

UPDATE POSTING:

Original Meeting Posting: T078

Original Date: 01-22-24

Original Time: 11:33AM

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Posting Number:T 089



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	THURSDAY, JANUARY 25, 2024, at 4:00PM
Location / Address	REMOTE PARTICIPATION VIA ZOOM WEBINAR https://us06web.zoom.us/webinar/register/WN_prRgF4E7S0yVm755bg4_hg#/registration
Signature of Chair or Authorized Person	MEGAN TRUDEL, SENIOR PLANNER
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 and John Kitchener

Staff: Leslie Snell (Director of Planning), Meg Trudel (Senior Planner), William Saad (Zoning
Administrator/Land Use Specialist), and Catherine Ancero (Administrative Specialist)

PLANNING BOARD AGENDA (SPECIAL MEETING)

01-25-2024

(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 wsaad@nantucket-ma.gov ***

****Participation in Public Hearings and Public Comment will be available through Zoom. Contact wsaad@nantucket-ma.gov with any questions. ****

Zoom Registration Link (for participation):

https://us06web.zoom.us/webinar/register/WN_prRgF4E7S0yVm755bg4_hg#/registration

**this meeting will be audio and video recorded **

I. Call to order:

II. Approval of the agenda:

III. Second Dwellings:

- Habitat for Humanity Nantucket, Inc. – 5 Waitt Drive
- Habitat for Humanity Nantucket, Inc. – 9 Waitt Drive
- Rebecca Moesinger – 13 Bartlett Road
- Peter Kaizer – 6 Nobadeer Way

IV. ANRs:

- Island Gas Limited Partnership – 11 Industry Road

V. Public Hearings:

- Article 59 - “Q” Zoning Bylaw Amendment: Regulating Residential Rental Use (Cohen)
CONTINUE TO FEBRUARY 8, 2024
- Article 46 - Zoning Map Amendment: RC-2 to CMI or CTEC – 43 Nobadeer Farm Rd
CONTINUE TO FEBRUARY 8, 2024
- Article 53 - “R” Zoning Map Amendment: LUG-2 to R:20 – 25 Rugged Road (Schreiber)
- Article 39 - Zoning Bylaw Amendment: Definitions – Apartment
- Article 40 - Zoning Bylaw Amendment: Tertiary Dwelling
- Article 41 - Zoning Bylaw Amendment: Side and Rear Yard Setbacks in R-1 to RC-2
- Article 42 - Zoning Bylaw Amendment: Residential Development Options – Flex Development, Protected Open Space
- Article 43 - Zoning Bylaw Amendment: Rear Lot Subdivision
- Article 44 - Zoning Bylaw Amendment: Moorlands Management District “MMD”, Permit Granting Authority
- Article 47 - Zoning Map Amendment: R-5 to RC-2 and CTEC – Pine Crest Drive (portions of)
- Article 48 - Zoning Map Amendment: R-10 to R-10L – Nobadeer Way
- Article 49 - Zoning Map Amendment: LUG-3 to CI and County Overlay District Change – Nantucket Airport (portion of)
- Article 50 - Zoning Map Amendment: Open Space Parcels – Various
- Article 51 - “CC” Zoning Map Amendment: LUG-2 to R-40 – 71 Hummock Pond Road (Buckley)
- Article 52 - Zoning Map Amendment: Country Overlay District Change – 71 Hummock Pond Road
- Article 54 - “A” Zoning Map Change: R-40 to CN – Evergreen Way and Airport Road (NiSHA/Huber)
- Article 58 - “H” Zoning Bylaw Amendment: Middle Income Inclusionary Housing (Kuszpa)

VI. Other Business:

- Planning Board special meeting – Thursday, February 8, 2024, at 4PM via Zoom
- Planning Board regular meeting – Monday, February 12, 2024, at 4PM via Zoom

XIII. Adjournment: