

UPDATE MEETING POSTING:

Original Posting: 02-04-2026

Original Time: 10:01 AM

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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, February 9, 2026, at 4:00PM
Location / Address	HYBRID – PUBLIC SAFETY FACILITY - COMMUNITY ROOM, 4 FAIRGROUNDS ROAD AND REMOTE PARTICIPATION VIA ZOOM WEBINAR Zoom registration link - February 9, 2026
Meeting Packet Link	2026 Meeting Packet Link
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 (Land Use Specialist), and Catherine Ancero (Administrative Specialist)

PLANNING BOARD AGENDA 02-09-2026

(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:

[Zoom registration link - February 9, 2026](#)

To view the meeting only, see link below:
[YouTube Livestream - February 9, 2026](#)

I. Call to order:

II. Approval of the agenda:

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

IV. Minutes:

- December 8, 2025
- January 12, 2026
- January 15, 2026
- January 29, 2026
- February 2, 2026

V. Second Dwellings:

- 88 Pocomo Trust, Steven L. Cohen, Trustee – 86 & 88 Pocomo Road
CONTINUED TO MARCH 9, 2026
- 35 MDV LLC – 35 Meadow View Drive
- 3 Thurstons Way Realty Trust – 3 Thurstons Way
- 19 Sherburne Turnpike Nominee Trust – 19 Sherburne Turnpike

VI. Approval Not Required (ANRs) - Plans:

- Christopher G. Raith – 7 Milestone Crossing, *SEE PUBLIC HEARING*
- John Webber – 12 Marble Way
- 17 HFR ACK LLC – 17 Hooper Farm Road
- 19 HFR ACK LLC – 19 Hooper Farm Road
- 19R HFR ACK LLC – 19R Hooper Farm Road
- 9 Monomoy Road, LLC – 9 Monomoy Road

VII. Previous Plans:

- Costas Avalon, LLC – 50 Burnell Street, *Release of escrow*
- Donna Lane Subdivision – 9 Nobska Way, *Endorse plans*

VIII. Public Hearing – Zoning Articles Proposed by the Planning Board:

- **Article 42 (Re-Advertisement) Zoning Bylaw Amendment: Flood Hazard Overlay District** – to amend Section 2 “Definitions and Word Usage”; Section 4B “Location of districts; zoning district maps- The Flood Hazard Overlay District”, and 12H “Flood Hazard Overlay District” to comply with the National Flood Insurance Program (NFIP), which is administered by FEMA.
- **Article 51 (Re-Advertisement) 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 “N” 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.

- **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).

IX. Public Hearings:

- **Longfin, LLC – 1 Barnard Valley Road**, *action deadline 03-31-2026*
REQUEST FOR WITHDRAWAL
- **Marylin Lane Homeowners Association Trust – 9 Correia Lane**, *action deadline 03-31-2026* ***CONTINUED TO MARCH 9, 2026***
- **159 Orange Street Limited Partnership – 1 West Creek Road & 159 Orange Street**, *action deadline 05-10-2026*
CONTINUED TO MARCH 9, 2026
- **Christopher G. Raith – 7 Milestone Crossing**, *action deadline 05-10-2026*
➤ **ANR: Christopher G. Raith -7 Milestone Crossing**
- **Cliffside Beach, Inc. – 46 Jefferson Avenue**, *action deadline 03-31-2026*
- **James Vaughn – 18 & 20 Somerset Lane**, *action deadline 04-12-2026*
- **The Donna Elle 2012 Revocable Trust – 9 Nobska Way**, *action deadline 04-12-2026*
- **Peter D. Kyburg – 37 Somerset Lane**, *action deadline 05-10-2026*
- **Nantucket Woodland Limited Partnership – 13 & 13A Woodland Drive**, *action deadline 05-10-2026*

X. Other Business:

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

XI. Adjournment: