

UPDATE MEETING POSTING #1:**Date: January 8, 2026****Time: 10:12AM****Posting Number: T019****RECEIVED**2026 JAN 08 PM 01:54
NANTUCKET TOWN CLERK
Posting Number: T 021**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, January 12, 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_rtLjq4LbTriej7mL1PU5Jw#/registration

Meeting Packet Link

<https://portal.laserfiche.com/Portal/Browse.aspx?id=346177&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 01-12-2026

(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_rtLjq4LbTriej7mL1PU5Jw#/registration

To view the meeting only, see link below:

<https://www.youtube.com/watch?v=iEgYjomyih4>

- I. Call to order:
- II. Approval of the agenda:
- III. Public Comment: *for items not listed on the agenda*
- IV. Minutes:
 - December 8, 2025
- V. Ticcoma Green Workforce Rental Community: *clarification of Condition A6 (pg 14) of Special Permit #67-17, EOHLC lottery application to market rate units. **Re-affirm vote from 12-08-2025***
- VI. Planning Board Discussion to send a letter to the Board of Health re: Proposed Septic Regulations:
- VII. Second Dwellings:
 - 32 Woodbine LLC – 32 Woodbine Street
- VIII. Tertiary Dwellings:
 - Christine Petrella – 16 Pequot Street
- IX. Plans - Approval Not Required (ANRs):
 - Sciasonset LLC, 17 New Street (Sconset) *action deadline 01-18-2026,*
 - Christopher P. Fraker & Deborah P. Fraker – 44 Prospect Street, *action deadline 01-18-2026*
- X. Previous Plans:
 - Fog Nominee Trust, Mark Dawson, Trustee - 17 Milestone Crossing – *request for discussion: Waiver of Enforcement of restriction –home occupancy commercial kitchen*
 - DXD SS Fund II Nantucket Propco LLC - 10 & 12 Davkim Lane, *Performance surety deposit acceptance*
 - Mid Island Service – 41 & 43 Sparks Avenue, *minor modification*
 - Island Gas – 11 Industry Road, *minor modification*
- XI. 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. ***CONTINUE TO JANUARY 15, 2026***
 - **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. ***CONTINUE TO JANUARY 15, 2026***
- XII. Public Hearings- Zoning Articles Proposed by the Planning Board:
 - **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). ***CONTINUE TO JANUARY 29, 2026***
 - **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. ***CONTINUE TO JANUARY 15, 2026***

- **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.
CONTINUE TO JANUARY 15, 2026
- **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. ***CONTINUE TO JANUARY 15, 2026***
- **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.
CONTINUE TO JANUARY 15, 2026
- **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. ***CONTINUE TO JANUARY 15, 2026***
- **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”.
CONTINUE TO JANUARY 15, 2026

XIII. Public Hearings:

- **Marylin Lane Homeowners Association Trust – 9 Correia Lane**, *action deadline 03-31-2026*, ***Continued to February 9, 2026***
- **Cliffside Beach, Inc. – 46 Jefferson Avenue**, *action deadline 03-31-2026*, ***Continued to February 9, 2026***
- **Longfin, LLC – 1 Barnard Valley Road**, *action deadline 03-31-2026*
- **William Lothian, Trustee, Eighth Ave South Nominee Trust – 22 Trotters Lane**, *action deadline 04-12-2026*
- **Dean Lampe – 3 Manatook Way**, *action deadline 04-12-2026*
- **Louie Dog LLC – 10A Greglen Avenue**, *action deadline 04-12-2026*
- **ACKREIT865 LLC – 9 Hinsdale Road**, *action deadline 04-12-2026*
- **James Vaughn – 18 & 20 Somerset Lane**, *action deadline 04-12-2026*
- **Island Lumber Holding Corp – 1 Polpis Road**, *action deadline 04-12-2026*
- **Keep on Trucking, LLC – 57 Surfside Road & 4 Windy Way**, *action deadline 04-12-2026*
- **The Donna Elle 2012 Revocable Trust – 9 Nobska Way**, *action deadline 04-12-2026*

XIV. Other Business:

- **Planning Board Special Meeting – Thursday, January 15, 2026, at 4:30PM 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**

XV. Adjournment: