



UPDATED POSTING
ORIGINAL POSTING : T417
05/07/2025 at 10:35AM

RECEIVED

2025 MAY 07 PM 02:35
NANTUCKET TOWN CLERK
Posting Number:T 421

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, MAY 12, 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_u6hzht8gSNWIAr8xeOltew#/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

05-12-2025

(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_u6hzht8gSNWIAr8xeOltew#/registration

To view the meeting only, see link below:

<https://www.youtube.com/watch?v=T9FeueEXqzU>

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. Minutes:

- May 1, 2025
- April 14, 2025
- March 10, 2025

VI. Second Dwellings:

- Joshua D. Morash, Trustee of Morash Gift Realty Trust – 35 Meadow View Drive
- Priscilla J. Lentowski – 75R Hooper Farm Road
- Susan B. McCollum – 35 Eel Point Road
- CMR 11 Osprey LLC – 11 Osprey Way
- 33 Cliff Rd LLC – 33 Cliff Road
- Nine Doc Ryder LLC – 9 Doc Ryder Drive
- Greg Glowacki – 22R Evergreen Way

VII. Garage Apartments:

- Cappel Real Estate Holdings, LLC c/o Jeffrey Cappel – 46 Milestone Road

VIII. ANRs:

- Maurice V. Daniels and Alice J. Daniels, Trustees - 9 Evergreen Way
- Nancy Ann Larson – 91 Old South Road, **SEE PUBLIC HEARING**
- One Folger Road, LLC – 1 Folger Lane
- 18 Sherburne Turnpike Nominee Trust & 2 Folger Road Nominee Trust – 18 Sherburne Turnpike & 2 Folger Road
- Rhack LLC – 20 Sherburne Turnpike
- Ramos Family Realty Trust – 24 South Shore Road
- Albert Gird & Carol Ann Gird - 10 South Pasture Lane

IX. Preliminary Plans:

- Joseph Manning – 11 Pine Crest Drive
- Keep on Trucking LLC – 57 Surfside Road & 4 Windy Way
- Island Lumber Holding Corp – 1 Polpis Road

X. Previous Plans:

- ACK Mid Island LLC and Ack Offices LLC – 18, 18A, 20, 22, 24 & 26 Sparks Avenue – *Endorse plan*
- Bittersweet Lane Subdivision, 14 Somerset Road – *Form J – release 4 lots*

XI. Public Hearings:

Note that several items have been continued to Thursday, May 15, 2025 due to the volume of applications for this month's meeting

- Quaiapen, LLC – Old South Road, 111A Old South Road and Portion of 109 Old South Road, *action deadline 08-31-2025*
CONTINUE TO MONDAY, JUNE 9, 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*
CONTINUE TO THURSDAY, MAY 15, 2025

- Nancy Ann Larson – 91 Old South Road, *action deadline 08-10-2025*
ANR: Nancy Ann Larson – 91 Old South Road
CONTINUE TO THURSDAY, MAY 15, 2025
- Toombs Court, LLC – 1 Toombs Court, *action deadline 08-10-2025*
CONTINUE TO THURSDAY, MAY 15, 2025
- J & J Holding, LLC – 4 Nancy Ann Lane, *action deadline 07-14-2025*
CONTINUE TO THURSDAY, MAY 15, 2025
- The Summer House Properties - 7R, 10, 11, 16, 17 & 19 Ocean Avenue; 1 Magnolia Avenue; 2, 4, & 5 Cottage Avenue; 10 Grand Avenue, *action deadline 08-10-2025*
CONTINUE TO THURSDAY, MAY 15, 2025
- 36 Tennessee LLC – 36 Tennessee Avenue, *action deadline 08-10-2025*
CONTINUE TO THURSDAY, MAY 15, 2025
- Daniels Family Trust, Maurice and Alice Daniels Trustees – 9 Evergreen Way, *action deadline 07-13-2025*
- Acktually Ours LLC – 13 Mizzenmast Road, *action deadline 08-10-2025*
- David Kinney & Yerzhan Jumabaev – 7 Boynton Lane, *action deadline 07-13-2025*
- Sankaty Head Golf Club – 100 Sankaty Road, *action deadline 08-10-2025*
- Easy Street Restaurant – 31 Easy Street, *action deadline 06-08-2025*
- Twenty-Seven Old South Road – 27 Old South Road, *action deadline 08-10-2025*
- Ryan Conway – Little Isle Lane, *action deadline 08-10-2025*
- Island Gardens, Inc. – Little Isle Lane, *action deadline 08-10-2025*
- John Murray (Amendment) – 71, 71R, 73 & 75 Fairgrounds Road, *action deadline 08-10-2025*
- John Murray (Rear Lot)– 73 & 75 Fairgrounds Road, *action deadline 08-10-2025*

XII. Other Business:

- Planning Board Regular Meeting (additional) – Thursday, May 15, 2025, at 5:00PM Hybrid
- Planning Board Regular Meeting – Monday, June 9, 2025, at 4:00PM Hybrid

XIII. Adjournment: