

MEETING POSTING

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25
All meeting **notices and agenda** must be filed and time stamped with
Town Clerk's Office and posted at least 48 hours prior to the meeting
(excluding Saturdays, Sundays and Holidays)

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2026 FEB 09 PM 02:03
NANTUCKET TOWN CLERK
Posting Number: T 117

Committee/Board/s | FINANCE COMMITTEE

Day, Date, and Time | THURSDAY, FEBRUARY 12, 2026 @ 4:00 PM

Location / Address | 131 PLEASANT STREET, TRAILER **ROOM A** AND REMOTE
PARTICIPATION VIA ZOOM
**The meeting will be aired at a later time on the Town's Government TV
YouTube Channel**
<https://www.youtube.com/channel/UC-sgxAlfdoxteLNzRAUHIxA>

**Signature of Chair or
Authorized Person** | STEVEN HUNTER

WARNING: **IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF
MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML
STATUTE, NO MEETING MAY BE HELD!**

AGENDA

Please list below the topics the chair reasonably anticipates will be discussed at the meeting
Join Zoom Meeting

<https://us06web.zoom.us/j/82478771515?pwd=CcttgJTij6rkD4QApsCADl7XW45BR6.1>

Meeting ID: 824 7877 1515

Passcode: 083685

1. Call to Order
2. Audio/Video Announcement
3. Approval of Agenda
4. Public Comment
5. Discussion, deliberation and potential motions for Warrant Articles for Annual Town Meeting 2026:

Article	Primary Sponsor	Description
38	Select Board for Planning Board	Zoning Bylaw Amendment: Prohibited Uses
39	Select Board for Planning Board	Zoning Bylaw Amendment: Demolition Delay
40	Select Board for Planning Board	Zoning Bylaw Amendment: Use Chart – Restaurants, Large
41	Select Board for Planning Board	Zoning Bylaw Amendment: Rear Lot Subdivision

42	Select Board for Planning Board	Zoning Bylaw Amendment: Flood Hazard Overlay District
43	Select Board for Planning Board	Zoning Bylaw Amendment: Definitions - Apartment Building
44	Select Board for Planning Board	Zoning Bylaw Amendment: Attainable Housing
45	Select Board for Planning Board	Zoning Bylaw Amendment: Community Land Trust
46	Select Board for Planning Board	Zoning Bylaw Amendment: Fractional Ownership, Interval, or Time Share Unit
47	Select Board for Planning Board	Zoning Bylaw Amendment: Accessory Dwelling Unit
48	Select Board for Planning Board	Zoning Bylaw Amendment: Protected Use Accessory Dwelling Unit (ADU)
49	Select Board for Planning Board	Zoning Bylaw Amendment: Gross Floor Area
50	Select Board for Planning Board	Zoning Bylaw Amendment: Primary Dwelling
51	Select Board for Planning Board	Zoning Bylaw Amendment: Secondary Dwelling
52	Select Board for Planning Board	Zoning Bylaw Amendment: Tertiary Dwelling
53	Select Board for Planning Board	Zoning Bylaw Amendment: Garage Apartment
54	Select Board for Planning Board	Zoning Bylaw Amendment: Apartment
55	Select Board for Planning Board	Zoning Map Change: RC and R-1 to CN – Jefferson Avenue
56	Select Board for Planning Board	Zoning Map Change: RC-2 to CMI – Arrowhead Drive and Hinsdale Road
57	Select Board for Planning Board	Zoning Map Change: RC-2 to CN – Miacomet Avenue and Surfside Road
58	Select Board for Planning Board	Zoning Map Change: RC-2 to R-5, CN, or CMI – Old South Road, Forrest Avenue, Rose Bud Lane, Hinsdale Road
59	Select Board for Planning Board	Zoning Map Change: RC-2 to CI, CMI, or CN – Sun Island Road
60	Select Board for Planning Board	Zoning Map Change: RC-2 to CN – 5 Bartlett Farm Road, LUG-3 to CN – portion of 162 Hummock Pond Road, and LUG-2 to CN – portion of 162 Hummock Pond Road
61	Select Board for Planning Board	Town and Country Overlay District Change: Bartlett Farm Road and Hummock Pond Road
62	Timothy F. McClure, et al	Zoning Map Change: R-20 to CN – 3 Toombs Court (portion of)
63	Emily Molden, et al	Zoning Bylaw Amendment: Preexisting Nonconforming Uses, Structures and Lots) For the protection of neighborhoods and the physical environment against detrimental expansion and alteration of buildings on preexisting nonconforming lots

6. Committee Reports

7. Other Business

8. Date of Next Meeting – Tuesday, February 17, 2026 @ 4:00 PM (remote)

9. Adjournment