



UPDATE POSTING
Original Posting Date: 09-19-2025
Original Posting Time: 03:07PM
Original Posting Number: T783

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)

RECEIVED

2025 SEP 22 AM 10:01
NANTUCKET TOWN CLERK
Posting Number: T 785

Committee/Board/s	PLANNING BOARD
Day, Date, and Time	Wednesday, September 24, 2025, at 11:00AM
Location / Address	REMOTE PARTICIPATION VIA ZOOM WEBINAR
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), Nat Lowell (Vice-Chair), Joseph Topham, 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

09-24-2025

(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_492zsiFCTtiLEpGxjhB6VQ

To view the meeting only, see link below:

<https://youtube.com/live/10Q7TnXcvaU>

I. Call to order:

II. Approval of the agenda:

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

IV. Discussion of DRAFT Zoning Bylaw and General Bylaw Article for consideration by the Planning Board to sponsor for the 2025 Special Town Meeting (votes may be taken):

- **Zoning Bylaw and General Bylaw Amendment: Short Term Rentals (Planning Board)** – to amend Section 139-2 “Definitions and Word Usage” by inserting and defining new terms “Hosted Stay”, “Operator”, “Owner”, “Short-Term Rental” and to amend the existing definition of “Accessory Uses”; to amend Section 139-7A “Use Chart” by inserting “Short-Term Rental” with an “A” in all columns except “Commercial Industrial (CI)” which will contain a “N”; to add a footnote to the “Use Chart” noting that other sections of the Town Code apply to this use and to add information about a maximum number of days that a “Short Term Rental” may be rented and limitations during certain months; and to amend Chapter 123 of the General Bylaw to add limitations on the total number of rentals and limitations during certain months.

V. Other Business:

- **Planning Board Special Meeting – Thursday, October 09, 2025, at 4:00PM Hybrid**
- **Planning Board Regular Meeting – Monday, October 20, 2025, at 4:00PM Hybrid**

VI. Adjournment: