



Nantucket Planning Board

PLANNING BOARD APPROVED MINUTES 01-23-2025

**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)

I. Call to order:

Iverson called the meeting to order at 4:03 pm.

II. Approval of the agenda:

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

Roll call of Board members:

Nat Lowell, *Aye*
Barry Rector, *Aye (remote participation)*
Chair Dave Iverson, *Aye (remote participation)*
John Kitchener, *Aye (remote participation)*
Vice-Chair Joseph Topham, *Aye*

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.

Discussion:

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

Roll call of Board members:

Nat Lowell, *Aye*
Barry Rector, *Aye (remote participation)*
Chair Dave Iverson, *Aye (remote participation)*
John Kitchener, *Aye (remote participation)*
Vice-Chair Joseph Topham, *Aye*

- **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.

Discussion:

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

Roll call of Board members:

Nat Lowell, *Aye*

Barry Rector, *Aye (remote participation)*

Chair Dave Iverson, *Aye (remote participation)*

John Kitchener, *Aye (remote participation)*

Vice-Chair Joseph Topham, *Aye*

- **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.

Discussion:

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

Roll call of Board members:

Nat Lowell, *Aye*

Barry Rector, *Aye (remote participation)*

Chair Dave Iverson, *Aye (remote participation)*

John Kitchener, *Aye (remote participation)*

Vice-Chair Joseph Topham, *Aye*

- **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.

Discussion:

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

Roll call of Board members:

Nat Lowell, *Aye*

Barry Rector, *Aye (remote participation)*

Chair Dave Iverson, *Aye (remote participation)*

John Kitchener, *Aye (remote participation)*

Vice-Chair Joseph Topham, *Aye*

- **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.

Discussion:

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

Roll call of Board members:

Nat Lowell, *Aye*
Barry Rector, *Aye (remote participation)*
Chair Dave Iverson, *Aye (remote participation)*
John Kitchener, *Aye (remote participation)*
Vice-Chair Joseph Topham, *Aye*

- **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.

Discussion:

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

Roll call of Board members:

Nat Lowell, *Aye*
Barry Rector, *Aye (remote participation)*
Chair Dave Iverson, *Aye (remote participation)*
John Kitchener, *Aye (remote participation)*
Vice-Chair Joseph Topham, *Aye*

- **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.

Discussion:

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

Roll call of Board members:

Nat Lowell, *Aye*
Barry Rector, *Aye (remote participation)*
Chair Dave Iverson, *Aye (remote participation)*
John Kitchener, *Aye (remote participation)*
Vice-Chair Joseph Topham, *Aye*

- **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.

Discussion:

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

Roll call of Board members:

Nat Lowell, *Aye*
Barry Rector, *Aye (remote participation)*
Chair Dave Iverson, *Aye (remote participation)*

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

- **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.

Discussion:

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

Roll call of Board members:

Nat Lowell, *Aye*
Barry Rector, *Aye (remote participation)*
Chair Dave Iverson, *Aye (remote participation)*
John Kitchener, *Aye (remote participation)*
Vice-Chair Joseph Topham, *Aye*

- **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.

Discussion:

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

Roll call of Board members:

Nat Lowell, *Aye*
Barry Rector, *Aye (remote participation)*
Chair Dave Iverson, *Aye (remote participation)*
John Kitchener, *Aye (remote participation)*
Vice-Chair Joseph Topham, *Aye*

- **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.

Discussion:

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

Roll call of Board members:

Nat Lowell, *Aye*
Barry Rector, *Aye (remote participation)*
Chair Dave Iverson, *Aye (remote participation)*
John Kitchener, *Aye (remote participation)*
Vice-Chair Joseph Topham, *Aye*

- **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.

Discussion:

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

Roll call of Board members:

Nat Lowell, *Aye*

Barry Rector, *Aye (remote participation)*

Chair Dave Iverson, *Aye (remote participation)*

John Kitchener, *Aye (remote participation)*

Vice-Chair Joseph Topham, *Aye*

- **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”.

Discussion:

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

Roll call of Board members:

Nat Lowell, *Aye*

Barry Rector, *Aye (remote participation)*

Chair Dave Iverson, *Aye (remote participation)*

John Kitchener, *Aye (remote participation)*

Vice-Chair Joseph Topham, *Aye*

- **Zoning Bylaw Amendment: Temporary moratorium on recreational marijuana establishments** – to delete section 139-37, “Temporary moratorium on recreational marijuana establishments” in its entirety.

Discussion:

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

Roll call of Board members:

Nat Lowell, *Aye*

Barry Rector, *Aye (remote participation)*

Chair Dave Iverson, *Aye (remote participation)*

John Kitchener, *Aye (remote participation)*

Vice-Chair Joseph Topham, *Aye*

- **Zoning Bylaw Amendment: Definitions – Attainable Housing** – to amend Section 139-2 “Definitions and Word Usage” by inserting and defining a new term “Attainable Housing”.

Discussion:

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

Roll call of Board members:

Nat Lowell, *Aye*

Barry Rector, *Aye (remote participation)*

Chair Dave Iverson, *Aye (remote participation)*

John Kitchener, *Aye (remote participation)*

Vice-Chair Joseph Topham, *Aye*

- **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).

Discussion:

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

Roll call of Board members:

Nat Lowell, *Aye*

Barry Rector, *Aye (remote participation)*

Chair Dave Iverson, *Aye (remote participation)*

John Kitchener, *Aye (remote participation)*

Vice-Chair Joseph Topham, *Aye*

- **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.

Discussion:

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

Roll call of Board members:

Nat Lowell, *Aye*

Barry Rector, *Aye (remote participation)*

Chair Dave Iverson, *Aye (remote participation)*

John Kitchener, *Aye (remote participation)*

Vice-Chair Joseph Topham, *Aye*

- **Zoning Bylaw Amendment: Pickleball** – to amend Section 139-7A, “Use-chart” by inserting “Pickleball” and inserting “N” in all zoning districts.

Discussion:

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

Roll call of Board members:

Nat Lowell, *Aye*

Barry Rector, *Aye (remote participation)*

Chair Dave Iverson, *Aye (remote participation)*

John Kitchener, *Aye (remote participation)*

Vice-Chair Joseph Topham, *Aye*

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:

?? made a motion to adjourn the meeting at . The motion was duly seconded by and the motion was carried unanimously.

Roll call of Board members:

Nat Lowell, *Aye*

Barry Rector, *Aye (remote participation)*

Chair Dave Iverson, *Aye (remote participation)*

John Kitchener, *Aye (remote participation)*

Vice-Chair Joseph Topham, *Aye*