

UPDATE MEETING POSTING #1:

Date: January 29, 2026

Time: 10:45AM

Posting Number: T082

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)



RECEIVED

2026 JAN 30 AM 10:24
NANTUCKET TOWN CLERK
Posting Number: T 086

Committee/Board/s	PLANNING BOARD
Day, Date, and Time	Monday, February 2, 2026, at 4:00PM
Location / Address	REMOTE ONLY VIA ZOOM https://us06web.zoom.us/j/82123190719?pwd=YuNbrdYzFzt57apVmCeA2n7E5sl8Tj.1
Meeting Packet Link	https://portal.laserfiche.com/Portal/Browse.aspx?id=352428&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 02-02-2026

(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.

This meeting is being audio and video recorded and will be posted to the Town of Nantucket's YouTube page at a later date.

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

I. Call to order:

II. Approval of the agenda:

III. Public Hearings- Zoning Articles Proposed by Citizen Submission

- **Article 62 - 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.
- **Article 63 - 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.

IV. Other Business:

- **Planning Board Regular Meeting – Monday, February 9, 2026, at 4:00PM Hybrid, 4FG**

V. Adjournment: