



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 30, 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_41qX7K9eQNGOB0OZzoxBJw#/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

01-30-2025

(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_41qX7K9eQNGOB0OZzoxBJw#/registration

To view the meeting only, see link below:

<https://www.youtube.com/watch?v=NT25aWBUHwY>

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 Bylaw Amendment: Solar Energy** – to amend Section 139-2 “Definition and Word Usage” by amending the definition of “Ground Cover” to exempt ground mounted solar; by amending the definition of “Structure” to include ground mounted solar; by defining new terms “Roof-mounted solar energy system”, “Grid-connected solar energy system”, “Solar photovoltaic system”, and “Ground-mounted solar energy system”; to amend Section 139-7A “Use-Chart” by inserting “Ground-mounted solar energy system” and inserting an “A” in all districts; and by inserting “Roof-mounted solar energy system” and inserting a “Y” in all districts.
- **Zoning Bylaw Amendment: Technical Amendment – Secondary Dwelling** – to amend Section 139-2 “Definition and Word Usage” by deleting unclear language that aligns with the definition of “Ground cover” and not the definition of “Secondary dwelling”.

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

- **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.
- **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 – 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 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.

V. Upcoming Meetings:

- **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

VI.Adjournment: