



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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NANTUCKET TOWN CLERK
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Committee/Board/s	PLANNING BOARD
Day, Date, and Time	MONDAY, JUNE 9, 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_eQfluIhnRuKdplzii1fhvw#/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

06-09-2025

(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_eQfluIhnRuKdplzii1fhvw#/registration

To view the meeting only, see link below:

https://www.youtube.com/watch?v=ycar_kWDDhI

I. Call to order:

II. Approval of the agenda:

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

IV. Presentation by Dodson & Flinker:

- Overview of April Visioning Workshop and presentation of draft Vision Statements

V. Election of Officers:

- Chair *(currently David Iverson)*
- Vice-Chair *(currently Joseph Topham)*

Committee Appointments:

- Coastal Resiliency Advisory Committee *(currently David Iverson)*
- Cannabis Advisory Committee *(currently Abby De Molina)*
- Community Preservation Commission *(currently Joseph Topham)*

VI. Minutes:

- April 14, 2025
- May 12, 2025
- May 15, 2025

VII. Second Dwellings:

- 16 Williams LLC c/o John Wise – 16 Williams Street
- CNV SURF LLC – 68 Shawkemo Road
- Two Pilgrim LLC – 15 Pilgrim Road

VIII. ANRs:

- Brendan P. Johnson, TR of Two Hamblin Road Nominee Trust – 2 Hamblin Road
- Toombs Court LLC – 1 Toombs Court

IX. Preliminary Plans:

- The Ceylon Elves LLC – 3 & 3B Wyers Way

X. Previous Plans:

- Sandpiper Place I & II (File Nos. 8024 & 8025), *Performance Security Deposit & Form J (Lots 922 & 1118)*
- Coskata Course Subdivision, Form J *(All remaining lots)*
- 31 Fairgrounds Road, *Performance Security Deposit, endorsement of plans and decision clarifications*
- Cliffside Beach Club, Nourish Nantucket, *Request for approval of a charitable event*

XI. Public Hearings:

- Toombs Court, LLC – 1 Toombs Court, *action deadline 08-10-2025,*
WITHDRAWAL WITHOUT PREJUDICE
- Quaiapen, LLC – Old South Road, 111A Old South Road and Portion of 109 Old South Road, *action deadline 08-31-2025,*
CONTINUED TO JULY 14, 2025
- Cliffside Beach, Inc. – 46 Jefferson Avenue, *action deadline 08-25-2025,*
CONTINUED TO JULY 14, 2025
- BOVF, LLC – 33 Bartlett Farm Road, *action deadline 08-25-2025*
- Twenty-Seven Old South Road, LLC – 27 Old South Road, *action deadline 07-14-2025*
- J & J Holding, LLC – 4 Nancy Ann Lane, *action deadline 07-14-2025*
- 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*

XII.Other Business:

- Planning Board Regular Meeting – Monday, July 14, 2025, at 4:00PM Hybrid

XIII.Adjournment: