



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)

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Committee/Board/s

PLANNING BOARD

Day, Date, and Time

MONDAY, OCTOBER 21, 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_Gv8VAaxkRqKWcStbbdGxZg#/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,
Barry Rector, and John Kitchener

Alternates: Stephen Welch, Abby De Molina, Howard Matz

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

10-21-2024

(*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 and/or cancero@nantucket-ma.gov*

Webinar Registration Link:

https://us06web.zoom.us/webinar/register/WN_Gv8VAaxkRqKWcStbbdGxZg#/registration

To view the meeting only, see link below:

<https://www.youtube.com/watch?v=Jlo6kSfGKZM>

- I. Call to order:
- II. Approval of the agenda:
- III. Public Comment: *for items not listed on the agenda*
- IV. Surfside Crossing Discussion:
- V. Minutes:
 - September 9, 2024
 - September 12, 2024
- VI. Second Dwellings:
 - Melissa & Dean Long – 11 Pippen’s Way, **SEE PUBLIC HEARING**
 - Mary Paige Yates, Trustee Mary Paige Yates Revocable Children’s Trust – 4 Coffin Sias Street, **SEE PUBLIC HEARING**
 - Carlos Portillo – 36 Chuck Hollow Road, **SEE PUBLIC HEARING**
 - Carl E. Nelson & Karen L. Nelson – 21 Wigwam Road
 - Mark P. Chioffi, Trustee of Five Crow’s Nest Nominee Trust – 5 Crow’s Nest Way
 - Golden Pond LLC – 64 & 66 Baxter Road
- VII. Garage Apartments:
 - Peter & Jennifer Garren – 36 Pocomo Road
 - The Donovan 2014 Trust, Timothy B. Smith, Trustee – 104 Surfside Road
- VIII. ANRs:
 - Salvador A. Aguilar-Portilla & Mayra E. Escobar – 72 Cato Lane
 - Two Pilgrims, LLC – 15 & 17 Pilgrim Road
 - Shannon M. Boehm & Richard A. Boehm – 63 New Sias Street
 - Seventh Generation Realty Trust – 250 Madaket Road
 - John P. Pearl & Lynn C. Pearl, Trustees of the John P. Pearl Trust & Lynn C. Pearl Tr. – 10 Main Street Siasconset
 - David A. Jackson & Cynthia M. Jackson – 1 Gully Road
 - James A. Genthner, Trustee & Susan G. Genthner, Trustee – 128 Surfside Road
- IX. Previous Plans:
 - PLSP-2021-09-0145 Candlewick Corner VTT ACK, LLC, *accept management plan*
 - PLSUB-2023-11-00435 ACKREIT1865 LLC - 9 Hinsdale Road, *Re-endorse plans & legal documents*
 - #8024 Sandpiper Place I (South) - 5 Sandplain Drive, *Request to authorize the Building Commissioner to issue a demolition permit to an existing residential structure*
 - #40-16 Meadows II, *minor modification to authorize substituting a second playground as open space/ recreational component*
- X. Public Hearing:
 - 13 and 15 Nancy Ann LLC – 13 and 15 Nancy Ann Lane, *action deadline 12-31-2024*
CONTINUE TO 11-14-2024
 - Great Harbor Tennis and Swim Center - Great Harbor Yach Club, Inc. – 19 & 23 Nobadeer Farm Road, *action deadline 11-10-2024* **CONTINUE TO 11-14-2024**

Richard Joseph Leider & Jane Leider, Trustees of the Richard & Jane Leider Revocable Trust – 62 & 64 Sankaty Road, *action deadline 12-08-2024* **CONTINUE TO 11-14-2024**

- Carlos Portillo – 36 Chuck Hollow Road, *action deadline 01-19-2025*
Second Dwelling: 36 Chuck Hollow Road
- Melissa & Dean Long – 11 Pippen's Way, *action deadline 01-19-2025*
Second Dwelling: 11 Pippen's Way
- Mary Paige Yates, Trustee Mary Paige Yates Revocable Children's Trust – 4 Coffin Sias Street, *action deadline 01-19-2025*
Second Dwellings: 4 Coffin Sias Street
- Great Harbor Yacht Club (Tennis and Swim Center)– 19, 21 (portion of) & 23 Nobadeer Farm Road, *action deadline 11-29-2024*
- 21 Pilgrim Road Trust, Steven L. Cohen, Trustee , c/o Cohen & Cohen Law, PC – 21 Pilgrim Road, *action deadline 01-19-2025*
- SDC Nantucket, LLC – 86A & 88 Old South Road, *action deadline 12-08-2024*
- GJ Smith, Inc. – Bunker Road (Nantucket Airport Bunker Parcels), *action deadline 12-31-2024*
- Daniel & Sarah Gault – 12 Essex Road, *action deadline 01-19-2025*
- ACK Mid Island, LLC & ACK Office, LLC, 18, 18A, 20, 22, 24 & 26 Sparks Avenue, *action deadline 01-19-2025*
- John P. Murray – 73 & 75 Fairgrounds Road, *action deadline 01-19-2025*
- RG Gamma LLC, Richard Valero and RG Beta LLC – 60 & 62 Old South Road, *action deadline 01-19-2025*
- ACK AMA Realty Ventures LLC c/o Charles River Realty – 1 Sparks Avenue, *action deadline 01-19-2025*
- Galley West, LLC – 1 Mothball Way, *action deadline 01-19-2025*

XI. Other Business:

- Appoint Member to Coastal Resiliency Advisory Committee (CRAC)
- Planning Board meeting – Thursday, November 14, 2024, at 4PM Hybrid

XIV. Adjournment: