

UPDATED POSTING I**Original Posting Date:**
09-04-2025**Original Posting Time:**
10:10AM**Original Posting
Number: T725****UPDATED POSTING II****Original Posting Date: 09-04-**
2025**Original Posting Time:**
10:59AM**Original Posting Number:**
T726**RECEIVED**2025 SEP 05 PM 01:57
NANTUCKET TOWN CLERK
Posting Number:T 736**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, SEPTEMBER 8, 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_pPhuffwATbicoocXuSEOJg#/registration

Meeting Packet Link

<https://portal.laserfiche.com/Portal/Browse.aspx?id=261006&repo=r-ec7bdbfc>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****09-08-2025****(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_pPhuffwATbicooeXuSEOJg#/registration

To view the meeting only, see link below:

https://www.youtube.com/watch?v=vG_pIkYOl6I

I. Call to order:

II. Approval of the agenda:

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

IV. Election of Officers

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

V. Minutes:

- August 11, 2025

VI. Announcement, Master Plan events and timeline update

VII. Discussion – Ticcoma Green (original Special Permit #67-17)- on street parking requirements, *votes may be taken*

VIII. Second Dwellings:

- Nancy Breckenridge – 170 Cliff Road
- CBM Polpis Trust – 275 Polpis Road
- Pops Lane Holdings Trust – 3 Pops Lane
- ACK Local Management, LLC – 46 Hooper Farm Road
- William P. Hourihan, Jr. 2016 Trust – 16 Hawthorne Lane

IX. Garage Apartments

- Stephen W. & Susan C. Burbage – 47 Quidnet Road

X. ANRs:

- 4 Dukes Realty LLC, Alexander Stancioff, Mgr. and The Cary Living Trust – 4 & 6 Dukes Road
- John Murray – 73 & 75 Fairgrounds Road

XI. Previous Plans:

- Wiggles Way Subdivision, 31 Fairgrounds Road – *Release of escrow*
- Sandpiper Place I & Meadows II, *Release of escrows*
- ACK Mid Island, LLC & ACK Offices, LLC – 18, 18A, 20, 22, 24 & 26 Sparks Avenue, *minor modification*

XII. Public Hearings:

- Klaus Kleinfeld – 13 Hawks Circle, *action deadline 11-09-2025*
REQUEST TO WITHDRAW WITHOUT PREJUDICE
- Marilyn Lane Homeowners Association Trust – 9 Correia Lane, *action deadline 12-24-2025* ***CONTINUED TO OCTOBER 20, 2025***
- Nantucket Cottage Hospital (“NCH”) as the Owner – 16 & 18 Vesper Lane, *action deadline 12-07-2025*
CONTINUED TO OCTOBER 20, 2025
- Tochart, LLC – 18A Greglen Avenue, *action deadline 12-07-2025*
- John Murray – 75 Fairgrounds Road, *action deadline 12-07-2025*
- NOB ACK LLC – 2 Nobadeer Way, *action deadline 12-07-2025*

- **Cliffside Beach, Inc. – 46 Jefferson Avenue, action deadline 10-31-2025**
- **EL KAM REALTY CO. – 99 Goldfinch Drive, action deadline 11-09-2025**
- **Nantucket Memorial Airport Commission, c/o Airport Manager – 33 & 33A Bunker Road, *action deadline 12-07-2025***
- **The Donna Elle 2012 Revocable Trust, Donna Elle, Trustee – 9 Nobska Way, *action deadline 12-24-2025***
- **Joseph Manning – 11 Pine Crest Drive, *action deadline 11-09-2025***

XIII.Other Business:

- **Planning Board Special Meeting – Thursday, September 25, 2025, at 4:00PM Hybrid**
- **Planning Board Special Meeting – Thursday, October 16, 2025, at 4:00PM REMOTE ONLY**
- **Planning Board Regular Meeting – Monday, October 20, 2025, at 4:00PM Hybrid**
- **Planning Board Special Meeting – Thursday, October 30, 2025, at 4:00PM Hybrid (if necessary)**

XIV.Adjournment: