

UPDATED POSTING
ORIGINAL POSTING : T216
3/6/25 at 10:43AM

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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, MARCH 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_RUmG5FyqQSepW4s3OTXfvQ#/registration

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

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_RUmG5FyqQSepW4s3OTXfvQ#/registration

To view the meeting only, see link below:

<https://www.youtube.com/watch?v=5SXNJMQMUcA>

I. Call to order:

II. Approval of the agenda:

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

IV. Minutes:

- January 9, 2025
- February 6, 2025
- February 10, 2025
- March 6, 2025

V. Second Dwellings:

- James & Laura Bessey – 12 Correia Lane
- ACK KODA LLC – 42 Shimmo Pond Road
- Sun Changying & Xu Huizhen – 19A Waydale Road
- Kevin Fraser-Corp – 47 New Street, Siasconset
- Elegance LLC – 75 Pocomo Road
- NOB ACL LLC – 2 Nobadeer Way

VI. Garage Apartment:

- Randolph G. Sharp Jr. Revocable Trust – 59 Polpis Road

VII. Tertiary Dwelling:

- NOB ACK LLC – 2 Nobadeer Way

VIII. ANRs:

- 21 Pilgrim Rd Trust & Sophie's Way Homeowners Association Trust – 21 Pilgrim Road & 4 Sophie's Way
- Steven L. Cohen, Trustee of the 9 Primrose Realty Trust – 9 Primrose Lane
- Carol Black & Kevin Bates – 28 Norwood Street
- Dog Realty Trust, Sandra H. Lundin, Trustee – 4 Rose Bud Lane
- 5 Rose Bud Lane, LLC – 5 & 5B Rose Bud Lane
- Kevin D. Holdgate – 6 Rose Bud Lane
- William A. Medeiros Trust-2003 & Lynn M. Medeiros – 35 Vesper Lane & 8 Cato Lane
- Hey Lover, LLC – 38 Lovers Lane
- The Ceylon Elves, LLC, Ray Pohl & Scott O'Conner as Managers – Wyers Way

IX. Preliminary Plans:

- Fairgrounds LLC, Brad Cartwright, Manager – 25 & 27 Fairgrounds Road, 9 lots & 8 buildable lots

X. Previous Plans:

- Sandpiper Place II Community Center, HOA fee discussion
- 46 Essex Road, Waiver of Restriction endorse document

XI. Public Hearings:

- 21 Amelia Drive, LLC – 21 Amelia Drive, action deadline 05-11-2025, **REQUEST TO WITHDRAW WITHOUT PREJUDICE**
- Quaiapen, LLC – Old South Road, 111A Old South Road and Portion of 109 Old South Road, action deadline 04-13-2025, **CONTINUE TO 04-14-2025**

- Priscilla P. Lentowski – 75 Hooper Farm Road, *action deadline 05-28-2025*
- Nantucket Houseworks, Inc., 4 Spearhead, LLC, & 2 Spearhead, LLC – 2, 4, 6 & 8 Spearhead Road & 9 Arrowhead Drive, *action deadline 06-08-2025*
- Easy Street Restaurant – 31 Easy Street, *action deadline 06-08-2025*
- 10 & 12 Davkim Lane Storage Facility – 10 & 12 Davkim Lane, *action deadline 06-08-2025*
- Stephen P. Langer, Trustee – 11 & 15 Trotts Hill Road, *action deadline 06-08-2025*
- South Valley Industrial Park MCD – 4 Lovers Lane, *action deadline 06-08-2025*
- 21 Amelia Drive, LLC – 21 Amelia Drive, *action deadline 06-08-2025*

XII.Other Business:

- Planning Board Special Meeting (Joint Meeting with Select Board & Finance Committee) – Thursday, March 13, 2025, at 4:00PM REMOTE ONLY
- Planning Board Regular Meeting – Monday, April 14, 2025, at 4:00PM Hybrid

XIII.Adjournment: