



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)

RECEIVED

2024 MAY 09 AM 10:10
NANTUCKET TOWN CLERK
Posting Number:T 423

Committee/Board/s	PLANNING BOARD
Day, Date, and Time	MONDAY, MAY 13, 2024, at 4:00PM
Location / Address	HYBRID – PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD AND REMOTE PARTICIPATION VIA ZOOM WEBINAR https://us06web.zoom.us/webinar/register/WN_I5ZWOCy-TE2R1RfcG5iFFQ#/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), 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 (Land Use
Specialist), and Catherine Ancero (Administrative Specialist)

PLANNING BOARD AGENDA

05-13-2024

(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 *

Webinar Registration Link:

https://us06web.zoom.us/webinar/register/WN_I5ZWOCy-TE2R1RfcG5iFFQ#/registration

To view the meeting only, see link below:

https://www.youtube.com/watch?v=V_AvIW80Z1A

- I. Call to order:
- II. Approval of the agenda:

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

IV. Minutes

- March 11, 2024
- April 8, 2024
- May 6, 2024

V. Second Dwellings:

- Scarlett O'Hara, LLC – 43 Nobadeer Farm Road, *See Previous Plans*
- John Stanton & Marianne Stanton, Trustees of Blackberry Nominee Trust – 20 Somerset Road
- Steven L. Cohen, Trustee of the 72 Pocomo Rd. Nominee Trust – 72 Pocomo Road

VI. Garage Apartments:

- George & Zeina Metri – 12 Angola Street
- Mark Gottwald Family Trust – 4R Jefferson Avenue
- John D. Manera, Trustee of the Caroline and Matthew Manera Irrevocable Trust – 15 Morey Lane

VII. Tertiary Dwellings:

- Karla Phillips & Suzanne Riddle – 19 Folger Avenue

VIII. ANRs:

- Town of Nantucket – Weweeder Avenue & Uncatena Street
- Nantucket Cottage Hospital – 18 Vesper Lane
- NIR LLC c/o New England Development - 20 Cherry Street & 88, 90, 92, 94 Pleasant Street
- Hunt Family Nominee Trust, Brendon L. Hunt, Trustee – 35 South Shore Road
- Andrew E. Caspe & Jeanne V. Caspe – 46 Essex Road
- White Elephant Hotel Residences LLC c/o New England Development – 72 Easton Street
- Lynn McLaughlin – Way off Old South Road (Little Isle Lane)
- East Lincoln Avenue Realty Trust – 16 Walsh Street
- Joshua Adam Leffler & Margaret Mary Leffler – 22 Pleasant Street
- Richmond Great Point Development, LLC – 4 Honeysuckle Drive & 6 Honeysuckle Drive
- Town of Nantucket – Weweeder Avenue
- County of Nantucket – Waitt Drive

IX. Previous Plans:

- Point Breeze Hotel– 77 Easton Street, *Request for release of Escrow*
- The Beachside – 30 North Beach Street, *Endorse plans*
- PLSP-2021-12-0157 Scarlett O'Hara, LLC - 43 Nobadeer Farm Road, *minor modification convert office building in the southeast corner as a dwelling*
 Second Dwelling: Scarlett O'Hara, LLC - 43 Nobadeer Farm Road

X. Public Hearing:

- 43 W. Miacomet, LLC – 43 West Miacomet Road, *action deadline 08-30-2024*
CONTINUED TO JUNE 10, 2024
- Richard A., Sarah A. & Shannon M. Boehm – 63 New Siasconset Street, *action deadline 08-29-2024*
- Kara C. Gibson Revocable Tr. (Subdivision Amendment #5) – 5 Arrowhead Road & 2 Tomahawk Road, *action deadline 08-11-2024*
- Greg Glowacki – 11 & 13 Miller Lane, *action deadline 07-28-2024*
- Steven L. Cohen, as Trustee of the 8 Walbang Nominee Trust – 8 Walbang Avenue, *action deadline 06-09-2024*

- **20 North Water Street, LLC – 20 North Water Street, *action deadline 08-11-2024***
- **Rhoda H. Weinman, Trustee of 5 Wauwinet Road Nominee Trust – 5 Wauwinet Road, *action deadline 08-11-2024***
- **Don Allen Auto Service, Inc., Modification #3 – 22, 24 & 26 Polpis Road, *action deadline 08-11-2024***

XI. Other Business:

- **Letter from Nantucket Fire Department, *FYT Roadway width***
- **Planning Board regular meeting – Monday, June 10, 2024, at 4PM via Zoom**

XIV. Adjournment: