



# 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**

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NANTUCKET TOWN CLERK  
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Committee/Board/s	PLANNING BOARD
Day, Date, and Time	MONDAY, JUNE 14, 2021 @ 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 <a href="http://www.nantucket-ma.gov/138/Boards-Commissions-Committees">http://www.nantucket-ma.gov/138/Boards-Commissions-Committees</a></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:** Judith Welch Wegner (Chair), John Trudel, III (Vice-Chair), Nat Lowell, "Fritz" McClure, and David Iverson

**Alternates:** Stephen Welch, Campbell Sutton and David Callahan

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

## PLANNING BOARD AGENDA 06-14-2021

*(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) \*

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

**ZOOM WEBINAR REGISTRATION LINK:**

[https://us06web.zoom.us/webinar/register/WN\\_X2c9nl\\_uTP6yAPLzWM2E](https://us06web.zoom.us/webinar/register/WN_X2c9nl_uTP6yAPLzWM2E)

To view the meeting only, see link below: YouTube Link:

<https://youtu.be/4yzYAhQs7Oc>

I. Call to order:

II. Approval of the agenda:

III. Minutes:

- October 26, 2020
- November 18, 2020

IV. Second Dwellings:

- EBWC LLC, 4 Lincoln Avenue
- Brant Point Real Estate LLC, 12 Brant Point Road

V. Garage Apartments:

- Peter T. Kaizer, 6 Nobadeer Ave

VI. ANR Plans:

- 3 Raceway, LLC, 3 Raceway Drive
- Oak Bluff Realty Trust, James Georgaklis, Trustee & Camron T. & Julie C. Gammill, 46 Somerset Lane & 87 Somerset Road
- 2 Highland Avenue, LLC, 6 Highland Avenue
- Nanahumacke LLC & Nanahumucke Preserve Homeowners Association Trust, 141 Hummock Pond Road (portion of) & Hummock Pond Road
- ABCET, LLC c/o Amos Hostetter, 58 Baxter Road
- Clifton Street Nominee Trust, Leonore S. Cunningham, Trustee 31 Coffin Street
- Emily Curry Overlock, Willird J. Overlock, III, & James Garret Overlock, 20 & 22 Clifton Street
- Michael J. Vienneau & Barbara A. Condon-Morley, 3 Correia Lane  
**SEE PUBLIC HEARING**
- Nantucket Historical Association & Dorothy S. Taylor, 8 Walnut Lane & 12 Liberty Street
- 12 West Creek Road Realty Trust, Christopher Ryder, Trustee, 29 Hinsdale Road

VII. Preliminary Plans

- Dooley Family Trust, John P. Dooley, Sr. & John P. Dooley, Jr., Trustees, 201 Hummock Pond Road

VIII. Previous Plans:

- #01-18 Nantucket Community Sailing, 12 West Creek Road, *request for a Minor Modification*
- #02-19 CRH 46 Surfside LLC, 46 Surfside Road, *request for a Minor Modification*
- Shore Road Subdivision, 2 Francis Street, *Form J*
- Sconset Hydrangeas Cluster Residential Homes Special Permit and Subdivision, *updated legal documents*
- #8013, Meadows II Definitive Subdivision, *request for a Minor Modification*  
**SEE PUBLIC HEARING**
- #54-16, Sandpiper Place II North, Special Permit Workforce Homeownership, *request for a Minor Modification*  
**SEE PUBLIC HEARING**

- #40-16, Meadows II Workforce Rental Special Permit, *request for a Minor Modification*  
**SEE PUBLIC HEARING**

**IX. Public Hearings:**

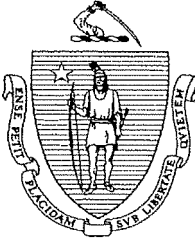
- PLSP-2020-10-0089 & PLSP-2020-10-0090 10 Cliff Road LLC, 10A & 10B Cliff Road, *action deadline 10-13-2021*  
**CONTINUE TO 09-13-2021**
- PLSP-2020-11-0092, 2 Mayflower Circle LLC, 2 Mayflower Circle, *action deadline 09-15-2021*  
**CONTINUE TO 07-12-2021**
- PLSP-2021-05-0130, Michael Vienneau, 3 Correia Lane, *action deadline 09-12-2021*
- PLSP-2021-05-0132 Daniel D. & Seandra Bartlett, 41 Bartlett Farm Road, *action deadline 09-12-2021*
- PLSP-2021-05-0133, ACK-N-BACK, LLC, 33 Quidnet Road, *action deadline 09-12-2021*
- PLSUB-2021-05-00163, Richmond Great Point Development LLC, “Old South Crossing”, *action deadline 09-12-2021*
- PLSUB-2021-05-00164, Richmond Great Point Development LLC, “Sandpiper Place II (North)”, *action deadline 09-12-2021*
  - Previous Plan (nonpublic hearing)- #8013, Meadows II Definitive Subdivision, *request for a Minor Modification*
  - Previous Plan (nonpublic hearing)- #54-16, Sandpiper Place II North, Special Permit Workforce Homeownership, *request for a Minor Modification*
  - Previous Plan (nonpublic hearing)- #40-16, Meadows II Workforce Rental Special Permit, *request for a Minor Modification*
- PLSP-2021-05-0131, FedEx Ground, 9 Nancy Ann Lane, *action deadline 09-12-2021*
- PLSP-2021-03-0119, The 8 Walbang Nominee Trust, 8 Walbang Avenue, *action deadline 07-11-2021*
- PLSUB-2021-03-00134, Lori A. Geddes, 13 Evergreen Way, *action deadline 07-11-2021*
- PLSP-2021-04-0124 Yoanna K. Guzman, 8 New Mill Street, *action deadline 08-09-2021*

**X. Public Comment:**

**XI. Other Business:**

- 41, 81-I, Young’s Way, *roadway layout recommendation*

**XI. Adjournment:**



OFFICE OF THE GOVERNOR  
**COMMONWEALTH OF MASSACHUSETTS**  
STATE HOUSE • BOSTON, MA 02133  
(617) 725-4000

**CHARLES D. BAKER**  
GOVERNOR

**KARYN E. POLITO**  
LIEUTENANT GOVERNOR

**ORDER SUSPENDING CERTAIN PROVISIONS  
OF THE OPEN MEETING LAW, G. L. c. 30A, § 20**

**WHEREAS**, on March 10, 2020, I, Charles D. Baker, Governor of the Commonwealth of Massachusetts, acting pursuant to the powers provided by Chapter 639 of the Acts of 1950 and Section 2A of Chapter 17 of the General Laws, declared that there now exists in the Commonwealth of Massachusetts a state of emergency due to the outbreak of the 2019 novel Coronavirus ("COVID-19"); and

**WHEREAS**, many important functions of State and Local Government are executed by "public bodies," as that term is defined in G. L. c. 30A, § 18, in meetings that are open to the public, consistent with the requirements of law and sound public policy and in order to ensure active public engagement with, contribution to, and oversight of the functions of government; and

**WHEREAS**, both the Federal Centers for Disease Control and Prevention ("CDC") and the Massachusetts Department of Public Health ("DPH") have advised residents to take extra measures to put distance between themselves and other people to further reduce the risk of being exposed to COVID-19. Additionally, the CDC and DPH have advised high-risk individuals, including people over the age of 60, anyone with underlying health conditions or a weakened immune system, and pregnant women, to avoid large gatherings.

**WHEREAS**, sections 7, 8, and 8A of Chapter 639 of the Acts of 1950 authorize the Governor, during the effective period of a declared emergency, to exercise authority over public assemblies as necessary to protect the health and safety of persons; and

**WHEREAS**, low-cost telephone, social media, and other internet-based technologies are currently available that will permit the convening of a public body through virtual means and allow real-time public access to the activities of the public body; and

**WHEREAS** section 20 of chapter 30A and implementing regulations issued by the Attorney General currently authorize remote participation by members of a public body, subject to certain limitations;



**NOW THEREFORE**, I hereby order the following:

(1) A public body, as defined in section 18 of chapter 30A of the General Laws, is hereby relieved from the requirement of section 20 of chapter 30A that it conduct its meetings in a public place that is open and physically accessible to the public, provided that the public body makes provision to ensure public access to the deliberations of the public body for interested members of the public through adequate, alternative means.

Adequate, alternative means of public access shall mean measures that provide transparency and permit timely and effective public access to the deliberations of the public body. Such means may include, without limitation, providing public access through telephone, internet, or satellite enabled audio or video conferencing or any other technology that enables the public to clearly follow the proceedings of the public body while those activities are occurring. Where allowance for active, real-time participation by members of the public is a specific requirement of a general or special law or regulation, or a local ordinance or by-law, pursuant to which the proceeding is conducted, any alternative means of public access must provide for such participation.

A municipal public body that for reasons of economic hardship and despite best efforts is unable to provide alternative means of public access that will enable the public to follow the proceedings of the municipal public body as those activities are occurring in real time may instead post on its municipal website a full and complete transcript, recording, or other comprehensive record of the proceedings as soon as practicable upon conclusion of the proceedings. This paragraph shall not apply to proceedings that are conducted pursuant to a general or special law or regulation, or a local ordinance or by-law, that requires allowance for active participation by members of the public.

A public body must offer its selected alternative means of access to its proceedings without subscription, toll, or similar charge to the public.

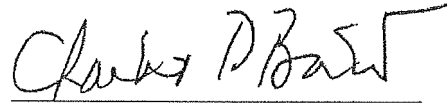
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby suspended.

(3) A public body that elects to conduct its proceedings under the relief provided in sections (1) or (2) above shall ensure that any party entitled or required to appear before it shall be able to do so through remote means, as if the party were a member of the public body and participating remotely as provided in section (2).

(4) All other provisions of sections 18 to 25 of chapter 30A and the Attorney General's implementing regulations shall otherwise remain unchanged and fully applicable to the activities of public bodies.

This Order is effective immediately and shall remain in effect until rescinded or until the State of Emergency is terminated, whichever happens first.

Given in Boston at { *'-f* } Mthis 12th day of  
March, two thousand and twenty.

A handwritten signature in black ink, appearing to read "Charles D. Baker". The signature is written in a cursive style with a horizontal line underneath it.

CHARLES D. BAKER  
GOVERNOR  
Commonwealth of Massachusetts