

UPDATE POSTING:
Original Meeting Posting Date: 11-13-2024
Original Meeting Posting Time: 10:29AM
Original Meeting Posting Date: T1026

RECEIVED

2024 NOV 14 PM 01:58
NANTUCKET TOWN CLERK
Posting Number:T 1036

Original Meeting Posting Date: 11-12-2024
Original Meeting Posting Time: 2:56PM
Original Meeting Posting Date: T1021



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, November 14, 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_qKTAnlxASqWssrsW2oWVkg#/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

11-14-2024

(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_qKTAnlxASqWssrsW2oWVkg#/registration

To view the meeting only, see link below:

<https://www.youtube.com/watch?v=c33r9xzJEnM>

I. Call to order:

II. Approval of the agenda:

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

IV. Surfside Crossing Planning Board Discussion:

V. Minutes:

- October 21, 2024
- November 7, 2024

VI. Second Dwellings:

- ACK MWG LLC – 10 Silver Street
- Big Patch LLC – 69 Hummock Pond Road
- The Whole Spread LLC – 332 Polpis Road

VII. Tertiary Dwellings:

- Dylan Wallace & Caroline Borelli – 65 Polpis Road

VIII. ANRs:

- T. Scott Jube – 10 Oak Hollow Road, **SEE PUBLIC HEARING**
- 6A Marble Way LLC & Richard P. Beaudette, Trustee – 6, 8 & 10 Marble Way
- 3 Masquet LLC – 3 Masaquet Avenue
- The Town of Nantucket – 114 Orange Street

IX. Previous Plans:

- #7661 Woodland Hill Subdivision, *release final performance security*
- PLSUB-2023-11-00435 9 Hinsdale Road Subdivision, *Form J (Lots 1 & 2)*
- Maple Lane Subdivision, *release performance surety*

X. Public Hearing:

- Great Harbor Tennis and Swim Center - Great Harbor Yach Club, Inc. – 19 & 23 Nobadeer Farm Road, *action deadline 01-31-2025* **CONTINUED TO DECEMBER 9, 2024**
- BOVF, LLC – 33 Bartlett Farm Road, *action deadline 02-12-2025* **CONTINUED TO DECEMBER 9, 2024**
- RG Gamma LLC, Richard Valero and RG Beta LLC – 60 & 62 Old South Road, *action deadline 01-19-2025* **CONTINUED TO DECEMBER 9, 2024**
- 13 and 15 Nancy Ann LLC – 13 and 15 Nancy Ann Lane, *action deadline 02-28-2025*
- Great Harbor Yacht Club (Tennis and Swim Center)– 19, 21 (portion of) & 23 Nobadeer Farm Road, *action deadline 11-29-2024*
- Richard Joseph Leider & Jane Leider, Trustees of the Richard & Jane Leider Revocable Trust – 62 & 64 Sankaty Road, *action deadline 12-08-2024*

- **21 Pilgrim Road Trust, Steven L. Cohen, Trustee, c/o Cohen & Cohen Law, PC – 21 Pilgrim Road,**
action deadline 01-19-2025
- **John P. Murray – 73 & 75 Fairgrounds Road,** *action deadline 01-19-2025*
- **T. Scott Jube – 10 Oak Hollow Road,** *action deadline 02-12-2025*
ANR: **T. Scott Jube – 10 Oak Hollow Road** *action deadline 02-12-2025*
- **Town of Nantucket – Sherburne Commons,** *action deadline 02-12-2025*
- **6A Marble Way, LLC – 8 & 10 Marble Way,** *action deadline 02-12-2025*
- **Sayle Washington, LLC – 103 Washington Street,** *action deadline 02-12-2025*

XI. Other Business:

- **Zoning Bylaw Amendment: Cottage Community**
- **Zoning Map Change: 23 Airport Road**
- **Contract amendment Master Plan update Barret Planning Group LLC**
- **Planning Board meeting – Monday, December 9, 2024, at 4PM Hybrid**

XII. Adjournment: