



Nantucket Planning Board

**The Planning Board meeting will be audio and video recorded*

Board Members: David Iverson (Chair), Joseph Topham (Vice-Chair), Nat Lowell (arrived at 11:16AM), Barry Rector, and John Kitchener

Alternates: Stephen Welch (Absent), 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 APPROVED MINUTES

01-21-2025

(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 mtrudel@nantucket-ma.gov *

I. Call to order:

Chair Iverson called the meeting to order at 4:06 pm

Roll call of Board members:

Chair David Iverson *(remote participation)*

Vice-Chair Joseph Topham, *Aye (remote participation)*

Barry Rector, *Aye (remote participation)*

John Kitchener, *Aye (remote participation)*

Roll call of Alternate members:

Abby De Molina, *Aye (remote participation)*

Howard Matz, *Aye (remote participation)*

Staff members:

Meg Trudel, *Aye (remote participation)*

William Saad, *Aye (remote participation)*

Catherine Ancero, *Aye (remote participation)*

II. Approval of the agenda:

Motion/Vote: Mr. Kitchener moved to approve the agenda. The motion was duly seconded by Mr. Rector, and the motion was carried unanimously.

Roll call of Board members:

John Kitchener, *Aye (remote participation)*

Barry Rector, *Aye (remote participation)*

Vice-Chair Joseph Topham, *Aye (remote participation)*

Dave Iverson, *Aye (remote participation)*

III. Discussion of including draft zoning article for pickleball prohibition on the 2025 Nantucket Annual Town Meeting Warrant

DISCUSSION:

Chair Iverson stated that this meeting is strictly for Board discussion with no public comments or questions. The Board will be focused on determining the direction they want to take regarding the pickleball prohibition article.

Meg Trudel, Senior Planner stated that the purpose of this is to discuss a warrant article proposing to add “pickleball” to the zoning use chart as “N” (not allowed) in all districts. The Select Board is set to adopt the warrant at its meeting the following evening. The intent behind the prohibition is not necessarily an outright ban but to establish a starting point that allows adjustments through public hearings and Town Meeting. The Board can later refine regulations, such as determining which districts might allow pickleball courts by right or special permit. Certain aspects, like defining pickleball or setting setback requirements, are not included in this article but may be considered later.

The Board also discussed the alternative of developing a more comprehensive proposal for a future Special Town Meeting. The Board debated whether to delay action until a potential Special Town Meeting in September. Main concerns were noise concerns. The Board members agreed that noise, rather than lot size or zoning district, is the primary issue. Pickleball noise carries over long distances, affecting neighbors regardless of zoning. Some Board members suggested that rather than an outright ban, the focus should be on setbacks, minimum lot sizes, and potential Special Permit requirements. The Board debated whether containment systems, sound barriers, or even roof enclosures could mitigate noise issues. It was acknowledged that tennis courts are currently allowed by right in all zoning districts and do not require Special Permits, therefore it raised the question of whether pickleball should be treated differently. There was a brief discussion that the Historic District Commission (HDC) regulates visual impact however it does not address noise concerns. The noise issues would fall under the existing Town noise bylaw.

Some of the Board suggest regulating courts through Special Permits, allowing case by case assessments. Some Board members argued for zoning setbacks to avoid legal challenges over arbitrary decisions. There were concerns about whether regulating pickleball noise would be consistent with other permitted noise sources such as roosters and farming. Some of the Board members felt that delaying action could lead to a rush of applications before regulations are set like what happened with pools. It was suggested allowing courts by Special Permit in all zoning districts for now with the intention of revisiting regulations.

The Board discussed options moving forward, whether the Board wants to keep the article on the warrant, allowing amendments through the public hearing process, making it less restrictive or withdraw and revisit the issue later. Some Board members expressed concern that without immediate action pickleball courts will rapidly increase especially in the residential areas. Concerns that the issue might be premature and could reflect poorly on the Town. A six-month moratorium was suggested to pause approvals while refining regulations however legal and practical issues make it unlikely to work.

MOTION/VOTE: Mr. Rector made a motion to adopt, give a positive recommendation toward sending article to Town Meeting. The motion was duly seconded by Vice-Chair Topham, and the motion was carried unanimously.

Roll call of Board members:

Barry Rector, *Aye (remote participation)*

Vice-Chair Joseph Topham, *Aye (remote participation)*

Nat Lowell, *Aye (remote participation)*

John Kitchener, *Aye (remote participation)*

Chair David Iverson (*remote participation*)

IV. Adjournment:

Mr. Rector made a motion to adjourn the meeting at 11:59AM. The motion was duly seconded by Vice-Chair Topham, and the motion was carried unanimously.

Roll call of Board members:

Barry Rector, *Aye (remote participation)*

Vice-Chair Joseph Topham, *Aye (remote participation)*

John Kitchener, *Aye (remote participation)*

Nat Lowell, *Aye (remote participation)*

Chair David Iverson (*remote participation*)

Submitted by: Catherine Ancero

Note: There was no Planning Board packet, just the Planning Board agenda.

Link to the Planning Board YouTube video:

<https://www.youtube.com/watch?v=-Pj8sfSUebY>

Link to the Planning Board Meeting Posting:

<https://www.nantucket-ma.gov/AgendaCenter/ViewFile/Agenda/01212025-14710>