



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 DEC 29 AM 10:46
NANTUCKET TOWN CLERK
Posting Number: T 1042

Committee/Board/s	PLANNING BOARD
Day, Date, and Time	Monday, January 05, 2026, 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_yrsUH75MTZCn1rI-7EUGyg#/registration
Meeting Packet Link	https://portal.laserfiche.com/Portal/Browse.aspx?id=346178&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 01-05-2026

(Subject to change)

The complete text and map (if applicable) for each article is available at Planning & Land Use Services, 2 Fairgrounds Road, Nantucket, MA Monday-Friday 7:30am-4:00pm, or may be reviewed digitally by emailing a request to mtrudel@nantucket-ma.gov.

Please list below the topics the chair anticipates will be discussed at the meeting.

Webinar Registration Link:

https://us06web.zoom.us/webinar/register/WN_yrsUH75MTZCn1rI-7EUGyg#/registration

To view the meeting only, see link below:

<https://www.youtube.com/watch?v=6j0nNUWiXBA>

I. Call to order:

II. Approval of the agenda:

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

IV. Public Hearings- Zoning Articles Proposed by Citizen Submission

- **Zoning Map Amendment: R-20 to CN – (a portion of) 3 Toombs Court** – to place a portion of property located at 3 Toombs Court currently in the Residential -20 (R-20) district into the Commercial Neighborhood (CN) district.
- **Zoning Bylaw Amendment: MGL 41-81L (Molden)** – to amend Section 139-33 “Pre-existing nonconforming uses, structures and lots” by striking language that grants lots created through subdivision utilizing MGL c. 41, s. 81L with pre-existing non-conforming status and to add new language that will require a Special Permit through the Zoning Board of Appeals for any expansion of existing structure(s) or creation of new structure(s) that would have otherwise been allowed on the original lot.

V. Public Hearings- Zoning Articles Proposed by the Planning Board:

- **Zoning Map Amendment: RC-2 to CN – Surfside Road and Miacomet Avenue**– to place properties located at 2 Miacomet Avenue and 61 Surfside Road currently in the Residential Commercial-2 (RC-2) district into the Commercial Neighborhood (CN) district.
- **Zoning Map Amendment: RC to CN – Jefferson Avenue**– to place properties located at 46 and 54 Jefferson Avenue currently in the Residential Commercial (RC) district into the Commercial Neighborhood (CN) district.
- **Zoning Map Change: RC-2 to R-5, CN, or CMI– Old South Road, Forrest Ave, Rose Bud Lane, Hinsdale Road** – to place properties located at 42 Old South Road; 3, 4, 5, 6, 6A, 7, 8, 3, 3A, 4, 5, 5A, 5B, 6, 7, 8 Rose Bud Lane; various unaddressed parcels on Rose Bud Lane (shown as map 68, parcels 785 and 786); 9, 11, and 13 Hinsdale Road all currently located in the Residential Commercial-2 (RC-2) district into the Residential-5 (R-5), Commercial Neighborhood (CN), or Commercial Mid-Island (CMI) district.
- **Zoning Map Change: RC-2 to CI, CMI, or CN – Sun Island Road** – to place properties located at 11, 13, and 15 Sun Island Road currently located in the Residential Commercial-2 (RC-2) district into the Commercial Industrial (CI), Commercial Mid-Island (CMI), or Commercial Neighborhood (CN) district.
- **Zoning Map Change: RC-2 to CMI – Arrowhead Drive and Hinsdale Road** – to place properties located at 13 and 19 Arrowhead Drive; unaddressed parcel on Arrowhead Drive (shown as map 69, parcel 10.4); and 109, 110, 112, and 114 Hinsdale Road currently located in the Residential Commercial-2 (RC-2) district into the Commercial Mid Island (CMI) district.
- **Zoning Map Amendment: RC-2 to CN – 5 Bartlett Farm Road and LUG-2 to CN – 162 Hummock Pond Road** – to place property located at 5 Bartlett Farm Road currently in the Residential Commercial -2 (RC-2) district and property located at 162 Hummock Pond Road currently in the Limited Use General-2 (LUG-2) district into the Commercial Neighborhood (CN) district.
- **Zoning Map Amendment: Town and Country Overlay District Change: Bartlett Farm Road and Hummock Pond Road** – to place properties located at 5, (portion of) 19, 23, 33, 39 Bartlett Farm Road and 162 Hummock Pond Road currently located in the Country Overlay District (COD) in the Town Overlay District (TOD).

- **Zoning Bylaw Amendment: Use Chart – Restaurants, Large** – to amend Section 139-7A “Use Chart – Restaurants, Large” by changing a “N” to a “SP” in the Commercial Neighborhood “CN” district.
- **Zoning Bylaw Amendment: Definitions – Apartment Building** – to amend Section 139-2 “Definitions and Word Usage- Apartment building” to add new language that will allow, through special permit, additional bedrooms, provided the entire building is eligible to be placed on the Subsidized Housing Inventory (SHI) List.
- **Zoning Bylaw Amendment: Definitions – Community Land Trust** – to amend Section 139-2 “Definitions and Word Usage” by inserting and defining a new term “Community Land Trust”.

VI. Other Business:

- **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**

VII. Adjournment: