

1. Staff Report 11.14.22

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[11.14.22 STAFF REPORT.PDF](#)



Nantucket Planning Board

STAFF REPORT

November 10,
2022

To: Planning Board

From: Megan Trudel,
Land Use Specialist

Re: Staff Report for November 14, 2022 Planning Board Meeting

Call to order:

Approval of the agenda:

Minutes:

- **September 12, 2022**
- **October 13, 2022**

Note: The applications and plans submitted for secondary dwellings, garage apartments, tertiary dwellings, and ANR have all of the relevant information, which is easily identifiable, that was previously outlined in the staff report narrative. In addition to the application and proposed site plan, included with your packet is a draft approval letter for each of the secondary dwellings, garage apartments, tertiary dwellings that outlines conditions.

All applications have been thoroughly reviewed by staff for compliance.

Criteria for Secondary Dwellings:

- Confirmation that a secondary dwelling is allowed by right in that zoning district (and/or subdivision if applicable)
- Adequacy of access
- 10ft scalar separation
- 80/20 compliance
- Parking calculations
- Apron and driveway dimension requirements

Criteria for Garage Apartment (none on this agenda)

- Garage Apartments are permitted in all districts pursuant to the “Use-Chart”
- Adequacy of access
- That the living area does not exceed 150% of the garage area (if it did it would be a secondary dwelling and not a garage apartment)
- Parking calculations
- Apron and driveway dimension requirements

Criteria for Tertiary Dwelling

- Confirmation that a tertiary dwelling is allowed by right in that zoning district (and/or subdivision if applicable)
- Adequacy of access
- Parking calculations
- Apron and driveway dimension requirements
- Confirmation of which unit on the site will be owner occupied or owned by a non-for-profit, religious, or educational entity, or shall be subject to a restriction limiting occupancy to a year-round household
- Compliance with the maximum bedroom count (only applicable for tertiary dwellings in the R-5, R-10, & R-20 zoning districts)
- Confirmation that the unit does not exceed 900 square feet of gross floor area

*****RECOMMEND MOTION*****

Motion to approve ALL of the secondary and tertiary dwellings on the agenda with any findings and/or conditions as written in the draft approval letters included with your packet with the exception of 12 Isobel’s Way, which will first require the approval of a Special Permit (*pull any application(s) from this motion that the Board feels may require further discussion or if there are any applications where a Board member must recuse*).

Secondary Dwellings:

- Sankaty Head Golf Club, Inc., 12 Isobel’s Way
SEE PUBLIC HEARING
- 18 Sherburne Turnpike Nominee Trust, 18 Sherburne Turnpike
- Stark Point LLC, 16 Easton Street
- Edward Coffin, Jr. & Morgan Coffin, 21 Allens Lane
- Nantucket Cottage Hospital, 60 Meadow View Drive
- Belinder Bravler & Chuck Bralver, 9 Eat Fire Spring Road

Tertiary Dwellings:

- Nantucket Cottage Hospital, 60 Meadow View Drive

ANR

*****RECOMMEND MOTION*****

Motion to approve and endorse ALL of the ANR applications on the agenda.

- **The Summer House of Nantucket Realty Trust, Nantucket Island Land Bank and The Ocean Avenue Nominee Trust, Magnolia Avenue**

Representation: Leo Asadoorian

The purpose of this plan is a taking and easement plan providing public access to the beach. Planning staff recommends endorsement.

- **Stacey M. Davis, 13 Williams Lane**

Representation: Art Gasbarro

The purpose of this plan is to create an unbuildable lot and convey it to an abutting property. Planning staff recommends endorsement.

- **The Ship's Inn – Nantucket Limited Partnership, 14 Miacomet Avenue**

Representation: Jeff Blackwell

The purpose of this plan is to divide an existing buildable lot into four (4) buildable lots. Planning staff recommends endorsement.

- **Eleven Pilgrim Road Nominee Trust, Douglas J. Wells Trustee, 11 Pilgrim Road**

Representation: Dan Mulloy

The purpose of this plan is to divide an existing buildable lot into three (3) buildable lots. Planning staff recommends endorsement.

- **Town of Nantucket, East Hallowell Lane**

Representation: Dan Mulloy

The purpose of this plan is to implement a taking and conveyance as part of the yard sale program. Planning staff recommends endorsement.

- **KMS 126 Nominee Trust, Richard P. Beaudette, Trustee, 126 ½ Main Street**

Representation: Don Bracken

The purpose of this plan is to create an unbuildable lot to be conveyed to an abutting property. Planning staff recommends endorsement.

- **Jamie & John Sandsbury, 17 Helen's Drive**

- **Jermaine & Marita Scarlett, 17A Helen's Drive**

Note: This is one plan with two applications to represent both parcels and parcel owners.

Representation: Jeff Blackwell

The purpose of this plan is to implement an equal area land swap as approved through a Special Permit Modification. Planning staff recommends endorsement.

- **Seven Generation Realty Trust, 250 Madaket Road**

Representation: Teddy King

The purpose of this plan is to divide an existing buildable lot into two (2) buildable lots. Planning staff recommends endorsement.

Previous Plans:

- **7 Bayberry Lane**, *acceptance of restriction*

Representation: John Brescher

The Applicant is requesting the Board accept and endorse a restriction to limit a secondary dwelling to tertiary size standards on one of the original lots in the Rear Lot Subdivision previously known as 7 Bayberry as required by “Condition #1” in the decision.

- **The Westmoor Club**, *Update status of tent*
- **The Westmoor Club MCD**, *Minor Modification*

Representation: Steven Cohen/Paul Santos

The Applicant is requesting a Minor Modification to the existing “MCD” Special Permit so that 100A Cliff Road can be removed from the MCD. 100A Cliff Road is an unbuildable lot and the intent is to divide the lot and convey to the abutting parcel owner.

Planning staff recommends approval of the Applicant’s request as proposed with the following finding and no additional conditions:

Finding:

- That the Applicant proposal does not materially affect the findings and conclusions on which the original decision and subsequent modifications were based and therefore may be approved as a minor modification without holding a public hearing.

- **Stephen Welch - 13 Waydale Road** *second dwelling, tertiary dwelling, Special Permit second driveway access, Special Permit Secondary Lot and Special Permit Tertiary Dwelling extension request*

Representation: Stephen Welch

The Applicant is requesting extensions of the following approvals at 13 Waydale Road until August 20, 2024:

- Secondary Dwelling Approval
- Tertiary Dwelling Approval
- Special Permit #85-18 (Driveway Access)
- Special Permit #86-18 (Secondary Residential Lot)
- Special Permit #81-18 (Tertiary Dwelling)
- Special Permit #46-19 (Front Yard Setback)

Planning staff recommends approval of the requested extensions as proposed.

Public Hearings (Applications):

- **Nantucket Cottage Hospital c/o MassGeneralBrigham, 60 Meadow View Drive**, *action deadline 02-12-2023, **REQUEST FOR WITHDRAWAL WITHOUT PREJUDICE***

- **Leslie Linsley, 39 Union Street**, *action deadline 12-11-2022*
REQUEST TO CONTINUE

• **Sankaty Head Golf Club, Inc., 12 Isobels Way**, *action deadline 02-12-2023*

Representation: Kevin Dale

The Applicant is requesting a Special Permit to waive the required 10' scalar separation between a primary dwelling and secondary dwelling so that an existing garage may be converted into a secondary dwelling.

Planning staff recommends approval of the Applicant's request as proposed with the following finding and no conditions:

Finding:

- 1) The reduced separation is in harmony with the general purpose and intent of the Zoning Bylaw.

○ **Secondary Dwelling**

If the Board has granted the waiver as requested above, planning staff recommends approval of the secondary dwelling.

• **Stuart Bomeisler, 28 Crooked Lane**, *action deadline 02-12-2023*

Representation: Stuart and Melissa Bomeisler

The Applicant is requesting a Special Permit to allow for a second driveway access. The driveway will service the secondary dwelling. Additionally, the second driveway avoids the area of the new septic tank and will avoid impacting the wetlands.

Planning staff recommends approval of the Applicant's request as proposed with the following findings and conditions:

Findings:

- 1) The request for a second driveway access is in harmony with the general purpose and intent of the Zoning Bylaw;
- 2) The granting of a second driveway access will not have a significant and adverse effect on the scenic or historic integrity of the neighborhood; and
- 3) The granting of a second driveway access is not contrary to sound traffic and safety considerations.

Conditions:

- 1) The driveway aprons shall be installed and maintained at both driveway intersections with Crooked Lane, extending across the entire width of the driveway and shall have a minimum depth of ten (10) feet behind the edge of pavement;
- 2) The driveway accesses shall be cleared free of vegetation and obstruction to a minimum width of 12 feet and a minimum height of 13 feet;
- 3) The travelled surface of the driveway shall be a minimum of 10 feet in width and a maximum of 15 feet in width, excluding corner rounding which may have a maximum radius of 2 feet; and
- 4) All other standards as outlined in Section 139-20.1B(2) of the Nantucket Zoning Bylaw shall be met.

• **ACKED LLC, 18B Bartlett Road, action deadline 02-12-2023**

Representation: Arthur Reade

The Applicant is requesting a Special Permit to construct a contractor's shop, a use that is allowed by Special Permit in the CN zoning district. The property already contains a single family dwelling.

The proposed contractor shop will contain 1,937 square feet. One parking space is required for the dwelling unit and two parking spaces is required for the contractor shop (1 per 900 square feet of commercial use). The required three parking spaces will be provided on the site.

Planning staff recommends approval of the Applicant's request as proposed with the following finding (the Board should discuss with the Applicant appropriate conditions, if there are any):

Finding:

- 1) That the request for a contractor shop is in harmony with the general purpose and intent of the Zoning Bylaw

• **5 Amelia Drive LLC, 5 Amelia Drive, action deadline 02-12-2023**

Representation: Arthur Reade

The Applicant is requesting a Modification to an Existing Major Commercial Development "MCD" Special Permit so that the building may be converted from a pre-existing non-conforming large restaurant (135 seats) to a facility with five commercial kitchens. The proposed facility would provide prepared foods not to be consumed on premises, a take-out food station, ancillary office, and storage space, and two apartment units containing a total of five bedrooms. Additionally, the Applicant proposes to screen and place a permanent roof over the patio area which was permitted to be constructed within the front yard setback by the ZBA (#25-06) with steps extending toward Amelia Drive (they are currently configured like this).

Food processing is a use allowed by Special Permit in the CN zoning district. The proposed apartments comply with the Zoning Bylaws allowance of one unit per 3,000 square feet of lot area. Additionally, 15 total parking spaces are required and 16 are provided.

Planning staff recommends approval of the Applicant's request as proposed with the following finding (the Board should discuss with the Applicant appropriate conditions, if there are any):

Finding:

- 1) That the request for a contractor shop is in harmony with the general purpose and intent of the Zoning Bylaw

• **ACK Skibo Nominee Trust, Lester E. Lipschutz, Trustee, 9 Madaket Road, action deadline 12-14-2022**

Voting: John Trudel, Dave Iverson, Nat Lowell, Barry Rector, Joe Topham

Representation: Dan Mulloy

FROM THE SEPTEMBER STAFF REPORT:

The Applicant is proposing a three (3) lot, two (2) buildable lot AR Subdivision. Lot 1 will contain approximately 10,361 square feet of lot area, Lot 2 will contain approximately 9,845 square feet of lot area, and Lot 3 (the roadway lot- Ainsworth Avenue) will contain approximately 3,240 square

feet of lot area. The lots will be accessed from the roadway lot, which intersects with Madaket Road. The site is zoned R-1 (which has a minimum lot area requirement of 5,000 square feet).

Included with your packet is a list of waivers being proposed by the Applicant and a report prepared by the Town's consulting engineer, Ed Pesce.

The Board should discuss with the Applicant a contribution to the Town to be utilized for area improvements.

Planning Staff recommends approval of the applicant's request as proposed with the following finding and conditions:

Finding:

- 1) That the Applicant's proposal is in harmony with the general purpose and intent and aligns with the *Rules and Regulations Governing the Subdivision of Land*.

Conditions:

- 1) That recorded copies of all legal documents (such as Covenant, Statement of Conditions, Grant of Right of Enforcement, Homeowners Association, etc.) shall be presented to the Planning Board within six (6) months of the filing of the decision;
- 2) That the definitive plan shall be presented to the Planning Board within six (6) months of the filing of the decision;
- 3) That each lot shall comply with the ground cover ratio, front setback, and side and rear yard setback requirements of the underlying R-1 zoning district, or as otherwise specified in 139-16 ("Intensity Regulations") and 139-33 ("Pre-existing, nonconforming uses, structures, and lots");
- 4) That the roadway lot shall be conveyed to the Homeowner's Association prior to the release of the second lot;
- 5) That the Homeowners Association shall be funded in the amount of \$1,000 per lot. Proof of funding shall be submitted to the Planning Board prior to the release of the second lot; and
- 6) That one of the two lots and the roadway lot shall be eligible for release after the endorsement of the legal documents and definitive plan.

UPDATE:

At the September Planning Board meeting, the Applicant discussed with the Board and abutting property owners concerns surrounding drainage, noise, and traffic. The Applicant has submitted revised plans, which include keeping the roadway (which will function as a shared driveway) as a pervious surface to mitigate noise from vehicles entering and exiting the property. The revised plans also include an updated drainage analysis. At the time of the publication of this report, Mr. Pesce, the Town's consulting engineer has not provided official comments.

At the September meeting, the Board also discussed adding a condition which prohibits further subdivision of either lot without further relief from the Planning Board.

Planning staff recommends approval of the Applicant's proposal with the finding and conditions outlined in the September staff report with the additional two conditions:

- 7) That the lots shall be prohibited from further subdivision without further relief from the Planning Board. Minor lot line adjustments shall be permitted.
- 8) That the Town's consulting engineer shall review and approve of the proposed changes prior to the release of any lots.

• **1 Airport Road, LLC, 1 Airport Road**, *action deadline 12-31-2022*

Representation: Dan Mulloy/Linda Williams

Voting: John Trudel, Dave Iverson, Nat Lowell, Barry Rector, Carl Borchert

From the May 9, 2022 Staff Report:

The Applicant is requesting a Special Permit for a Major Commercial Development "MCD" utilize more than 5,000 square feet of exterior space for a commercial use/uses. The total lot size is approximately 34,213 square feet and will contain approximately 5 separate lease areas. Permanent structures are not proposed to be built at this time, and the Applicant proposes the following uses:

- Landscape contractor (by right)
- Boat related storage (by right)
- Exterior storage/warehousing (by Special Permit)
- Motor vehicle parking lot (by Special Permit)
- Up to six (6) storage containers

Additionally, the Applicant is requesting that the Board grant waivers of the Site Plan Review (storm drainage analysis and traffic study), conditions regarding a landscape plan, lighting plan, hours of operation, etc., and inclusionary housing.

To approve the Applicant's request, the Board must make the following finding:

- 1) That the proposal is in harmony with the general purpose and intent of the Bylaw.

Planning staff recommends approval of the Applicant's request with the following conditions:

- 1) That the driveway access on Airport Road shall be shared with 7 Airport Road;
- 2) At the entrance, where the driveway splits between 1 Airport Road and 7 Airport Road, there shall be a clear separation between the two properties either by a fence, evergreens, or other means of screening;
- 3) That the evergreen screening along the property line of Airport Road and Old South Road shall be maintained at all times;
- 4) That the site plan/conditions be improved to reflect the suggestions of the Town's consulting engineering within ninety (90) days of the filing of the decision; and
- 5) That a letter of compliance from Wannacomet Water Company shall be presented to planning staff within fourteen (14) days of the filing of the decision.

FROM THE SEPTEMBER STAFF REPORT:

At the May 9th Planning Board meeting, the Board discussed a variety of concerns with the Applicants of both 1 Airport Road and 7 Airport Road. Although the "MCD" applications are

separate, with two separate owners, with different uses, many of the concerns were the same for both applications.

These concerns included:

- Addressing concerns in Mr. Pesce’s letter
- Outlining what exactly will be stored. Will there be fertilizer storage in connection with the landscape contractor and/or storage uses? Confirming that all requirements of the Public Wellhead Overlay District are being met
- Additional screening along Airport Road
- Screening between 7 Airport Road and the properties along Nobadeer Way (separation of the commercial and residential zoning district)
- Sedimentation control (the entire area is dirt/sand)
- Landscape plan
- Addressing draining and run off
- Storm drain analysis
- Single driveway access on-to Airport Road
- Supplemental planning materials on berm
- Stressing that any future changes must come back to the Board for review

Planning staff has met with the Applicant of 1 Airport Road to go over the concerns of both staff and the Board in detail. Additionally, the Applicant has hired an engineer, Dan Mulloy, to address some of these concerns, and Mr. Mulloy is prepared to provide the Board with a verbal status update at the meeting.

UPDATE:

The Applicant has submitted an updated plan for Board discussion and review.

• 7 Airport Road, LLC, 7 Airport Road, *action deadline 12-31-2022*

Representation: Dan Mulloy/Linda Williams

Voting: John Trudel, Dave Iverson, Nat Lowell, Barry Rector, Carl Borchert

From the May 9, 2022 Staff Report:

The Applicant is requesting a Special Permit for a Major Commercial Development “MCD” to utilize more than 5,000 square feet of exterior space for a commercial use/uses. The total lot size is approximately 32,988 square feet and will be used for storage in connection for materials, vehicles, and machinery used in connection with the Applicant’s general contracting business. Permanent structures are not proposed to be built at this time, and the Applicant proposes the following uses:

- Landscape contractor (by right)
- Exterior storage/warehousing (by Special Permit)

Additionally, the Applicant is requesting that the Board grant waivers of the Site Plan Review (storm drainage analysis and traffic study), conditions regarding a landscape plan, lighting plan, hours of operation, etc., and inclusionary housing.

To approve the Applicant’s request, the Board must make the following finding:

1) That the proposal is in harmony with the general purpose and intent of the Bylaw.

Planning staff recommends approval of the Applicant's request with the following conditions:

- 1) That the driveway access on Airport Road shall be shared with 1 Airport Road;
- 2) At the entrance, where the driveway splits between 1 Airport Road and 7 Airport Road, there shall be a clear separation between the two properties either by a fence, evergreens, or other means of screening;
- 3) That the evergreen screening along the property line of Airport Road shall be maintained at all times;
- 4) That the site plan/conditions be improved to reflect the suggestions of the Town's consulting engineering within ninety (90) days of the filing of the decision;
- 5) That a letter of compliance from Wannacommet Water Company shall be presented to planning staff within fourteen (14) days of the filing of the decision; and
- 6) That heavy machinery shall be stored at the rear of the site, where it is least viable from Airport Road and Old South Road.

FROM THE SEPTEMBER STAFF REPORT:

At the May 9th Planning Board meeting, the Board discussed a variety of concerns with the Applicants of both 1 Airport Road and 7 Airport Road. Although the "MCD" applications are separate, with two separate owners, with different uses, many of the concerns were the same for both applications.

These concerns included:

- Addressing concerns in Mr. Pesce's letter
- Outlining what exactly will be stored. Will there be fertilizer storage in connection with the landscape contractor and/or storage uses? Confirming that all requirements of the Public Wellhead Overlay District are being met
- Additional screening along Airport Road
- Screening between 7 Airport Road and the properties along Nobadeer Way (separation of the commercial and residential zoning district)
- Sedimentation control (the entire area is dirt/sand)
- Landscape plan
- Addressing draining and run off
- Storm drain analysis
- Single driveway access on-to Airport Road
- Supplemental planning materials on berm
- Stressing that any future changes must come back to the Board for review

The Applicant has hired an engineer, Dan Mulloy, to address some of these concerns, and he is prepared to provide the Board with a verbal status update at the meeting.

UPDATE:

The Applicant has submitted an updated plan for Board discussion and review.

- **ACK Mid Island, LLC & ACK Offices, LLC, 18, 18A, 20, 22, 24 & 26 Sparks Avenue,**
action deadline 01-11-2023

Voting: John Trudel, Dave Iverson, Nat Lowell, Barry Rector, Joseph Topham

FROM THE OCTOBER STAFF REPORT:

Representation: Dan Mulloy

The Applicant is proposing a mixed-use development to include a small restaurant, take out food, bank, office, bowling ally and apartments. Included with your packet is a detailed summary of what's being requested as well as an architectural rendering, proposed site plan, and proposed floor plan. Please note that the maximum allowable units is 32 and not 34. Planning staff is supportive of the shared connections with the abutting properties.

The Board should provide the Applicant with any feedback, concerns, recommended changes, etc.

UPDATE:

The Applicant intends to provide the Board with a verbal status update. No new information has been submitted at this time.

- **William F. Puder, Trustee of WKP Realty Trust, 27 Fairground Road,** *action deadline 02-12-2023*

Representation: Rick Beaudette/Bryan Swain

The Applicant is requesting a Special Permit for a Rear Lot Subdivision. Included with your packet is a proof plan (AR Subdivision with no waivers) confirming the property's eligibility for a Rear Lot Subdivision.

Additionally, the Applicant requests to amend an existing Special Permit to remove the newly created lots (3 lots) from the terms of the Special Permit so that the uses on these lots will be residential and the fourth lot (where Fairgrounds Restaurant is located) will remain commercial, a waiver of 20% open area for commercial use, and a waiver of the onsite parking requirements so that the parking for the restaurant/commercial structure may remain in its existing configuration.

All lots will have frontage and access from Fairgrounds Road and the site is zoned R-10.

Planning staff recommends approval of the Applicant's request as proposed, with the following findings and conditions (The Board should discuss with the Applicant any additional conditions if appropriate).

Findings:

- 1) That the applicant's proposal complies with the requirements for a Special Permit under §§139-8E, "Rear Lot Subdivision", as amended at the 2019 Annual Town Meeting, of the By-Law; and
- 2) That the proposal is in harmony with the general purpose and intent of the Bylaw.

Conditions:

- 1) That each lot shall comply with the ground cover ratio, front setback, and side and rear yard setback requirement of the underlying R-10 zoning district, or as otherwise specified in 139-8E; and

- 2) That the filing of an ANR (Approval Not Required) plan is a necessary step to implement this Special Permit.

• **Theodore, A. Lee, 39 Fair Street, *action deadline 02-12-2023***

Representation: Rick Beaudette/Bryan Swain

Please note that staff recommends a site visit to this property

The Applicant is requesting a Special Permit for a second driveway access. The property is currently accessed by a parking space within a shared parking area on Tattle Court, at the rear of the property. The proposed second access would be located on Fair Street at the front of the property.

It is noted that an on-street parking space will not be removed as a part of this request as there is a yellow line in front of the area where the proposed driveway will be located. The proposed driveway will take a car off of the street and onto private property.

Planning staff recommends approval of the Applicant's request as proposed with the following findings and conditions:

Findings:

- 1) The request for a second driveway access is in harmony with the general purpose and intent of the Zoning Bylaw;
- 2) The granting of a second driveway access will not have a significant and adverse effect on the scenic or historic integrity of the neighborhood; and
- 3) The granting of a second driveway access is not contrary to sound traffic and safety considerations.

Conditions:

- 1) That a driveway apron shall be installed and maintained the driveway intersection with Fair Street, extending across the entire width of the driveway shall have a minimum depth of ten (10) feet behind the edge of pavement;
- 2) The driveway accesses shall be cleared free of vegetation and obstruction to a minimum width of 12 feet and a minimum height of 13 feet;
- 3) The travelled surface of the driveway shall be a minimum of 10 feet in width and a maximum of 15 feet in width, excluding corner rounding which may have a maximum radius of 2 feet; and
- 4) All other standards as outlined in Section 139-20.1B(2) of the Nantucket Zoning Bylaw shall be met.

• **Sandpiper Place I" Beach Grass 43 ACK, LLC, 43 Beach Grass Road, *action deadline 02-12-2023***

• **Sandpiper Place II" Nantucket Property Owner, LLC, 24 Honeysuckle Drive, *action deadline 02-12-2023***

****Note: Megan Trudel has recused from participating as a staff member in this application. See attached addendum prepared by Deputy Director of Planning, Leslie Snell***

• **Fair City LLC, 115 & 117 Old South Road**, *action deadline 02-12-2023*

Representation: Art Gasbarro

The Applicant is requesting a Special Permit for a Major Commercial Development for a contractor shop with exterior storage and warehousing and several structures.

There is a detailed narrative of the request provided by the Applicant included with your packet.

Planning staff suggests that the Board discuss with the Applicant the specific uses on the site, what materials are proposed to be stored on both the interior and exterior, and whether those uses conform to the requirements of the Public Wellhead Recharge District. Additionally, staff recommends time be given for the Applicant to address the items listed in Pesce Engineering's letter dated November 9, 2022, as it may impact suggested conditions.

2023 ATM Planning Board Sponsored Articles Concept List *see list included with meeting packet*

Public Comment:

Other Business:

- **2023 Planning Board Meeting Schedule**

Adjournment:

ADDENDUM RE: SANDPIPER PLACE
Prepared by Leslie Snell, Deputy Director of Planning

- **Sandpiper Place I” Beach Grass 43 ACK, 43 Beach Grass Road, *action deadline 02-12-2023***
- **Sandpiper Place II” Nantucket Property Owner, LLC, 24 Honeysuckle Drive, *action deadline 02-12-2023***

This proposed modification is technically two separate Special Permit requests but are dependent on one another. Two votes must be taken, and two decisions will be filed, but the contents and merits of the request should be discussed together.

Representation: Rick Beaudette/Bryan Swain

The Applicant is proposing to modify both the Sandpiper I and Sandpiper II Workforce Housing Special Permits so that a designated 175%AMI unit at 24 Honeysuckle Drive (Sandpiper II) may be relocated, to a duplex market rate at 43 Beach Grass Road. This will remove one single family home 175% unit from Sandpiper II but will add two units in the duplex located in Sandpiper I. The Applicant then proposes to construct a community pool, outbuilding (containing a fitness studio, community space, and restrooms), outdoor putting green, and recreational lawn game area at 24 Honeysuckle Drive. Included with your packet is a proposed site plan and proposed rules and regulations for the pool/clubhouse.

The board should discuss with the Applicant the following concepts:

- Eliminating the turning easement at the end of Mayflower Circle. Mayflower Circle is a short, wide, dead-end street servicing only two properties.
- Submitting an updated proposed site plan for 24 Honeysuckle Drive which would include both the elimination of the easement and a couple of on-site parking spaces.
- Whether the intent to disburse the AMI units throughout the development is still being met with relocating a single unit from 24 Honeysuckle Drive to two units at 43 Beach Grass Road.
- Whether the requirements of the MOA with the Select Board is still being met.
- Confirmation, in writing, support of the Applicant’s proposal from both the Municipal Housing Director and DHCD, as an AMI unit is impacted by the proposal.
- Detailing changes to the HOA, pricing impacts to the existing and future community members of both Sandpiper I and Sandpiper II (both market rate and AMI restricted units) and any potential impacts to other relevant legal documents that are connected to the Sandpiper Place Subdivision decisions or Special Permit decisions.