



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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2025 OCT 07 AM 10:03
NANTUCKET TOWN CLERK
Posting Number:T 824

Committee/Board/s	PLANNING BOARD
Day, Date, and Time	THURSDAY, OCTOBER 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_79xOD2alTTOVGJHWQZSJcg
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

10-09-2025

(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_79xOD2alTTOVGJHWQZSJcg

To view the meeting only, see link below:

https://youtube.com/live/_6as-MJkoCc

- I. Call to order:
- II. Approval of the agenda:
- III. Public Comment: *for items not listed on the agenda*
- IV. Zoning Articles Proposed by Citizen Submission and by the Planning Board for the Nantucket 2025 Special Town Meeting:
- **Article 1 - Zoning Bylaw Amendment: Restoring Renting and Leasing Language & Use Chart Clarification (Borgeson)** – to amend Section 139-2 “Definitions and Word Usage” by inserting and defining new terms “Long Term Rental (LTR)” and “Short-Term Rental (STR)” and to modify the existing definition of “Use, Principal”; to amend Section 139-7A “Use Chart” by inserting “Short-Term Rental (STR)” with a “Y” in all columns except Commercial Industrial (“CI”), which will contain a “N”, and inserting “Long Term Rental (LTR)” with a “Y” in all columns; and to add a footnote to the “Use Chart” noting that other sections of the Town Code apply to these newly inserted uses.
 - **Article 2 - 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 16, 2025, at 4:00PM REMOTE ONLY**
 - **Planning Board Regular Meeting – Monday, October 20, 2025, at 4:00PM Hybrid**
 - **Special Town Meeting – Tuesday, November 4, 2025, at 4:00PM**
 - **Planning Board Regular Meeting – Thursday, November 13, 2025, at 4:00PM Hybrid**
- VI. Adjournment: