

UPDATED MEETING POSTING**Original Posting: T024****Posted: 1/9/26 at 10:06am****RECEIVED**2026 JAN 13 AM 10:38
NANTUCKET TOWN CLERK
Posting Number:T 040**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, January 15, 2026, at 4:30PM

Location / Address

HYBRID – 131 PLEASANT STREET, MEETING TRAILER, ROOM A AND REMOTE PARTICIPATION VIA ZOOM WEBINAR
https://us06web.zoom.us/webinar/register/WN_A2LEzxfaR7e9g1y9Kp2VFA#/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 01-15-2026

(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_A2LEzxfaR7e9g1y9Kp2VFA#/registration

To view the meeting only, see link below:

<https://www.youtube.com/watch?v=yiSbSQRKpS8>

I. Call to order:

II. Approval of the agenda:

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

IV. Previous Plans:

- Mid Island Service – 41 & 43 Sparks Avenue, *minor modification*
- Island Gas – 11 Industry Road, *minor modification*

V. 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.

VI. 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 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 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”.

VII. Other Business:

- Planning Board Special Meeting – Thursday, January 29, 2026, at 4:00PM Hybrid, 4FG
- Planning Board Special Meeting – Monday, February 2, 2026, at 4:00PM Hybrid, 4FG
- Planning Board Regular Meeting – Monday, February 9, 2026, at 4:00PM Hybrid, 4FG

VIII. Adjournment: