



**UPDATE TO MEETING POSTING T001
POSTED 1/2/2025 at 10:03am**

RECEIVED

2025 JAN 07 PM 02:22
NANTUCKET TOWN CLERK
Posting Number:T 018

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 9, 2025, at 4:15PM

Location / Address

HYBRID – PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD AND REMOTE PARTICIPATION VIA ZOOM WEBINAR

https://us06web.zoom.us/webinar/register/WN_B-8gRQu_Q06SfpOzxHDrbQ#/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

01-09-2025

(Subject to change)

Please list below the topics the chair reasonably anticipates will be discussed at the meeting.

*The complete text, maps, or other material relative to each agenda item are available for inspection digitally. Email requests may be sent to mtrudel@nantucket-ma.gov

Webinar Registration Link:

https://us06web.zoom.us/webinar/register/WN_B-8gRQu_Q06SfpOzxHDrbQ#/registration

To view the meeting only, see link below:

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

I. Call to order:

II. Approval of the agenda:

III. Executive Office of Housing and Livable Communities (EOHLC) Comments on Draft Regulations for Accessory Dwelling Units (ADUs):

IV. Zoning Articles Proposed by Citizens for the Nantucket 2025 Annual Town Meeting:

- **Zoning Map Amendment: LUG-1 to R-20 & Town and Country Overlay District Change – 25 Monohansett Road (Mackay)** – To place property located at 25 Monohansett Road currently in the Limited Use General -1 (LUG-1) and Country Overlay (COD) districts into the Residential-20 (R-20) and Town Overlay (TOD) districts.
- **Zoning Map Amendment: R-20 to R-10 – 32 Appleton Road (Jekanowski)** – to place property located at 32 Appleton Road currently in the Residential-20 (R-20) district into the Residential-10 (R-10) district.
- **Zoning Map Amendment: LUG-2 to R-20 and Town Overlay District – 44 Skyline Drive (Williams)**– to place property located at 44 Skyline Drive currently in the Limited Use General-2 (LUG-2) district and the Country Overlay District (COD) into the Residential-20 (R-20) district and the Town Overlay District (TOD).
- **Zoning Map Amendment: LUG-1 to VR – Rachel Drive and South Shore Road (Visco)** – to place properties located at 1, 2, 3, 4, 5, 5R, and 6 Rachel Drive and 43 and 47 South Shore Road currently in the Limited Use General-1 (LUG-1) district into the Village Residential (VR) district. – **Request to Continue**
- **Zoning Map Amendment: LUG-2 to R-20 – Portion of 13 Woodland Drive (Maury)** – to place a portion property located at 13 Woodland Drive currently in the Limited Use General-2 (LUG-2) district into the Residential-20 (R-20) district.
- **Zoning Map Amendment: R-20 to R-10 – 13 (portion of) and 13A Woodland Drive (Maury)** – to place property located at 13A Woodland Drive and a portion of 13 Woodland Drive currently in Residential-20 (R-20) district into the Residential-10 (R-10) district.
- **Zoning Map Amendment: Town and Country Overlay District Change – Portion of 13 Woodland Drive (Maury)** – to place a portion of 13 Woodland Drive currently in the Country Overlay District (COD) into the Town Overlay District (TOD).
- **Zoning Map Amendment: Town and Country Overlay District Change – 13A Woodland Drive and a Portion of 13 Woodland Drive (Maury)** – to place a portion of 13 Woodland Drive and 13A Woodland Drive currently in the Country Overlay District (COD) into the Town Overlay District (TOD).
- **Zoning Bylaw Amendment: MGL 41-81L (Molden)** – to amend Section 139-33 “Pre-existing nonconforming uses, structures and lots” by striking language that grants lots created through subdivision utilizing MGL c. 41, s. 81L with pre-existing non-conforming status and to add new language that will require a Special Permit through the Zoning Board of Appeals for any new structure or expansion of volume, area or height that existed when the lots were first shown on a plan endorsed pursuant to MGL c. 41A s. 81P.
- **Zoning Bylaw Amendment: Short Term Nantucket Vacation Rentals (Baltzer)** – to amend Section 139-2 “Definitions and Word Usage” by inserting and defining a new term “Short-Term Nantucket Vacation Rental (NVR)”; to amend Section 139-7A “Use Chart” by inserting “Short-Term Nantucket Vacation Rental (NVR)” with a “Y” in all columns except Commercial Industrial (“CI”); and to insert a new Section, “139-38: Short-Term Nantucket Vacation Rentals (NVR)”, which details requirements.

- **Zoning Bylaw Amendment: Regulating Short Term Rental Use (McClure)** – to amend Section 139-2 “Definitions and Word Usage” by inserting and defining new terms “Short-Term Rental” and “Accessory Short Term Rental”; to amend Section 139-7A “Use Chart” by inserting “Accessory Short-Term Rental” with an “A” in all columns with a note “Subject to the requirements of Section 139-38”; and to insert a new Section, “139-38: Accessory Short-Term Rentals”, which details requirements.

V.Other Business:

- **Planning Board Regular Meeting – Monday, January 13, 2025, at 4:00PM Hybrid**
- **Planning Board Special Meeting – Thursday, January 23, 2025, at 4:00PM Hybrid**
- **Planning Board Special Meeting – Thursday, February 6, 2025, at 4:00PM Hybrid**

VI.Adjournment: