



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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Committee/Board/s

PLANNING BOARD

Day, Date, and Time

Thursday, January 29, 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_Y56wI39bTj6cojRF8nd-GQ#/registration

Meeting Packet Link

<https://portal.laserfiche.com/Portal/Browse.aspx?id=346177&repo=r-ec7bdbfc>

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 01-29-2026

(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_Y56wI39bTj6cojRF8nd-GQ#/registration

To view the meeting only, see link below:

<https://www.youtube.com/watch?v=7D5yeN2o--Y>

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 the Planning Board

- **Article 47 - Zoning Bylaw Amendment: Definitions and Use Chart – Accessory Dwelling Unit** – to amend Section 139-2 “Definitions and Word Usage” by striking the existing definition of “Accessory Dwelling Unit” in its entirety and to amend Section 139-7A “Use-Chart” by removing “Accessory Dwelling Unit” in its entirety.
- **Article 48 - Zoning Bylaw Amendment: Use Chart and Definitions – Protected Use Accessory Dwelling Unit (ADU)** – to amend Section 139-2 “Definitions and Word Usage” by defining a new term “Protected Use Accessory Dwelling Unit (ADU)” and to amend Section 139-7A “Use Chart” by inserting a new term “Protected Use ADU” with a “Y” in the R-1/SR-1, ROH/SOH, R-5/R-5L, R-10/R-10L/SR-10, R-20, R-40, V-R, LUG-1, LUG-2, LUG-3, and MMD districts and a “N” in the CDT, CMI, CN, CTEC, CI, RC, RC-2, VN, and VTEC districts.
- **Article 49 - Zoning Bylaw Amendment: Definitions – Gross Floor Area** – to amend Section 139-2 “Definitions and Word Usage” by making language updates to comply with 760 CMR 71.00.
- **Article 50 - Zoning Bylaw Amendment: Use Chart – Primary Dwelling** – to amend Section 139-7A “Use Chart” by changing Primary dwelling from “A” to “N” in the CDT, CMI, CN, VN, and VTEC districts and by changing “Y” to “N” in the CTEC, RC, and RC-2 districts.
- **Article 51 - Zoning Bylaw Amendment: Use Chart and Definitions – Secondary Dwelling** – to amend Section 139-2 “Definitions and Word Usage” by updating the existing definition of “Secondary Dwelling” to insert new language related to ownership and/or occupancy requirements, insert new language to clarify enforcement authority, and add bedroom density requirements and amend Section 139-7A “Use-Chart” by changing from a “Y” to a “SP” in the R-1, SR-1, ROH, SOH, CDT, RC, RC-2. And VR districts and by changing from a “SP” to a “N” in the R-5L and R-10L districts, *will also be readvertised with updates to the use chart for 2/9/26*
- **Article 52 - Zoning Bylaw Amendment: Use Chart and Definitions – Tertiary Dwelling** – to amend Section 139-2 “Definitions and Word Usage” by striking the existing definition of “Tertiary Dwelling” in its entirety and to amend Section 139-7A “Use-Chart” by removing “Tertiary Dwelling” in its entirety.
- **Article 53 - Zoning Bylaw Amendment: Use Chart and Definitions - Garage Apartment** – to amend Section 139-2 “Definitions and Word Usage” by striking the existing definition of “Garage Apartment” in its entirety and to amend Section 139-7A “Use-Chart” by removing “Garage Apartment” in its entirety.
- **Article 54- Zoning Bylaw Amendment: Use Chart and Definitions - Apartment** – to amend Section 139-2 “Definitions and Word Usage” to insert the Village Neighborhood (VN) district and the Village Trade, Entrepreneurship and Craft (VTEC) district into the density schedule and amend Section 139-7A “Use-Chart” by changing Apartment from “N” to “Y” in the VN and VTEC districts.
- **Article 38 - Zoning Bylaw Amendment: Prohibited Uses** – to amend Section 139-7B(3) “prohibited uses” to add new language that clarify that the prohibition of storage containers “shall not apply to the use of storage container or trailers authorized by Special Permit”.
- **Article 39 - Zoning Bylaw Amendment: Demolition Delay** – to amend Section 139-26A(1)(f)[5] “Demolition Delay” by updating the notice requirement to allow in any “print newspaper or electronic media, having general circulation within the Town of Nantucket”.

- **Article 41 - Zoning Bylaw Amendment: Rear Lot Subdivision** – to amend Section 8F “Special permit to create rear lot subdivisions” by adding language that states, “the Planning Board may require a year round housing and/or attainable housing restriction on any of the newly created lot(s)”.
- **Article 44 - Zoning Bylaw Amendment: Definitions- Attainable Housing** – to amend Section 139-2 “Definitions and Word Usage” by updating the area median income (AMI) requirements from 240% AMI to 250% AMI.
- **Article 46 - Zoning Bylaw Amendment: Definitions – Fractional Ownership, Interval, or Time Share Unit** – to amend Section 139-2 “Definitions and Word Usage” by striking the existing definition of “Time Sharing or Time Interval Ownership Dwelling Unit or Dwelling”; changing the name to “Fractional Ownership, Interval, or Time Share Unit”; and inserting a new definition for “Fractional Ownership, Interval, or Time Share Unit”. Also to amend Section 139-7A “Use-Chart” by changing the name to “Fractional Ownership, Interval, or Time Share Unit”; changing from “Y” to “N” in the Residential Commercial (RC) district; and changing from “Y” to “SP” in the Commercial Downtown (CDT), Commercial Mid-Island (CMI), Commercial Neighborhood (CN), and Village Neighborhood (VN) districts.
- **Article 55 - Zoning Map Amendment: RC and R-1 to CN – Jefferson Avenue**– to place a portion of property located at 46 Jefferson Avenue and property located at 54 Jefferson Avenue currently in the Residential Commercial (RC) district into the Commercial Neighborhood (CN) district and to place a portion of property located at 46 Jefferson Avenue currently in the Residential-1 (R-1) district into the Commercial Neighborhood (CN) district.
- **Article 58 - 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 Forrest Avenue; 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.
- **Article 60 - Zoning Map Amendment: RC-2 to CN – 5 Bartlett Farm Road and LUG-2 & LUG-3 to CN – 162 Hummock Pond Road** – to place property located at 5 Bartlett Farm Road currently in the Residential Commercial -2 (RC-2) district into the Commercial Neighborhood (CN) district; a portion of property located at 162 Hummock Pond Road currently in the Limited Use General-2 (LUG-2) district into the Commercial Neighborhood (CN) district; and a portion of property located at 162 Hummock Pond Road currently in the Limited Use General-3 (LUG-3) district into the Commercial Neighborhood (CN) district .
- **Article 61 - 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).

V. Other Business:

- **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**

VI. Adjournment: