Nantucket Planning Board

APPROVED MINUTES OF 08-12-2024

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

Attending Members: Chair Dave Iverson (Board member), Vice-Chair Joseph Topham (Board member), Nat Lowell (Board Member), Barry Rector (Board member), Stephen Welch (Alternate) and Howard Matz *(arrived at 5:33PM)*
Remote Attendance: Abby De Molina (Alternate)
Absent: John Kitchener (Board member)

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

PLANNING BOARD
APPROVED MINUTES OF
08-12-2024

(*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_afyHgf8aT_aO1HBiMTkj-Q#/registration

To view the meeting only, see link below:

https://www.youtube.com/watch?v=tnPSjG6-DDg

I. Call to order:

Chair Iverson called the meeting to order at 4:03pm.

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.

II. Approval of the agenda:

Mr. Rector moved to approve the agenda. The motion was duly seconded by Mr. Lowell, and the motion was carried unanimously.

Roll call of Board members:

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

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

Amy Eldridge requested to move the public hearing for properties tat 62 and 64 Sankaty Road earlier due to work commitments. The Board agreed to her request after handling consent items. Ms. Eldridge also mentioned and requested that it would be helpful if certified letters sent to abutters include property addresses for better identification. Campbell Sutton raised concerns about the limited availability of tire inflators in the mid-island area. Ms. Sutton suggested that the Town or businesses consider adding public inflators. Ms. Sutton also questioned the property on Bartlett Road being used to sell cars. The Board agreed to look into both matters and provide updates. Ms. De Molina mentioned that Holdgate Partners has air available for public use.

IV. **<u>Minutes:</u>**

- **July 8, 2024**
- **July 15, 2024**
- **July 29, 2024**

Documentation: File with associated plans, photos and required documentation

Motion/Vote: Mr. Rector made a motion to approve the sets of minutes listed above. The motion was duly seconded by Vice-Chair Topham, and the motion was carried unanimously.

<u>Roll call of Board members:</u>

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

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

- **Hackett (1997) Investment Limited Partnership – 8 Juniper Hill Road**
- **RMM Lemonade, LLC – 23 Masaquet Avenue**
- **Auburn Cottage, LLC – 46 Easton Street**
- **David M. & Avery C. Keller – 6 Plainfield Road**
- **T. Scott Jube – 10 Oak Hollow Lane**
- **1 & 3 Back Street, LLC – 3 Back Street**

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

- **Nunez Weeniex F M & Stacey A M – 9 Brinda Lane**
- **Tomack LLC – 38 Chuck Hollow Road**
- **Jeffrey Akseizer – 14 Moors End Lane**
- **Squam Partners LLC – 89 Squam Road**

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

- **Rebecca Moesinger – 13 Bartlett Road**

Documentation: File with associated plans, photos and required documentation

Discussion: 23 Masaquet Avenue shows a plan for a five-bedroom septic system but six bedrooms on the property. This isn't within the Planning Board's purview, and it was stressed that a permit cannot be issued until the Health Department gives approval. 1 and 3 Back Street the packet only provided a site plan without the application. Chair Iverson stated that it would be displayed on the screen for everyone to see. The secondary dwelling is being added to 3 Back Street. Tertiary dwelling for 13 Bartlett Farm Road only had the approval letter and not the site plan for the tertiary dwelling. Mr. Saad displayed the site plan on the screen showing the lot's entrance from Bartlett Farm Road and the location of the existing and secondary dwellings.

Motion/Vote: Mr. Rector made a motion to approve all the secondary dwellings and tertiary dwellings listed above. The motion was duly seconded by Mr. Lowell, and the motion was carried unanimously.

Roll call of Board members:
Barry Rector, *Aye*
Nat Lowell, *Aye*
Vice-Chair Topham, *Aye*
Chair Iverson, *Aye*

VIII. ANRs:

- **Maubessac, LLC – 20 East Lincoln Avenue**
- **5 Lily Street, LLC – 5 Lily Street**
- **John E. Backus – 25 Backus Lane**
- **17 HFR ACK, LLC; 19 HFR ACK, LLC; 19RHFR ACK LLC – 17 Hooper Farm Road; 19 Hooper Farm Road; and 19R Hooper Farm Road**
- **Albert & Carol Gird - 10 South Pasture Lane**
- **Charles A Ernst, Trustee – 166 Cliff Road – *SEE PUBLIC HEARING***
- **ACKS Realty Trust, Richard J. Glidden, Trustee – 39 Orange Street**

Documentation: File with associated plans, photos and required documentation

Discussion: 166 Cliff Road was pulled off the motion, will be heard during the Public Hearing discussion.

Motion/Vote: Mr. Rector made a motion to approve all ANR applications listed above except for 166 Cliff Road per staff recommendation. The motion was duly seconded by Vice-Chair Topham, and the motion was carried unanimously.

Roll call of Board members:
Barry Rector, *Aye*
Vice-Chair Topham, *Aye*
Nat Lowell, *Aye*
Chair Iverson, *Aye*

IX. 41/81 I

- **ANR and 41/81 I - Egan Lane**

Documentation: File with associated plans, photos and required documentation

Discussion: The purpose of the 41/81I plan is to lead to a County Commissioner roadway taking, with the Planning Board making a recommendation to proceed with the roadway as an easement. This would help resolve some land court issues and align the area with the master plan. The plan involves "pork chop lots," which are non-conforming with the master plan. By laying out a road, these lots can be brought into conformity. Future zoning changes are expected, with some areas being rezoned for residential or commercial use. The Board recommended the plan with some conditions about future subdivision restrictions once the roadway is taken as an easement.

Motion/Vote: Mr. Lowell made a motion to approve the endorsement of the letter with the suggested new language and recommendation with some conditions about future subdivision restrictions once the roadway is taken as an easement. The motion was duly seconded by Mr. Rector and the motion was carried unanimously.

Roll call of Board members:
Nat Lowell, *Aye*
Barry Rector, *Aye*
Vice-Chair Topham, *Aye*

Chair Iverson, *Aye*

X. Sketch Plan

- **Adequacy of Access for Potential ANR at 44 Madequecham Valley Road**

Voting: Chair Dave Iverson, Vice-Chair Joseph Topham, Nat Lowell, and Barry Rector
Alternates: Stephen Welch, and Abby De Molina
Recused: None
Absent: John Kitchener
Documentation: File with associated plans, photos and required documentation
Activated: None
Representing: Sarah Alger, Attorney, Jeff Blackwell, Surveyor and Dan Kellog, Client
Discussion: Attorney Alger discussed two main issues, the need to modify an existing covenant related to land use and concerns about the adequacy of access to the property. The road providing access to the property, Madequecham Valley Road, is a County Road that was never fully constructed and is appropriate for an ANR. The applicant needs to modify this covenant to align with the new plan, which proposes dividing the land into two lots (Concept Lot 1 and Concept Lot 2) that combine both registered and unregistered parcels. The existing covenant requires lots to be held in common ownership due to the combination of registered and unregistered land. The current access is the airport property, raising concerns about the road's adequacy. Board members discussed the potential need to align the road with its designated layout, but acknowledged that improvements would fall under county jurisdiction, not the applicant's. There was discussion of potential for the development of up to six dwelling units on the property and the need to consider the long-term implications, including the possibility of tertiary dwellings. The public raised concerns about safety and access, of the intersection with the bike path and the potential increase in traffic. The Board acknowledged these concerns and indicated they would be considered in the ongoing review process. Attorney Alger wanted to make sure that there would be no issues when the Approval Not Required (ANR) plan is submitted. Attorney Alger wanted to address any potential concerns beforehand especially regarding the road access and alignment issues. Attorney Alger will be moving forward with the submission of the ANR plan

XI. Previous Plans:

- **Van Gilder Subdivision, 86A & 88 Old South Road,** *endorse legal documents*

Voting: Chair Dave Iverson, Vice-Chair Joseph Topham, Nat Lowell, and Barry Rector
Alternates: Stephen Welch, and Abby De Molina
Recused: None
Absent: John Kitchener
Documentation: File with associated plans, photos and required documentation
Activated: None
Representing: Richard Glidden, Attorney
Discussion: Attorney Glidden explained that the subdivision process, which was supposed to take two years, ended up taking four due to complications with deregistering the land from the Land Court. After a 20-month delay caused by the judge's issues with the trust, the document had to be amended with the new registry information.

Motion/Vote: Mr. Rector made a motion to endorsement the legal documents. The motion was duly seconded by Mr. Lowell and the motion was carried unanimously.

Roll call of Board members:
Barry Rector, *Aye*
Nat Lowell, *Aye*
Vice-Chair Topham, *Aye*
Chair Iverson, *Aye*

- **Woodland Hill Subdivision,** *endorse consent document*

Voting: Chair Dave Iverson, Vice-Chair Joseph Topham, Nat Lowell, and Barry Rector
Alternates: Stephen Welch, and Abby De Molina
Recused: None
Absent: John Kitchener
Documentation: File with associated plans, photos and required documentation
Activated: None
Representing: None
Discussion: The Board members briefly discussed an amendment to the Woodland Hills subdivision's Declaration of Protective Covenant, Easements, and Restrictions. Staff asked the Board to endorse the amendment however there were concerns about discrepancies in the number of lots allowed to have secondary dwellings. Originally, five of the 12 lots were not allowed secondary dwellings, it seems that an extra lot was given permission. The math in the update did not seem to match. The Board request for clarity before approving. It was decided to continue the discussion at the next meeting with the condition that the subdivision satisfies its past due engineering escrow balance.

Motion/Vote: Mr. Rector made a motion to continue to the September meeting. The motion was duly seconded by Mr. Lowell and the motion was carried unanimously.

<u>Roll call of Board members:</u>
Barry Rector, *Aye*
Nat Lowell, *Aye*
Vice-Chair Topham, *Aye*
Chair Iverson, *Aye*

XII. <u>Public Hearing:</u>

- **Great Harbor Yacht Club (Tennis and Swim Center)– 19, 21 (portion of) & 23 Nobadeer Farm Road,** *action deadline 09-08-2024* ***CONTINUED TO SEPTEMBER 9, 2024***
- **17 Cannonbury Lane LLC– 17 Cannonbury Lane,** *action deadline 09-08-2024*
REQUEST TO WIHDRAW WITHOUT PREJUDICE
- **Richard Joseph Leider and Jane Leider, Trustees of the Richard and Jane Leider Revocable Trust – 64 & 62 Sankaty Road,** *action deadline 11-10-2024*
Voting: Chair Dave Iverson, Vice-Chair Joseph Topham, Nat Lowell, and Barry Rector
Alternates: Stephen Welch, and Abby De Molina
Recused: None
Absent: John Kitchener
Documentation: File with associated plans, photos and required documentation
Activated: None
Representing: Art Gasbarro, Nantucket Engineering Survey
Discussion: The Applicant is proposing a subdivision plan for two oversized lots (62 and 64 Sankaty). The purpose is to turn these two lots into three, although there is no intention to construct the subdivision or road shown in the plan. Mr. Gasbarro questioned the need for filing due to ambiguity in the Bylaw (Chapter 139, Section 8) specifically regarding the requirement for a rear-lot subdivisions. Mr. Gasbarro consulted with staff and submitted the AR subdivision as a precaution. Waivers were requested since the road design was not a priority. The lot meets all regulations without asking for any relief. Staff is recommending approval with standard conditions. Mr. Gasbarro stated that he will be submitting a special permit application for the next meeting to create a secondary residential lot for year-round residence, and it will be serviced by Town water and sewer. Vice-Chair Topham discussed the need to review the impact of a new development on the bike path. There were concerns about having multiple driveways in a tight space, especially near the bike path. The Board prefer a single shared driveway for the three lots to avoid congestion. Mr. Gasbarro acknowledged that the issue would be reviewed in the Special Permit process. Chair Iverson opened the floor to the public. Amy Eldridge who is a

direct abutter, voiced concerns about the safety implications of adding three driveways to a development near her property. Ms. Eldridge stated that the area s already congested with public transportation and bike traffic. Ms. Eldridge described the problem with vehicles and bikes crossing dangerously close to her home and expressed her frustration about receiving a notification about the development that contradicted earlier. Ms. Eldridge suggested relocating the proposed road to improve safety. Chair Iverson stated that the Board would seek a recommendation from the Bicycle and Pedestrian Advisory Committee (BPAC) and that the rear lot subdivision requires a Special Permit which this permit grants the Board authority over the layout. Emily Molden from the Nantucket Land and Water Council raised concerns about subdivisions requiring multiple waivers and stressed the need for careful consideration of intersections and curb cuts. Ms. Molden suggested seeking input from the BPAC before proceeding with the special permit for the rear lot subdivision. RJ Turcot speaking as a private citizen, voiced concerns about curb cuts and shared his personal experience of being hit by a vehicle at a curb cut. Mr. Turcot stressed the importance of minimizing such crossings to improve cyclist safety and flow. Campbell Sutton expressed support for limiting multiple curb cuts. Meghan Perry echoed the support for these concerns. The discussion overall was focused on the plan addressing safety concerns, through professional reviews and detailed planning.

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.

Roll call of Board members:
Nat Lowell, *Aye*
Vice-Chair Topham, *Aye*
Barry Rector, *Aye*
Chair Iverson, *Aye*

Motion/Vote: Mr. Lowell moved to approve the application with the findings and conditions listed in the staff report and that the Applicant's proposal is in harmony with the general purpose and intent and aligns with the *Rules and Regulations Governing the Subdivision of Land*. The motion was duly seconded by Vice-Chair Topham, and the motion was carried unanimously.

Roll call of Board members:
Nat Lowell, *Aye*
Vice-Chair Topham, *Aye*
Barry Rector, *Aye*
Chair Iverson, *Aye*

- **13 and 15 Nancy Ann LLC – 13 and 15 Nancy Ann Lane,** *action deadline 10-06-2024*
  Voting: Chair Dave Iverson, Vice-Chair Joseph Topham, Nat Lowell, and Barry Rector
  Alternates: Stephen Welch, and Abby De Molina
  Recused: None
  Absent: John Kitchener
  Documentation: File with associated plans, photos and required documentation
  Activated: None
  Representing: Attorney Arthur Reade
  Discussion: Mr. Rector recused himself. Ms. De Molina was activated despite her initial audio issues. Attorney Reade requested for another continuance and provided the Board updates on the project. The Water Quality Certification is included in the packet, Landscape Plan is available for review, Management Plan is still being developed, and Traffic Study is being prepared by Chapelle Engineering. The car wash facility will only have a wash-down station, not a full-scale car wash. Attorney Reade explained that t would be limited to rinsing vehicles being stored. Attorney Reade clarified that the site is in an Industrial area not Mid-Island. The Applicant

will continue working with the Historic District Commission (HDC) and provide updates. Board members agreed that continuing the discussion after receiving more information from the HDC would be prudent. Complimented the landscape plan but expressed concerns about long term maintenance and the management plan. Chair Iverson opened the floor to the public. Campbell Sutton asked if the management plan should include designated parking spots for each condo or apartment unit to avoid residents scrambling for spaces. It would be included in the management plan. Emily Molden from the Land and Water Council appreciate coordination with other agencies and clarification about the car wash being just a rinsing station. Ms. Molden requested that the rinsing area be clearly marked on future plans and incorporated into the operation and maintenance plan. There were no additional comments.

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

<u>Roll call of Board members:</u>
Nat Lowell, *Aye*
Vice-Chair Topham, *Aye*
Abby De Molina, *(Technical difficulties)*
Chair Iverson, *Aye*

- **Charles A. Ernst III, Trustee – 166 Cliff Road,** *action deadline 11-10-2024*
  Voting: Chair Dave Iverson, Vice-Chair Joseph Topham, Nat Lowell, Barry Rector and Stephen Welch
  Alternates: Abby De Molina
  Recused: None
  Absent: John Kitchener
  Documentation: File with associated plans, photos and required documentation
  Activated: Stephen Welch
  Representing: Dan Mulloy, Surveyor
  Discussion: The Applicant is proposing to create a secondary residential lot for year-round residence, and it will be serviced by Town water and sewer. The lot meets all regulations without asking for any relief. The property had previously been approved for a two-lot plan and now seeking a Special Permit. The lots are oversized for the district with no plans for further subdivision. The Chair Iverson opened the floor to the public: There were no public comments. The applicant agreed with all staff recommendations. Board questioned the number of dwellings and expressed concern about driveways being too close to lot lines and suggested reducing the number of driveways for better aesthetics and reduced road access. Mr. Mulloy stated that the current driveway layout was likely to change however could remain in its general area. Chair Iverson opened the floor to the public. Tobias Glidden questioned about the "pork chop" lots if they were something the Board typically disapproves of. Mr. Glidden questioned what defines a pork chop lot and how the current project differed from one. Mr. Lowell provided an explanation, describing pork chop lots are narrow strips of land that provide frontage on roads like Egan Lane and Pine Crest. Mr. Lowell stated that while the current project might resemble a pork chop lot it doesn't fit the traditional definition. The proposed lots conform to zoning requirements and are designed with utility access, differing from older, non-conforming layouts. Mr. Mulloy proposed a compromise of maintaining a 50-foot separation between driveways and was open to returning to the Board if adjustments were needed. The Board recognizes that each subdivision is unique and is based on the location and circumstances. Mr. Welch stated that he is not opposed to two access point however wanted documentation regarding the easement and space for a buffer along the newly created driveway. A 10-foot access and utility easement were approved for the rear lot.

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

Roll call of Board members:
Stephen Welch, *Aye*
Vice-Chair Topham, *Aye*
Nat Lowell, *Aye*
Barry Rector, *Aye*
Chair Iverson, *Aye*

Motion/Vote: Mr. Welch moved to approve the application as amended and subject to staff's recommended findings and conditions listed in the staff report. The motion was duly seconded by Vice-Chair Topham, and the motion was carried unanimously.

Roll call of Board members:
Stephen Welch, *Aye*
Vice-Chair Topham, *Aye*
Nat Lowell, *Aye*
Barry Rector, *Aye*
Chair Iverson, *Aye*

ANR: Charles A. Ernst, Trustee – 166 Cliff Road

Motion/Vote: Mr. Lowell moved to approve the ANR. The motion was duly seconded by Mr. Rector, and the motion was carried unanimously.

Roll call of Board members:
Nat Lowell, *Aye*
Barry Rector, *Aye*
Vice-Chair Topham, *Aye*
Chair Iverson, *Aye*

Note: Mrs. Trudel addressed other pending matters, including the withdrawal of an application for 17 Cannonbury Lane and continuing the Great Harbor Yacht Club application to a later date.

Alternate Mr. Matz joined the meeting at 5:33PM.

- **17 Cannonbury Lane LLC– 17 Cannonbury Lane,** *action deadline 09-08-2024*
  REQUEST TO WIHDRAW WITHOUT PREJUDICE

Motion/Vote: Mr. Rector moved to accept the withdrawal without prejudice. The motion was duly seconded by Mr. Lowell, and the motion was carried unanimously.

Roll call of Board members:
Barry Rector, *Aye*
Nat Lowell, *Aye*
Vice-Chair Topham, *Aye*
Chair Iverson, *Aye*

- **Great Harbor Yacht Club (Tennis and Swim Center)– 19, 21 (portion of) & 23 Nobadeer Farm Road,** *action deadline 09-08-2024* ***CONTINUED TO SEPTEMBER 9, 2024***

Motion/Vote: Mr. Rector moved to approve the continuance. The motion was duly seconded by Mr. Lowell, and the motion was carried unanimously.

Roll call of Board members:
Barry Rector, *Aye*
Nat Lowell, *Aye*
Vice-Chair Topham, *Aye*
Chair Iverson, *Aye*

- **Nantucket Safe Harbor for Animals, Inc. – 1 Evergreen Way,** *action deadline 11-10-2024*
Voting: Chair Dave Iverson, Vice-Chair Joseph Topham, Nat Lowell, and Barry Rector
Alternates: Stephen Welch, Abby De Molina and Howard Matz
Recused: None
Absent: None
Documentation: File with associated plans, photos and required documentation
Activated:
Representing: John Brescher, Attorney
Discussion: Attorney Brescher stated that the project involves three structures, a community educational building offering classes, dog training, and small events, an animal hospital providing clinical services, adoption services, quarantine for sick animals and staff offices, and a barn for surrendered farm animals and possibly a wildlife refuge. The applicant is requesting waivers for an exterior lighting and signage plan. Attorney Brescher mentioned plans for staff housing on separate lots which will be addressed in future amendment. There was a brief discussion about the housing aspects, lighting concerns and FAA requirements for building height. There were no public comments.

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

Roll call of Board members:
Barry Rector, *Aye*
Vice-Chair Topham, *Aye*
Nat Lowell, *Aye*
Chair Iverson, *Aye*

Motion/Vote: Mr. Rector moved to approve the MCD application subject to staff review. The approval was contingent on staff reviewing the lighting and landscaping plans and no waivers granted. The motion was duly seconded by Vice-Chair Topham, and the motion was carried unanimously.

Roll call of Board members:
Barry Rector, *Aye*
Vice-Chair Topham, *Aye*
Nat Lowell, *Aye*
Chair Iverson, *Aye*

- **Great Harbor Tennis and Swim Center - Great Harbor Yach Club, Inc. – 19 & 23 Nobadeer Farm Road,** *action deadline 11-10-2024*
Voting: Chair Dave Iverson, Vice-Chair Joseph Topham, Nat Lowell, and Barry Rector
Alternates: Stephen Welch, Abby De Molina and Howard Matz
Recused: None
Absent: None
Documentation: File with associated plans, photos and required documentation
Activated:
Representing: Arthur Reade, Attorney and Leo Asadorian, Surveyor
Discussion: Mr. Asadorian discussed the updates site plans. Mr. Asadorian stated that while this was not the preferred plan it was presented as a contingency in case ongoing negotiations with the Nantucket Land Bank fell

through. The club wanted to retain a tennis court and relocate parking to another parcel, 23 Nobadeer Farm Road. There were concerns about increased in traffic since the site wraps around a school, Small Friends and the effects on parking and traffic flow. The Board asked for clarity on the delineation of parking spaces and Mr. Asadorian assured the Board that no parking spots would be eliminated with existing conditions maintained. There was a brief discussion on whether the approval of this application could help prompt the Land Bank to re-engage in negotiations. Some of the Board felt more clarity was needed, since the properties are separated by other parcels. Mr. Asadorian stated that no waivers are being requested. Board members had mixed opinions about whether they were ready to approve the plan at this stage. Some of the Board needed more time to fully understand the proposal. Mr. Rector stated that MCD allows for future adjustments if needed. Mrs. Trudel suggested adding conditions such as annual review tied to a specific event, following recommendations for drainage modifications and prohibiting overhead lighting on new courts. There are concerns about Ed Pesci's review comments. The Board would like to hear from Small Friends to address any concerns they might have and resolve any issues before making a vote. The Board expressed the need for a clearer understanding of the land use and parking layout. Also, how traffic will be managed due to children at Small Friends. Chair Iverson opened the floor to the public: Emly Molden from the Land and Water Council stated that the application is seeking relief under specific sections and requested an updated stormwater operations and maintenance plan. The club operates from June 1st to September, during the school year the facility will be closed. There was discussion that Mike Burns should evaluate the existing plan and provide recommendations. The Board wanted detailed information on hours of operations for both the pickleball facility and the school to assess potential conflict. The Board felt that they need to revisit with additional information and a clearer understanding of operational overlaps.

Motion/Vote: Mr. Rector moved to continue to the next meeting in September. The motion was duly seconded by Mr. Lowell and the motion was carried unanimously.

Roll call of Board members:
Barry Rector, *Aye*
Nat Lowell, *Aye*
Vice-Chair Topham, *Aye*
Chair Iverson, *Aye*

- **GJ Smith, Inc. – Bunker Road (Nantucket Airport Bunker Parcels),** *action deadline 10-06-2024*
Voting: Chair Dave Iverson, Vice-Chair Joseph Topham, Nat Lowell, and Barry Rector
Alternates: Stephen Welch, Abby De Molina and Howard Matz
Recused: None
Absent: None
Documentation: File with associated plans, photos and required documentation
Activated:
Representing: Dan Mulloy, Surveyor and Geoff Smith
Discussion: Mr. Mulloy addressed the unauthorized work done on the property. Mr. Mulloy stated that Mr. Smith did not go through the proper approval process which was due to a misunderstanding about what could be done while preparing for the application. Mr. Mulloy stated that Mr. Smith acknowledge this mistake and is looking to comply. The Applicant is proposing a vehicle storage, and storage containers. There was discussion of involving the Fire Department to address water main relocation and making sure that the stormwater management plan meets all the necessary requirements. Mr. Smith apologized for the miscommunication and expressed commitment to working thought the issues and meeting the Board's requirements. Chair Iverson opened the floor to the public: There were no public comments.

Motion/Vote: Mr. Rector moved to continue to the next meeting in September. The motion was duly seconded by Mr. Lowell and the motion was carried unanimously.

Roll call of Board members:
Barry Rector, *Aye*
Nat Lowell, *Aye*
Vice-Chair Topham, *Aye*
Chair Iverson, *Aye*

XIII. Other Business:

- **Appoint Member to Coastal Resiliency Advisory Committee (CRAC)**
  The Board decided to continue to the next meeting for further discussion with Board members.
- **Planning Board special meeting – Monday, September 9, 2024, at 4PM Hybrid**

XIV. Adjournment:
Mr. Rector moved to adjourn the meeting at 7:30PM. 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 Joseph Topham *Aye*
Chair Dave Iverson *Aye*

Submitted by: *Catherine Ancero*

***Link to the Planning Board packet:**
https://www.nantucket-ma.gov/AgendaCenter/ViewFile/Agenda/_08122024-14145?html=true

****Link to the Planning Board video:**
https://www.youtube.com/watch?v=tnPSjG6-DDg