



**UPDATE
TO MEETING POSTING T 017**

1/6/22 at 10:06am

MEETING POSTING

Pursuant to MGL Chapter 30A, § 18-25

All meeting notices and agenda must be filed, and time stamped with the Town Clerk’s Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)

RECEIVED
2022 JAN 07 AM 10:50
NANTUCKET TOWN CLERK
Posting Number:T 020

Committee/Board/s	PLANNING BOARD
Day, Date, and Time	MONDAY, JANUARY 10, 2022 @ 4:00PM
Location / Address	<p>REMOTE PARTICIPATION VIA ZOOM WEBINAR <i>*Pursuant to Governor Baker’s March 12, 2020 Order Regarding Open Meeting Law (Attached). Information on viewing the meeting can be found at http://www.nantucket-ma.gov/138/Boards-Commissions-Committees</i></p>
Signature of Chair or Authorized Person	<p>MEGAN TRUDEL LAND USE SPECIALIST</p>

WARNING: IF THERE IS NOT A QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!

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

Board Members: John Trudel, III (Chair), David Iverson (Vice-Chair), Nat Lowell, “Fritz” McClure, Barry Rector

Alternates: Stephen Welch, Campbell Sutton, David Callahan

Staff: Andrew Vorce (Planning Director), Leslie Snell (Deputy Director of Planning), Meg Trudel (Land Use Planner) and Catherine Ancero (PLUS Administrative Specialist)

PLANNING BOARD AGENDA 01-10-2022

(Subject to change)

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

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

Participation in Public Hearings and Public Comment will be available through Zoom Webinar. You must register in advance in order to participate. Use the below link to register for Zoom participation. Contact mtrudel@nantucket-ma.gov with any questions.

Webinar Registration Link:

https://us06web.zoom.us/webinar/register/WN_HPf38w66T62b2ahU1s2hFg

To view the meeting only, see link below:

<https://youtu.be/xby2Duxzki4>

I. Call to order:

II. Approval of the agenda:

III. Secondary Dwellings:

- Philip & Denese Allen, 6 Deer Run Road (Map 57, Parcel 14.5)
- 32 Woodbine LLC, 32 Woodbine Drive (Map 80 Parcel 188)

IV. Garage Apartments:

- Jeffrey B. & Patricia Haines Trust, 23 Stone Post Way (Map 73.3.2, Parcel 71-Lot 9)
- Leslie Snell, 23 Woodland Drive (Map 68, Parcel 261)

V. Tertiary Dwellings:

- Philip & Denese Allen, 6 Deer Run Road (Map 57, Parcel 14.5)

VI. ANR

- Town of Nantucket, Auriga Street, Surfside
- 69 Cato Lane Realty Trust, 69 Cato Lane (Map 66 Parcel 15) – **SEE PUBLIC HEARING**

VII. Previous Plans:

- Bittersweet Lane Subdivision, 14 Somerset Road, *extension request*
- 13 Waydale Road, Secondary Dwelling, *extension request*
- 13 Waydale Road, Tertiary Dwelling, *extension request*
- 12 Gray Avenue, *Performance Surety Request*

VIII. Public Hearings (Applications):

- 27 Fair Street, LLC, 27 & 29 Fair Street, *action deadline 04-30-2022*
CONTINUE UNTIL FEBRUARY 14, 2022
- 23 Broad Street Owner, LLC, Brotherhood of Thieves, 23 Broad Street, *action deadline 03-31-2022*
CONTINUE UNTIL FEBRUARY 14, 2022
- Randolph P. Norris, Trustee of Norris Family Trust, 9 Bayberry Lane, *action deadline 04-10-2022*
- 69 Cato Lane Realty Trust, 69 Cato Lane, *action deadline 04-10-2022*
 - ANR: 69 Cato Lane Realty Trust, 69 Cato Lane (Map 66 Parcel 15)
- Whalebone Realty Trust, Harvey S. Young Trustee, 12 Larrabee Lane, *action deadline 04-10-2022*
- Ernest J. Weinhold, Jr. & Mary E. Mitchell Splaine (Modification #4), Wherowhero & South Shore Road, *action deadline 04-28-2022*
- Bonita Bar, LLC, A Massachusetts Limited Liability Company, 1, 2 & 4 Chin's Way, *action deadline 04-10-2022*
- Clarke Brothers Realty LLC, 20 Tomahawk Road, *action deadline 04-10-2022*
- NIR Retail, LLC (Amendment #1), 137 Old South Road, *action deadline 04-10-2022*
- 6 North Beach Street, LLC, 8 North Beach Street, LLC & 4 Dolphin Court, LLC – “The Brant”, 6 & 8 North Beach Street & 4 Dolphin Court, *action deadline 03-13-2022*

IX. Public Hearings (Citizen Warrant Articles)

- **Zoning Map Amendment** to place properties located at 105/107/109 and other unnumbered lots on Old South Road shown as Map 68, Parcels 164, 135, 166, 174, 209, & 210, currently in the Residential-20 (R-20) district in either the Commercial Neighborhood (CN) district or Commercial Trade and Entrepreneurship (CTEC) district.
- **Zoning Map Amendment** to place property located at Old South Road, shown as Map 68, Parcel 208, currently in the Residential-20 (R-20) district in either Commercial Neighborhood (CN) or Commercial Trade and Entrepreneurship (CTEC).
- **Zoning Map Amendment** to place property located at 44 Skyline Drive currently in the Limited Use Genertal-2 (LUG-2) district in either Residential-5 (R-5) district or Commercial Neighborhood (CN) district.
- **Zoning Map Amendment** to place all properties (1-12) located on Nobadeer Way currently in the Residential-20 (R-20) district in the Residential-10 Limited (R-10L) district.
- **Zoning Bylaw Amendment** to make technical changes to the definition of “Apartments” to add language that the Planning Board may waive the density requirements by issuance of a Special Permit.
- **Zoning Bylaw Amendment** to allow storage containers as a use allowed by Special Permit in the Commercial Mid-Island (CMI) district.

X. Public Comment:

XI. Other Business:

- **Special Planning Board meeting (Warrant Articles) Monday, January 31, 2022 @ 4:00PM via Zoom**
- **Special Planning Board meeting (Warrant Articles) Monday, February 7, 2022 @ 4:00PM via Zoom**
- **Regular Planning Board meeting Monday, February 14, 2022 @ 4:00PM via Zoom**

XIII. Adjournment: