

Updated Meeting Posting # 2
Updated Posting: T124
Posted: 2/4/25 at 2:22 pm
Original Posting: T 117
Posted: 2/3/25 at 10:14 am

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NANTUCKET TOWN CLERK
Posting Number: T 131



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, FEBRUARY 6, 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_yjvb7WMvTMeFyogboQshZA#/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

02-06-2025

(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_yjvb7WMvTMeFyogboQshZA#/registration

To view the meeting only, see link below:

https://www.youtube.com/watch?v=QICKELFYUHI&list=PL49sKqpy7VAiQWYw4inu5LnF3xdRa9_zv&index=13

I. Call to order:

II. Approval of the agenda:

III. Article 82 of the Nantucket 2025 Annual Town Meeting Warrant – Acceptance of Massachusetts General Law: Seasonal Communities Designation

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

- **Zoning Map Amendment: Various Open Space Parcels** – to place property at 1 Meader Street currently in the Residential Old Historic (ROH) district into the Residential-40 (R-40) district; to place property at 22 Hawthorne Lane currently in the Residential-20 (R-20) district into the Residential-40 (R-40) district; to place properties at 11 North Road and 14 Cathcart Road currently in the Limited Use General-1 (LUG-1) district into the Limited Use General-3 (LUG-3) district; to place property at 41 Jefferson Avenue currently in the Residential Commercial (RC) district into the Residential-40 (R-40) district; and to place property located at 69 Bartlett Road currently in the Commercial Trade Entrepreneurship and Craft (CTEC) district into the Residential-40 (R-40) district.
- **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: Accessory Dwelling Unit**– to amend Section 139-2 “Definitions and Word Usage” by modifying the definition of “Accessory Dwelling Unit” and allowing the use of multiple “Accessory Dwelling Units” on the same lot by special permit, for consistency with State regulation; and to amend Section 139-7A “Use-Chart” to add the word “unit” after “accessory dwelling” and to change from a “Y” to an “N” in the CDT, CMI, CN, VN, and VTEC districts.
- **Zoning Bylaw Amendment: Principal Dwelling** – to amend Section 139-2 “Definition and Word Usage” by defining a new term, “Principal Dwelling”.
- **Zoning Bylaw Amendment: Protected Use ADU** – to amend Section 139-2 “Definition and Word Usage” by defining a new term, “Protected Use ADU”.
- **Zoning Bylaw Amendment: Dwelling Unit**– to amend Section 139-2 “Definitions and Word Usage” by modifying the definition of “Dwelling Unit” for consistency with State regulation.
- **Zoning Bylaw Amendment: Year-round Housing** – to amend Section 139-2 “Definition and Word Usage” by defining a new term, “Year-round Housing”.
- **Zoning Bylaw Amendment: Temporary Moratorium on Tertiary Dwellings** - to insert a new Section, “Temporary Moratorium on Tertiary Dwellings” to temporarily prohibit the creation of tertiary dwellings until December 31, 2025, so that the potential increased “by-right” density impacts of Section 8 of Chapter 150 of the Acts of 2024 (allowance of Accessory Dwelling Units “ADUs” by right) to our existing zoning bylaw may be fully evaluated.

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

V.Upcoming Meetings:

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

VI.Adjournment: