



Nantucket Planning Board

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

Board Members: David Iverson (Chair), Joseph Topham (Vice-Chair), Nat Lowell, Barry Rector, and John Kitchener

Alternates: Stephen Welch, Abby De Molina, Howard Matz

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

APPROVED MINUTES OF 07-29-2024 PLANNING BOARD AGENDA

07-29-2024

(Subject to change)

Please list below the topics the chair reasonably anticipates will be discussed at the meeting.

Webinar Registration Link:

https://us06web.zoom.us/webinar/register/WN_86nbKP6bT5S31bB7qirjbA

To view the meeting only, see link below:

<https://youtube.com/live/mlHKBIIGfuA?>

I. Call to order:

The Planning Board discussion began with a roll call of attendees. A motion was made by Vice-Chair Topham and seconded by Mr. Lowell to open the special meeting. The roll call for the Select Board and the Chair Mohr, confirming a quorum. There were technical difficulties reported at the trailer, with Megan confirming her presence but without a working microphone.

II. Joint Meeting with the Select Board and Finance Committee to Review Final September 17, 2024, Special Town Meeting Warrant with Motions.

Discussion: The Planning Board held a joint meeting with the Select Board and Finance Committee to discuss the Special Town Meeting warrants. They reviewed the articles one by one.

Article 1: Zoning Bylaw amendment regulating Nantucket vacation rentals.

Both the Planning Board and Finance Committee supported the article.

Article 2: Zoning bylaw amendment regulating short term rental use sponsored by Charity Benz.

The Planning Board and Finance Committee recommended taking no action.

Article 3: Zoning bylaw amendment regulating short-term rental use sponsored by Steven Cohen.

The recommendation was also to take no action.

Article 4: Zoning Bylaw amendment regulating short-term rental use sponsored by Grant Sanders.

The recommendation was to take no action.

- Article 5: General bylaw amendment regarding short-term rentals sponsored by Pamela Parin.**
The finance Committee recommended taking no action.
- Article 6: General Bylaw amendment regarding short-term rentals sponsored by Steven Cohen.**
The recommendation was to take no action
- Article 7: Zoning Bylaw amendment regarding short-term rentals sponsored by Matthew Peele.**
The recommendation was to take no action.
- Article 8: Zoning Bylaw amendment on issuance of building and use permits sponsored by Mary Bergman.**
The Planning Board motion to adopt with some changes supported by the Finance Committee.
- Article 9: Zoning Bylaw amendment on apartment community sponsored by Steven Cohen.**
The recommendation was to take no action.
- Article 10: Zoning Map change from CN to R-5 on Beachgrass Road sponsored by the Select Board.**
The recommendation was to adopt.
- Article 11: Zoning Ma change from LUG-2 to R-5 on Skyline Drive sponsored by Steven Mory.**
The recommendation was to take no action.
- Article 12: Zoning Mao change form LUG-2 to R-4 on Woodland Drive sponsored by Steven Mory.**
The recommendation was to take no action.
- Article 13: Bylaw amendment on sewer district map change at 44 Skyline Drive sponsored by Steven Mory.**
The recommendation was not to add to the sewer district.
- Article 14: Bylaw amendment on sewer district map change at 13 and 13A Woodland Drive sponsored by Steven Mory.**
The recommendation was not to add to the sewer district.
- Article 15: Bylaw amendment on sewer district map change at 42 Monohansset Road sponsored by Jillian Lenard.**
The recommendation was not to add to the Sewer District.
- Article 16: Home rule petition to amend the NP&EDC enabling legislation sponsored by Hillary Hedges Rayport.**
The recommendation was not to adopt.
- Article 17: Real estate acquisition at 81 Washington Street building sponsored by John Copenhaver.**
The recommendation was to take no action, as the Select Board can take this action without Town Meeting approval.

III. Adjournment:

A motion was made to adjourn the meeting at 4:20PM.

Submitted by: Catherine Ancero

*Link to the Planning Board meeting video:

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