



Nantucket Planning Board

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

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

Alternates: Stephen Welch (absent), 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)

PLANNING BOARD APPROVED MINUTES 02-06-2025

(Subject to change)

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

*The complete text, maps, or other material relative to each agenda item are available for inspection digitally. Email requests may be sent to mtrudel@nantucket-ma.gov

Webinar Registration Link:

https://us06web.zoom.us/webinar/register/WN_yjvb7WMvTMeFyogboQshZA#/registration

To view the meeting only, see link below:

https://www.youtube.com/watch?v=QlCKELFYUHI&list=PL49sKqpy7VAiQWYw4inu5LnF3xdRa9_zv&index=13

I. Call to order:

Acting-Chair Topham called the meeting to order at 4:03 pm.

Acting Chair Topham 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:

Nat Lowell, *Aye*

David Iverson, *Aye (remote participation)*

John Kitchener, *Aye (remote participation)*

Leslie Snell, *Aye*

Acting-Chair Joseph Topham, *Aye*

Megan Trudel, *Aye*

Barry Rector – *Aye*

Catherine Ancero - *Aye*

Howard Matz – *Aye*

Abby De Molina – *Aye (remote participation)*

II. Approval of the agenda:

MOTION/VOTE: Mr. Kitchener made a motion to approve the agenda. The motion was duly seconded by Mr. Lowell and the motion was carried unanimously.

Roll Call vote:

John Kitchener, *Aye (remote participation)*

Nat Lowell, *Aye*

David Iverson, *Aye (remote participation)*

Barry Rector - *Aye*

Acting-Chair Joseph Topham, *Aye*

III. Public Comments:

There were no public comments.

IV. Article 82 of the Nantucket 2025 Annual Town Meeting Warrant – Acceptance of Massachusetts General Law: Seasonal Communities Designation

DISCUSSION:

A board member clarified that while this is not strictly a zoning article, it includes zoning-related components that the Town must comply with if adopted. The specific requirements remain unclear as guidance from the Seasonal Communities Advisory Committee has yet to be issued. The designation is expected to provide significant benefits, such as attainable year-round housing opportunities, tax advantage for year-round property owners and financial mechanisms that support both year-round and seasonal housing. Participation allows Nantucket to have a seat at the table in shaping future regulations related to seasonal communities. The Board stressed the importance of clear communication and alignment between the Select Board, Planning Board and Finance Committee to prevent confusion and allows proper implementation. It was suggested a “cheat sheet” summarizing key details to help the Board and the public understand the article before Town Meeting. Town Counsel is finalizing a memo for the Finance Committee which will be shared with the Planning Board.

MOTION/VOTE: Mr. Lowell made a motion to give Article 82 a positive recommendation. The motion was duly seconded by Mr. Rector and the motion was carried unanimously 5-0.

Roll Call vote:

Nat Lowell, *Aye*

Barry Rector - *Aye*

David Iverson, *Aye (remote participation)*

John Kitchener, *Aye (remote participation)*

Acting-Chair Joseph Topham, *Aye*

V. Zoning Articles Proposed by the Planning Board for the Nantucket 2025 Annual Town Meeting

- **Zoning Map Amendment: Various Open Space Parcels** – to place property at 1 Meader Street currently in the Residential Old Historic (ROH) district into the Residential-40 (R-40) district; to place property at 22 Hawthorne Lane currently in the Residential-20 (R-20) district into the Residential-40 (R-40) district; to place properties at 11 North Road and 14 Cathcart Road currently in the Limited Use General-1 (LUG-1) district into the Limited Use General-3 (LUG-3) district; to place property at 41 Jefferson Avenue currently in the Residential Commercial (RC) district into the Residential-40 (R-40) district; and to place property located at 69 Bartlett Road currently in the Commercial Trade Entrepreneurship and Craft (CTEC) district into the Residential-40 (R-40) district.

DISCUSSION: Board reviewed various open space parcels, continuing the practice of placing land acquired by the Land Bank and other conservation organizations into the least dense zoning district available based on the zoning overlay. Due to submission deadlines, the article was added to the warrant before discussions with the Land Bank Director. After meeting, it was determined that the Land Bank may wish to retain flexibility for

potential employee housing on certain parcels. Rezoning these parcels now could create non-conformities, so the recommendation was to take no action at this time. The article may be revisited in a future Town Meeting if needed.

MOTION/VOTE: Mr. Rector made a motion to close the public hearing. The motion was duly seconded by Mr. Lowell and the motion was carried unanimously.

Roll Call vote:

Barry Rector - *Aye*

Nat Lowell, *Aye*

John Kitchener, *Aye (remote participation)*

David Iverson, *Aye (remote participation)*

Acting-Chair Joseph Topham, *Aye*

MOTION/VOTE: Mr. Rector made a motion to take no action on this article. The motion was duly seconded by Mr. Kitchener and the motion was carried unanimously.

Roll Call vote:

Barry Rector - *Aye*

John Kitchener, *Aye (remote participation)*

David Iverson, *Aye (remote participation)*

Nat Lowell, *Aye*

Acting-Chair Joseph Topham, *Aye*

- **Zoning Bylaw Amendment: Cottage Community**– to amend Section 139-8 “Residential development options” by inserting a subsection, “Cottage Community” to, through the creation of a cottage community by Special Permit, create, make available, and maintain ownership housing opportunities that are attainable to those who earn at or below 240% of the Nantucket County median household; to help households to reside on Nantucket; to generate and preserve attainable housing in the Town of Nantucket in perpetuity, all in order to maintain Nantucket’s diversity and unique sense of community while not significantly altering the character of any particular area(s) or neighborhood(s).

DISCUSSION:

Brief discussion on the proposed zoning bylaw amendment. Staff recommends taking no action at this time due to several ongoing policy considerations such as public feedback from hearings, the master plan still in progress, the buildout analysis nearing completion, related zoning articles for accessory dwelling units (ADUs) and uncertainty regarding forthcoming regulations for designated seasonal communities. Board members agreed that it would be best to pause consideration of the amendment and revisit it one more information is available. The Board members felt that bringing the amendment to a Special Town Meeting would be premature until the broader regulatory landscape becomes clearer.

MOTION/VOTE: Mr. Rector made a motion to close the public hearing. The motion was duly seconded by Mr. Lowell and the motion was carried unanimously.

Roll Call vote:

Barry Rector - *Aye*

Nat Lowell, *Aye*

John Kitchener, *Aye (remote participation)*

David Iverson, *Aye (remote participation)*

Acting-Chair Joseph Topham, *Aye*

MOTION/VOTE: Mr. Rector made a motion to take no action on this article. The motion was duly seconded by Mr. Lowell and the motion was carried unanimously.

Roll Call vote:

Barry Rector, *Aye*

Nat Lowell, *Aye*

John Kitchener, *Aye (remote participation)*

David Iverson, *Aye (remote participation)*

Acting-Chair Joseph Topham, *Aye*

- **Zoning Bylaw Amendment: Accessory Dwelling Unit**– to amend Section 139-2 “Definitions and Word Usage” by modifying the definition of “Accessory Dwelling Unit” and allowing the use of multiple “Accessory Dwelling Units” on the same lot by special permit, for consistency with State regulation; and to amend Section 139-7A “Use-Chart” to add the word “unit” after “accessory dwelling” and to change from a “Y” to an “N” in the CDT, CMI, CN, VN, and VTEC districts.

DISCUSSION:

Board members reviewed the proposed amendment to update the definition and regulations to align with the affordable homes act and recent state regulatory changes. The new definition of ADUs would replace the existing in-law suite model to better align with state language. Initial state regulations required municipalities to allow multiple ADUs by Special Permit, however recent updates have made this an optional provision rather than a mandate. Staff recommended adopting the updated definition however not opting in to the multiple ADU allowance via Special Permit at this time. The amendment also adjusts the use chart to make sure that DUAs are permitted in any zoning district where single family homes are allowed. Acting Chair Topham opened the floor to the public. There were no public comments or objections.

MOTION/VOTE: Mr. Rector made a motion to close the public hearing. The motion was duly seconded by Mr. Lowell and the motion was carried unanimously.

Roll Call vote:

Barry Rector, *Aye*

Nat Lowell, *Aye*

David Iverson, *Aye (remote participation)*

John Kitchener, *Aye (remote participation)*

Acting-Chair Joseph Topham, *Aye*

MOTION/VOTE: Mr. Rector made a motion to give a positive recommendation to Town Meeting with the amended motion as suggested with a quantum vote of two-thirds. The motion was duly seconded by Mr. Lowell and the motion was carried unanimously.

Roll Call vote:

Barry Rector, *Aye*

Nat Lowell, *Aye*

David Iverson, *Aye (remote participation)*

John Kitchener, *Aye (remote participation)*

Acting-Chair Joseph Topham, *Aye*

- **Zoning Bylaw Amendment: Principal Dwelling** – to amend Section 139-2 “Definition and Word Usage” by defining a new term, “Principal Dwelling”.

DISCUSSION:

The Board reviewed the proposed amendment to add the definition of Principal Dwelling into the zoning bylaw. This update is in accordance with state regulations, which define a principal dwelling as the primary residence on

a lot that may also include an Accessory Dwelling Unit (ADU). No significant changes were made to the language from the original article to the proposed motion. Acting-Chair Topham opened the floor to the public. There were no public comments or objections

MOTION/VOTE: Mr. Rector made a motion to close the public hearing. The motion was duly seconded by Mr. Lowell and the motion was carried unanimously.

Roll Call vote:

Barry Rector, *Aye*

Nat Lowell, *Aye*

David Iverson, *Aye (remote participation)*

John Kitchener, *Aye (remote participation)*

Acting-Chair Joseph Topham, *Aye*

MOTION/VOTE: Mr. Rector made a motion to give a positive recommendation with a quantum vote of two-thirds. The motion was duly seconded by Mr. Lowell and the motion was carried unanimously.

Roll Call vote:

Barry Rector, *Aye*

Nat Lowell, *Aye*

David Iverson, *Aye (remote participation)*

John Kitchener, *Aye (remote participation)*

Acting-Chair Joseph Topham, *Aye*

- **Zoning Bylaw Amendment: Protected Use ADU** – to amend Section 139-2 “Definition and Word Usage” by defining a new term, “Protected Use ADU”.

DISCUSSION:

Technical amendment to the zoning bylaw. Certain language in the definition of “secondary dwelling” mirrored ground cover language, likely due to a past copy-paste error. Involves striking the incorrect language. Acting-Chair Topham opened the floor to the public. There were no public comments or objections.

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

Roll Call vote:

Nat Lowell, *Aye*

John Kitchener, *Aye (remote participation)*

David Iverson, *Aye (remote participation)*

Acting-Chair Joseph Topham, *Aye*

MOTION/VOTE: Mr. Lowell made a motion to give a positive recommendation with a quantum vote of two-thirds. The motion was duly seconded by Mr. Kitchener and the motion was carried unanimously.

Roll Call vote:

Nat Lowell, *Aye*

John Kitchener, *Aye (remote participation)*

David Iverson, *Aye (remote participation)*

Acting-Chair Joseph Topham, *Aye*

- **Zoning Bylaw Amendment: Dwelling Unit**– to amend Section 139-2 “Definitions and Word Usage” by modifying the definition of “Dwelling Unit” for consistency with State regulation.

DISCUSSION:

Technical amendment to the zoning bylaw. Certain language in the definition of “secondary dwelling” mirrored ground cover language, likely due to a past copy-paste error. Involves striking the incorrect language. Acting-Chair Topham opened the floor to the public. Darla Stuckey questioned if ADU can be sold to a separate family member if put one on own lot. Mrs. Snell stated that the ability to sell an ADU separately remains subject to legal interpretation. Current state guidance does not explicitly address this, and zoning regulations do not govern property sales.

MOTION/VOTE: Mr. Rector made a motion to close the public hearing. The motion was duly seconded by Mr. Lowell and the motion was carried unanimously.

Roll Call vote:

Barry Rector, *Aye*

Nat Lowell, *Aye*

David Iverson, *Aye (remote participation)*

John Kitchener, *Aye (remote participation)*

Acting-Chair Joseph Topham, *Aye*

MOTION/VOTE: Mr. Rector made a motion to give a positive recommendation with a quantum vote of two-thirds. The motion was duly seconded by Mr. Lowell and the motion was carried unanimously.

Roll Call vote:

Barry Rector, *Aye*

Nat Lowell, *Aye*

David Iverson, *Aye (remote participation)*

John Kitchener, *Aye (remote participation)*

Acting-Chair Joseph Topham, *Aye*

- **Zoning Bylaw Amendment: Year-round Housing** – to amend Section 139-2 “Definition and Word Usage” by defining a new term, “Year-round Housing”.

DISCUSSION:

Technical amendment to the zoning bylaw. Certain language in the definition of “secondary dwelling” mirrored ground cover language, likely due to a past copy-paste error. Involves striking the incorrect language. Acting-Chair Topham opened the floor to the public. There were no comments and concerns from the Board and public.

MOTION/VOTE: Mr. Rector made a motion to close the public hearing. The motion was duly seconded by Mr. Lowell and the motion was carried unanimously.

Roll Call vote:

Barry Rector, *Aye*

Nat Lowell, *Aye*

David Iverson, *Aye (remote participation)*

John Kitchener, *Aye (remote participation)*

Acting-Chair Joseph Topham, *Aye*

MOTION/VOTE: Mr. Rector made a motion to give a positive recommendation with a quantum vote of two-thirds. The motion was duly seconded by Mr. Lowell and the motion was carried unanimously.

Roll Call vote:

Barry Rector, *Aye*

Nat Lowell, *Aye*

David Iverson, *Aye (remote participation)*

John Kitchener, *Aye (remote participation)*
Acting-Chair Joseph Topham, *Aye*

- **Zoning Bylaw Amendment: Temporary Moratorium on Tertiary Dwellings** - to insert a new Section, “Temporary Moratorium on Tertiary Dwellings” to temporarily prohibit the creation of tertiary dwellings until December 31, 2025, so that the potential increased “by-right” density impacts of Section 8 of Chapter 150 of the Acts of 2024 (allowance of Accessory Dwelling Units “ADUs” by right) to our existing zoning bylaw may be fully evaluated.

DISCUSSION:

The Board briefly discussed the proposed temporary moratorium on tertiary dwellings until December 31st. The moratorium is in response to new state-mandated accessory dwelling unit (ADU) provisions, which are less restrictive than the Town’s existing tertiary dwelling regulations. Concerns were raised that without the moratorium, properties could potentially add a fourth dwelling unit if they already have a primary, secondary, and tertiary dwelling. The purpose of the moratorium is to allow time for a comprehensive review of the zoning bylaw to determine whether the tertiary dwelling provision should be kept, modified, or removed and how to reconcile the Town’s regulations with the new State legislation. Acting-Chair Topham opened the floor to the public. A question was raised regarding whether the moratorium could be lifted earlier if the town reaches a resolution before December 31st. A special Town Meeting could vote to shorten or extend the moratorium if needed. Town Counsel is actively reviewing this matter in collaboration with planning staff. Concerns were raised that the new State law disrupts existing local zoning efforts that had already addressed many of the town’s housing challenges. Staff will continue working with Town Counsel and select boards to have periodic updates and public awareness.

MOTION/VOTE: Mr. Lowell made a motion to close the public hearing. The motion was duly seconded by Mr. Rector and the motion was carried unanimously.

Roll Call vote:

Nat Lowell, *Aye*
Barry Rector, *Aye*
David Iverson, *Aye (remote participation)*
John Kitchener, *Aye (remote participation)*
Acting-Chair Joseph Topham, *Aye*

MOTION/VOTE: Mr. Lowell made a motion to give a positive recommendation with a quantum vote of two-thirds. The motion was duly seconded by Mr. Rector and the motion was carried unanimously.

Roll Call vote:

Nat Lowell, *Aye*
Barry Rector, *Aye*
David Iverson, *Aye (remote participation)*
John Kitchener, *Aye (remote participation)*
Acting-Chair Joseph Topham, *Aye*

- **Zoning Bylaw Amendment: Pickleball** – to amend Section 139-7A, “Use-chart” by inserting “Pickleball” and inserting “N” in all zoning districts.

DISCUSSION: Mrs. Snell shared on screen to review the internally discussed options regarding pickleball courts in zoning district. Instead of prohibiting pickleball courts in all zoning districts, as originally proposed, an alternative option was discussed. The proposed amendment suggests continuing the prohibition in smaller districts while allowing pickleball courts by special permit in Half-Acre and larger districts, as well as in commercial districts. One issue was that individuals could construct a different type of court, not designated as a "pickleball court," but still use it for pickleball, thus circumventing the intended regulation. Given these concerns, the Board considered the option of postponing the amendment to allow for further discussion and

refinement. The proposed amendment specifically pertains to "pickleball courts." It does not extend to general "game courts," as that would fall outside the intended scope of this amendment. The Board acknowledged that the strict language in the original prohibition was designed to provide flexibility in considering less restrictive alternatives if necessary. The Board will further deliberate on whether to move forward with the special permit regulation or defer the amendment for additional consideration. Further analysis will be conducted to determine the effectiveness of the proposed amendment in addressing community concerns. The Board will revisit the discussion in an upcoming meeting to reach a final decision on the amendment. Acting Chair Topham opened the floor to the public. Residents are concerned about the constant noise from pickleball courts near homes. Noise studies show pickleball is louder than other recreational activities like tennis. Some towns have adopted regulations to limit hours or require sound barriers. Some municipalities classify pickleball courts under recreational zoning. Restrictions may include minimum distances from residential properties, permitted play hours, and noise mitigation strategies. A balance is needed to ensure fair access to recreational activities while protecting residential peace. Requiring soundproof fencing or acoustic barriers. Setting time limits for play before 8 AM or after 7 PM. Designating specific courts for pickleball in less disruptive locations. Working with community members to find a compromise. Mr. Iverson favored continuing this discussion to a Special Town Meeting to allow more time to develop appropriate setback requirements. It was suggested that a well-thought-out setback standard could be a better solution than outright banning or requiring a special permit. Concerns were raised about unintended consequences of immediate action without thorough vetting. Others supported a Special Permit approach, allowing case-by-case review based on unique lot constraints. Some members suggested that clear setback regulations would naturally preclude pickleball courts in smaller, more densely populated zoning districts. It was debated whether the special permit process would effectively control noise and space concerns or if it would burden property owners with unnecessary bureaucracy. Concerns were raised about potential litigation from residents with financial resources who might challenge zoning regulations. Some members expressed concerns that delaying action could lead to a surge in pickleball court installations before regulations are finalized. The possibility of voters amending the article at Town Meeting was considered, with some members arguing that including a Special Permit clause now could be removed later if necessary. Others pointed out that the article's current wording might send the wrong message about the board's intent. The board acknowledged that taking no action would maintain the status quo, allowing pickleball courts by right unless existing zoning restrictions applied. Some members were concerned that this approach could lead to an increase in court installations before proper regulations could be enacted. It was noted that a properly drafted comment explaining the Board's intent should accompany the motion to take no action. Staff will draft a comment explaining the reasoning behind the recommendation to take no action. The finalized comment will be reviewed at the March 6th meeting before being submitted for inclusion in the Town Meeting warrant. Further research into setback options and alternative zoning controls will be conducted in preparation for a potential future amendment.

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

Roll Call vote:

Nat Lowell, *Aye*
John Kitchener, *Aye (remote participation)*
Barry Rector, *Aye*
David Iverson, *Aye (remote participation)*
Acting-Chair Joseph Topham, *Aye*

MOTION/VOTE: Mr. Lowell made a motion to take no action with added comments. The motion was duly seconded by Mr. Kitchener and the motion was carried unanimously.

Roll Call vote:

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

Acting-Chair Joseph Topham, *Aye*

- **Zoning Map Amendment: RC-2 to R-5 or CTEC – Rosemary Way** – to place property located at 1 and 3 Rosemary Way currently in the Residential Commercial -2 (RC-2) district into the Residential-5 (R-5) or the Commercial Trade, Entrepreneurship and Craft (CTEC) district.

DISCUSSION:

This amendment is part of the ongoing phase-out of RC-2 zoning. Given that the front property is currently used residentially, an R5 designation would allow the lot to remain conforming in terms of size. For these reasons, staff recommends the zoning to R5. Mr. Rector questioned whether any outreach had been conducted with affected property owners or stakeholders. Staff confirmed that no direct outreach had been made at this time. A zoning change to R5 requires a two-thirds majority vote at the Town Meeting. Acting-Chair Topham opened the floor to the public. No members of the public made any comments or concerns.

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

Roll Call vote:

Nat Lowell, *Aye*

John Kitchener, *Aye (remote participation)*

David Iverson, *Aye (remote participation)*

Barry Rector, *Aye*

Acting-Chair Joseph Topham, *Aye*

MOTION/VOTE: Mr. Rector made a motion to give a positive recommendation with a zoning change to R-5 with a quantum vote of two-thirds. The motion was duly seconded by Mr. Lowell and the motion was carried unanimously.

Roll Call vote:

Barry Rector, *Aye*

Nat Lowell, *Aye*

David Iverson, *Aye (remote participation)*

John Kitchener, *Aye (remote participation)*

Acting-Chair Joseph Topham, *Aye*

- **Zoning Map Amendment: LUG-2 to R-20 – Portion of 13 Woodland Drive (Maury)** – to place a portion property located at 13 Woodland Drive currently in the Limited Use General-2 (LUG-2) district into the Residential-20 (R-20) district.

DISCUSSION:

Stephen Maury expressed his appreciation for the opportunity to discuss this matter and noted that while consensus among neighbors had not been reached, several thoughtful discussions had taken place regarding the potential impacts of the zoning changes. Compared to the other properties on Woodland Drive, which collectively amount to 5.9 acres, the proposed zoning change would allow this parcel to be treated similarly to the rest of the neighborhood. The change would still put the parcel at a disadvantage compared to other lots due to its current exclusion from the sewer district, although there are ongoing efforts to change that. Mr. Maury stated that there are currently 13 buildable lots and 14 dwellings in the area. Two lots contain two dwellings each, and one lot remains vacant. The existing density amounts to approximately 2.4 dwellings per acre, with the potential to increase to 6.6 dwellings per acre under maximum build-out scenarios. If the proposed amendment were approved, the property in question could be divided into five buildable lots, with a density of one dwelling per approximately 7,756 square feet, which is lower than the potential density of the rest of Woodland Drive. Septic regulations, which have become more stringent over time, would continue to impose limitations on development unless the property is connected to sewer services. The property currently exists in two different zoning districts, which is inconsistent with master planning principles and the Surfside area planning framework. Mr. Maury stated

that his goal is to develop the property as year-round housing with price caps to ensure affordability, though this remains contingent on sewer connection and potential financial support from the Affordable Housing Trust or other funding sources. Mr. Maury stated that a traffic study had been conducted and that slides summarizing the findings were available. He offered to provide additional context or information as needed. Acting-Chair Topham opened the floor to the public. Patrick raised the question of whether the Housing Trust or a developer could facilitate affordable housing without necessitating a zoning change. The Board clarified that they cannot mandate such arrangements as part of their recommendations due to contract zoning limitations. Meri Lepore expressed opposition to the zoning change, citing concerns about increased housing density. She compared the proposal to Sachem's Path, stating that the new development would have a significantly higher density in a smaller area. Mrs. Lepore stated that while she supports affordable housing, she does not support increased density in the neighborhood. Mr. Maury responded by clarifying that the proposed development would have a comparable density to Sachem's Path. Mr. Maury provided calculations indicating that the proposed zoning change would allow for up to 27 homes, not 40 as previously suggested. Mr. Maury also addressed concerns about the number of bedrooms per acre, that his previous proposal included larger homes but fewer bedrooms per acre than Sachem's Path. Arthur Gasbarro commented on the importance of analyzing the zoning impact independently of potential sewer service availability. Mr. Gasbarro pointed out that approving Article 60 would more than double the housing density allowed on the lot. Mr. Gasbarro also raised concerns about the zoning change setting a precedent by introducing R-20 zoning into an area currently designated as LUG-2. Many abutters spoke of higher density, traffic and safety issues.

MOTION/VOTE: Mr. Rector made a motion to close the public hearing. The motion was duly seconded by Mr. Lowell and the motion was carried unanimously.

Roll Call vote:

Barry Rector, *Aye*

Nat Lowell, *Aye*

David Iverson, *Aye (remote participation)*

John Kitchener, *Aye (remote participation)*

Acting-Chair Joseph Topham, *Aye*

MOTION/VOTE: Mr. Rector made a motion to give a positive recommendation to Town Meeting with a required quantum of vote being 50%. The motion was duly seconded by Mr. Kitchener and the motion was carried 3-2 in favor.

Mr. Lowell expressed the importance of making sure that the comments included in the printed warrant and for the Finance Committee accurately reflect the discussions and expectations set forth.

Roll Call vote:

Barry Rector, *Aye*

Nat Lowell, *Aye*

David Iverson, *Aye (remote participation)*

John Kitchener, *Nay (remote participation)*

Acting-Chair Joseph Topham, *Nay*

- **Zoning Map Amendment: R-20 to R-10 – 13 (portion of) and 13A Woodland Drive (Maury)** – to place property located at 13A Woodland Drive and a portion of 13 Woodland Drive currently in Residential-20 (R-20) district into the Residential-10 (R-10) district.

DISCUSSION:

Stephen Maury asked the Board to make a negative recommendation for this article. Acting-Chair Topham opened the floor to the public. No members of the public made any comments or concerns.

MOTION/VOTE: Mr. Rector made a motion to close the public hearing. The motion was duly seconded by Mr. Lowell and the motion was carried unanimously.

Roll Call vote:

Barry Rector, *Aye*

Nat Lowell, *Aye*

David Iverson, *Aye (remote participation)*

John Kitchener, *Aye (remote participation)*

Acting-Chair Joseph Topham, *Aye*

MOTION/VOTE: Mr. Rector made a motion to give a negative recommendation with a quantum of vote at 50% in case of any procedural changes and the specific language chosen was “not to adopt” rather than ‘take no action’. The motion was duly seconded by Mr. Kitchener and the motion was carried unanimously.

Roll Call vote:

Barry Rector, *Aye*

Nat Lowell, *Aye*

David Iverson, *Aye (remote participation)*

John Kitchener, *Aye (remote participation)*

Acting-Chair Joseph Topham, *Aye*

- **Zoning Map Amendment: Town and Country Overlay District Change – Portion of 13 Woodland Drive (Maury)** – to place a portion of 13 Woodland Drive currently in the Country Overlay District (COD) into the Town Overlay District (TOD).

DISCUSSION:

Stephen Maury began by stating that while he is not as familiar with the nuances of the Town and County Overlay District as other members, he understood that R20 is a Town district. Mr. Maury stated that properties are serviced by utilities, such as water and sewer, should fall under the town overlay rather than the country overlay. Mr. Maury stated that most of Woodland Drive is serviced by water and partially by sewer, making it eligible for the town overlay. Mr. Maury explained that the proposal to move the property to R20 and the town overlay was put forward to address concerns raised at the special town meeting regarding the absence of this proposal earlier. Mr. Maury asked for feedback from the board and neighbors about the potential impact of this change. Mr. Rector expressed the need to address zoning inconsistencies, especially in light of past decisions when zoning was left open-ended in the 1970s. They acknowledged the importance of fixing these issues and ensuring future zoning decisions align with commitments made in the previous master plan. Mrs. Trudel stated that while aspects of the Town Overlay might apply in some ways such as the absence of sewer systems and pedestrian infrastructure, the Country Overlay might still be more suitable for the neighborhood. Mrs. Trudel cautioned that approving a one-off change for just one lot could set an inconsistent precedent. The broader neighborhood context needed to be considered, and a more comprehensive review was advised. The Board will rely on staff guidance to develop a more comprehensive approach to zoning in the affected neighborhoods, with further discussions to follow. Acting Chair opened the floor to the public. Some abutters questioned the zoning map changed

MOTION/VOTE: Mr. Rector made a motion to close the public hearing. The motion was duly seconded by Mr. Lowell and the motion was carried unanimously.

Roll Call vote:

Barry Rector, *Aye*

Nat Lowell, *Aye*

David Iverson, *Aye (remote participation)*

John Kitchener, *Aye (remote participation)*

Acting-Chair Joseph Topham, *Aye*

MOTION/VOTE: Mr. Rector made a motion to take no action. The motion was duly seconded by Mr. Lowell and the motion was carried unanimously.

Roll Call vote:

Barry Rector, *Aye*

Nat Lowell, *Aye*

David Iverson, *Aye (remote participation)*

John Kitchener, *Aye (remote participation)*

Acting-Chair Joseph Topham, *Aye*

- **Zoning Map Amendment: Town and Country Overlay District Change – 13A Woodland Drive and a Portion of 13 Woodland Drive (Maury)** – to place a portion of 13 Woodland Drive and 13A Woodland Drive currently in the Country Overlay District (COD) into the Town Overlay District (TOD).

DISCUSSION:

Stephen Maury stated that this is precisely the same as the previous. Acting-Chair Topham opened the floor to the public. No members of the public made any comments or concerns.

MOTION/VOTE: Mr. Lowell made a motion to close the public hearing. The motion was duly seconded by Mr. Rector and the motion was carried unanimously.

Roll Call vote:

Nat Lowell, *Aye*

Barry Rector, *Aye*

David Iverson, *Aye (remote participation)*

John Kitchener, *Aye (remote participation)*

Acting-Chair Joseph Topham, *Aye*

MOTION/VOTE: Mr. Lowell made a motion to take no action. The motion was duly seconded by Mr. Rector and the motion was carried unanimously.

Roll Call vote:

Nat Lowell, *Aye*

Barry Rector, *Aye*

David Iverson, *Aye (remote participation)*

John Kitchener, *Aye (remote participation)*

Acting-Chair Joseph Topham, *Aye*

VI.Upcoming Meetings:

- **Regular Meeting – Monday, February 10, 2025, at 4pm Hybrid**
- **Special Meeting – Thursday, March 6, 2025, at 4pm REMOTE ONLY**

VII.Adjournment:

Mr. Rector made a motion to adjourn the meeting at 7:27PM. 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*

David Iverson, *Aye (remote participation)*

John Kitchener, *Aye (remote participation)*

Acting-Chair Joseph Topham, *Aye*

Submitted by: Catherine Ancero

➤ **Link to the Planning Board YouTube video:**

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

➤ **Link to the Planning Board packet:**

<https://www.nantucket-ma.gov/AgendaCenter/ViewFile/Agenda/02062025-14783?html=true>