

UPDATED POSTING
ORIGINAL POSTING: T134
2/6/25 at 10:09AM

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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

MONDAY, FEBRUARY 10, 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_wcTyO7avS8a4yRUVViVsCg#/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

02-10-2025

(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 wsaad@nantucket-ma.gov and/or cancero@nantucket-ma.gov

Webinar Registration Link:

https://us06web.zoom.us/webinar/register/WN_wcTyO7avS8a4yRUVViVsCg#/registration

To view the meeting only, see link below:

https://www.youtube.com/watch?v=O_1CYOCCM3k

I. Call to order:

II. Approval of the agenda:

III. Public Comment: *for items not listed on the agenda*

IV. Public Hearing - Zoning Article for the 2025 Annual Town Meeting

- **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. Minutes:

- January 9, 2025, **CONTINUE**
- January 13, 2025
- January 21, 2025
- January 23, 2025
- January 30, 2025

VI. Second Dwellings:

- 1 North Swift Rock Rd Trust - 1 N. Swift Rock Road
- Two Pilgrims LLC - 17 Pilgrim Road
- 16 Williams LLC c/o John Wise – 16 Williams Street
- Sun Changying & Xu Huihen – 19A Waydale Road, **SEE PUBLIC HEARING**

VII. Garage Apartments:

- Sixty-One Shawkemo Road NT, Solomon Boucai, Trustee – 61 Shawkemo Road
- Lightus Cooperative, Inc. – 7 Crooked Lane
- Elmer Tejada – 26 Honeysuckle Drive

VIII. ANRs:

- Estate of Charles J. Gardner, Jacquelyn Allred & Charles John Gardner – 8 Derry Lane
- Richard Joseph Leider and Jane Leider, Trustees of the Richard and Jane Leider Revocable Trust – 62 & 64 Sankaty Road
- Lafarge Vestal Realty Trust, Janine Wolcott Lafarge & Catherine Lafarge Summers, Trustee – 88 Vestal Street
- Habitat for Humanity Nantucket, Inc. – 5, 7 & 9 Waitt Drive, **SEE PUBLIC HEARINGS**

IX. Preliminary Plans:

- J&J ACK Holding, LLC – 4 Nancy Ann Lane

X. Previous Plans:

- SDC Nantucket LLC – 86A & 88 Old South Road (Lots 3 & 4 Van Gilder Avenue Subdivision), *Endorse plans*

XI. Public Hearings:

- 6A Marble Way, LLC – 8 & 10 Marble Way, *action deadline 05-31-2025*
REQUEST FOR WITHDRAWAL WITHOUT PREJUDICE

- Sun Changying & Xu Huizhen – 19A Waydale Road, *action deadline 05-11-2025*
 - Second Dwelling: Sun Changying & Xu Huizhen – 19A Waydale Road
- REQUEST FOR WITHDRAWAL WITHOUT PREJUDICE***
- 21 Amelia Drive, LLC – 21 Amelia Drive, *action deadline 05-11-2025*
CONTINUED TO 03-10-2025
- Quaiapen, LLC – Old South Road, 111A Old South Road and Portion of 109 Old South Road, *action deadline 04-13-2025* ***CONTINUED TO 03-10-2025***
- Habitat for Humanity Nantucket, Inc. – 5 Waitt Drive, *action deadline 04-13-2025*
- Habitat for Humanity Nantucket, Inc. – 7 Waitt Drive, *action deadline 04-13-2025*
- Habitat for Humanity Nantucket, Inc. – 9 Waitt Drive, *action deadline 04-13-2025*
 - **ANR FOR ALL THREE SPECIAL PERMIT APPLICATIONS:**
Habitat for Humanity Nantucket, Inc. – 5, 7 & 9 Waitt Drive
- 111 OSR, LLC – 111B Old South Road, *action deadline 04-13-2025*

XII. Other Business:

- Planning Board Special Meeting – Thursday, March 6, 2025, at 4:00PM REMOTE ONLY
- Planning Board Regular Meeting – Monday, March 10, 2025, at 4:00PM HYBRID

XIII. Adjournment: