

UPDATE MEETING POSTING:

Original Posting: 06-03-2026

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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, June 8, 2026, at 4:00PM
Location / Address	HYBRID – PUBLIC SAFETY FACILITY - COMMUNITY ROOM, 4 FAIRGROUNDS ROAD AND REMOTE PARTICIPATION VIA ZOOM WEBINAR Zoom Registration – June 8, 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,
Liza Hatton and Brian Borgeson

Alternates: 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 06-08-2026

(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 – June 8, 2026](#)

To view the meeting only, see link below:

I. Call to order:

II. Approval of the agenda:

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

IV. Committee Appointment:

- Coastal Resiliency Advisory Committee

V. Minutes:

- May 4, 2026
- May 11, 2026
- May 20, 2026

VI. Second Dwellings:

- Slosek Gardner Realty Trust – 2 Gardner Road
- The 2 Fintry Lane Nominee Trust c/o Donald G Bramley, TTE – 2 Fintry Lane

VII. Approval Not Required (ANRs) - Plans:

- James Vaughn – 18 & 20 Somerset Lane, **SEE PUBLIC HEARING**
- The Donna Elle 2012 Revocable Trust, Donna Elle, Trustee – 9 Nobska Way
- Jason A. Martucci – 74 Hooper Farm Road
- William Graham – 2 Wamasquid Place

VIII. Previous Plans:

- Wiggles Way Subdivision, 31 Fairgrounds Road - *Release of performance surety*
- Sandpiper I & II (8024 & 8025) – Richmond Great Point Properties – *Release of escrow*
- Bittersweet Lane Subdivision – *Release of Lot 9 & Endorse Form G*
- Peter D. Kyburg, 37 Somerset Lane – *Endorse Plans*
- James Vaughn, 18 & 20 Somerset Lane – *Endorse Plans*
- Commerce Road Terminals, LLC, 14 & 16 Davkim Lane – *Minor Modification to an existing “MCD” Special Permit*

IX. Public Hearings:

- 30 North Beach Street, LLC – “The Beachside” – 30 North Beach Street, *action deadline 09-06-2026, **TO BE RE-ADVERTISED FOR AUGUST 10, 2026***
- Nantucket Woodland Limited Partnership – 13 & 13A Woodland Drive, *action deadline 08-31-2026, **CONTINUED TO 07-13-2026***
- 6 Rugged Road Realty Trust Matthew Fee, Trustee – 58 Fairgrounds Road, *action date 08-31-2026, **CONTINUED TO 07-13-2026***
- Scott Carson (Island Variety) – 59 Old South Road, *action deadline 07-31-2026, **CONTINUED TO 07-13-2026***
- White Elephant Hotel Residences LLC – 19 North Water Street, *action deadline 08-31-2026, **CONTINUED TO 07-13-2026***
- Nantucket Island Resorts LLC – 3 White Elephant Way, *action deadline 08-31-2026, **CONTINUED TO 07-13-2026***
- Nantucket Cottage Hospital (“NCH”) as the Owner – 16 & 18 Vesper Lane, *action deadline 09-06-2026, **CONTINUED TO 07-13-2026***
- Easy Street Restaurant – 31 Easy Street, *action deadline 09-06-2026*
- Five Day Beans LLC – 48 Nobadeer Farm Road, *action deadline 08-09-2026*
- Marylin Lane Homeowners Association Trust – 3 Marylin Lane, *action deadline 09-23-2026*

- **Welch Wood Realty Trust – 132 Old South Road**, *action deadline 09-06-2026*

- **Rafael E. & Gail E. Osona – 44 Nobadeer Farm Road**, *action deadline 09-06-2026*
- **7 Dooley LLC (Secondary Lot) – 7 Dooley Court**, *action deadline 09-06-2026*
- **7 Dooley LLC (Tertiary Lot) – 7 Dooley Court**, *action deadline 09-06-2026*
- **James Vaughn – 18 & 20 Somerset Lane**, *action deadline 09-06-2026*
ANR: James Vaughn – 18 & 20 Somerset Lane, ***SEE PUBLIC HEARING***

X. Other Business:

- **Planning Board Regular Meeting – Monday, July 13, 2026, at 4:00PM Hybrid**

XI. Adjournment: