



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, MARCH 6, 2025, at 4:00PM

Location / Address

ZOOM ONLY:

<https://us06web.zoom.us/j/83846976471?pwd=z4ZrfBG8nKFxmsxOjwdVeuHJRd6KjX.1>

Signature of Chair
or Authorized
Person

MEGAN TRUDEL,
DEPUTY DIRECTOR OF PLANNING

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 (Deputy Director of Planning), William Saad (Zoning Administrator/Land Use Specialist), and Catherine Ancero (Administrative Specialist)

PLANNING BOARD AGENDA

03-06-2025

(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

This meeting will be uploaded to the Town's YouTube page at a later date

I. Call to order:

II. Approval of the agenda:

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

- Article 34 - (Re-Open) 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.

- **Article 48 - Zoning Bylaw Amendment: Off street parking requirements- Accessory Dwelling** – to amend Section 139-18B “Parking requirements” to add the word “Unit” after “Accessory Dwelling” and to change the required parking for an “Accessory Dwelling Unit” in CDT and CMI from “0” to “N/A” and in CN, VN, and VTEC from “1” to “N/A”.
- **Article 65 - (Re-Open) Zoning Bylaw Amendment: MGL 41-81L (Molden)** – to amend Section 139-33 “Pre-existing nonconforming uses, structures and lots” by striking language that grants lots created through subdivision utilizing MGL c. 41, s. 81L with pre-existing non-conforming status and to add new language that will require a Special Permit through the Zoning Board of Appeals for any expansion of existing structure(s) or creation of new structure(s) that would have otherwise been allowed on the original lot.
- **Article 47 - (Re-Open) Zoning Bylaw Amendment: Year-round Housing** – to amend Section 139-2 “Definition and Word Usage” by defining a new term, “Year-round Housing”.

IV. Review final motions and comments for all zoning articles for the Nantucket 2025 Annual Town Meeting

V. Upcoming Meetings:

- Regular Meeting – Monday, March 10, 2025 at 4pm Hybrid
- Special Meeting – Thursday, March 13, 2025 at 4pm REMOTE ONLY

VI. Adjournment: