



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 MAY 06 PM 01:58
NANTUCKET TOWN CLERK
Posting Number:T 333

Committee/Board/s	PLANNING BOARD
Day, Date, and Time	Monday, May 11, 2026, at 4:00PM
Location / Address	HYBRID – PUBLIC SAFETY FACILITY - COMMUNITY ROOM, 4 FAIRGROUNDS ROAD AND REMOTE PARTICIPATION VIA ZOOM WEBINAR Zoom Registration - May 11, 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 - May 11, 2026](#)

To view the meeting only, see link below:

[YouTube Live Meeting Link - May 11, 2026](#)

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:

- March 9, 2026
- March 12, 2026

VI. Second Dwellings:

- 88 Pocomo Trust, Steven L. Cohen, Trustee - 86 & 88 Pocomo Road

VII. Approval Not Required (ANRs) - Plans:

- Town of Nantucket – 14 Somerset Road
- Scott Marks – 8 Cobble Court
- Kenneth Sharkey, trustee of the Kenneth Sharkey QPRIT & Kathleen Sharkey, trustee of the Kathleen Sharkey QPRIT – 13 West Sankaty Road
- 11 Jonathan Way, LLC & Barry Ang David Setterberg – 11 & 12 Jonathan Way
- Nantucket Woodland Limited Partnership – 13 & 13A Woodland Drive
- Seventy Eight Cliff Road, LLC – 78 Cliff Road aka 42 Derrymore Road
- Surfside 13 ACK LLC – 13 Surfside Drive
- HF@ ACK & HF ACK, LLC – 68-68R Hooper Farm Road
- Gray Miacomet, LLC – 5 Miacomet Ave
- Sarah H. Ranke & Mary Ranke Tamplin – 7 Miacomet Ave
- Surfside 6 ACK, LLC – 6 Surfside Drive
- Charles J. Anderson Winstead Gardner – 21 Fairgrounds Road
- 23 Fairgrounds Road LLC – 23 Fairgrounds Road
- 27 Fairgrounds Road LLC – 27 Fairgrounds Road
- Marco Medic & Viktoriya Angelova – 103A Old South Road
- ACK APP LLC – 30 Appleton Road
- Brian Sullivan – 54-56 Hummock Pond Road
- Surf ACK, LLC – 1, 2 & 4 Hatikva Way
- 5 Cel ACK LLC – 5 Celtic Drive
- Stephen D. & Julia K. Maury – 28 Rugged Road
- Essex ACK LLC – 28 Essex Road
- Brinda ACK, LLC – 3 Brinda Lane
- WYL ACK, LLC – 22 West York Lane
- Kian W. Ross – 16 Trotters Lane
- 2 SP, LLC c/o Melanie & Michael Hajjar – 2 South Pasture Lane
- 17 FGR ACK LLC – 17 Fairgrounds Road
- 19 FGR ACK LLC – 19 Fairgrounds Road
- NOB ACK LLC – 2 Nobadeer Way
- HF51 ACK LLC – 51 Hooper Farm Road
- William & Charlene Nogueira – 31 Daffodil Lane
- 7 Airport Road LLC – 7 Airport Road
- 1 Airport Road LLC – 1 Airport Road

VIII. Preliminary Plans:

- CBE Skyline Nominee Trust & 46 Lovers Lane Trust – 46 Lovers Lane, 8 & 8R Skyline Drive
- Paul & Susan Belanger – 11 Williams Lane

IX. Previous Plans:

- 12 Hanabea Lane – *Minor Modification to an existing “MCD” Special Permit*
- Reel Keeper, LLC – 10 Surfside Drive – *Re-endorse plan*

X. Public Hearings:

- Nantucket Woodland Limited Partnership – 13 & 13A Woodland Drive, *action deadline 06-30-2026*,
CONTINUED TO JUNE 8, 2026
- White Elephant Hotel Residences LLC – 19 North Water Street, *action deadline 07-12-2026*,
CONTINUED TO JUNE 8, 2026
- Nantucket Island Resorts LLC – 3 White Elephant Way, *action deadline 07-29-2026*,
CONTINUED TO JUNE 8, 2026
- 6 Rugged Road Realty Trust Matthew Fee, Trustee – 58 Fairgrounds Road, *action date 07-12-2026*
CONTINUED TO JUNE 8, 2026
- Scott Carson (Island Variety) – 59 Old South Road, *action deadline 07-12-2026*
CONTINUED TO JUNE 8, 2026
- Five Day Beans LLC – 48 Nobadeer Farm Road, *action deadline 08-09-2026*
CONTINUED TO JUNE 8, 2026
- Jibo & Co. Holdings LLC, Irakli Jibladze (Manager) – 4 Lovers Lane, *action deadline 08-09-2026*
- Tonka Truck, LLC - 15 Nancy Ann Lane, *action deadline 08-09-2026*
- Nantucket Habitat for Humanity – 20 Nancy Ann Lane, *action deadline 08-09-2026*
- Rock Island Realty Trust – 123 Orange Street, *action deadline 08-09-2026*
- NHA Properties, Inc. (D/B/A Housing Nantucket) – 73 & 75B Old South Road, *action deadline 08-09-2026*

XI. Other Business:

- Planning Board Regular Meeting – Monday, June 8, 2026, at 4:00PM Hybrid

XII. Adjournment: