

Nantucket Planning Board APPROVED Minutes
Remote Participation via Zoom Webinar
April 11, 2022 @ 4:00 PM.

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

Alternates: Stephen Welch, Campbell Sutton and Carl Borchert

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

Meeting Recording Can be Viewed Using the Link Below:

Webinar Registration Link:

https://us06web.zoom.us/webinar/register/WN_xNkHVxrNSviQ4j2mjoNCNg

To view the meeting only, see link below:

<https://youtu.be/gzWmGUwFY7M>

I. Call to order:

Chair Trudel called the meeting to order at 4:06PM.

Roll call of those participating:

Board members:

Nat Lowell *Aye*

Vice- Chair Iverson *Aye*

Barry Rector *Aye*

Fritz McClure *Aye*

Chair Trudel *Aye*

Alternates:

Campbell Sutton *Aye*

Stephen Welch *Aye*

Carl Borchert *Aye*

Staff:

Andrew Vorce *Aye*

Meg Trudel *Aye*

Leslie Snell *Aye*

Catherine Ancero *Aye*

II. Approval of the agenda:

Motion/Vote: Mr. Rector moved to approve the agenda with the amendments. The motion was duly seconded by Mr. McClure and the motion was carried unanimously.

Vote taken by Roll Call:

Barry Rector *Aye*

Vice- Chair Iverson *Aye*

Fritz McClure *Aye*

Nat Lowell *Aye*

Chair Trudel *Aye*

III. Minutes:

- January 31, 2022
- February 7, 2022
- February 14, 2022, **CONTINUED TO MAY 9, 2022**
- March 10, 2022

Voting: John Trudel (Chair), David Iverson (Vice-Chair), Nat Lowell, Frederick “Fritz” McClure and Barry Rector

Recused: None

Documentation: File with associated plans, photos and required documentation

Representing: None

Discussion: None

Motion/Vote: Mr. Rector moved to approve the three sets of minutes listed above. The motion was duly seconded by Mr. Lowell and the motion was carried unanimously.

Vote taken by Roll Call:

Barry Rector *Aye*

Nat Lowell *Aye*

Fritz McClure *Aye*

Vice- Chair Iverson *Aye*

Chair Trudel *Aye*

IV. Secondary Dwellings:

- 265 Madaket LLC, 265 Madaket Road (Map 59.4 Parcel 319)
- Baltic Avenue LLC, 8 Holly Street (Map 80 Parcel 21)
- Chris Loftus, 20 Appleton Road (Map 66 Parcel 431)

Voting: John Trudel (Chair), David Iverson (Vice-Chair), Nat Lowell, Frederick “Fritz” McClure and Barry Rector

Recused: None

Documentation: File with associated plans, photos and required documentation

Representing: None

Discussion: None

Motion/Vote: Mr. McClure moved to approve all secondary dwellings listed above in accordance with the recommendations and conditions outlined in the staff report. The motion was duly seconded by Vice-Chair and the motion carried unanimously.

Vote taken by Roll Call:

Fritz McClure *Aye*

Vice- Chair Iverson *Aye*

Barry Rector *Aye*

Nat Lowell *Aye*

Chair Trudel *Aye*

V. ANR

- Real Property Storage LLC, Aliaksandr Arashonkau and Volha Arashonkava, 11A & 9 Greglen Avenue (Map 68 Parcels 189 & 190)
- 4 MVR, LLC & 48 SPR, LLC & SIP ‘N SEA, LLC c/o Kevin Dale, 4 Middle Valley Road (Map 43 Parcel 128)
- NOB ACK, LLC, 2 Nobadeer Way (Map 68 Parcel 113)

Voting: John Trudel (Chair), David Iverson (Vice-Chair), Nat Lowell, Frederick “Fritz” McClure and Barry Rector

Recused: None

Documentation: File with associated plans, photos and required documentation

Representing: None

Discussion: None

Motion/Vote: Vice-Chair Iverson moved to approve the three ANR's listed above in accordance with the recommendations and conditions outlined in the staff report. The motion was duly seconded by Mr. Lowell and the motion carried unanimously.

Vote taken by Roll Call:

Vice- Chair Iverson *Aye*
Nat Lowell *Aye*
Fritz McClure *Aye*
Barry Rector *Aye*
Chair Trudel *Aye*

VI. Previous Plans:

- **PLSP-2021-08-00195 Maple Lane Subdivision, Form J (Lots 8, 9, 10, & Roadway)**

Voting: John Trudel (Chair), David Iverson (Vice-Chair), Nat Lowell, Frederick "Fritz" McClure and Barry Rector

Recused: None

Documentation: File with associated plans, photos and required documentation

Representing: None

Discussion: None

Motion/Vote: Mr. McClure moved to approve the Form J and release the lots. The motion was duly seconded by Mr. Rector and the motion carried unanimously.

Vote taken by Roll Call:

Fritz McClure *Aye*
Barry Rector *Aye*
Nat Lowell *Aye*
Vice-Chair Iverson *Aye*
Chair Trudel *Aye*

VII. Preliminary Plans:

Gregory Maskell, Rhett Dupont, Mark Chitester Trustees, Egan Lane (Map 68 Parcels 404-417),

Voting: John Trudel (Chair), David Iverson (Vice-Chair), Nat Lowell, Frederick "Fritz" McClure and Barry Rector

Alternates: Campbell Sutton, Stephen Welch and Carl Borchert

Recused: None

Documentation: File with associated plans, photos and required documentation

Representing: Rhett Dupont and Greg

Discussion: Mr. Vorce stated that this is involved with the Pine Crest Subdivision. Odd orientation to these lots. Small lots on Old South Road have the 40 feet frontage. Historically were going to be Naushop II same density. 2005-2006 on conversations with the residents made up of year-round residents to figure out how to work out zoning out of RC-2. This plan is a result of ongoing discussion. A subdivision in reverse. The County Commissioners lay out the main road, the layout would be a public road. The intent is to lay the road out initially as a public easement there would be a requirement. An agreement is in place. The property ownership agrees to rezoning to CTEC. Water and Sewer doesn't fully service this area. Can connect to these properties. Mr. McClure – What happens to the 44 frontage lots on Old South Road. Mr. Vorce houses and business do not have direct access to Old South Road. Mr. Lowell – What happens in the front lot if combined and are they subject. Mr. Vorce – limited to the uses that are allowed right now. Indicate if generally support of the concept. Vice-Chair Iverson – This is great and appreciates that they can subdivide. Mr. Rector – very impressive. Neighbors given an indication with the roadway system. Mr. Vorce keep the road pretty much where it is. Ms. Sutton – The road sufficient with the type of work vehicles that utilize the road. Driveways on property line open space requirement. Coming back before the Board for 20% open space. Continue to talk with abutters and present back to the Board with a little bit more detail. Chair Trudel -size of buildings that are going to be constructed. Mr. Mulloy – not familiar with this. Chair Trudel thought it was pleasing to look at.

Motion/Vote: Vice-Chair Trudel moved to approve the preliminary plan. The motion was duly seconded by Mr. McClure and the motion carried unanimously.

Vote by Roll Call:

Nat Lowell *Aye*

Barry Rector *Aye*

Fritz McClure *Aye*

Vice-Chair David Iverson *Aye*

Chair John Trudel *Aye*

VIII. Public Hearings (Applications):

- **Great Harbor Yacht Club Modification #12, 56 Union Street, *action deadline 06-12-2022, CONTINUE TO MAY 9, 2022***
- **Catherine Dean Schulman, Trustee, 48 West Miacomet Road, *action deadline 06-12-2022, CONTINUE TO MAY 9, 2022***
- **27 Fair Street, LLC, 27 & 29 Fair Street, *action deadline 06-30-2022, CONTINUE TO MAY 9, 2022***

Motion/Vote: Barry moved to continue all three items listed above the public hearing. The motion was seconded by Mr. Lowell and the Board voted 5-0 in favor.

Vote by Roll Call:

Barry Rector *Aye*

Fritz McClure *Aye*

Vice-Chair Iverson *Aye*

Nat Lowell *Aye*

Chair John Trudel *Aye*

- **ACK Mid Island, LLC & ACK Offices, LLC, 18, 18A, 20, 22, 24 & 26 Sparks Avenue, *action deadline 05-10-2022***

Voting: John Trudel (Chair), David Iverson (Vice-Chair), Nat Lowell, Frederick “Fritz” McClure and Barry Rector

Alternates: Campbell Sutton, Stephen Welch and Carl Borchert

Recused: None

Documentation: File with associated plans, photos and required documentation

Representing: Dan Mulloy, Surveyor/Agent

Discussion: Mr. Mulloy giving an update of plan. Had discussion with abutters. Still in discussion. Provided a concept plan no official agreement as of yet. Shared driveway. No grade changes. Did have a coordinated review. A lot of questions with layout, improvements, sewer line, storm water improvement on the road. Stephen Welch – the parking garage the water table in the area due to size of building concern with the practicality major concerns. Size of parking area. Mr. Rector – not a big fan of it at the moment. **Vice-Chair Iverson** – Too much development for this property. Feels that for parking it is inadequate number as it exists in the Zoning Bylaw. The request for parking waivers, having a hard time with. Open space serves more of a purpose than just preserving the general appearance of the area. **Mr. Rector** – Request staff to have the mid-island area plan available. Knows that it is outdated however having that available may rekindle some things that they had thought about in the mid-island area. **Mr. Borchert** – Curious if buildings are still three stories tall with the revised plan presented. **Mr. Mulloy** – Yes, they are. **Mr. Borchert** - Concern of the massing and heights of proposed buildings. Asked if can reduce size of building. Expressed concern about the underground parking garage with the high-water table and the proximity to a wetland to the west of Nantucket Auto Body. **Chair Trudel** opened the floor to the public. **Curtis Himy** – Owner of 16 Sparks Avenue Unit E, expressed that he has a lot of concerns however not against the project. In and out easement in front of door. Spoke with Chris the developer and expressed his concerns. **Mr. Welch** – Want to reiterate that this is a land mark development. Concept of the Mid Island area plan is valid. This development as proposed will affect the area dramatically. Also need to review how this development will relate to future potential development in the area. **Ms. Sutton** – Have been listening and understand the development of the one-way traffic and would like to remind people that one-way

traffic has the potential to solve the traffic problems in this area, but it will also affect the businesses in this area and needs to be considered. The impact that the traffic will have on the neighborhood will become sort of back door entry points to access the one-way streets. **Mr. Mulloy** – Would like to restrict every apartment to one car and provide each one of the apartments a space in the garage, a dedicated space. Also, the office space to use the garage. Aware of the concern for the open space and the massing of the buildings. Trying to provide apartments. For construction schedule, expecting a thorough discussion on conditioning and sequencing and more likely will be a condition of the project. **Chair Trudel** – Appreciate that the Applicant is looking to the parking and trying to eliminate cars, have more affordable housing, and more employee housing. Limiting the parking, we don't know where the enforcement agency is going to come into play whether there's monitoring or stickers. Limiting each apartment to one car doesn't necessarily guarantee that there are going to be two people in an apartment and both have cars, it just going to guarantee that only one person parks in these particular underground parking and the second person might find an alternative place to park whether it be on the street somewhere in the Stop and Shop parking lot overnight or by the Seagrill, that will take away from parking in the restaurant. Understands the concept of what they are trying to do however there's not really an enforcement agency to mandate that only one person has a car. Asked if willing to reduce the building units from 80 units to 55 units which would reduce the required parking. Hearing from the Board members and the public is the size of the building. This project does not have to solve all the housing crisis on the entire island however you could be a small part to help assist with housing.

Motion/Vote: Mr. Rector moved to continue to the May 9th meeting. The motion was duly seconded by Mr. Lowell and the Board voted 5-0 in favor.

Vote by Roll Call:

Barry Rector
Nat Lowell *Aye*
Vice-Chair Iverson *Aye*
Fritz McClure *Aye*
Chair Trudel *Aye*

IX. Public Comment:

No public comment was made.

Chair Trudel mention about social media and opinions however would like to caution not only Planning Board members but other committee members that there are a lot of opinions and to be careful of what is said privately. There are a lot of things going on and don't want to be missed represented of the opinions for the Boards.

Ms. Sutton – Commented that the Board and staff are doing a good job for their productive input which is helping create a better plan for the island and for everyone.

X. Other Business:

• **Discussion- NTA Spa Survey**

Vice-Chair Iverson – have not seen the survey. **Chair Trudel** – Nantucket Town Association working under the Civic League, put out a survey about downtown pools. Survey is good but has a potential to be bias.

There was a brief discussion of the survey and how they felt about it. Vice-Chair Iverson felt that the survey was done poorly. The survey should have been thought out better with accurate information and not be rushed.

Mrs. Snell asked the Board regarding Article 54 if the Board wanted to update their comment or keep what is printed in the warrant as the Board discussed. Chair Trudel stated that the survey was given after the Planning Board voted and had a chance to review it. The Planning Board discussed it and felt that it did not change the individual Board members position or votes.

Mr. Lowell moved to approve the Planning Board motion for Article 54 that is in the warrant. The motion was duly seconded by and the motion carried 4-0 with Mr. McClure abstaining.

Vote taken by Roll Call:

Nat Lowell *Aye*

Vice- Chair Iverson *Aye*

Fritz McClure *Abstained*

Barry Rector *Aye*

Chair Trudel *Aye*

XI. Adjournment:

Mr. Lowell moved to adjourn the meeting at 6:30PM. The motion was duly seconded by Vice-Chair Iverson and the motion was carried unanimously 5-0.

Vote taken by Roll Call:

Nat Lowell *Aye*

Vice- Chair Iverson *Aye*

Barry Rector *Aye*

Fritz McClure *Aye*

Chair Trudel *Aye*

Submitted by:

Catherine Ancero