



Nantucket Planning Board

Nantucket Planning Board DRAFT Minutes Remote Participation via Zoom Webinar May 9, 2022 @ 4:00PM

Board Members: John Trudel, III (Chair), David Iverson (Vice-Chair), Nat Lowell, 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)

To view the meeting only, see link below:

<https://youtu.be/YKAzgEmWd14>

I. Call to order:

Chair Trudel called the meeting to order at 4:04PM.

Chair Trudel read a prepared statement in accordance with Governor Baker's March 21, 2020 order regarding open meeting law, which outlines how the meeting is conducted via remote participation and states the ground rules for any discussion.

Roll call of those participating:

Board members:

Vice-Chair Iverson *Aye*

Nat Lowell *Aye*

Barry Rector *Aye*

Chair John Trudel *Aye*

Alternates:

Campbell Sutton *Aye*

Stephen Welch *Aye*

Carl Borchert *Aye*

Staff:

Meg Trudel *Aye*

Catherine Ancero *Aye (Joined meeting at 4:15PM)*

Leslie Snell *Aye*

II. Approval of the agenda:

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

Motion/Vote: Mr. Rector moved to approve the agenda. The motion was duly seconded by Mr. Lowell and the Board voted 5-0 in favor.

Vote taken by Roll Call:

Barry Rector *Aye*

Vice-Chair Iverson *Aye*

Nat Lowell *Aye*

Chair Trudel *Aye*

III. Minutes:

- February 14, 2022
- March 14, 2022
- April 11, 2022 – *CONTINUE TO JUNE 13, 2022*

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

Recused: None

Documentation: File with associated plans, photos and required documentation

Representing: None

Motion/Vote: Vice-Chair Iverson moved to approve the set of minutes. The motion was duly seconded by Mr. Lowell and the motion carried 4-0 unanimously.

Vote taken by Roll Call:

Vice-Chair Iverson *Aye*

Nat Lowell *Aye*

Barry Rector *Aye*

Chair Trudel *Aye*

IV. Secondary Dwellings:

- Vlatko Pesnack, 10 Lewis Court (Map 67 Parcel 155), *WITHDRAWN*
- Margaret Owen, 16 Golf View Drive (Map 66 Parcel 188)
- Kevin & Kelly Purcell, 32 Dukes Road (Map 56 Parcel 188)

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

Recused: None

Documentation: File with associated plans, photos and required documentation

Representing: None

Motion/Vote: Mr. Rector moved to accept the withdrawal without prejudice. The motion was duly seconded by Vice-Chair Iverson and the motion carried unanimously.

Vote taken by Roll Call:

Barry Rector *Aye*

Vice-Chair Iverson *Aye*

Nat Lowell *Aye*

Chair Trudel *Aye*

Motion/Vote: Mr. Lowell moved to approve 16 Golf View Drive and 32 Dukes Road secondary dwellings in

accordance with the recommendations outlined in the staff report. The motion was duly seconded by Mr. Rector and the motion carried unanimously.

Vote taken by Roll Call:

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

V. ANR

- Nantucket Islands Land Bank, 174 Orange Street (Map 55 Parcel 64)
- Nantucket Islands Land Bank, 2 Milestone Road (Map 55 Parcel 65)
- Fair City, LLC, 115 & 117 Old South Road (Map 68 Parcels 112 & 111)
- 1010WINS LLC, 10 Lincoln Avenue (Map 30 Parcel 184)
- Malcolm James Cranston & Kathleen O'Keefe, Derrymore Road, Paul Jones Road, Delaney Road and Cliff Road (Map 41 Parcel 119 et al)
- Franklin Tyler Hardy, 3B Somerset Road (Map 56 Parcel 17.1)
- Thomas G. Schwenke, 14 Hummock Pond Road (Map 56 Parcel 17)
- David A. Lemberg & Patricia A. Lahiff, 33 South Shore Road (Map 56 Parcel 147)

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

Recused: Chair Iverson recused for application 33 South Shore Road

Documentation: File with associated plans, photos and required documentation

Representing: None

Motion/Vote: Mr. Lowell moved to approve 174 Orange Street, 2 Milestone Road, 115 & 117 Old South Road, 10 Lincoln Avenue, Derrymore Road, Paul Jones Road, Delaney Road and Cliff Road, 3B Somerset Road, and 14 Hummock Pond Road in accordance with the recommendations and conditions outlined in the staff report. The motion was duly seconded by Mr. Rector and the motion carried unanimously.

Vote taken by Roll Call:

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

Catherine Ancero joined meeting at 4:15PM

- David A. Lemberg & Patricia A. Lahiff, 33 South Shore Road (Map 56 Parcel 147)

Voting: John Trudel (Chair), Nat Lowell and Barry Rector

Recused: Chair Iverson

Documentation: File with associated plans, photos and required documentation

Representing: None

Motion/Vote: Mr. Rector moved to approve 33 South Shore Road 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:

Barry Rector *Aye*
Nat Lowell *Aye*
Chair Trudel *Aye*

VI. Previous Plans:

- **#6968 Ellen's Way, Proposed Pedestrian Easement to TON & Conservation Restriction discussion**

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

Documentation: File with associated plans, photos and required documentation

Representing: Attorney Sarah Alger

Discussion: Attorney Alger stated that they have been having a hard time getting someone to hold the Conservation Restriction. The Land Council has agreed to hold the CR and it has been drafted and has been reviewed and approved by this Board. Sent to the State unfortunately the state who reviews CRs moved to another job so currently there is no one reviewing conservation restrictions although there is some promise that the State is going to hire a subcontractor to deal with them. The Conservation Restriction has been sitting since December for review. Set up an escrow in the amount of \$275,000. Emily Molden from Nantucket Land Council Reiterated Attorney Alger's comments.

Chair Trudel feels comfortable with the amount requested of \$275,000. Mr. Rector. Easement running through the Land Bank and Town.

Motion/Vote: Mr. Rector moved to approve. The motion was duly seconded by Vice-Chair Iverson and the motion carried unanimously.

Vote taken by Roll Call:

Barry Rector *Aye*

Vice-Chair Iverson *Aye*

Nat Lowell *Aye*

Chair Trudel *Aye*

VII. Public Hearings (Applications):

- **27 Fair Street, LLC, 27 & 29 Fair Street, action deadline 08-30-2022**

CONTINUE TO JUNE 13, 2022

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

CONTINUE TO JUNE 13, 2022

- **Catherine Dean Schulman, Trustee, 48 West Miacomet Road, action deadline 06-12-2022**

CONTINUE TO JUNE 13, 2022

- **William A. Tornovish, Jr. & Deborah A. Tornovish, Trustee, 21 Allen's Lane, action deadline 09-06-2022**

CONTINUE TO JUNE 13, 2022

- **Hither Creek, LLC, "Millie's" 324 & 326 Madaket Road, action deadline 08-07-2022**

WITHDRAWN

- **Great Harbor Yacht Club Modification #12, 56 Union Street, action deadline 06-12-2022**

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

Alternates: Campbell Sutton, Stephen Welch and Carl Borchert

Activate: Campbell Sutton

Recused: None

Documentation: File with associated plans, photos and required documentation

Representing: Attorney Steven Cohen

Discussion: Attorney Cohen provided an updated narrative of the buildings, hours of operation, light and noise expectations and **Traffic** coming from the rear. No physical or material changes. Office space and employee maintained. 9am -12am hours of operation. Existing dorm policy. No changes to lighting plan. The triangle would be continued to be used for only employee parking or over flow parking for staff. Ms. Sutton was activated. Ms. Sutton concern with the site lines. Questioned if the triangle parking is an assigned parking. It is in the direction of the General Managet. Chair opened the floor to the public. No comments were made.

Motion/Vote: Mr. Rector moved to close the public hearing meeting. The motion was duly seconded by Mr. Lowell and the motion carried unanimously.

Vote taken by Roll Call:

Barry Rector *Aye*
Nat Lowell *Aye*
Vice-Chair Iverson *Aye*
Campberll Sutton *Aye*
Chair Trudel *Aye*

Motion/Vote: Ms. Sutton moved to approve the application with the following findings and conditions outlined in the staff report and with the two amendments with dark skies. The motion was duly seconded by Mr. Lowell and the motion carried unanimously.

Vote taken by Roll Call:

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

Mr. Rector moved to accept the withdrawal without prejudice for application 324 and 326 Madaket Road. The motion was duly seconded by Vice-Chair Iverson.

• **Donald E. Dimock, 58 Bartlett Road, action deadline 08-07-2022**

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

Alternates: Campbell Sutton, Stephen Welch and Carl Borchert

Activated: Stephen Welch

Recused: None

Documentation: File with associated plans, photos and required documentation

Representing: Don Bracken

Discussion: Mr. Bracken gave a brief overview of the application. Ms. Sutton confirming that there will be no additional curb cut on the bike path. Mr. Bracken an additional curb cut in the south will be placed later. Chair Trudel opened the floor to the public. No comments were made.

Motion/Vote: Mr. Rector moved to close the public hearing meeting. The motion was duly seconded by Mr. Welch and the motion carried unanimously.

Vote taken by Roll Call:

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

Motion/Vote: Mr. Welch moved to approve the application with the following findings and conditions outlined in the staff report. The motion was duly seconded by Mr. Rector and the motion carried unanimously.

Vote taken by Roll Call:

Stephen Welch *Aye*
Barry Rector *Aye*
Nat Lowell *Aye*
Vice-Chair Iverson *Aye*
Chair Trudel *Aye*

• **Joseph P. Donelan & Christine A. Donelan (Modification #3), 37 W. Miacomet Road, *action deadline 08-07-2022***

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

Alternates: Campbell Sutton, Stephen Welch and Carl Borchart

Activated: Carl Borchert

Recused: None

Documentation: File with associated plans, photos and required documentation

Representing: Don Bracken

Discussion: Mr. Bracken gave a brief overview of the application. Chair Trudel opened the floor to the public. No public comments were made

Motion/Vote: Mr. Rector moved to close the public hearing meeting. The motion was duly seconded by Mr. Lowell and the motion carried unanimously.

Vote taken by Roll Call:

Barry Rector *Aye*

Nat Lowell *Aye*

Vice-Chair Iverson *Aye*

Carl Borchert *Aye*

Chair Trudel *Aye*

Motion/Vote: Mr. Lowell moved to approve the application with the following findings and conditions outlined in the staff report. The motion was duly seconded by Vice-Chair Iverson and the motion carried unanimously.

Vote taken by Roll Call:

Nat Lowell *Aye*

Vice-Chair Iverson *Aye*

Barry Rector *Aye*

Carl Borchert *Aye*

Chair Trudel *Aye*

• **Kitty Murtaugh's RD, LLC, 4 West Creek Road, *action deadline 08-07-2022***

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

Alternates: Campbell Sutton, Stephen Welch and Carl Borchart

Activated: Campbell Sutton

Recused: None

Documentation: File with associated plans, photos and required documentation

Representing: Linda Williams and John Keane

Discussion: Ms. Williams gave a brief overview of the application. Chair Trudel asked what the procedure is. Ms. Sutton expressed concern by the two-top table by ramp area. Regulated through ADA compliance for the handicap. Mr. Welch the layout is appropriate. Chair Trudel opened the floor to the public. No public comments were made.

Motion/Vote: Mr. Rector moved to close the public hearing meeting. The motion was duly seconded by Mr. Lowell and the motion carried unanimously.

Vote taken by Roll Call:

Barry Rector *Aye*

Nat Lowell *Aye*

Campbell Sutton *Aye*

Vice-Chair Iverson *Aye*

Chair Trudel *Aye*

Motion/Vote: Mr. Lowell moved to approve the application with the following findings and conditions outlined in the staff report. Add as condition number 3 that No will be operate at the same time. The motion was duly seconded by Mr. Rector and the motion carried unanimously.

Vote taken by Roll Call:

Nat Lowell *Aye*
Barry Rector *Aye*
Vice-Chair Iverson *Aye*
Campbell Sutton *Aye*
Chair Trudel *Aye*

• **NIR RETAIL, LLC, “Lola 41” 15 South Beach Street, *action deadline 08-07-2022***

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

Alternates: Campbell Sutton, Stephen Welch and Carl Borchart

Activated: Stephen Welch

Recused: None

Documentation: File with associated plans, photos and required documentation

Representing: Attorney Bryan Swain

Discussion: Attorney Swain gave a brief overview of the application. Attorney Swain read the staff report and is satisfied. Mr. Lowell this is a good move on the Applicant’s part. Ms. Sutton expressed concern about occupancy. Chair Trudel stated that if there were added space or regulated through ADA compliance for the handicap. Mr. Welch the layout is appropriate. Chair Trudel opened the floor to the public. No public comments were made.

Motion/Vote: Mr. Rector moved to close the public hearing meeting. The motion was duly seconded by Mr. Welch and the motion carried unanimously.

Vote taken by Roll Call:

Barry Rector *Aye*

Stephen Welch *Aye*
Nat Lowell *Aye*
Vice-Chair Iverson *Aye*
Chair Trudel *Aye*

Motion/Vote: Mr. Rector moved to approve the application with the following findings and conditions outlined in the staff report. The motion was duly seconded by Mr. Welch and the motion carried unanimously.

Vote taken by Roll Call:

Barry Rector *Aye*
Stephen Welch *Aye*
Nat Lowell *Aye*
Vice-Chair Iverson *Aye*
Chair Trudel *Aye*

• **1 Airport Road, LLC, 1 Airport Road, *action deadline 08-07-2022***

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

Alternates: Campbell Sutton, Stephen Welch and Carl Borchart

Activated: Carl Borchert

Recused: None

Documentation: File with associated plans, photos and required documentation

Representing: Linda Williams, Brian Glowacki

Discussion: Ms. Williams gave a brief overview of the application. Cleaned up a lot of the junk and bringing

in water. Brian's side leasing area for people who are in desperate need of commercial space. Letter from Erika Mooney received today. Vice-Chair Iverson would like to see more screening than the trees. He would like to see fence and storage container not stacked. A wide common curb cut. Concern about what runs off and what is stored in the site what will leech off. Ms. Williams no hazard stored in the site. No vehicle maintenance on site. Ms. Sutton has had several concerns in this area. 25 to 30-foot Trees planted on the bearm a lot of water run-off. Wider berm for water retention. Concern with vehicles. Mr. Welch suggest HDC not allowing fencing on either roadway. Chair Trudel opened the floor to the public. Emily Molden from Nantucket Land Council. Vice-Chair Iverson hesitate to issue waivers does not want to set a precedent. Ms. Williams will bring planting plan at next meeting. Chair Trudel no waiving lighting plan. Ms. Williams no lights that's why asked for wiaver for lighting and traffic review waiver. Mr. Rector stated that we will be looking at other properties coming up not just this. Putting test wells with monetary schedule. Erika Mooney

Motion/Vote: Mr. Rector moved to continue to the June. The motion was duly seconded by Mr. Lowell and the motion carried unanimously.

Vote taken by Roll Call:

Barry Rector *Aye*
Nat Lowell *Aye*
Vice-Chair Iverson *Aye*
Carl Borchert *Aye*
Chair Trudel *Aye*

• **7 Airport Road, LLC, 7 Airport Road, *action deadline 08-07-2022***

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

Alternates: Campbell Sutton, Stephen Welch and Carl Borchart

Activated: Carl Borchert

Recused: None

Documentation: File with associated plans, photos and required documentation

Representing: Linda Williams, David Glowacki

Discussion: Ms. Williams stated that this is a single entity not multiple entity. Water will be coming to service the trees. Chair Trudel would like to keep Carl on board since closely related to the previous application. Reason for wide opening so trailer not on road. Chair Trudel prefer one access than two curb cuts. Mrs. Snell for both of the properties a condition for a sediment control for both and for this one extra screening to the south. Chair opened the floor to the public. Emily Molden same concerns as last application. Mr. Lowell single access. Ms. Sutton wondering where equipment will be worked on. David Glowacki. Erika Mooney suggested that they have better screening.

Motion/Vote: Vice-Chair Iverson moved to continue to the June. The motion was duly seconded by Mr. Rector and the motion carried unanimously.

Vote taken by Roll Call:

Vice-Chair Iverson *Aye*
Barry Rector *Aye*
Nat Lowell *Aye*
Carl Borchert *Aye*
Chair Trudel *Aye*

VIII. Public Comment:

No public comments were made.

IX. Other Business:

- **Next Meeting, Monday, June 13th at 4pm via Zoom**

X. Adjournment:

Mr. Rector moved to adjourn the meeting at 6:34PM. The motion was duly seconded by Mr. Lowell and the motion was carried unanimously 4-0.

Vote taken by Roll Call:

Barry Rector *Aye*

Nat Lowell *Aye*

Vice- Chair Iverson *Aye*

Chair Trudel *Aye*

Submitted by:

Catherine Ancero