



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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2026 APR 08 PM 02:10
NANTUCKET TOWN CLERK
Posting Number: T 263

Committee/Board/s	PLANNING BOARD
Day, Date, and Time	Monday, April 13, 2026, at 4:00PM
Location / Address	HYBRID – PUBLIC SAFETY FACILITY - COMMUNITY ROOM, 4 FAIRGROUNDS ROAD AND REMOTE PARTICIPATION VIA ZOOM WEBINAR Zoom Registration Link - April 13, 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 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 04-13-2026

(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 - April 13, 2026](#)

To view the meeting only, see link below:

[YouTube Live Meeting Link](#)

I. Call to order:

II. Approval of the agenda:

III. Response to Public Comment:

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

V. Minutes:

- January 12, 2026
- January 15, 2026
- January 29, 2026
- February 2, 2026
- February 9, 2026
- March 6, 2026
- March 9, 2026
- March 12, 2026
- March 16, 2026

VI. Second Dwellings:

- William Nogueira – 31 Daffodil Lane

VII. Approval Not Required (ANRs) - Plans:

- Ironie Nominee Trust: Jonathan D. Featherstone-Witty, Trustee – 69 Fairgrounds Road,
SEE PUBLIC HEARING
- Town of Nantucket & Joann Bennett – Orleans Road (portion of) & 27 Monomoy Road
- Hakuna Matata Realty Trust – 6 Emily Street
- 11 Alexandria LLC – 11 Alexandria Drive
- Karlton A. Phillips Revocable Trust – 19 Folger Avenue
- 6 Rugged Road Realty Trust Matthew & Ruby Fee – 6 & 2 Rugged Road and 58 Fairgrounds Road

VIII. Public Hearings:

- Richard Beaudette, Trustee of 10 Marble Way NT – 48 Nobadeer Farm Road, *action deadline 07-12-2026*
REQUEST TO WITHDRAW WITHOUT PREJUDICE
- Anthony Joseph Milliano, Sr. & Lucy Jo Milliano – 8 Finback Lane, *action deadline 07-12-2026* *REQUEST TO WITHDRAW WITHOUT PREJUDICE*
- Nantucket Woodland Limited Partnership – 13 & 13A Woodland Drive, *action deadline 06-30-2026,*
CONTINUED TO MAY 11, 2026
- White Elephant Hotel Residences LLC – 19 North Water Street, *action deadline 07-12-2026,*
CONTINUED TO MAY 11, 2026
- Nantucket Island Resorts LLC – 3 White Elephant Way, *action deadline 07-29-2026,*
CONTINUED TO MAY 11, 2026
- 6 Rugged Road Realty Trust Matthew Fee, Trustee – 58 Fairgrounds Road, *action date 07-12-2026*
CONTINUED TO MAY 11, 2026
- Ironie Nominee Trust: Jonathan D. Featherstone-Witty, Trustee – 69 Fairgrounds Road, *action deadline 07-12-2026*
- Roxanne Pearl, Patricia & Frederick Patterson – 3 First Way, *action deadline 07-12-2026*
- Nantucket 16 Atlantic Avenue LLC – 16 Atlantic Avenue, *action deadline 06-07-2026*
- Commerce Road Terminals, LLC - 14 & 16 Davkim Lane, *action deadline 06-07-2026*
- 16-5 Waydale LLC - 16A Waydale Road aka 16.5 Waydale Road, *action deadline 06-07-2026*
- Cliffside Beach, Inc. – 46 Jefferson Avenue, *action deadline 05-30-2026*
- Scott Carson (Island Variety) – 59 Old South Road, *action deadline 07-12-2026*

- Jibo & Co Holdings LLC, Irakli Jibladze (Manager) – 4 Lovers Lane, *action deadline 07-12-2026*
- Darlene T. Hull – 41 Miacomet Avenue, *action deadline 07-30-2026*
- Taylor Hughes – 13 Nancy Ann Lane, *action deadline 07-12-2026*

IX. Other Business:

- Planning Board Special Joint Meeting – Wednesday, April 15, 2026 (Master Plan Update)
- 2026 Annual Town Meeting – Monday, May 4, 2026
- 2026 Annual Town Meeting (if needed) – Tuesday, May 5, 2026
- 2026 Annual Town Meeting (if needed) – Wednesday, May 6, 2026
- Planning Board Regular Meeting – Monday, May 11, 2026, at 4:00PM Hybrid

X. Adjournment: