



# 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)

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Committee/Board/s	PLANNING BOARD
Day, Date, and Time	MONDAY, AUGUST 8, 2022 @ 4:00PM
Location / Address	<p>REMOTE PARTICIPATION VIA ZOOM WEBINAR</p> <p><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:** John Trudel, III (Chair), David Iverson (Vice-Chair), Nat Lowell and Barry Rector

**Alternates:** Stephen Welch, Campbell Sutton and Carl Borchart

**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 08-08-2022

*(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) \*

*\*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. \**

**Webinar Registration Link:**

[https://us06web.zoom.us/webinar/register/WN\\_KoE5KxRNR26P\\_ekuYK4xJg](https://us06web.zoom.us/webinar/register/WN_KoE5KxRNR26P_ekuYK4xJg)

To view the meeting only, see link below:

<https://youtu.be/IGsapZBPn34>

I. Call to order:

II. Approval of the agenda:

III. Minutes:

- June 13, 2022
- July 11, 2022

IV. Secondary Dwellings:

- Arienne Bistany & Benjamin Rubenstein, 51 Tennessee Avenue (Map 59.4 Parcel 202)
- Andrea C. Giroux & Donald J. Giroux, 25 Hummock Pond Road (Map 56 Parcel 08)
- 55 Road LLC, 56 South Shore Road (Map 80 Parcel 114)
- Whale's End II LLC, 43 & 45 Squam Road (Map 13 Parcels 24 & 23)
- Pochick Partners LLC, 30 Pochick Avenue (Map 80 Parcel 281)
- Elizabeth Doble Holby, 19 Low Beach Road (Map 74 Parcel 83)
- John & Rachel Rosenberg, 15 Hedgebury Lane (Map 41 Parcel 602)
- Andrew O'Shea, 10 Miller Lane (Map 68 Parcel 757)
- Jessica N. Torre, 53 Miacomet Avenue (Map 67 Parcel 90)

V. Garage Apartments:

- Jennifer & Michael Dobie Check, 1 Stonepost Way (Map 74 Parcel 82)

VI. Tertiary Dwellings:

- CEL ACK LLC, 5 Celtic Drive (Map 67 Parcel 659)

VII. ANR

- Donald E. Dimock, 58 Bartlett Road (Map 66 Parcel 100.1)
- Ocean's Dojo, LLC, 20 & 22 Bartlett Farm Road (Map 65 Parcels 76 & 76.1)
- Nantucket Old South LLC, Clifford Schorer, Manager, 33 Old South Road (Map 68 Parcel 4)
- Auburn Cottage, LLC, 46 Easton Street (Map 42.4.1 Parcel 22)
- Quaker Road LLC, 14 Quaker Road & 22 Vestal Street (Map 41 Parcel 39)
- Nantucket Cottage Hospital C/O Partners Health Care, 60 Meadow View Drive (Map 56 Parcel 167)

VIII. Previous Plans:

- Oliver's Way Subdivision, 52 Burnell Street, *Endorse legal documents*
- Maple Lane Subdivision,
- Sandpiper I & Sandpiper II, *re-affirm vote of minor mod from January 2019*

IX. Sketch Plans:

- 10R Gray Ave, *discussion of potential Special Permit Amendment*

X. Public Hearings:

- Nantucket Realty Trust, Jeffrey Kaschuluk, Trustee, Van Glider Avenue Subdivision, 86A & 88 Old South Road, *action deadline 09-12-2022*,  
***CONTINUED TO 09-12-2022***
- Catherine Dean Schulman, Trustee, 48 West Miacomet Road, *action deadline 09-30-2022*,

***CONTINUED TO 09-12-2022***

- **ACK Mid Island, LLC & ACK Offices, LLC, 18, 18A, 20, 22, 24 & 26 Sparks Avenue, *action deadline 09-30-2022***

***CONTINUED TO 09-12-2022***

- **1 Airport Road, LLC, 1 Airport Road, *action deadline 10-31-2022***

***CONTINUED TO 09-12-2022***

- **7 Airport Road, LLC, 7 Airport Road, *action deadline 10-31-2022***

***CONTINUED TO 09-12-2022***

- **Mid Island Service Limited Partnership, 41 & 43 Sparks Avenue, action deadline Car Wash, *action deadline 11-06-2022***
- **Nantucket Property Owner, LLC, 6 Beach Grass, *action deadline 11-06-2022***
- **Stephen T. Swift & James V. Nancy S. O'Connor, Sand Eel Subdivision (Modification #1), 50 Miacomet Avenue & 3 Sand Eel Lane, *action deadline 10-23-2022***
- **The Nantucket Hotel, 77 Easton Street, *action deadline 09-11-2022***
- **27 Fair Street, LLC, 27 & 29 Fair Street, *action deadline 10-31-2022***

**XI. Public Comment:**

**XII. Other Business:**

- **Next Planning Board meeting, Monday, September 12, 2022, at 4pm via Zoom**

**XI. Adjournment:**