Nantucket Planning Board

PLANNING BOARD APPROVED MINUTES OF 12-09-2024

**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)

I. Call to order:

Chair Iverson called the meeting to order at 4:01 pm.

II. Approval of the agenda:

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

III. Public Comment: *for items not listed on the agenda*

There were no public comments.

IV. Master Plan Update:

Mrs. Snell provided the Board with an update on the Master Plan and clarified that all five members will have opportunities to engage in the process, not just the Chair and Vice Chair. There will be plenty of chances for full participation as the process moves forward.

V. Draft Zoning Articles:

Articles previously discussed in bullet form have been fully drafted for review. The draft includes all topics addressed during the fall and prior meetings. Two items are still being finalized and were not included in the packet: solar energy bylaw, which is in progress and adjustments based on new guidelines from the Affordable Homes Act, release the prior Friday. These may affect articles on accessory dwelling units and other related topics. These pending items will remain placeholders for now. Public hearings are scheduled for January 9th, which will focus on citizen articles, January 23rd and February 6th will be dedicated to Planning Board articles.

VI. Minutes:

- **November 14, 2024**

Motion/Vote: Mr. Topham made a motion to approve November 14th minutes. The motion was duly seconded by Mr. Lowell, and the motion was carried unanimously.

Roll call of Board members:

Vice-Chair Joseph Topham, *Aye*

Nat Lowell, *Aye*
Barry Rector, Aye *(remote participation)*
John Kitchener, *Aye (remote participation)*
Chair Dave Iverson, *Aye*

VII. **Second Dwellings:**

- **Mr. Brian A. Nester & Constantina Pippis-Nester – 4 East Lincoln Avenue**
- **Yellow Dog Nominee Trust c/o Anne Bailliere - 224 Polpis Road**
- **21 Pilgrim Rd Trust, Cohen, Steven TR – 4 Sophie's Way**

VIII. **Garage Apartments:**

- **100 Wauwinet Trust; Steven Cohen Trustee – 100 Wauwinet Road**

IX. **Tertiary Dwellings:**

- **Patrick McCarthy – 9 Cow Pond Lane**

Voting: Chair Dave Iverson, Vice-Chair Joseph Topham, Nat Lowell, Barry Rector (remote participation) and John Kitchener (remote participation)
Alternates: Stephen Welch (remote participation)
Recused: None
Absent: Abby De Molina and Howard Matz
Documentation: File with associated plans, photos and required documentation
Activated: None
Representing: None
Discussion: None

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

Roll call of Board members:
Barry Rector, Aye *(remote participation)*
Nat Lowell, *Aye*
John Kitchener, *Aye (remote participation)*
Vice-Chair Joseph Topham, *Aye*
Chair Dave Iverson, *Aye*

X. **ANRs:**

- **Richmond Meadows Two P3P4, LLC, 1-5 Violet Place** ***SEE PUBLIC HEARING***
- **Lauren B. Leichtman & Arthur E. Levine, Trustees of the Leichtman-Levine Trust – 26 Milk Street** *(2 lots, 2 buildable lots)*
- **Kelly W. Jackson – Off Old South Road** *(2 lots, 1 buildable lots)*
- **4 Hamblin Associates LLC; RJG Nominee Trust; Nantucket Trust – Hamblin Road**
- **One Grant LLC & 3 Grant Avenue LLC – Bank Avenue & Unnamed Way adjacent to 1 & 3 Grant Avenue**

Voting: Chair Dave Iverson, Vice-Chair Joseph Topham, Nat Lowell, Barry Rector (remote participation) and John Kitchener (remote participation)

Alternates: Stephen Welch (remote participation)
Recused: None
Absent: Abby De Molina and Howard Matz
Documentation: File with associated plans, photos and required documentation

Activated: None
Representing: None
Discussion: None

Motion/Vote: Mr. Rector made a motion to approve all the ANR's listed above except for Richmond Meadows Two P3P4, LLC, 1-5 Violet Place from the current approval and deferred to a public hearing in accordance with staff recommendations. The motion was duly seconded by Mr. Lowell, and the motion was carried unanimously.

Roll call of Board members:
Barry Rector, Aye *(remote participation)*
Nat Lowell, *Aye*
John Kitchener, *Aye (remote participation)*
Vice-Chair Joseph Topham, *Aye*
Chair Dave Iverson, *Aye*

XI. Previous Plans:

- **21 Amelia Drive –** *Release of performance surety*
  Voting: Chair Dave Iverson, Vice-Chair Joseph Topham, Nat Lowell, Barry Rector (remote participation) and John Kitchener (remote participation)
  Alternates: Stephen Welch (remote participation)
  Recused: None
  Absent: Abby De Molina, and Howard Matz
  Documentation: File with associated plans, photos and required documentation
  Activated: None
  Representing: None
  Discussion: Request to release a performance surety bond for the final paving work. The paving has been completed and inspected by Ed Pesce. Staff recommends releasing the bond and close the account.

  Motion/Vote: Mr. Rector made a motion to approve the release of the performance surety bond. The motion was duly seconded by Vice-Chair Topham, and the motion was carried unanimously.

  Roll call of Board members:
  Barry Rector, Aye *(remote participation)*
  Vice-Chair Joseph Topham, *Aye*
  John Kitchener, *Aye (remote participation)*
  Nat Lowell, *Aye*
  Chair Dave Iverson, *Aye*

- **#6522 Manatook Way Subdivision,** *Form J (Lots 2 & 4)*
  Voting: Chair Dave Iverson, Vice-Chair Joseph Topham, Nat Lowell, Barry Rector (remote participation) and John Kitchener (remote participation)
  Alternates: Stephen Welch (remote participation)
  Recused: None
  Absent: Abby De Molina and Howard Matz
  Documentation: File with associated plans, photos and required documentation
  Activated: None
  Representing: None
  Discussion: Request to release Lots 2 and 4 from an older subdivision off New Street in Siasconset. HOA funding is being worked out since the subdivision is about 20 years old. Staff recommends approving the Form J release however hold in the office until outstanding matters are resolved.

  Motion/Vote: Mr. Rector made a motion to approve the release of the performance surety bond. The motion was duly seconded by Vice-Chair Topham, and the motion was carried unanimously.

Roll call of Board members:
Barry Rector, Aye *(remote participation)*
Vice-Chair Joseph Topham, *Aye*
John Kitchener, *Aye (remote participation)*
Nat Lowell, *Aye*
Chair Dave Iverson, *Aye*

XII. Public Hearings:

- **John P. Murray – 73 & 75 Fairgrounds Road,** *action deadline 01-19-2025,* ***CONTINUED TO 01-13-2025***
- **21 Amelia Drive, LLC – 21 Amelia Drive,** *action deadline 03-09-2025,* ***CONTINUED TO 01-13-2025***

Voting: Chair Dave Iverson, Vice-Chair Joseph Topham, Nat Lowell, Barry Rector (remote participation) and John Kitchener (remote participation)
Alternates: Stephen Welch (remote participation)
Recused: None
Absent: Abby De Molina, and Howard Matz
Documentation: File with associated plans, photos and required documentation
Activated: None
Representing: None
Discussion: None

Motion/Vote: Mr. Kitchener made a motion to approve the continuance with the applications listed above. The motion was duly seconded by Mr. Kitchener and the motion was carried unanimously.

Roll call of Board members:
Barry Rector, Aye *(remote participation)*
John Kitchener, *Aye (remote participation)*
Vice-Chair Joseph Topham, *Aye*
Nat Lowell, *Aye*
Chair Dave Iverson, *Aye*

Discussion: There was a brief discussion regarding the two applications for the Great Harbor Yacht Club. The Board agreed to reverse the order of the applications addressing the second one first before continuing or resolving the other. Mr. Saad clarified that the action deadline listed for the application for 19, 21 (portion of) and 23 Nobadeer Farm Road was incorrect.

- **Great Harbor Yacht Club (Tennis and Swim Center)– 19, 21 (portion of) & 23 Nobadeer Farm Road,** *action deadline 01-31-2025*

Voting: Chair Dave Iverson, Vice-Chair Joseph Topham, Nat Lowell, Barry Rector (remote participation) and John Kitchener (remote participation)
Alternates: Stephen Welch (remote participation)
Recused: None
Absent: Abby De Molina, and Howard Matz
Documentation: File with associated plans, photos and required documentation
Activated: None
Representing: Attorney Arthur Reade (remote participation) and Leo Asadorian (remote participation)
Discussion: Attorney Reade stated that they have resolved noise concerns about the pickleball courts with abutters and addressed all technical issues with the project. Attorney Reade requested approval with details outlined in the staff report. Chair Iverson opened the floor to the public. There were no public objections.

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

Roll call of Board members:
Vice-Chair Joseph Topham, *Aye*

Nat Lowell, *Aye*
John Kitchener, *Aye (remote participation)*
Chair Dave Iverson, *Aye*
Barry Rector, *(remote participation) (having technical difficulties)*

Motion/Vote: Vice-Chair Topham made a motion to approve the applications with the findings and conditions outlined by staff. The motion was duly seconded by Mr. Kitchener and the motion was carried unanimously.

<u>Roll call of Board members:</u>
Vice-Chair Joseph Topham, *Aye*
John Kitchener, *Aye (remote participation)*
Nat Lowell, *Aye*
Chair Dave Iverson, *Aye*
Barry Rector, Aye *(remote participation) (having technical difficulties)*

- **Great Harbor Tennis and Swim Center - Great Harbor Yach Club, Inc. – 19 & 23 Nobadeer Farm Road,** *action deadline 01-31-2025*
Voting: Chair Dave Iverson, Vice-Chair Joseph Topham, Nat Lowell, Barry Rector (remote participation) and John Kitchener (remote participation)
Alternates: Stephen Welch (remote participation)
Recused: None
Absent: Abby De Molina, and Howard Matz
Documentation: File with associated plans, photos and required documentation
Activated: None
Representing: Attorney Arthur Reade (remote participation) and Leo Asadorian (remote participation)
Discussion: None

Motion/Vote: Mr. Lowell made a motion to approve the request to withdraw the application without prejudice. 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 Joseph Topham, *Aye*
John Kitchener, *Aye (remote participation)*
Chair Dave Iverson, *Aye*
Barry Rector, *(remote participation) (having technical difficulties)*

- **Richard Joseph Leider & Jane Leider, Trustees of the Richard & Jane Leider Revocable Trust – 62 & 64 Sankaty Road,** *action deadline 12-08-2024*
Voting: Chair Dave Iverson, Vice-Chair Joseph Topham, Nat Lowell, Barry Rector (remote participation) and John Kitchener (remote participation)
Alternates: Stephen Welch (remote participation)
Recused: None
Absent: Abby De Molina, and Howard Matz
Documentation: File with associated plans, photos and required documentation
Activated: None
Representing: Art Gasbarro (remote participation)
Discussion: Mr. Gasbarro presented a revised plan addressing concern from the previous public hearing. Changes included adding asphalt at the bike path's west end, removing the proposed asphalt area between the driveway and bike path, adding bike path end signs, and proposing a split rail fence at the southern end. A detectable warning panel was added, and the crosswalk was relocated. The applicant agreed to restrict one of the new lots from direct access to Sankaty

Road, creating a shared driveway for the two new lots. The plan was reviewed by the Bicycle Advisory Committee (BPAC) who expressed support for the improvements. Chair Iverson opened the floor to the public. Campbell Sutton raised concern about the bust stop near the project, with questions about its location and whether it would be impacted by the new split rail fence and driveways. It was clarified that the bus stop would remain in place and be located between the two driveways, with a split rail fence making sure safety by preventing vehicles from entering the bike path.

Motion/Vote: Mr. Kitchener made a motion to close the public hearing. The motion was duly seconded by Mr. Lowell, and the motion was carried unanimously.

Roll call of Board members:
John Kitchener, *Aye (remote participation)*
Nat Lowell, *Aye*
Barry Rector, *Aye (remote participation)*
Vice-Chair Joseph Topham, *Aye*
Chair Dave Iverson, *Aye*

Motion/Vote: Vice-Chair Topham made a motion to approve the application as designed with conditions and findings. The motion was duly seconded by Mr. Kitchener, and the motion was carried unanimously.

Roll call of Board members:
Vice-Chair Joseph Topham, *Aye*
John Kitchener, *Aye (remote participation)*
Barry Rector, *Aye (remote participation)*
Nat Lowell, *Aye*
Chair Dave Iverson, *Aye*

- **BOVF, LLC – 33 Bartlett Farm Road,** *action deadline 02-12-2025*

Voting: Chair Dave Iverson, Vice-Chair Joseph Topham, Nat Lowell, Barry Rector (remote participation) and John Kitchener (remote participation)
Alternates: Stephen Welch (remote participation)
Recused: None
Absent: Abby De Molina, and Howard Matz
Documentation: File with associated plans, photos and required documentation
Activated: None
Representing: Pau Santos, Nantucket Surveyors (remote participation)
Discussion: Mr. Santos stated that the proposal is for a special permit request to designate a 20,000 square foot area for boat related storage, including a washdown pad with industrial wastewater management, to be screened and fenced in the back of the farm. There was discussion regarding drainage and the potential for overland flow into the washdown area, with the applicant proposing regrading and a storm drainage system to control this. There were concerns about monitoring wells for runoff due to the proximity to food production however it was decided that this would not be necessary. Mr. Santos clarified that boat storage would be on the ground, not on racks and that the operation would involve winterizing boats, not large-scale boatyard activities. Roadway concerns were raised about narrow bends however no additional improvements were deemed necessary by other Town departments. Chair Iverson opened the floor to the public. Emily Molden for the Nantucket Land and Water Council expressed appreciation for the holding tank recommendation and suggested that site grading be done in a way that helps maintain all water on the property. Campbell Sutton asked about where water from winterizing boats would be drained. It was confirmed that it would go into a holding tank and then pumped to the sewer treatment plant.

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

Roll call of Board members:
Vice-Chair Joseph Topham, *Aye*
Nat Lowell, *Aye*
Barry Rector, *Aye (remote participation)*
John Kitchener, *Aye (remote participation)*
Chair Dave Iverson, *Aye*

Motion/Vote: Vice-Chair Topham made a motion to approve the application with conditions and findings by staff and Ed Pesce's recommendation. The motion was duly seconded by Mr. Lowell, and the motion was 4-1 with Mr. Rector opposed.

Roll call of Board members:
Vice-Chair Joseph Topham, *Aye*
John Kitchener, *Aye (remote participation)*
Barry Rector, *Nay (remote participation)*
Nat Lowell, *Aye*
Chair Dave Iverson, *Aye*

- **RG Gamma LLC, Richard Valero and RG Beta LLC – 60 & 62 Old South Road,** *action deadline 01-19-2025*
  Voting: Chair Dave Iverson, Vice-Chair Joseph Topham, Nat Lowell, Barry Rector (remote participation) and John Kitchener (remote participation)
  Alternates: Stephen Welch (remote participation)
  Recused: None
  Absent: Abby De Molina, and Howard Matz
  Documentation: File with associated plans, photos and required documentation
  Activated: None
  Representing: Dan Mulloy, Site Design Engineering, LLC (remote participation)
  Discussion: Mr. Mulloy outlined traffic and operational updates, including plans to make one driveway a one-way entrance, keep another two-way and add designated turning lanes on Old South Road. The gym will operate 24 hours with key card access, while the health spa on the second floor will have typical business hours and appointment-only services. There was a brief discussion regarding open space. Mr. Mulloy stated that they cannot meet the 20% open space due to pre-existing conditions despite efforts to increase it. The large tract of land behind the site, which is exempt from development due to its agricultural status cannot be included in the open space calculation however it will remain open space. Chair Iverson opened the floor to the public. Emily Molden for the Nantucket Land and Water Council raised concern about the zoning bylaw regarding the public wellhead recharge overlay district. Ms. Molden stated that the bylaw prohibits more than 15% impervious surfaces in the Zone 2 area unless certain criteria are met, including achieving 95% recharge of annual precipitation and preventing degradation of groundwater quality. Ms. Molden requested that the Town's consulting engineer review the application, especially on stormwater management and pre-treatment to avoid contaminating groundwater before closing the public hearing. Mr. Mulloy confirmed that Ed Pesce reviewed the application in October and provided comments. Mr. Mulloy assured that the proposed stormwater system is typical for the area and the Nantucket Water Company will issue a certificate of water quality compliance, addressing any concerns about groundwater protection. Ms. Molden asked if the proposed design meets the criteria for impervious surfaces and if it requires redesign, expressing concern over confirmation. Mr. Mulloy confirmed that the design meets the criteria and similar designs have been approved before. Ms. Molden questioned the lack of open infiltration basins in the design and requested further review before the public hearing is closed. Campbell Sutton expressed concern about safety and tracking people entering and exiting a 24-hour facility. Mr. Mulloy stated that a security camera system would monitor the building. Mr. Rector suggested a one-year follow up review after the certificate of occupancy (CO) to make sure everything operates smoothly. Hillary Rayport suggested landscaping around the parking lot to blend with the island's building patterns and reduce visibility, with staff reviewing a landscape plan. A certificate of water quality compliance was still pending, and staff would review it before issuing a building permit. Mr. Lowell recommended involving Mr. Mulloy in the preconstruction review with Mike to address potential drainage and berm issues. Ms. Rayport suggested coordinating with the HDC for a pre-review of the parking, and that any changes would need their review.

Motion/Vote: Mr. Lowell made a motion 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 Joseph Topham, *Aye*
Barry Rector, *Aye (remote participation)*
John Kitchener, *Aye (remote participation)*
Chair Dave Iverson, *Aye*

Motion/Vote: Vice-Chair Topham made a motion to approve the application with all findings, conditions, a one -year follow up public hearing after the issuance of the certificate of occupancy (CO), a certificate of water quality compliance and a review of the lighting and landscaping plan and including staff recommendations. The motion was duly seconded by Mr. Lowell, and the motion was carried unanimously.

Roll call of Board members:
Vice-Chair Joseph Topham, *Aye*
Nat Lowell, *Aye*
Barry Rector, *Aye (remote participation)*
John Kitchener, *Aye (remote participation)*
Chair Dave Iverson, *Aye*

- **Town of Nantucket – Sherburne Commons/Our Island Home,** *action deadline 02-12-2025*
Voting: Chair Dave Iverson, Vice-Chair Joseph Topham, Nat Lowell, Barry Rector (remote participation) and John Kitchener (remote participation)
Alternates: Stephen Welch (remote participation)
Recused: None
Absent: Abby De Molina, and Howard Matz
Documentation: File with associated plans, photos and required documentation
Activated: None
Representing: Craig Piper with SMRT and John McMeeking
Discussion: Moving the staff housing to a new location adjacent to the sewer plant while constructing a new, code-compliant, two-story nursing home building with 45 private rooms. Adjustments to buffer zones, including a reduction on South Shore Road from 75 feet to 50 feet. Preservation of as much existing vegetation as possible with construction focused on maintaining a natural buffer. A new sidewalk loop for residents to safely walk within the property. Improvements to the emergency access road, increasing its width from 12 feet to 16 feet and considering paved or gravel paved options for durability and functionality. Any stormwater runoff will be managed with grass swales and infiltration dry wells, particularly near the steepest section close to Miacomet Road. The new building is a single-story structure designed to house 45 beds, matching the current capacity of the existing facility. While the attic may appear as a second story it will only house mechanical systems. The facility will be fully electric, incorporating geothermal energy and a photovoltaic (PV) array. There will be no outdoor condensers and the only noise generating equipment will be an emergency generator. Parking includes approximately 50 spaces, consistent with the current facility's capacity. A vegetative buffer along South Pasture Road will remain largely untouched, if needed a berm could be added to reduce headlight impact, however this would require clearing some vegetation. The entrance on South Shore Road will remain in its current location, with improved access. The design respects existing natural features and vegetation, minimizing disturbance to trees and greenery. Some large trees including pitch pines will be preserved along the South Shore and South Pasture buffer areas. The project is currently undergoing review by Historic District Commission (HDC) for approval. If approved by May 2025 Town Meeting construction is planned to begin in September 2025. Chair Iverson opened the floor to the public. Campbell Sutton expressed concerns about the staff housing arrangement and its impact on the design and buffer zones of the Our Island Home project. Ms. Sutton stated that the existing staff housing for Sherburn Commons was initially supposed to be relocated to the other side of the site and remain as Sherburne Commons staff housing, however the introduction of a new staff housing building appears to be driving design constraints, limiting flexibility and causing encroachment into buffer areas. Ms. Sutton questioned why the existing staff

housing couldn't remain in use and why the new building couldn't be located where the relocated housing was originally planned. Chair Iverson clarified that the decision was to avoid construction on both sides of the property simultaneously influenced the current plan. Mr. Piper stated that it is to minimize staff disruption. Building new housing first allows staff to move directly into the new facility without relocating multiple times. Sherburne Commons has potential future development plans such as adding cottages which influenced the decision to relocating staff housing. The new housing will consolidate staff accommodations into a single building with more modern and efficient layouts compared to the current two separate buildings. Peter Schaffer, Finance Committee member explained that the housing plan resulted form extensive discussions with Sherburne Commons residents to address their concerns. Adjustments such as repositioning the building to block road noise and relocating cars and the generators were made to improve the resident's experience. There was a question about whether the new building falls within the $104 million budget previously discussed. It was clarified that the construction and relocation costs were included in the budget presented to the Select Board. A Select Board meeting next week will provide further financial details. Emily Molden from Nantucket Land and Water Council asked for clarification on the drainage design for the back entrance intersecting Miacomet Road, given its proximity to Miacomet Pond. Ms. Molden asked whether paving the roadway would require changes to manage stormwater flow. It was confirmed that the design includes gravel berms and dry wells to handle stormwater effectively, whether the road is gravel or paved. Geotechnical reports show high infiltration rates, ensuring stormwater stays on-site without impacting the Miacomet Road area. Adjustments, such as oversized dry wells, could be made if needed. Linda Williams (remote participation) expressed concerns about the impact of the new construction on South Pasture Lane residents, particularly regarding parking, light pollution, and the potential removal of screening trees. Ms. Williams highlighted that changes in the parking layout have placed cars closer to homes, causing light and noise issues. Ms. Williams also stressed the importance of preserving buffer zones to maintain the rural character of the area and minimize disruption during construction. Ms. Williams supports the project overall, however she expressed the need to protect existing screening and avoid unnecessary tree removal, as a berm alone won't mitigate the impact. Kate Raphael, an abutter, expressed several concerns about the proposed project. Ms. Raphael stated that she had issues with the size of the building, noting that its 47,000 square feet dwarfs other structures on the property and feels too large for the 4-acre site. Ms. Raphael also criticized the lack of a second exit from the parking area, raising safety concerns in the event of a fire. Ms. Raphael expressed concern about residents losing open views, replaced by small gardens surrounded by four walls. Ms. Raphael raised concerns about the emergency access road's poor condition and the potential drainage problems if paved, warning of runoff into the nearby pond and potential impacts on the historic Miacomet Village. There was a brief discussion regarding the late receipt of notices by abutters. It was clarified that staff no longer utilizes registered mail due to ongoing issues and is currently using the standard mailing process for all notifications. There were concerns about lighting and its impact on abutters. Dawn Holdgate stated that the Town will address any neighborhood concerns and is actively managing outreach during construction. Also, it was clarified that a QR code is available for further project details and that meetings will be held with neighbors prior to the Town meeting. Ms. Williams asked if the approval allows the sidewalk to be build in the South Pasture buffer zone. Chair Iverson confirmed that the building itself will not be in the buffer zone. Ms. Williams stated that this might cause more trouble than it's worth.

Motion/Vote: Mr. Lowell made a motion 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 Joseph Topham, *Aye*
John Kitchener, *Aye (remote participation)*
Barry Rector, *Aye (remote participation)*
Chair Dave Iverson, *Aye*

Motion/Vote: Mr. Lowell made a motion to approve with the findings and conditions discussed including working with staff on added vegetation, blocking headlights, and minimal improvements to the emergency access as well as revisiting the project in a year. 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 Joseph Topham, *Aye*
Barry Rector, *Aye (remote participation)*
John Kitchener, *Aye (remote participation)*
Chair Dave Iverson, *Aye*

- **6A Marble Way, LLC – 8 & 10 Marble Way,** *action deadline 02-12-2025*
Voting: Chair Dave Iverson, Vice-Chair Joseph Topham, Nat Lowell (left the meeting at 7:01PM), Barry Rector (remote participation) and John Kitchener (remote participation)
Alternates: Stephen Welch (remote participation)
Recused: None
Absent: Abby De Molina and Howard Matz
Documentation: File with associated plans, photos and required documentation
Activated: None
Representing: Attorney Rick Beaudette and Dan Mulloy
Discussion: Attorney Beaudette stated that the proposal is for a three-apartment development on a 10,000-square-foot lot at 8 and 10 Marble Way, seeking a special permit due to being 1,900 square feet short of the required 12,000 square feet. Attorney Beaudette stated that they submitted a parking plan, housing management plan, and agreed to conditions addressing concerns about future condominium ownership, short-term rentals, parking, and the neighborhood's needs. Chair Iverson expressed concerns about the density of the development, inadequate parking, and uncertainty about surrounding lot plans. Attorney Beaudette responded that while there are future plans for a duplex on the first lot and possibly single-family dwellings or duplexes on other lots, they do not anticipate needing further special permits. Mr. Welch expressed concerns about the lack of a clear plan for the area and the proposed density for this lot. Mr. Welch stated that without a more comprehensive overview of the surround lots he would not be able to support the development. Chair Iverson opened the floor to the public. Leah Hill at 7 Marble Way expressed concerns about the applicant's disregard for neighborhood issues, including traffic, noise, and violations, and requested no special waivers be granted. Ms. Hill also asked for clarification on the hours of operation for a commercial garage and where the cars would turn around, as there was no designated turnaround area in the plan. Victoria Ewing at 5 Marble Way expressed concerns about the lack of communication and accountability from the applicant, particularly regarding traffic, noise, and safety for children. She requested that no parking waivers or additional development beyond what is allowed by right be approved and urged careful consideration of neighborhood improvements to address these issues. David Sharp at 3 Marble Way expressed concern about the narrowness of the road, which makes it difficult to pass other vehicles, and the speed of trucks, creating a safety issue, especially when exiting his driveway. Campbell Sutton residing at Bartlett Road expressed concerns about the precedent set by allowing residential use in CTEC areas, questioning if there are any connections to the Housing Authority. Ms. Sutton also raised issues about employee housing conditions, such as the potential for dormitory-style living, the management of living situations, and the need for on-site management. Ms. Sutton stated that she is worried about overdevelopment for employee housing and the well-being of the residents. Chair Iverson clarified that they are permitting apartments, not dormitories, and that the Health Department oversees the number of people allowed in each apartment. Chair Iverson explained that RC2 zoning has different requirements and is not directly comparable. Chair Iverson acknowledged Ms. Sutton's concerns. Aron Myers at 14 Sleepy Hollow expressed support for housing but opposed additional apartments, parking, or waivers. Mr. Myers stated that he is also concern about traffic and safety, especially for bikers, walkers, and children, and noted the challenges of enforcing parking restrictions on a private road. Attorney Rick clarified that he never suggested putting 20 people in a bedroom, however mentioned that a duplex could have 20 bedrooms with only four parking spaces required. Attorney Beaudette stated that a special permit would allow enforcement of conditions like parking rules. Attorney Beaudette also mention that a management person would be on-site and available to address concerns and clarified that the employee housing was open to all, not restricted to town agreements. Attorney Beaudette explained that while the road is narrow, it could be widened as needed.

Motion/Vote: Vice-Chair Topham made a motion to continue to the next meeting. The motion was duly seconded by Mr. Kitchener, and the motion was carried unanimously.

Roll call of Board members:
Vice-Chair Joseph Topham, *Aye*
John Kitchener, *Aye (remote participation)*
Barry Rector, *Aye (remote participation)*
Chair Dave Iverson, *Aye*

- **Kevin & Lauren Casey – 6 Wright's Landing,** *action deadline 03-09-2025*
  Voting: Chair Dave Iverson, Vice-Chair Joseph Topham, Barry Rector (remote participation) and John Kitchener (remote participation)
  Alternates: Stephen Welch (remote participation)
  Recused: None
  Absent: Abby De Molina and Howard Matz
  Documentation: File with associated plans, photos and required documentation
  Activated: None
  Representing: Linda Williams (remote participation) and Stephen Theroux
  Discussion: Ms. Williams stated that the applicant is requesting a reduction of the side and rear yard setbacks for a pool installation in a subdivision, citing a limited space due to a septic system. This request is in line with previous pool approvals in the area. The pool will be placed where it won't impact neighboring homes, and the pool equipment will be housed in a shed to minimize noise. Ms. Williams stated that the owner made sure that the neighbors were notified and did not object. Vice-Chair Topham expressed initial concern about the side yard setback but is now supportive of the request due to the septic field location. Vice-Chair Topham suggested flipping the patio to preserve the green belt on the west side, as the neighborhood's character relies on these green areas. Chair Iverson expressed the importance of maintaining the neighborhood's character by preserving green belts and being consistent in rulings. Chair Iverson agreed with flipping the patio to avoid encroaching on the side setbacks, noting it would help maintain the area's integrity. Other Board members also supported this approach. Chair Iverson opened the floor to the public. Campbell Sutton asked if the pool equipment would be covered or have sound blocking. Chair Iverson stated that it would be placed in the basement.

  Motion/Vote: Vice-Chair Topham made a motion to continue to the next meeting. The motion was duly seconded by Mr. Kitchener, and the motion was carried unanimously.

  Roll call of Board members:
  Vice-Chair Joseph Topham, *Aye*
  John Kitchener, *Aye (remote participation)*
  Barry Rector, *Aye (remote participation)*
  Chair Dave Iverson, *Aye*

  Motion/Vote: Mr. Kitchener made a motion to approve with the findings and conditions stated in the staff report, flip the patio to the other side, maintain the buffer and submit a revised site plan. The motion was duly seconded by Vice-Chair Topham, and the motion was carried unanimously.

  Roll call of Board members:
  John Kitchener, *Aye (remote participation)*
  Vice-Chair Joseph Topham, *Aye*
  Barry Rector, *Aye (remote participation)*
  Chair Dave Iverson, *Aye*

- **Richmond Meadows Two ACK, LLC Richmond Meadows Two P2A, LLC – Orchid Place, Iris Place, Clover Place, Bluestem Place, Wildflower Drive, Beach Grass Road, Violet Place, & Gooseberry Place,** *action deadline 03-09-2025*
  Voting: Chair Dave Iverson, Vice-Chair Joseph Topham, Barry Rector (remote participation) and John Kitchener (remote participation)
  Alternates: Stephen Welch (remote participation)

Recused: None
Absent: Abby De Molina and Howard Matz
Documentation: File with associated plans, photos and required documentation
Activated: None
Representing: Attorney Andrew Burke
Discussion: Mrs. Trudel stated that the applicant is requesting a subdivision amendment and special permit. Since the subdivision part cannot be voted on by the alternate, only the four regular members will vote. Attorney Burke stated that the applicant is requesting a modification to a previously granted special permit for a subdivision that includes workforce housing. The proposed change involves relocating an office building and storage facility to a new location within Phase 4 of The Meadows. The new building will include a rental office, sales office, garage, and an employee apartment. Special permits are requested for parking and vehicle maneuvering, with no waiver needed for the building's other uses, which comply with the subdivision's regulations. Chair Iverson opened the floor to the public. There were no comments or concerns. Mrs. Snell stated that she had met with Attorney Burke and with his team several times and supports their request.

Motion/Vote: Mr. Rector made a motion to close the public hearing. The motion was duly seconded by Mr. Kitchener, and the motion was carried unanimously.

Roll call of Board members:
Barry Rector, *Aye (remote participation)*
John Kitchener, *Aye (remote participation)*
Vice-Chair Joseph Topham, *Aye*
Chair Dave Iverson, *Aye*

Motion/Vote: Mr. Rector made a motion to approve the applications with the findings and conditions as identified by staff. Attorney Burke requested a modification to allow the retention of a building separate from the ownership structure if the entire 225-unit development were sold in the future. The Board agreed that the issue could be addressed later through a modification. The motion was duly seconded by Mr. Kitchener, and the motion was carried unanimously.

Roll call of Board members:
Barry Rector, *Aye (remote participation)*
John Kitchener, *Aye (remote participation)*
Vice-Chair Joseph Topham, *Aye*
Chair Dave Iverson, *Aye*

ANRs:

- **Richmond Meadows Two P3P4, LLC, 1-5 Violet Place**
  Voting: Chair Dave Iverson, Vice-Chair Joseph Topham, Barry Rector (remote participation) and John Kitchener (remote participation)
  Alternates: Stephen Welch (remote participation)
  Recused: None
  Absent: Abby De Molina and Howard Matz
  Documentation: File with associated plans, photos and required documentation
  Activated: None
  Representing: None
  Discussion: None

  Motion/Vote: Mr. Rector made a motion to approve the ANR for 1-5 Violet Place. The motion was duly seconded by Mr. Kitchener, and the motion was carried unanimously.

  Roll call of Board members:
  Barry Rector, *Aye (remote participation)*
  John Kitchener, *Aye (remote participation)*

Vice-Chair Joseph Topham, *Aye*
Chair Dave Iverson, *Aye*

- **Helen B. Rendal, Trust – 20 Shell Street,** *action deadline 03-09-2025*
  Voting: Chair Dave Iverson, Vice-Chair Joseph Topham, Barry Rector (remote participation) and John Kitchener (remote participation)
  Alternates: Stephen Welch (remote participation)
  Recused: None
  Absent: Abby De Molina and Howard Matz
  Documentation: File with associated plans, photos and required documentation
  Activated: None
  Representing: Attorney Jessie Brescher
  Discussion: Attorney Brusher stated that the applicant is seeking approval for parking and access modifications for two lots, 18 and 20 Shell Street. The rear lot, 18, has an easement over the front lot, 20, for access to Cottage Court. The plan includes creating a curb cut for a parking space in the front lot and making sure proper access to the rear lot. There was concern about the tightness of the parking space, and the possibility of widening the curb cut for better maneuverability. The proposal is to make sure access and parking without interfering with neighbors' property. Chair Iverson opened the floor to the public. Nan Guston expressed concerns about the proposed curb cut on Cottage Court, suggesting that a curb cut from Shell Street might be better to avoid tight turns and potential accidents near her house. Ms. Guston also asked about the width of the easement between the properties, specifically near the corner of the house, and whether it was accurately measured. Attorney Brescher acknowledged the concern and offered to revise the plan if necessary. Chair Iverson suggested that a bump out might not work and recommended that Mike, the Surveyor explore options for creating a turnaround as both backing out onto Shell Street and Cottage Court near the house could be problematic.

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

  <u>Roll call of Board members:</u>
  Vice-Chair Joseph Topham, *Aye*
  Barry Rector, *Aye (remote participation)*
  John Kitchener, *Aye (remote participation)*
  Chair Dave Iverson, *Aye*

- **A Safe Place, Inc – 19 Amelia Drive,** *action deadline 03-09-2025*
  Voting: Chair Dave Iverson, Vice-Chair Joseph Topham, Barry Rector (remote participation) and John Kitchener (remote participation)
  Alternates: Stephen Welch (remote participation)
  Recused: None
  Absent: Abby De Molina and Howard Matz
  Documentation: File with associated plans, photos and required documentation
  Activated: None
  Representing: Attorney Jessie Brescher
  Discussion: Attorney Brusher explained that A Safe Place has recently acquired 19 Ailia Drive, which previously had two apartments and a physical therapy office. They are converting the basement into an emergency shelter space, with some office areas, but eliminating the one-bedroom studio. The total number of parking spaces required is 21, but there are currently only 18. A waiver of three parking spaces is requested to accommodate their programming needs, including the installation of an additional parking space. No other significant changes are planned except for the conversion of the physical therapy office into general office space. Chair Iverson opened the floor to the public.

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

Roll call of Board members:
Vice-Chair Joseph Topham, *Aye*
John Kitchener, *Aye (remote participation)*
Barry Rector, *Aye (remote participation)*
Chair Dave Iverson, *Aye*

Motion/Vote: Vice-Chair Topham made a motion to approve with the findings and conditions stated in the staff report. The motion was duly seconded by Mr. Kitchener, and the motion was carried unanimously.

Roll call of Board members:
Vice-Chair Joseph Topham, *Aye*
John Kitchener, *Aye (remote participation)*
Barry Rector, *Aye (remote participation)*
Chair Dave Iverson, *Aye*

- **Nantucket Safe Harbor for Animal, Inc. – 1 Evergreen Way,** *action deadline 03-09-2025*
Voting: Chair Dave Iverson, Vice-Chair Joseph Topham, Barry Rector (remote participation) and John Kitchener (remote participation)
Alternates: Stephen Welch (remote participation)
Recused: None
Absent: Abby De Molina and Howard Matz
Documentation: File with associated plans, photos and required documentation
Activated: None
Representing: Attorney John Brescher
Discussion: Attorney Brusher representing A Safe Place, is requesting a modification to the previously approved MCD for a property on Evergreen Way. The request involves adding two apartment buildings for employee housing, with 14 bedrooms across four units. There is a request for a parking waiver, as 12 spaces are provided however 14 are required. The apartments will primarily be used for employee housing, however there may be occasional use by Offshore Animal Hospital for techs. A condition is proposed to make sure the apartments are used for year-round employee housing. The land court has approved the subdivision, and the access for residential units will remain from Evergreen Way. Chair Iverson opened the floor to the public. There were no comments or concerns.

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

Roll call of Board members:
Vice-Chair Joseph Topham, *Aye*
John Kitchener, *Aye (remote participation)*
Barry Rector, *Aye (remote participation)*
Chair Dave Iverson, *Aye*

Motion/Vote: Mr. Rector made a motion to approve with the findings and conditions as stated in the staff report and the added condition. The motion was duly seconded by Vice-Chair Topham, and the motion was carried unanimously.

Roll call of Board members:
Barry Rector, *Aye (remote participation)*
Vice-Chair Joseph Topham, *Aye*
John Kitchener, *Aye (remote participation)*
Chair Dave Iverson, *Aye*

XIII. <u>Other Business:</u>

- **Planning Board Special Meeting – Thursday, January 9, 2025, at 4:15PM Hybrid**
- **Planning Board Meeting – Monday, January 13, 2025, at 4PM Hybrid**
- **Planning Board Special Meeting – Thursday, January 23, 2025, at 4:15PM Hybrid**
- **Planning Board Special Meeting – Thursday, February 6, 2025, at 4:15PM Hybrid**

XIV. <u>Adjournment</u>:

Mr. Rector made a motion to adjourn the meeting at 7:16PM. The motion was duly seconded by Mr. Kitchener and the motion was carried unanimously.

<u>Roll call of Board members:</u>
Barry Rector, *Aye (remote participation)*
John Kitchener, *Aye (remote participation)*
Vice-Chair Joseph Topham, *Aye*
Chair Dave Iverson, *Aye*

Submitted by: Catherine Ancero

Link to the Planning Board YouTube video:
https://www.youtube.com/watch?v=x7M28UMUXJQ

Link to the Planning Board staff report:
https://www.nantucket-ma.gov/AgendaCenter/ViewFile/Agenda/_12092024-14582?html=true

Link to the Planning Board packet:
https://www.nantucket-ma.gov/AgendaCenter/ViewFile/Agenda/_12092024-14581?html=true