



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

THURSDAY, JANUARY 23, 2025, 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_Alkom63wTsS_Chne0Y7E-A#/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

01-23-2025

(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_Alkom63wTsS_Chne0Y7E-A#/registration

To view the meeting only, see link below:

<https://www.youtube.com/watch?v=Z2LaloeQaT4>

I. Call to order:

II. Approval of the agenda:

III. Zoning Articles Proposed by the Planning Board for the Nantucket 2025 Annual Town Meeting

- **Zoning Map Amendment: R-40 to ROH – 0 Fair Street (portion of)** – to place a portion of property located at 0 Fair Street currently in the Residential-40 (R-40) district into the Residential Old Historic (ROH) district.
- **Zoning Map Amendment: RC-2 to R-5 – Surfside Road and Miacomet Avenue** – to place properties located at 2 Miacomet Avenue and 61 Surfside Road currently in the Residential Commercial -2 (RC-2) district into the Residential-5 (R-5) district.
- **Zoning Map Amendment: RC-2 to CTEC – Old South Road *aka Van Gilder Avenue*** - to place properties formerly known as 86A and 88 Old South Road shown as Lots 1-13 on Plan 2024-16 on file with the Nantucket Registry of Deeds currently in the Residential Commercial – 2 (RC-2) district into the Commercial Trade, Entrepreneurship and Craft (CTEC) district.
- **Zoning Map Amendment: RC-2 to R-5 or CTEC – Rosemary Way** – to place property located at 1 and 3 Rosemary Way currently in the Residential Commercial -2 (RC-2) district into the Residential-5 (R-5) or the Commercial Trade, Entrepreneurship and Craft (CTEC) district.
- **Zoning Map Amendment: RC-2 to R-5 or CTEC – Appleton Road** – to place properties located at 20, 22, and 24 Appleton Road currently in the Residential Commercial -2 (RC-2) district into the Residential-5 (R-5) or the Commercial Trade, Entrepreneurship and Craft (CTEC) district.
- **Zoning Map Amendment: RC-2 to CTEC – 3 Teasdale Circle** – to place property located at 3 Teasdale Circle currently in the Residential Commercial-2 (RC-2) district into the Commercial Trade, Entrepreneurship and Craft (CTEC) district.
- **Zoning Map Amendment: RC-2 to CMI or CTEC – 43 Nobadeer Farm Road** – to place property located at 43 Nobadeer Farm Road currently in the Residential Commercial-2 (RC-2) district into the Commercial Mid Island (CMI) district or the Commercial Trade, Entrepreneurship and Craft (CTEC) district.
- **Zoning Map Amendment: RC to CN – 103 Washington Street** – to place property located at 103 Washington Street currently in the Residential Commercial (RC) district into the Commercial Neighborhood (CN) district.
- **Zoning Map Amendment: RC-2 to R-10 or CN – Surfside Road** – to place properties located at 48, 50, 52R, 54, 54R Surfside Road and other abutting unaddressed parcels (Map 67, Parcels 560 & 561) on Surfside Road currently in the Residential Commercial-2 (RC-2) district into the Residential-10 district or the Commercial Neighborhood (CN) district.
- **Zoning Map Amendment: R-40 to CN – 23 Airport Road** – to place property located at 23 Airport Road currently located in the Residential-40 (R-40) district into the Commercial Neighborhood (CN) district.
- **Zoning Map Amendment: ROH to CDT – N Water Street** – to place properties located at 7, 9, and 11 N Water Street currently in the Residential Old Historic (ROH) district into the Commercial Downtown (CDT) district.
- **Zoning Bylaw Amendment: Technical Amendment – Moorlands Management District** – to amend Section 139-13, “Moorlands Management District MMD” to change all references to the Planning Board to the Zoning Board of Appeals, and the Zoning Board of Appeals is the permit granting authority.
- **Zoning Bylaw Amendment: Technical Amendment – Height Limitations** – to amend Section 139-17, “Height limitations” by moving language related to heights of structures situated within the “Area of one-hundred

year Floor” and/or the “Areas of 100-Year Coastal Flood with Velocity” from “Exceptions by Special Permit” to “Uses to the extent reasonable and customary”.

- **Zoning Bylaw Amendment: Temporary moratorium on recreational marijuana establishments** – to delete section 139-37, “Temporary moratorium on recreational marijuana establishments” in its entirety.
- **Zoning Bylaw Amendment: Definitions – Attainable Housing** – to amend Section 139-2 “Definitions and Word Usage” by inserting and defining a new term “Attainable Housing”.
- **Zoning Bylaw Amendment: Cottage Community**– to amend Section 139-8 “Residential development options” by inserting a subsection, “Cottage Community” to, through the creation of a cottage community by Special Permit, create, make available, and maintain ownership housing opportunities that are attainable to those who earn at or below 240% of the Nantucket County median household; to help households to reside on Nantucket; to generate and preserve attainable housing in the Town of Nantucket in perpetuity, all in order to maintain Nantucket’s diversity and unique sense of community while not significantly altering the character of any particular area(s) or neighborhood(s).
- **Zoning Bylaw Amendment: Inclusionary Housing** – to insert a new Section, “Inclusionary Housing” to outline and implement a coherent set of policies and objectives for the development of so-called attainable housing that supports a diverse population in compliance with the Nantucket Master Plan, Housing Production Plan, and ongoing housing programs and housing development efforts within the Town of Nantucket.
- **Zoning Bylaw Amendment: Pickleball** – to amend Section 139-7A, “Use-chart” by inserting “Pickleball” and inserting “N” in all zoning districts.

IV.Upcoming Meetings:

- **Special Meeting – Thursday, January 30, 2025**
- **Special Meeting - Thursday, February 6, 2025 at 4pm Hybrid**
- **Regular Meeting – Monday, February 10, 2025 at 4pm Hybrid**
- **Special Meeting – Thursday, March 6, 2025 at 4pm REMOTE ONLY**

V.Adjournment: