

UPDATE POSTING:
Original Meeting Posting Date: 12-05-2024
Original Meeting Posting Time: 2:14PM
Original Meeting Posting Date: T1139

RECEIVED

2024 DEC 09 PM 02:41
NANTUCKET TOWN CLERK
Posting Number: T 1151

UPDATE POSTING:
Original Meeting Posting Date: 12-04-2024
Original Meeting Posting Time: 10:01AM
Original Meeting Posting Date: T1127

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, DECEMBER 9, 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_nhRptlprRGeML_Q6tN1asQ#/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

12-09-2024

(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_nhRptlprRGeML_Q6tN1asQ#/registration

To view the meeting only, see link below:

<https://www.youtube.com/watch?v=x7M28UMUXJQ>

I. Call to order:

II. Approval of the agenda:

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

IV. Master Plan Update:

V. Draft Zoning Articles:

VI. Minutes:

- November 14, 2024

VII. Second Dwellings:

- Mr. Brian A. Nester & Constantina Pippis-Nester – 4 East Lincoln Avenue
- Yellow Dog Nominee Trust c/o Anne Bailliere - 224 Polpis Road
- 21 Pilgrim Rd Trust, Cohen, Steven TR – 4 Sophie's Way

VIII. Garage Apartments:

- 100 Wauwinet Trust; Steven Cohen Trustee – 100 Wauwinet Road

IX. Tertiary Dwellings:

- Patrick McCarthy – 9 Cow Pond Lane

X. ANRs:

- Richmond Meadows Two P3P4, LLC, 1-5 Violet Place **SEE PUBLIC HEARING**
- Lauren B. Leichtman & Arthur E. Levine, Trustees of the Leichtman-Levine Trust – 26 Milk Street (2 lots, 2 buildable lots)
- Kelly W. Jackson – Off Old South Road (2 lots, 1 buildable lots)
- 4 Hamblin Associates LLC; RJG Nominee Trust; Nantucket Trust – Hamblin Road
- One Grant LLC & 3 Grant Avenue LLC – Bank Avenue & Unnamed Way adjacent to 1 & 3 Grant Avenue

XI. Previous Plans:

- 21 Amelia Drive – *Release of performance surety*
- #6522 Manatook Way Subdivision, Form J (Lots 2 & 4)

XII. Public Hearings:

- John P. Murray – 73 & 75 Fairgrounds Road, *action deadline 01-19-2025, **CONTINUED TO 01-13-2025***
- 21 Amelia Drive, LLC – 21 Amelia Drive, *action deadline 03-09-2025, **CONTINUED TO 01-13-2025***
- Great Harbor Tennis and Swim Center - Great Harbor Yach Club, Inc. – 19 & 23 Nobadeer Farm Road, *action deadline 01-31-2025*
- Great Harbor Yacht Club (Tennis and Swim Center)– 19, 21 (portion of) & 23 Nobadeer Farm Road, *action deadline 01-31-2025*

- Richard Joseph Leider & Jane Leider, Trustees of the Richard & Jane Leider Revocable Trust – 62 & 64 Sankaty Road, *action deadline 12-08-2024*
- BOVF, LLC – 33 Bartlett Farm Road, *action deadline 02-12-2025*
- RG Gamma LLC, Richard Valero and RG Beta LLC – 60 & 62 Old South Road, *action deadline 01-19-2025*
- Town of Nantucket – Sherburne Commons/Our Island Home, *action deadline 02-12-2025*
- 6A Marble Way, LLC – 8 & 10 Marble Way, *action deadline 02-12-2025*
- Kevin & Lauren Casey – 6 Wright's Landing, *action deadline 03-09-2025*
- Richmond Meadows Two ACK, LLC Richmond Meadows Two P2A, LLC – Orchid Place, Iris Place, Clover Place, Bluestem Place, Wildflower Drive, Beach Grass Road, Violet Place, & Gooseberry Place, *action deadline 03-09-2025*

ANRs:

- Richmond Meadows Two P3P4, LLC, 1-5 Violet Place
- Helen B. Rendal, Trust – 20 Shell Street, *action deadline 03-09-2025*
- A Safe Place, Inc – 19 Amelia Drive, *action deadline 03-09-2025*
- Nantucket Safe Harbor for Animal, Inc. – 1 Evergreen Way, *action deadline 03-09-2025*

XIII. Other Business:

- Planning Board Special Meeting – Thursday, January 9, 2025, at 4:15PM Hybrid
- Planning Board Meeting – Monday, January 13, 2025, at 4PM Hybrid
- Planning Board Special Meeting – Thursday, January 23, 2025, at 4:15PM Hybrid
- Planning Board Special Meeting – Thursday, February 6, 2025, at 4:15PM Hybrid

XIV. Adjournment: