, width, curbing and other requirements. Mrs. Trudel provided clarification on these points stating that they were standard for such applications and would be revisited if the subdivision plan changed. Chair Iverson opened the floor to the public. Emily Molden representing the Nantucket Land and Water Council raised concerns about whether the parcels in question would need to connect to Town sewer and water. It was clarified that while the development would be connected to Town sewer, it would rely on wells due to the absence of a water main on Miller Lane.

The Board discussed the possibility of mandating future connections to Town water once it becomes available. Ms. Molden further supported the condition for future water tie-in. The Board agreed to add this condition.

Motion/Vote: Mr. Lowell moved to close the public hearing. The motion was duly seconded by Vice-Chair Topham, and the motion was carried unanimously 3-0. (JT, NL & DI)

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

Motion/Vote: Vice-Chair Topham moved to approve the application with the findings and conditions outlined in the staff report and that if the Town water becomes available that the applicant tie in. The motion was duly seconded by Mr. Lowell, and the motion was carried unanimously 3-0. (JT, NL & DI)

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

- **Kara C. Gibson Revocable Tr. (Subdivision Amendment #5) – 5 Arrowhead Road & 2 Tomahawk Road,** *action deadline 08-11-2024*
Voting: David Iverson (Chair), Vice-Chair Joseph Topham, and Nat Lowell
Alternates: Stephen Welch, Abby De Molina and John Kitchener
Absent: Barry Rector
Recused: None
Activated: None
Documentation: File with associated plans, photos and required documentation
Representing: Kara Gibson
Discussion: The Applicant is requesting to modify the existing subdivision, which initially allowed only one dwelling unit per lot, located on the second floor. The Gibson had received prior relief to have a second dwelling unit but needed further modification to allow flexibility in its placement. Staff clarified that the modification was to permit the second dwelling unit without the restriction of it being on the second floor, facilitating the creation of additional housing. The Board supports the proposal and expresses the importance of creating more housing. Chair Iverson opened the floor to the public. There were no public comments or objections.

Motion/Vote: Mr. Lowell moved to close the public hearing. The motion was duly seconded by Vice-Chair Topham, and the motion was carried unanimously 3-0. (JT, NL & DI)

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

Motion/Vote: Mr. Lowell moved to approve the application request. The motion was duly seconded by Vice-Chair Topham, and the motion was carried unanimously 3-0. (JT, NL & DI)

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

- **Greg Glowacki – 11 & 13 Miller Lane,** *action deadline 07-28-2024*
  Voting: David Iverson (Chair), Vice-Chair Joseph Topham, and Nat Lowell
  Alternates: Stephen Welch, Abby De Molina and John Kitchener
  Absent: Barry Rector
  Recused: None
  Activated: None
  Documentation: File with associated plans, photos and required documentation
  Representing: Dan Mulloy, Surveyor
  Discussion: The application proposes creating a new lot with access from Miller Lane, expanding the lane and construction of a gravel roadway. The application had been previously reviewed and continued to address engineering issues. Drainage improvements were made after discussion with Ed Pesci. Mr. Pesci reviewed and commented on in a letter included in the Board's packet. Chair Iverson opened the floor to the public. Emily Molden from the Nantucket Land and Water Council stated that she supports Mr. Pesci's recommendations. Ms. Molden stated the importance of soil test pits and an operation and maintenance plan. Ms. Molden expressed the importance of town sewers and water connections. The parcel now is on Town sewer however use wells due to the absence of a water main. The Board briefly discussed adding a condition that the properties must connect to Town water if it becomes available.

  Motion/Vote: Vice-Chair Topham moved to close the public hearing. The motion was duly seconded by Mr. Lowell and the motion was carried unanimously. (JT, NL & DI)

  Motion/Vote: Vice-Chair Topham moved to approve the application with the new condition regarding future connection to Town water. The motion was duly seconded by Mr. Lowell and the motion was carried unanimously 3-0. (JT, NL & DI)

- **20 North Water Street, LLC – 20 North Water Street,** *action deadline 08-11-2024*
  Voting: David Iverson (Chair), Vice-Chair Joseph Topham, and Nat Lowell
  Alternates: Abby De Molina
  Absent: Barry Rector
  Recused: None
  Activated: Stephen Welch and John Kitchener
  Documentation: File with associated plans, photos and required documentation
  Representing: Attorney Arthur Reade and Jack Ly.
  Discussion: The Applicant is requesting to add a 14th guest room within the existing structure. Attorney Reade stated that the property currently operates as a 13-unit guest house. The modification does not include any exterior changes however it would require a waiver for one additional parking space. Chair Iverson requested a management plan. There was a brief discussion of how the property operates effectively with alternative transportation methods like golf carts. Chair Iverson opened the floor to the public. There were no public comments.

  Motion/Vote: Mr. Lowell moved to close the public hearing. The motion was duly seconded by Vice-Chair Topham, and the motion was carried unanimously.

Motion/Vote: Mr. Lowell moved to approve the application with the added condition 8 submission of a management plan. The motion was duly seconded by Vice-Chair Topham, and the motion was carried unanimously 5-0. (NL, JT, JK, AD, & DI)

- **Rhoda H. Weinman, Trustee of 5 Wauwinet Road Nominee Trust – 5 Wauwinet Road,** *action deadline 08-11-2024*
  Voting: David Iverson (Chair), Vice-Chair Joseph Topham, and Nat Lowell
  Alternates: Stephen Welch, Abby De Molina and John Kitchener
  Absent: Barry Rector
  Recused: None
  Activated: None
  Documentation: File with associated plans, photos and required documentation
  Representing: Paul Santos, Surveyor
  Discussion: The Applicant is requesting to allow a second driveway access from Chase Lane. The proposal involves building a freestanding barn to be used as a pottery studio on the east side of the property requiring a new driveway off Eat Fire Spring Road. The Applicant has approval from the Conservation Commission and a building permit. The proposed driveway would follow an existing walking path. The Board agreed that the proposed changes would not significantly impact on the area. Chair Iverson opened the floor to the public. There were no public comments.

  Motion/Vote: Mr. Welch moved to close the public hearing. The motion was duly seconded by Mr. Lowell, and the motion was carried unanimously. (NL, SW, JK, JT, & DI)

  Motion/Vote: Mr. Lowell moved to approve the application with the recommendations and conditions outlined in the staff report. The motion was duly seconded by Mr. Welch, and the motion was carried unanimously 5-0. (NL, SW, JK, JT & DI)

- **Don Allen Auto Service, Inc., Modification #3 – 22, 24 & 26 Polpis Road,** *action deadline 08-11-2024*
  Voting: David Iverson (Chair), Vice-Chair Joseph Topham, and Nat Lowell
  Alternates: John Kitchener
  Absent: Barry Rector
  Recused: None
  Activated: Stephen Welch, and Abby De Molina
  Documentation: File with associated plans, photos and required documentation
  Representing: Paul Santos, Surveyor
  Discussion: The Applicant is requesting for a modification to an existing Major Commercial Development (MCD) permit. The request entails a 1600 square foot storage shed, an additional 700 square foot to the existing auto showroom and offices, and a small tire carousel addition to the service building. Increase the on-site employee housing units from two to six, expanding the number of bedrooms from 5 to 14. Inclusion of lot 154 into the MCD and release of a portion of lot 75 contingent upon the transfer of ownership between Don Allen Auto Service Inc. and John J. Kalin Trustee of the John J. Kalin 2015 Trust. The Board appreciates the efforts to provide additional employee housing. The Board acknowledges the complexity and historical challenges of the property. Board members were pleased with the progress made in resolving these issues. Chair Iverson opened the floor to the public. No comments were made.

  Motion/Vote: Mr. Lowell moved to close the public hearing. The motion was duly seconded by Vice-Chair Topham, and the motion was carried unanimously. (NL, JT, SW, AD, & DI)

  Motion/Vote: Mr. Lowell moved to approve the application with the recommendations and conditions outlined in the staff report. The motion was duly seconded by Vice-Chair Topham, and the motion was carried unanimously 5-0. (NL, JT, AD, JK, & DI)

XI. Other Business:

- **Letter from Nantucket Fire Department,** *FYI Roadway width*
  The Board discussed a letter from the Fire Department. The Board will be reviewing its subdivision rules and regulations, and they plan to involve Chief Granson from the Fire Department in the discussions. Mr. Lowell stressed the need for historical understanding when considering road widths, citing examples, and the importance of maintaining the island's character and managing road widths carefully. There were past issues with road widening for safety concerns. The Board expressed concerns about how road widening might affect the island's character, the need for balance between safety and preservation.

- **Planning Board regular meeting – Monday, June 10, 2024, at 4PM via Zoom**

XII. Adjournment:

Mr. Lowell moved to adjourn the meeting at 5:23PM. The motion was duly seconded by Vice-Chair Topham, and the motion was carried unanimously with a vote of 3-0. (NL, JT, & DI)

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

Submitted by Catherine Ancero