

UPDATED POSTING
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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

THURSDAY, NOVEMBER 13, 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_9uTlz1ytSoG8Zdtq22iqKA#/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 11-13-2025

(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_9uTlz1ytSoG8Zdtq22iqKA#/registration

I. Call to order:

II. Approval of the agenda:

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

IV. Vote to Adopt Nantucket Master Plan Inventory & Assessment:

V. Minutes:

- September 24, 2025
- October 16, 2025
- October 20, 2025
- November 4, 2025

VI. Second Dwellings:

- Pride Foundation II Trust – 166 Cliff Road

VII. ANRs:

- Clifford Williams – Clay Street (aka 44 Skyline Drive)
- ACK 2022 LLC – 20 Liberty Street
- 159 Orange Street Limited Partnership, 3 West Creek LLC – 159 Orange Street, 1 West Creek Road, & 3 West Creek Road
- Laurie Gray, George S. Maclellan, Amy Thompson Revocable Trust, Amblet Thompson, Trustee, Fay Sutherland, Daniel Sutherland, Mark Sutherland, Beth Fairservis, Jenny Fairservis, & Teviot Fairservis Pourchot – 298 Polpis Road

VIII. Previous Plans:

- #5046 Fintry Lane Subdivision – *Endorse legal documents*
- Sparks Avenue MCD - *minor modification*
- 21 Amelia Drive MCD - *update*

IX. Sketch Plan:

- 13 Woodland Drive (portion of) – *Potential for Elder Housing*

X. Public Hearings:

- Ellen B. Ryder – 16 Bayberry Lane, *action deadline 01-18-2026*
ANR: Ellen B. Ryder – 16 Bayberry Lane
CONTINUED TO 12-08-2025
- Marilyn Lane Homeowners Association Trust – 9 Correia Lane, *action deadline 12-24-2025*
CONTINUED TO 12-08-2025
- Cliffside Beach, Inc. – 46 Jefferson Avenue, *action deadline 12-31-2025*
- Three Yawkey Way, LLC – 3B Yawkey Way #2, *action deadline 01-18-2026*
- Greydon House – 4 North Water Street & 17 Broad Street, *action deadline 03-11-2026*
- Fairgrounds Road, LLC – 25 Fairgrounds Road, *action deadline 01-18-2026*
- The Champoux Landscape Realty Trust c/o Jessie M. Brescher– 140 Old South Road, *action deadline 03-11-2026*
- Longfin, LLC – 1 Barnard Valley Road, *action deadline 01-18-2026*

- Vito Petruzzella – 9 Nobadeer Way, *action deadline 03-11-2026*
- Born Wild LLC – 5A Rose Bud Lane, *action deadline 03-11-2026*

XI. Other Business:

- NP&EDC and EOHLC ADU Road Show – Thursday, November 20, 2025 via Zoom 4:30pm-5:30pm
- Planning Board Regular Meeting – Monday, December 8, 2025, at 4:00PM Hybrid

XII. Adjournment: