

UPDATED POSTING
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T337 4/10/25 at 10:14AM

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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, APRIL 14, 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_QioXMZkFRK6w74VpVnFIOA#/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, and 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

04-14-2025

(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_QioXMZkFRK6w74VpVnFIOA#/registration

To view the meeting only, see link below:

<https://www.youtube.com/watch?v=fS0SBNjeIKg>

I. Call to order:

II. Approval of the agenda:

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

IV. Master Plan Workshop Discussion

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

- **Article 61: (Re-Advertisement) 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.
- **Article 32: (Re-Advertisement) 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.

VI. Minutes:

- February 10, 2025
- March 10, 2025
- March 13, 2025

VII. Second Dwellings:

- Seven Brewster Nantucket LLC – 7 Brewster Road
- Pamela Alexander – 4 Mayhew Road
- Ate Sandwich LLC – 8 Sandwich Road
- ILY Forest LLC – 11 Hinckley Lane

VIII. ANRs:

- Ann W. Kellogg – 44 Madequecham Valley Road, *SEE PREVIOUS PLANS*
- Priscilla P. Lentowski - 75 Hooper Farm Road
- 4 TCL, LLC & Take It Eash LLC – 4 & 6 The Captains Lane
- Edward Coffin, Jr. & Morgan Coffin – 21R Allens Lane
- 3 Rosemary LLC – 3 Rosemary Way
- Forrest Avenue, LLC - 6 Forrest Avenue
- Waydale, LLC - 3 Waydale Road

IX. Previous Plans:

- Sandpiper Place II Community Center, *HOA fee discussion*
- John P. Murray - 73 & 75 Fairgrounds Road, *endorse plans*
- Mid-Island Service MCD Modification – 41 & 43 Sparks Avenue, *minor modification adding shed*
- Ann W. Kellogg – 44 Madequecham Valley Road, *Release of Restrictive Covenant*

ANRs:

Ann W. Kellogg – 44 Madequecham Valley Road

- Van Gilder – *Form J (amended to substitute the release of Lot 6 instead of Lot 7)*
- #8213 Rupert's Way Subdivision, *release of escrow*

X. Public Hearings:

- Daniels Family Trust, Maurice and Alice Daniels Trustees – 9 Evergreen Way, *action deadline 07-13-2025, CONTINUED TO 05-12-2025*

- Quaiapen, LLC – Old South Road, 111A Old South Road and Portion of 109 Old South Road, *action deadline 06-30-2025*

CONTINUED TO 05-12-2025

- Four East Chestnut Re LLC, Six Oak Street RE LLC & Thomas N Katsapetses Tr – 4 East Chestnut Street and 6 & 8 Oak Street, *action deadline 07-13-2025*

CONTINUED TO 05-12-2025

- Candlewick Corner VTT ACK, LLC – 120, 122 & 124 Old South Road, *action deadline 07-13-2025*
- Smiley 17 North Water LLC – 17 North Water Street, *action deadline 07-13-2025*
- 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*
- Nantucket Houseworks, Inc., 4 Spearhead, LLC, & 2 Spearhead, LLC – 2, 4, 6 & 8 Spearhead Road & 9 Arrowhead Drive, *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*
- Fairgrounds LLC, Brad Cartwright, Manager – 25 & 27 Fairgrounds Road, *action deadline 06-15-2025*
- David Kinney & Yerzhan Jumabaev – 7 Boynton Lane, *action deadline 07-13-2025*
- Nancy Ann Larson – 91 Old South Road, *action deadline 07-25-2025*

XI.Sketch Plans:

- Twenty-Seven Old South RD LLC - 27 Old South Road

XII.Public Hearing:

- Twenty-Seven Old South Road, LLC; ACK 31 Old South, LLC; MVC Property 8 LLC, & Kane LLC – 27 & 31 Old South Road, 4, 6 & 8 Rupert's Way, *action deadline 07-31-2025*

XIII.Other Business:

- Barrett Planning Group LLC, *Request for addition of expense reimbursement and engagement costs*
- Planning Board 2025 Annual Town Meeting, Saturday May 3, 2025 @ 8:00AM
- 2025 Annual Town Meeting, Saturday, May 3, 2025 @ 8:30AM
- Planning Board Regular Meeting – Monday, May 12, 2025, at 4:00PM Hybrid

XIV.Adjournment: