



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 14 AM 11:10
NANTUCKET TOWN CLERK
Posting Number: T 847

Committee/Board/s

PLANNING BOARD

Day, Date, and Time

THURSDAY, OCTOBER 16, 2025, at 4:00PM

Location / Address

REMOTE PARTICIPATION VIA ZOOM

<https://us06web.zoom.us/j/89232104649?pwd=JrMbjjW0KXzm3CcwbWbslIVzOkeSc9.1>

Meeting Packet Link

<https://portal.laserfiche.com/Portal/Browse.aspx?id=322123&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), 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

10-16-2025

(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

This meeting will be posted to the Nantucket Government TV YouTube Channel at a later date.

Join Zoom Meeting

<https://us06web.zoom.us/j/89232104649?pwd=JrMbjjW0KXzm3CcwbWbslIVzOkeSc9.1>

Meeting ID: 892 3210 4649

Passcode: 000769

I. Call to order:

II. Approval of the agenda:

III. Seasonal Communities Draft Regulations, *comment letter to EOHL*

IV. Zoning Articles Proposed by Citizen Submission and by the Planning Board for the Nantucket 2025 Special Town Meeting: *The purpose of this item is to address a procedural deficiency where the initial public notice, while advertised in the paper properly, was not filed with the Town Clerk within the required statutory timeframe*

- **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 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: