

UPDATED POSTING
Original Posting Date: 12-03-2025
Original Posting Time: 02:10PM
Original Posting Number: T975

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2025 DEC 05 PM 01:44
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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, December 8, 2025, at 4:00PM

Location / Address

**HYBRID – PUBLIC SAFETY FACILITY - COMMUNITY ROOM, 4 FAIRGROUNDS
ROAD AND REMOTE PARTICIPATION VIA ZOOM WEBINAR**
https://us06web.zoom.us/webinar/register/WN_-rnpchoXTKCNGhbllHbuTA#/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 12-08-2025

(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_-rnpchoXTKCNGhbllHbuTA#/registration

To view the meeting only, see link below:

<https://www.youtube.com/watch?v=KKNpyIhvw0Q>

I. Call to order:

II. Approval of the agenda:

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

IV. Minutes:

- September 8, 2025
- November 13, 2025

V. Ticcoma Green Workforce Rental Community: *clarification of Condition A6 (pg 14) of Special Permit #67-17, EOHLIC lottery application to market rate units. **This agenda item was not anticipated by the Chairman within 48 hours.***

VI. Second Dwellings:

- Chip Webster – 11 South Shore Road
- Larry B. Whelden – 97 Old South Road

VII. Plans - Approval Not Required (ANRs):

- Ellen B. Ryder – 16 Bayberry Lane, *action deadline 12-22-2026, **SEE PUBLIC HEARING***
- Thomas C. Holt & Maia Howard, as Trustees of Thomas C. Holt Revocable Trust & Maia Howard Revocable Trust – 10 Bayberry Lane, *action deadline 12-14-2026, **SEE PUBLIC HEARING***
- 126 Main Street Nominee Trust, Ryan Kelly, Trustee and Casino Partners II LLC – 126 & 126R Main Street, *action deadline 12-10-2026*
- Badlands Investments LLC; Fred Luchsinger, Resident Agent and Gird Joint Revocable Trust, Albert Gird & Carol Ann Gird, Trustees – 10 South Pasture Lane, *action deadline 12-14-2026*

VIII. Previous Plans:

- 12 Nobska Way – *request to release surety*

IX. Public Hearings:

- Three Yawkey Way, LLC – 3B Yawkey Way #2, *action deadline 01-18-2026, **REQUEST FOR WITHDRAWAL***
- Fairgrounds Road, LLC – 25 Fairgrounds Road, *action deadline 01-18-2026 **REQUEST FOR WITHDRAWAL***
- Longfin, LLC – 1 Barnard Valley Road, *action deadline 01-18-2026, **CONTINUED TO JANUARY 12, 2026***
- Marilyn Lane Homeowners Association Trust – 9 Correia Lane, *action deadline 01-30-2025 **CONTINUED TO JANUARY 12, 2026***
- Cliffside Beach, Inc. – 46 Jefferson Avenue, *action deadline 01-30-2026 **CONTINUED TO JANUARY 12, 2026***
- Ellen B. Ryder – 16 Bayberry Lane, *action deadline 01-18-2026*
ANR: Ellen B. Ryder – 16 Bayberry Lane
- Edward S. Bent, Rebecca L. Bent, and Maxwell S. Bent Trustees of Bent Shimmo Nominee Trust – 2 & 4 South Valley Road and 27 Shimmo Pond Road, *action deadline 03-08-2026*
- Dara Murphy Foundyller Etal – 8 Massachusetts Avenue, *action deadline 03-08-2026*
- Thomas C. Holt & Maia Howard, as Trustees of Thomas C. Holt Revocable Trust & Maia Howard Revocable Trust – 10 Bayberry Lane, *action deadline 03-08-2026*
ANR: Thomas C. Holt & Maia Howard, as Trustees of Thomas C. Holt Revocable Trust & Maia Howard Revocable Trust – 10 Bayberry Lane
- Karlton A. Phillips & Suzanne L. Riddle – 19 Folger Avenue (1), *action deadline 03-08-2026*

- Karlton A. Phillips & Suzanne L. Riddle – 19 Folger Avenue (2), *action deadline 03-08-2026*
- North Water Holdings LLC – 17 North Water Street, *action deadline 03-08-2026*

X. Other Business:

- Discussion of Warrant Articles for Annual Town Meeting 2026
 - Accessory Dwelling Unit (ADU)
 - Inclusionary Housing Bylaw and Year-round deed restrictions
 - Others
- 2026 Planning Board Meeting Schedule
- Planning Board Special Meeting – Monday, January 5, 2026, at 4:00PM Hybrid
- Planning Board Regular Meeting – Monday, January 12, 2026, at 4:00PM Hybrid
- Planning Board Special Meeting – Thursday, January 15, 2026, at 4:00PM Hybrid
- Planning Board Special Meeting – Thursday, January 29, 2026, at 4:00PM Hybrid
- Planning Board Special Meeting – Monday, February 2, 2026, at 4:00PM Hybrid
- Planning Board Regular Meeting – Monday, February 9, 2026, at 4:00PM Hybrid

XI. Adjournment: