Nantucket Planning Board

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

Board Members: David Iverson (Chair), Joseph Topham (Vice-Chair), Nat Lowell (*remote participation)*, John Kitchener, and Hillary Hedges Rayport
Alternates: Stephen Welch (*remote participation)*, Abby De Molina (*remote participation)*, and Howard Matz (Absent)
Staff: Leslie Snell (Director of Planning), Meg Trudel (Deputy Director of Planning) (Absent), William Saad (Zoning Administrator/Land Use Specialist), and Catherine Ancero (Administrative Specialist)

PLANNING BOARD APPROVED MINUTES
07-14-2025

(*Subject to change*)

I. Call to order:

Chair Iverson called the meeting to order at 4:00pm.

Attendance taken by Roll Call:

Board Members:
Hillary Hedges Rayport, *Aye*
John Kitchener, *Aye*
Nat Lowell, *Aye* (*remote participation)*
Vice-Chair Topham, *Aye*
Chair Iverson, *Aye*

Alternates:
Stephen Welch, *Aye* (*remote participation)*
Abby De Molina, *Aye* (*remote participation)*
John Matz, *Aye*

Staff:
Leslie Snell, *Aye*
William Saad, *Aye*
Catherine Ancero, *Aye*

II. Approval of the agenda:

MOTION/VOTE: Mr. Kitchener made a motion to approve the agenda. The motion was duly seconded by Vice-Chair Topham, and the motion was carried unanimously.

Vote taken by Roll Call:
John Kitchener, *Aye*
Vice-Chair Topham, *Aye*
Nat Lowell, *Aye* (*remote participation)*

Hillary Hedges Rayport, *Aye*
Chair Iverson, *Aye*

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

Campbell Sutton raised several concerns about the new website and meeting packet system. Chair Iverson acknowledged her concerns and stated that there's a learning curve with the new system and said improvements would be considered.

IV. Public Hearing – Master Plan Update, Vision Statement, presented by Dodson & Flinker – *public comment period open through 8/4/2025*

Discussion: Dillon Sussman from Dodson & Flinker gave an updated presentation and recapped the June 9th meeting for those who may not have attended. Briefly discussed final refinement to the Master Plan's vision statement focusing on clarity and language. The Board supported using the term "economic diversification" to reflect the need for more stable year-round job opportunities beyond tourism and service sectors. After some discussion the Board chose the word "prosper" as a more accurate reflection of the community's goals. Concerns were raised about limited community feedback from the Hispanic/Latino community, and it was encouraged to gather more input before the public comment period ends. The Board expressed strong support for the vision statement and the direction of the plan.

V. Minutes:

1. **June 9, 2025**
2. **June 23, 2025**

MOTION/VOTE: Ms. Rayport made a motion to approve the minutes of June 9th and June 23rd with minor edits that have been incorporated. The motion was duly seconded by Vice-Chair Topham, and the motion was carried unanimously.

Vote taken by Roll Call:
Hillary Hedges Rayport, *Aye*
Vice-Chair Topham, *Aye*
John Kitchener, *Aye*
Nat Lowell, *Aye* (*remote participation)*
Chair Iverson, *Aye*

VI. Second Dwellings:

Discussion: The Board reviewed three second dwelling applications individually due to one member recusing from 13 Meadow View Drive.

1. **Kevin & Emily Mullins – 11 Plum Street**
Voting: Chair David Iverson, Vice-Chair Joseph Topham, Nat Lowell (*remote participation),* John Kitchener and Hillary Hedges Rayport
Alternates: Stephen Welch (*remote participation*), Abby De Molina (*remote participation*) and Howard Matz (*Alternate*)
Recuse: None
Absent: None
Documentation: File with associated plans, photos and required documentation
Activated: None
Representing: None
Discussion: The applicant requested a second curb cut. Some Board members raised concerns stating that the zoning bylaw only allows one driveway per lot and that more driveways go against transportation goals to reduce curb cuts and traffic issues. After discussion the Board agreed that the second driveway was not needed and only approve the second dwelling without allowing a second curb cut.

MOTION/VOTE: Ms. Rayport made a motion to approve the second dwelling without the second curb cut and provide an updated site plan showing only one curb cut. The motion was duly seconded by Vice-Chair Topham, and the motion was carried unanimously.

<u>Vote taken by Roll Call:</u>
Hillary Hedges Rayport, *Aye*
Vice-Chair Topham, *Aye*
John Kitchener, *Aye*
Nat Lowell, *Aye* (*remote participation)*
Chair Iverson, *Aye*

2. **Reginald Harmon Irrevocable Trust & Genevieve Harmon Irrevocable Trust – 13 Meadow View Drive**
   Voting: Chair David Iverson, Vice-Chair Joseph Topham, Nat Lowell (*remote participation),* John Kitchener and Hillary Hedges Rayport
   Alternates: Stephen Welch (*remote participation*), Abby De Molina (*remote participation*) and Howard Matz (*Alternate*)
   Recuse: None
   Absent: None
   Documentation: File with associated plans, photos and required documentation
   Activated: None
   Representing: None
   Discussion: None

   MOTON/VOTE: Vice-Chair Topham made a motion to approve 13 Meadow View Drive. The motion was duly seconded by Mr. Kitchener and the motion was carried unanimously.

   <u>Vote taken by Roll Call:</u>
   Vice-Chair Topham, *Aye*
   John Kitchener, *Aye*
   Hillary Hedges Rayport, *Aye*
   Nat Lowell, *Aye* (*remote participation)*
   Chair Iverson, *Aye*

3. **Klaus Kleinfeld – 13 Hawk's Circle**
   Voting: Chair David Iverson, Nat Lowell (*remote participation),* John Kitchener and Hillary Hedges Rayport
   Alternates: Stephen Welch (*remote participation*), Abby De Molina (*remote participation*) and Howard Matz (*Alternate*)
   Recuse: Vice-Chair Joseph Topham
   Absent: None
   Documentation: File with associated plans, photos and required documentation
   Activated: None
   Representing: None
   Discussion: None

   MOTION/VOTE: Mr. Lowell made a motion to approve 13 Hawk's Circle. The motion was duly seconded by Mr. Kitchener and the motion was carried unanimously.

   <u>Vote taken by Roll Call:</u>
   Nat Lowell, *Aye* (*remote participation)*
   John Kitchener, *Aye*
   Hillary Hedges Rayport, *Aye*
   Chair Iverson, *Aye*

VII. <u>ANRs:</u>

1. **4 Dukes Realty LLC, Alexander Stancioff, Mgr., and The Cary Living Trust, Donick Montfort Cary & Kimberly Huffman Cary, Trustees – 4 & 6 Dukes Road**
2. **Leslie Harlow Wytrzes and Wayne J. Wytrzes – 10 Academy Lane**
3. **Maurice V. Daniels & Allice J. Daniels, Trs. – 9 Evergreen Way**
4. **John P. Murray – 73 & 75 Fairgrounds Road**

Voting: Chair David Iverson, Vice-Chair Joseph Topham, Nat Lowell (*remote participation),* John Kitchener and Hillary Hedges Rayport
Alternates: Stephen Welch (*remote participation*), Abby De Molina (*remote participation*) and Howard Matz (*Alternate*)
Recuse: None
Absent: None
Documentation: File with associated plans, photos and required documentation
Activated: None
Representing: None
Discussion: None

MOTON/VOTE: Mr. Kitchener made a motion to approve all the ANRs listed above. The motion was duly seconded by Vice-Chair Topham, and the motion was carried unanimously.

Vote taken by Roll Call:
John Kitchener, *Aye*
Vice-Chair Topham, *Aye*
Hillary Hedges Rayport, *Aye*
Nat Lowell, *Aye* (*remote participation)*
Chair Iverson, *Aye*

VIII. Preliminary Plans:

1. **The Champoux Landscape Realty Trust – 4 Arrowhead Drive & 140 Old South Road**

Voting: Chair David Iverson, Vice-Chair Joseph Topham, Nat Lowell (*remote participation),* John Kitchener and Hillary Hedges Rayport
Alternates: Stephen Welch (*remote participation*), Abby De Molina (*remote participation*) and Howard Matz (*Alternate*)
Recuse: None
Absent: None
Documentation: File with associated plans, photos and required documentation
Activated: None
Representing: Surveyor Paul Santos
Discussion: The Board reviewed a preliminary plan for a six lot, five buildable lots with a twenty-foot-wide private roadway to provide frontage to the interior lots, with all lots meeting the zoning requirements in the CMI district. The proposal for commercial and residential use. Will maintain existing trees and site access. Brief discussion on the need for a roadway and curb cut upgrades along Arrowhead Drive and Old South Road.

MOTON/VOTE: Vice-Chair Topham made a motion to approve the application as submitted. The motion was duly seconded by Mr. Kitchener, and the motion was carried out unanimously.

Vote taken by Roll Call:
Vice-Chair Topham, *Aye*
John Kitchener, *Aye*
Hillary Hedges Rayport, *Aye*
Nat Lowell, *Aye* (*remote participation)*
Chair Iverson, *Aye*

IX. Previous Plans:

1. **Stephen P. Langer, Trustee, 11 & 15 Trotts Hill Road -** *Endorse Plans*

Voting: Chair David Iverson, Vice-Chair Joseph Topham, Nat Lowell (*remote participation),* John Kitchener and Hillary Hedges Rayport
Alternates: Stephen Welch (*remote participation*), Abby De Molina (*remote participation*) and Howard Matz (*Alternate*)
Recuse: None
Absent: None
Documentation: File with associated plans, photos and required documentation
Activated: None

Representing: None
Discussion: None

MOTON/VOTE: Ms. Rayport made a motion to approve the application as submitted. The motion was duly seconded by Vice-Chair Topham, and the motion was carried out unanimously.

Vote taken by Roll Call:
Hillary Hedges Rayport, *Aye*
Vice-Chair Topham, *Aye*
John Kitchener, *Aye*
Nat Lowell, *Aye* (*remote participation)*
Chair Iverson, *Aye*

2. **Jones Way Subdivision (formerly known as 33 Old South Road), portion of 23 Jones Way aka 26 Ticcoma Way -** *Form J release (Lots 8, 9 & 10)*
Voting: Chair David Iverson, Vice-Chair Joseph Topham, Nat Lowell (*remote participation),* John Kitchener and Hillary Hedges Rayport
Alternates: Stephen Welch (*remote participation*), Abby De Molina (*remote participation*) and Howard Matz (*Alternate*)
Recuse: None
Absent: None
Documentation: File with associated plans, photos and required documentation
Activated: None
Representing: None
Discussion: The applicant is requesting to revise a previously approved lot release of Lots 1,2 and 3. The applicant is asking the Board to retain those lots and release Lots 8, 9 and 10 instead.

MOTON/VOTE: Mr. Lowell made a motion to approve the request for Lots 8, 9 and 10 instead of Lots 1, 2 and 3. The motion was duly seconded by Vice-Chair Topham, and the motion was carried out unanimously.

Vote taken by Roll Call:
Nat Lowell, *Aye* (*remote participation)*
Vice-Chair Topham, *Aye*
Hillary Hedges Rayport, *Aye*
John Kitchener, *Aye*
Chair Iverson, *Aye*

3. **Endzone Subdivision, Oliver's Way, 50 Burnell Street –** *Endorse legal documents, Form J release (Lots 34, 35 & 36)*
Voting: Chair David Iverson, Nat Lowell (*remote participation),* John Kitchener and Hillary Hedges Rayport
Alternates: Stephen Welch (*remote participation*), Abby De Molina (*remote participation*) and Howard Matz (*Alternate*)
Recuse: Vice-Chair Joseph Topham
Absent: None
Documentation: File with associated plans, photos and required documentation
Activated: None
Representing: Attorney Arthur Reade
Discussion: The applicant requested the release of Lots 34, 35 and 36 from the covenant, as security in the form of a deposit of $152,626.00 which had already been submitted. There were no concerns from the Board, and they received confirmation from staff that the deposit was submitted.

MOTON/VOTE: Mr. Kitchener made a motion to approve the request for Lots 8, 9 and 10 instead of Lots 1, 2 and 3. The motion was duly seconded by Mr. Lowell, and the motion was carried out unanimously.

Vote taken by Roll Call:
John Kitchener, *Aye*
Nat Lowell, *Aye* (*remote participation)*

Hillary Hedges Rayport, *Aye*
Chair Iverson, *Aye*

4. **41 WMR Trust, 41 West Miacomet –** *Clarify the as-built condition in comparison to the decision*
Voting: Chair David Iverson, Nat Lowell (*remote participation),* John Kitchener and Hillary Hedges Rayport
Alternates: Stephen Welch (*remote participation*), Abby De Molina (*remote participation*) and Howard Matz (*Alternate*)
Recuse: None
Absent: None
Documentation: File with associated plans, photos and required documentation
Activated: None
Representing: Surveyor Dan Mulloy
Discussion: The applicant previously received an MMD Special Permit from the Planning Board. An As-built plan was submitted to close out the building permit however there were discrepancies. The driveway wasn't changed, however the parking area within it was relocated to a previously disturbed lawn area with no new vegetation loss. Mr. Mulloy stated that all required vegetation was completed and met or exceeded requirements. A fire pit was on all plans however it was never discussed. The fire pit sits in an already disturbed area therefore not considered a new impact. The Board acknowledged the oversight. The Board determined that the changes do not increase impervious surface, footprint, or disturbance, the parking area's new location is preferable as it's closer to the house and away from undisturbed vegetation.

MOTON/VOTE: Vice-Chair Topham made a motion to approve the as-built plan as submitted and report any future changes upfront in the future. The motion was duly seconded by Ms. Rayport, and the motion was carried out unanimously.

<u>Vote taken by Roll Call:</u>
Vice-Chair Topham, *Aye*
Hillary Hedges Rayport, *Aye*
Nat Lowell, *Aye (remote participation)*
John Kitchener, *Aye*
Chair Iverson, *Aye*

5. **Mariner Way –***Request for refund of remaining surety balance*
Voting: Chair David Iverson, Nat Lowell (*remote participation),* John Kitchener and Hillary Hedges Rayport
Alternates: Stephen Welch (*remote participation*), Abby De Molina (*remote participation*) and Howard Matz (*Alternate*)
Recuse: None
Absent: None
Documentation: File with associated plans, photos and required documentation
Activated: None
Representing: None
Discussion: A request to release the remaining balance for 5 Mariner Way.

MOTON/VOTE: Vice-Chair Topham made a motion to release the remaining balance. The motion was duly seconded by Mr. Kitchener, and the motion was carried out unanimously.

<u>Vote taken by Roll Call:</u>
Vice-Chair Topham, *Aye*
John Kitchener, *Aye*
Hillary Hedges Rayport, *Aye*
Nat Lowell, *Aye (remote participation)*
Chair Iverson, *Aye*

X. <u>Public Hearings:</u>

1. **Quaiapen, LLC – Old South Road, 111A Old South Road and Portion of 109 Old South Road,** *action deadline 08-31-2025,* ***CONTINUED TO AUGUST 11, 2025***

Voting: Chair David Iverson, Nat Lowell (*remote participation),* John Kitchener and Hillary Hedges Rayport
Alternates: Stephen Welch (*remote participation*), Abby De Molina (*remote participation*) and Howard Matz (*Alternate*)
Recuse: None
Absent: None
Documentation: File with associated plans, photos and required documentation
Activated: None
Representing: None
Discussion: None

MOTON/VOTE: Vice-Chair Topham made a motion to continue to August 11th. The motion was duly seconded by Mr. Lowell, and the motion was carried out unanimously.

Vote taken by Roll Call:
Vice-Chair Topham, *Aye*
Nat Lowell, *Aye (remote participation)*
John Kitchener, *Aye*
Hillary Hedges Rayport, *Aye*
Chair Iverson, *Aye*

2. **Cliffside Beach, Inc. – 46 Jefferson Avenue,** *action deadline 10-31-2025,*
CONTINUE TO SEPTEMBER 8, 2025
Voting: Chair David Iverson, Nat Lowell (*remote participation),* John Kitchener and Hillary Hedges Rayport
Alternates: Stephen Welch (*remote participation*), Abby De Molina (*remote participation*) and Howard Matz (*Alternate*)
Recuse: None
Absent: None
Documentation: File with associated plans, photos and required documentation
Activated: None
Representing: None
Discussion: None

MOTON/VOTE: Vice-Chair Topham made a motion to continue to August 11th. The motion was duly seconded by Mr. Kitchener, and the motion was carried out unanimously.

Vote taken by Roll Call:
Vice-Chair Topham, *Aye*
John Kitchener, *Aye*
Hillary Hedges Rayport, *Aye*
Nat Lowell, *Aye (remote participation)*
Chair Iverson, *Aye*

3. **J & J Holding, LLC and Irakli Jibladze (Manager) – 4 Nancy Ann Lane,** *action deadline 07-14-2025*
Voting: Chair David Iverson, Vice-Chair Joseph Topham, Nat Lowell (*remote participation),* John Kitchener and Hillary Hedges Rayport
Alternates: Stephen Welch (*remote participation*), Abby De Molina (*remote participation*) and Howard Matz (*Alternate*)
Recuse: None
Absent: None
Documentation: File with associated plans, photos and required documentation
Activated: None
Representing: Paul Santos, Nantucket Surveyors
Discussion: A 4-lot subdivision, three buildable lots and one roadway in the CN zoning district. The applicant is proposing a mixed-use development with commercial and residential, providing employee housing. A few issues raised were landscaping, sidewalks, fire access and engineering review. It was confirmed that the Nantucket Fire Department can safely access and be able to turn around on the site. All updated plans and responses were submitted to Ed Pesce. A paved pedestrian walkway was added with a handicap ramp along Nancy Lane to the end of the

roadway. Staff recommended a 10 feet wide easement, paved to 6 feet with legal documents in place prior to the final lot being released. Mr. Santos requested flexibility in the final location of the pedestrian easement to be determined during Lot 1 development with either Board approval of the final location as a minor modification or delegation to staff for final review. Staff condition required that the applicant only does pavement repairs on Nancy Lane from Lover's Lane to Greglen Avenue. Questions were raised regarding a proposed retaining wall and driveway grading. Applicants are hoping to avoid building walls by comparing adjacent property elevations. If needed a low block wall, not concrete, will be in place. Mr. Santos stated that there is ongoing discussion with the Shepley property owner. The Applicant will make sure no water runoff or grading impacts the neighboring Shelby property. Chair Iverson opened the floor to the public. Campbell Sutton expressed concerns about the extent of pavement repair on Nancy Lane. Chair Iverson stated that consistent repair and neighboring developers will be held to similar standards once their applications are submitted. Emily Molden from Nantucket Land and Water Council suggested to consider native alternatives that are lower maintenance and environmentally preferable.

MOTION/VOTE: Vice- Chair Topham made a motion to close the public hearing. The motion was duly seconded by Ms. Rayport and the motion was carried out unanimously.

Vote taken by Roll Call:
Vice-Chair Topham, *Aye*
Hillary Hedges Rayport, *Aye*
John Kitchener, *Aye*
Nat Lowell, *Aye* (*remote participation)*
Chair Iverson, *Aye*

Discussion: Ms. Rayport commented on the pedestrian easement be included in the subdivision plan. Also, Ms. Rayport stressed that pedestrian easement should not be allowed to end abruptly or rely on future actions by others. Also, Ms. Rayport suggested adding one more tree. The applicant agreed to add one additional tree than what is required.

MOTION/VOTE: Mr. Kitchener made a motion to approve the subdivision with the findings and conditions listed on the staff report, clarified revision to condition #5 stating that the applicant is responsible for roadway repairs, not full paving on Nancy Lane. The motion was duly seconded by Mr. Lowell and the motion was carried out unanimously.

Vote taken by Roll Call:
John Kitchener, *Aye*
Nat Lowell, *Aye* (*remote participation)*
Hillary Hedges Rayport, *Aye*
Vice-Chair Topham, *Aye*
Chair Iverson, *Aye*

4. **Nantucket Safe Harbor For Animals, Inc – 25 Airport Road,** *action deadline 10-12-2025*
Voting: Chair David Iverson, Vice-Chair Joseph Topham, Nat Lowell (*remote participation),* John Kitchener and Hillary Hedges Rayport
Alternates: Stephen Welch (*remote participation*), Abby De Molina (*remote participation*) and Howard Matz (*Alternate*)
Recuse: None
Absent: None
Documentation: File with associated plans, photos and required documentation
Activated: None
Representing: Attorney John Brescher
Discussion: The Applicant is modifying the existing MCD to reflect the increase in building size from 5,747 square feet to 7,079 square feet to align with the updated building design approved by the HDC. There will be no changes to the use. The lot open space area is 48.4 %, twice the minimum required under the Bylaw. Chair Iverson opened the floor to the public. Emily Molden from Nantucket Lane and Water Council raised concerns about the increase in the impervious surface area. Chair Iverson clarified that the building is still less than what is permitted by right. Ms. Molden requested stormwater implications of the increased building size be reviewed again.

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.

Vote taken by Roll Call:
Vice-Chair Topham, *Aye*
John Kitchener, *Aye*
Hillary Hedges Rayport, *Aye*
Nat Lowell, *Aye* (*remote participation)*
Chair Iverson, *Aye*

MOTION/VOTE: Vice-Chair Topham made a motion to approve the modification with the original conditions remaining and add a new condition #4 that the Town Engineer review the updated stormwater plan. The motion was duly seconded by Mr. Kitchener and the motion was carried unanimously.

Vote taken by Roll Call:
Vice-Chair Topham, *Aye*
John Kitchener, *Aye*
Hillary Hedges Rayport, *Aye*
Nat Lowell, *Aye* (*remote participation)*
Chair Iverson, *Aye*

5. **Ellen B. Ryder – 16 Bayberry Lane,** *action deadline 10-29-2025*
Voting: Chair David Iverson, Vice-Chair Joseph Topham, John Kitchener and Hillary Hedges Rayport
Alternates: Stephen Welch (*remote participation*), Abby De Molina (*remote participation*) and Howard Matz (*Alternate*)
Recuse: Nat Lowell (*remote participation)*
Absent: None
Documentation: File with associated plans, photos and required documentation
Activated: None
Representing: Attorney Arthur Reade and Jeff Blackwell, Surveyor from Blackwell and Associates
Discussion: Applicant submitted a definitive subdivision plan as a proof plan to pursue a rear lot subdivision Special Permit. The proposal is for a three lot, two buildable lots and the third lot is a designated roadway, a twenty foot right of way, not to be constructed, however, to meet zoning frontage requirements. The applicant intends to convert this to a rear lot subdivision where two buildable lots share a driveway. Waiver request from the 40-foot road width. Chair Iverson opened the floor to the public. Emily Molden from Nantucket Land and Water Council questioned whether a conforming plan with a 40-foot road could be designed, given the large size of one lot and that there needs to be a future policy discussion on rear lot subdivision regulations. Robert Lapiene at 13 Bayberry Lane wanted clarification about the third lot, access and sewer connection. It was addressed that the third lot is the roadway lot, that the subdivision will be tied into Town sewer and a shared driveway will be used for access. Stephen Maury at 28 Rugged Road spoke in support of the proposal.

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

Vote taken by Roll Call:
John Kitchener, *Aye*
Vice-Chair Topham, *Aye*
Hillary Hedges Rayport, *Aye*
Chair Iverson, *Aye*

Discussion: Ms. Rayport supported Ms. Molden's earlier suggestion to have a future policy discussion on rear lot subdivision regulations to make sure that any future changes are transparent and consistently applied. Chair Iverson acknowledged and indicated that a policy conversation will happen soon.

MOTION/VOTE: Mr. Kitchener made a motion to approve the subdivision application with the findings and conditions outlined in the staff report. The motion was duly seconded by Vice-Chair Topham, and the motion was carried unanimously.

<u>Vote taken by Roll Call:</u>
John Kitchener, *Aye*
Vice-Chair Topham, *Aye*
Hillary Hedges Rayport, *Aye*
Chair Iverson, *Aye*

6. **Thank You Aline Nominee Trust & 3WW Nominee Trust – Scott O'Conner & Raymond Pohl, Trustees, The Ceylon Elves LLC, Scott O'Connor & Raymond Pohl, Manager – 3 & 3B Wyers Way,** *action deadline 09-14-2025*

Voting: Chair David Iverson, Vice-Chair Joseph Topham, Nat Lowell (*remote participation),* John Kitchener and Hillary Hedges Rayport
Alternates: Stephen Welch (*remote participation*), Abby De Molina (*remote participation*) and Howard Matz (*Alternate*)
Recuse: None
Absent: None
Documentation: File with associated plans, photos and required documentation
Activated: None
Representing: Attorney Arthur Reade
Discussion: The proposal is for a three-lot subdivision with two buildable lots and one designated roadway lot. Once the proof plan is approved it will proceed with a rear lot special permit. Subdivision reflects a previous 2018 ANR endorsement of the same two lot configurations. There was a Land Court settlement confirming the Applicant's ownership of the roadway land. Attorney Reade stated that this plan is intended to resolve questions about legal frontage for the lots by formally designating Wyers Way as a subdivision roadway. Attorney Reade questioned whether this would require additional engineering or stormwater review stating that there is an existing stabilized gravel road and the project had prior Conservation Commission approvals and drainage plan in place with the intent in seeking a waiver. Both the Board and Staff disagreed to waive further engineering review due to the site's proximity to sensitive wetlands, the potential for future development and increased impervious surfaces, the importance of long-term maintenance and oversight and concerns over grading and excessive earthmoving on lots especially as it relates to natural topography and view sheds. Given these factors such a review remains warranted. Vice-Chair Topham clarified that the grading changes on the lots are governed by the Conservation Commission and confirmed that permits and order of conditions are already in place for both lots. Surveyor, Art Gasbarro clarified that the road/driveway itself is not being re-graded, no new road construction is being proposed, just a minor gravel stabilization of the existing access, grade changes are occurring on the private lots, not the access road and that these changes were approved by the Conservation Commission within the past year. Ms. Rayport suggested that the Board start considering preserving natural grade/topography as part of the subdivision approvals, requiring existing topographic lines on plans, potential conditions limiting grade changes in subdivision approvals and integrating these concerns into the ongoing subdivision regulations update. Chair Iverson appreciates Ms. Rayport's concerns and suggested that the two of them sit down with staff to further discuss the matter and that it might be more appropriate to work through the details. Emily Molden from the Nantucket Land and Water Council made a brief comment supporting earlier points made by Board members regarding stormwater review related to the roadway. Ms. Molden expressed the importance of this review due to the grade changes that have already been permitted for Lots A and B.

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

<u>Vote taken by Roll Call:</u>
John Kitchener, *Aye*
Vice-Chair Topham, *Aye*
Hillary Hedges Rayport, *Aye*
Nat Lowell, *Aye* (*remote participation)*
Chair Iverson, *Aye*

MOTION/VOTE: Mr. Kitchener made a motion to approve the application with the findings and conditions outlined in the staff report with the additional condition requiring a stormwater review by Ed Pesce. The motion was duly seconded by Vice-Chair Topham, and the motion was carried unanimously.

Vote taken by Roll Call:
John Kitchener, *Aye*
Vice-Chair Topham, *Aye*
Hillary Hedges Rayport, *Aye*
Nat Lowell, *Aye (remote participation)*
Chair Iverson, *Aye*

XI. Other Business:

- **Planning Board Regular Meeting – Monday, August 11, 2025, at 4:00PM Hybrid**
- Hillary Rayport asked for a follow up regarding the progress of the Master Plan. Mrs. Snell responded that Judy's team is actively working on the inventory assessments and coordinating with various staff members as needed. They have received some feedback. A delay in the Finance Department finalizing Judy's contract had a temporary hold up the timeline update, however the issue has not been resolved. A revised timeline will be provided soon, and the project remains on schedule.

XII. Adjournment:

Mr. Kitchener made a motion to adjourn the meeting at 6:45PM. The motion was duly seconded by Ms. Rayport, and the motion was carried unanimously.

Vote taken by Roll Call:
John Kitchener, *Aye*
Hillary Hedges Rayport, *Aye*
Nat Lowell, *Aye (remote participation)*
Vice-Chair Topham, *Aye*
Chair Iverson, *Aye*

Link to Planning Board meeting on YouTube:
https://www.youtube.com/watch?v=dpFOqsIzojI

Link to the Agenda and packet:
https://nantucketma.portal.civicclerk.com/event/18137/files/agenda/27778