



**UPDATE#1:**

**Original Date: 09-06-2023**

**Time: 2:13PM**

**Original Posting Number: T782**

**RECEIVED**

2023 SEP 07 AM 09:25  
NANTUCKET TOWN CLERK  
Posting Number: T 785

**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)

Committee/Board/s

**PLANNING BOARD**

Day, Date, and Time

**MONDAY, SEPTEMBER 11, 2023, at 4:00PM**

Location / Address

**REMOTE PARTICIPATION VIA ZOOM WEBINAR**

[https://us06web.zoom.us/join/zoom/register/WN\\_1E3a0KiASL-cmQcLnvyIHw#/registration](https://us06web.zoom.us/join/zoom/register/WN_1E3a0KiASL-cmQcLnvyIHw#/registration)

Signature of Chair  
or Authorized  
Person

**CATHERINE ANCERO  
ADMINISTRATIVE SPECIALIST**

**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:** David Iverson (Chair), Joseph Topham (Vice-Chair), John Trudel, III, Nat Lowell, and Barry Rector

**Alternates:** Stephen Welch, Abby De Molina

**Staff:** Leslie Snell (Director of Planning), Meg Trudel (Senior Planner) and Catherine Ancero (PLUS Administrative Specialist)

**PLANNING BOARD AGENDA**

**09-11-2023**

**(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 item 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 with any questions. \**

**Webinar Registration Link:**

[https://us06web.zoom.us/webinar/register/WN\\_1E3a0KiASL-cmQcLnyvIHw#/registration](https://us06web.zoom.us/webinar/register/WN_1E3a0KiASL-cmQcLnyvIHw#/registration)

To view the meeting only, see link below:

<https://www.youtube.com/watch?v=taRvmATpjZY>

**I. Call to order:**

**II. Approval of the agenda:**

**III. Minutes:**

- July 10, 2023
- August 14, 2023
- August 21, 2023

**IV. Secondary Dwellings:**

- Rudy E. Valencia – 33 Daffodil Way
- MMD LLC c/o Scott T. Kopp - 39 Hooper Farm Road
- 7 White LLC – 7 White Street
- Joshua Adam Leffler – 22 Pleasant Street
- 7 Lauretta Lane, LLC – 7 Lauretta Lane
- ACK North Star Development, LLC – 2 Braeburn Way
- Eleven Lincoln Avenue Trust – 32 Jefferson Avenue
- Clay Street Development LLC – 44 Skyline Drive
- P & M Reis Trucking, Inc., 10 Green Meadows

**V. Garage Apartments:**

- Dorothy O. & David S. Bailey – 83 Sankaty Road

**VI. Tertiary Dwellings:**

- Harold & Ann Lindley – 14 Helen's Way
- MDD LLC c/o Scott T. Kopp – 39 Hooper Farm Road

**VII. ANRs:**

- REDCLIFF, LLC – 38 & 40 Young's Way
- Estate of Kathleen A. Duncombe – 4 Correia Lane
- Kelly W. Jackson – 109 Old South Road
- Nonantum 25, LLC – 25 Nonantum Avenue
- Estate of Marcia T. Eldridge – 7 Second Way
- Johnson Property & 02554 LLC Manager Kelly R Johnson - 15 N. Water St., & Cyril C. Ross, Jr. Judith L. Ross – 17 N. Water Street
- Thomas W. Arena – 1 Ticcoma Way – **SEE PUBLIC HEARING**

**VIII. Previous Plans:**

- LMD Investments – 140-144 Pleasant Street, *request for minor modification*

**IX. Public Hearings (STM Zoning Articles):**

- **Zoning Bylaw Amendment: Regulating Short-Term Rental Use** – to amend Section 139-2 “Definitions and Word Usage” by inserting a new term and definition for “Short-Term Rental” and to amend Section 139-7A (Use Chart) to include “Short Term Rental” as a use and designate as “Y” in all district columns except Commercial Industrial (CI), which will be designated as “N”.

- **Zoning Map Amendment: LUG-3 to CI – Nantucket Airport Land in Vicinity of Sun Island Road** – to place property shown as Tax Assessor’s Map 69, Lot3.1 (portion of) currently in the LUG-3 district into the CI district.

**X. Public Hearings (Applications):**

- **The Westmoor Club - 105 W. Chester Street, 109 W. Chester Street & 10 Westmoor Lane, *action deadline 09-30-2023***  
***REQUEST TO WITHDRAW WITHOUT PREJUDICE – SEE NEW PUBLIC HEARING***

- **John J. Calnan, Trustee, John J. Calnan 2015 Trust - 21 Brewster Road, *action deadline 11-30-2023***  
***REQUEST TO CONTINUE-SEE NEW PUBLIC HEARING***
- **Thomas Arena – 1 Ticcoma Way, *action deadline 11-12-2023***
- **Chris Yates-Kane LLC – 8 Rupert’s Way, *action deadline 12-10-2023***
- **41 WMR Trust - 41 West Miacomet Road, *action deadline 11-30-2023***
- **Nantucket Old South LLC Subdivision - 33 Old South Road, *action deadline 11-30-2023***
- **ACK Mid Island, LLC & ACK Offices, LLC – 18, 18A, 20, 22, 24 & 26 Sparks Avenue, *action deadline 10-31-2023***
- **Costas Avalon LLC – 50 Burnell Street, *action deadline 11-12-2023***
- **The Procaccianti Group, LLC - 3, 5 & 7 Sea Street, *action deadline 12-10-2023***
- **John J. Calnan, Trustee of the John J. Calnan 2015 Tr & Don Allen Auto Service, Inc. – 21 Brewster Road & 26 Polpis Road, *action deadline 12-12-2023***
- **The Westmoor Club - 105 W. Chester Street, 109 W. Chester Street & 10 Westmoor Lane, *action deadline 12-10-2023***

**XI. Other Business:**

- **Article 1 (General Bylaw Amendment – Regulating the Operation of Short-Term Rentals), *Discussion***
- **ATM 2024 concept list for zoning articles**
- **Planning Board regular meeting – Monday, October 16, 2023, at 4PM via Zoom**

**XII. Public Comment *for items not listed on the agenda***

**XIII. Adjournment:**