



UPDATE POSTING
Original Posting Date: 10-16-2025
Original Posting Time: 10:10AM
Original Posting Number: T852

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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, October 20, 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_7kSRzytvQemVxYbfcPFMmg#/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), 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

10-20-2025

(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_7kSRzytvQemVxYbfcPFMmg#/registration

To view the meeting only, see link below:

I. Call to order:

II. Approval of the agenda:

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

IV. Presentation:

- Mark Willett, Water Department Director

V. Seasonal Communities Draft Regulations, *comment letter to EOHLIC*

VI. Minutes:

- August 11, 2025
- September 8, 2025
- September 24, 2025
- September 30, 2025
- October 9, 2025

VII. Second Dwellings:

- Starboard & Port LLC – 12 Baltimore Street
- Chris Raith – 7 Milestone Crossing

VIII. ANRs:

- John D. Manera, Trustee – 15 Morey Lane
- 60 Burnell Street, LLC c/o Glidden & Brescher – 60 Burnell Street (*aka* 54 Burnell Street)
- 60 Burnell Street, LLC . c/o Glidden & Brescher – 60 Burnell Street (*aka* 54 Burnell Street)
- 13 West Chester LLC – 13 West Chester Street
- Ellen B. Ryder – 16 Bayberry Lane
- 17 HFR ACK LLC – 17 Hooper Farm Road
- 19 HFR ACK LLC – 19 Hooper Farm Road
- 19R HFR ACK LLC – 19R Hooper Farm Road
- 6 Lily Street LLC c/o George Kelly – 6 Lily Street
- Sconset Partners LLC c/o George Kelly – 8 Lily Street
- ABCET LLC – 56 & 58 Baxter Road
- Cranston Family Nominee Trust – 12 & 12A Delaney Road

IX. Sketch Plans:

- Peter Kyburg – 37 Somerset Lane

X. Previous Plans:

- Alexander Lane Subdivision, 24 Pocomo Road – *Release of escrow*
- Fairgrounds LLC, Brad Cartwright, Manager – *Release of escrow*
- Oliver's Way Subdivision – *Partial surety release*
- Philip & Kathy Wattles, 14B Norwood Street – *Minor modification*

XI. Public Hearings:

- Nantucket Cottage Hospital ("NCH") as the Owner – 16 & 18 Vesper Lane, *action deadline 12-07-2025*
REQUEST TO WITHDRAW WITHOUT PREJUDICE
- Cliffside Beach, Inc. – 46 Jefferson Avenue, *action deadline 12-31-2025*, ***CONTINUED TO 11-13-2025***
- Marylin Lane Homeowners Association Trust – 9 Correia Lane, *action deadline 12-24-2025*, ***CONTINUED TO 11-13-2025***

- Longfin, LLC – 1 Barnard Valley Road, *action deadline 01-18-2026*, ***CONTINUED TO 11-13-2025***
- Joseph Manning – 11 Pine Crest Drive, *action deadline 11-09-2025*
- The Donna Elle 2012 Revocable Trust, Donna Elle, Trustee – 9 Nobska Way, *action deadline 12-24-2025*
- 20 Greglen LLC – 20 Greglen Avenue, *action deadline 01-18-2026*
- Ellen B. Ryder – 16 Bayberry Lane, *action deadline 01-18-2026*
- Oceanus Health, LLC – 1 Cherry Street, *action deadline 01-18-2026*
- Fairgrounds Road, LLC – 25 Fairgrounds Road, *action deadline 01-18-2026*
- 30 North Beach Street, LLC – 30 North Beach Street, *action deadline 01-18-2026*
- Three Yawkey Way, LLC – 3B Yawkey Way #2, *action deadline 01-18-2026*

XII. Concepts for Warrant Articles for the 2026 Annual Town Meeting *(discussion may take place)*

XIII. Other Business:

- Special Town Meeting – Tuesday, November 4, 2025, at 5:00 PM
- Planning Board Regular Meeting – Thursday, November 13, 2025, at 4:00PM Hybrid

XIV. Adjournment: