



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

MONDAY, JULY 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_-BTdNbQ5QB2zY3Vljo-AKw#/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, John Kitchener and Hillary Hedges Rayport

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

07-14-2025

(Subject to change)

Please list below the topics the chair 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_-BTdNbQ5QB2zY3Vljo-AKw#/registration

To view the meeting only, see link below:

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

I. Call to order:

II. Approval of the agenda:

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

IV. Master Plan Update, *project schedule and timeline update*

V. Public Hearing – Master Plan Update, Vision Statement, presented by Dodson & Flinker – *public comment period open through 8/4/2025*

VI. Minutes:

1. June 9, 2025
2. June 23, 2025

VII. Second Dwellings:

1. Kevin & Emily Mullins – 11 Plum Street
2. Reginald Harmon Irrevocable Trust & Genevieve Harmon Irrevocable Trust – 13 Meadow View Drive
3. Klaus Kleinfeld – 13 Hawk's Circle

VIII. ANRs:

1. 4 Dukes Realty LLC, Alexander Stancioff, Mgr., and The Cary Living Trust, Donick Montfort Cary & Kimberly Huffman Cary, Trustees – 4 & 6 Dukes Road
2. Leslie Harlow Wytrzes and Wayne J. Wytrzes – 10 Academy Lane
3. Maurice V. Daniels & Alice J. Daniels, Trs. – 9 Evergreen Way
4. John P. Murray – 73 & 75 Fairgrounds Road

IX. Preliminary Plans:

1. The Champoux Landscape Realty Trust – 4 Arrowhead Drive & 140 Old South Road

X. Previous Plans:

1. Stephen P. Langer, Trustee, 11 & 15 Trotts Hill Road - *Endorse Plans*
2. Jones Way Subdivision (formerly known as 33 Old South Road), portion of 23 Jones Way aka 26 Ticcoma Way - *Form J release (Lots 8, 9 & 10)*
3. Endzone Subdivision, Oliver's Way, 50 Burnell Street – *Endorse legal documents, Form J release (Lots 34, 35 & 36)*
4. 41 WMR Trust, 41 West Miacomet – *Clarify the as-built condition in comparison to the decision*
5. Mariner Way – *Request for refund of remaining surety balance*

XI. Public Hearings:

1. Quaiapen, LLC – Old South Road, 111A Old South Road and Portion of 109 Old South Road, *action deadline 08-31-2025, **CONTINUED TO AUGUST 11, 2025***
2. Cliffside Beach, Inc. – 46 Jefferson Avenue, *action deadline 10-31-2025, **CONTINUE TO SEPTEMBER 8, 2025***
3. J & J Holding, LLC and Irakli Jibladze (Manager) – 4 Nancy Ann Lane, *action deadline 07-14-2025*
4. Nantucket Safe Harbor For Animals, Inc – 25 Airport Road, *action deadline 10-12-2025*
5. Ellen B. Ryder – 16 Bayberry Lane, *action deadline 10-29-2025*
6. Thank You Aline Nominee Trust & 3WW Nominee Trust – Scott O'Conner & Raymond Pohl, Trustees, The Ceylon Elves LLC, Scott O'Connor & Raymond Pohl, Manager – 3 & 3B Wyers Way, *action deadline 09-14-2025*

XII. Other Business:

- Planning Board Regular Meeting – Monday, August 11, 2025, at 4:00PM Hybrid

XIII. Adjournment: