



UPDATE POSTING

Original Posting Date: 07-31-2025

Original Posting Time: 2:00PM

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NANTUCKET TOWN CLERK
Posting Number:T 668

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, AUGUST 11, 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_ISqVPutuSuGV8WivFxoJrg#/registration
Meeting Packet Link	https://portal.laserfiche.com/Portal/Browse.aspx?id=261006&repo=r-ec7bdbfe
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

08-11-2025

(*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_ISqVPutuSuGV8WivFxoJrg#/registration

To view the meeting only, see link below:
<https://www.youtube.com/watch?v=-y49H7ynAqk>

I. Call to order:

II. Approval of the agenda:

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

IV. Finalize and Adopt Master Plan Vision Statement

V. Minutes:

- July 14, 2025

VI. Second Dwellings:

- Daniel P. Murphy - 8 Golfview Drive
- Robert L Roy Trust - 25 Hussey Street
- Laurent Araujo - 54 Bartlett Road

VII. Garage Apartments

- Third Time Trust – 41A Cliff Road
- Sunshine Daydream LLC – 5 Huckleberry Lane

VIII. ANRs:

- Thomas C. Holt Revocable Trust, Maia Howard Revocable Trust – 10 Bayberry Lane
- Cyril C. & Judith L. Ross – 12 Oak Hollow Lane
- ABCET, LLC – 56 & 58 Baxter Road

IX. Previous Plans:

- 40 OSR LLC – 2A & 2B Forrest Avenue, *minor modification*
- Richmond Great Point Development – Sandpiper Place, *partial release of Performance Surety*
- Nantucket Houseworks, Inc, 4 Spearhead, LLC, & 2 Spearhead, LLC – 2, 4, 6, 8 Spearhead Road, and 9 Arrowhead Drive, *minor modification*

X. Public Hearings:

- Cliffside Beach, Inc. – 46 Jefferson Avenue, *action deadline 10-31-2025*,
CONTINUE TO SEPTEMBER 8, 2025
- Klaus Kleinfeld – 13 Hawks Circle, *action deadline 11-09-2025*
CONTINUE TO SEPTEMBER 8, 2025
- Quaiapen, LLC – Old South Road, 111A Old South Road and Portion of 109 Old South Road, *action deadline 08-31-2025*, ***REQUEST TO WITHDRAW WITHOUT PREJUDICE***
- The Richmond Company, Inc., 12 Nancy Ann Lane LLC – 12 & 14 Nancy Ann Lane, *action deadline 11-09-2025*
- EL KAM REALTY CO. – 99 Goldfinch Drive, *action deadline 11-09-2025*

XI. Discussion of Concepts for Warrant Articles for the 2026 Annual Town Meeting

XII. Other Business:

- Planning Board Regular Meeting – Monday, September 8, 2025, at 4:00PM Hybrid

XIII. Adjournment: