



**UPDATED MEETING POSTING (#2)**

**Updated Posting (#1)**

**2/4/22 @ 11:50AM**

**Original Posting: T 111**

**2/2/22 @ 3:56PM**

**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 FEB 07 PM 02:03  
NANTUCKET TOWN CLERK  
Posting Number:T 126

Committee/Board/s	<b>PLANNING BOARD</b>
Day, Date, and Time	<b>MONDAY, FEBRUARY 7, 2022 @ 4:00PM</b>
Location / Address	<b>REMOTE PARTICIPATION VIA ZOOM WEBINAR</b> <i>*Pursuant to Governor Baker’s March 12, 2020 Order Regarding Open Meeting Law (Attached). Information on viewing the meeting can be found at <a href="http://www.nantucket-ma.gov/138/Boards-Commissions-Committees">http://www.nantucket-ma.gov/138/Boards-Commissions-Committees</a></i>
Signature of Chair or Authorized Person	<b>MEGAN TRUDEL</b> <b>LAND USE SPECIALIST</b>
<b>WARNING:</b>	<b>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!</b>

*\*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 02-07-2022**

***(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](mailto:mtrudel@nantucket-ma.gov) \*

**Webinar Registration Link:**

[https://us06web.zoom.us/webinar/register/WN\\_2h0\\_mtVASKmYRWr0NK2DPw](https://us06web.zoom.us/webinar/register/WN_2h0_mtVASKmYRWr0NK2DPw)

To view the meeting only, see link below:  
<https://youtu.be/3nvvO4u7LOg>

I. Call to order:

II. Approval of the agenda:

III. Planning Board Motions and Comments (if needed)

IV. *Not Anticipated by the Chair within 48 Hours* – Re-Endorsement of Maple Lane Subdivision Plans

V. Public Hearings – Warrant Articles:

- **Article 53 - Zoning Bylaw and Map Amendments** to make changes to the definitions in Section 2A of “Accessory Dwelling” to increase the maximum size from 550 square feet to 800 square feet, “Apartment” to clarify where apartments may be located on a commercial property, “Take-Out Food Establishment” to include food trucks, and “Tent” to allow extensions of allowed time periods by special permit; to add a special permit allowance in Section 16D to waive compliance with the “regularity factor” required for lots; to amend Section 20.1B(2)(h) to include tertiary dwellings and garage apartments and to remove the reference to the Rules and Regulations Governing the Subdivision of Land; to place portions of properties located on Beach Grass Road and Old South Road currently located in the Commercial Neighborhood (CN) district in the Residential 5 (R5) district; and to place a portion of property located on Beach Grass Road currently located in the Residential 5 (R-5) district in the Commercial Neighborhood (CN) district. (*Planning Board Sponsored*)
- **Article 52 - Zoning Bylaw Amendment** to amend Section 8D to add a Special Permit allowance for Workforce Housing Homeownership in the R-10 zoning district. (*Planning Board Sponsored*)
- **Article 42 - Zoning Bylaw Amendment** to define “Short Term Rental”; to allow the Planning Board to prohibit “Short Term Rentals” in “Apartment Buildings” (Section 2A) and “Workforce Housing” (Section 8D) as a condition of a Special Permit; and to clarify/exclude “Short Term Rentals” as a room rental/s within an owner-occupied dwelling unit. (*Planning Board Sponsored*)
- **Article 43 - Zoning Bylaw Amendment** to define “Short Term Rental” and to allow “Short Term Rental” as an “Accessory Use” in all residential zoning districts, subject to criteria as specified in the article. (*Citizen Sponsored – T. Glidden*)

VI. Other Business:

- **Draft Planning Board Motions/Comments-FYI Only**
- **Regular Planning Board meeting Monday, February 14, 2022 @ 4:00PM via Zoom**

V. Adjournment: