Nantucket Planning Board

PLANNING BOARD APPROVED MINUTES OF 05-11-2026

**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, Howard Matz, and Abby De Molina (*Absent*),

Staff: Leslie Snell (Director of Planning) (*remote participation)*, Meg Trudel (Deputy Director of Planning), William Saad (Zoning Administrator/Land Use Specialist) and Catherine Ancero (PLUS Administrative Specialist)

I. Call to order:

Chair Iverson called the meeting to order at 4:00 PM.

Attendance taken by roll call:

Board Members:

Hillary Hedges Rayport, *Aye*
Vice-Chair Lowell, *Aye*
Joseph Topham, *Aye*
Chair Dave Iverson, *Aye*

Alternates:

Stephen Welch, *Aye*
Howard Matz, *Aye*

Staff:

Leslie Snell, *Aye*
Megan Trudel, *Aye*
Catherine Ancero, *Aye*
William Saad, *Aye*

II. Approval of the agenda:

MOTION/VOTE: Ms. Rayport made a motion to approve the agenda, and the motion was duly seconded by Vice-Chair Lowell, and the motion was carried out unanimously.

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

There were no public comments and no concerns.

IV. Minutes:

- **March 9, 2026**
- **March 12, 2026**

DOCUMENTATION: File with associated plans, photos and required documentation
DISCUSSION: Board reviewed the March 9th and the 12th meeting minutes. Confirmation that the Aril 13th date listed in the staff report was a typo and that the Board only considered the March 9th and 12th minutes.

MOTION/VOTE: Vice-Chair Lowell made a motion to approve the March 9th and March 12th meeting minutes. The motion was duly seconded by Mr. Topham, and the motion was carried out unanimously.

V. Second Dwellings:

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

DOCUMENTATION: File with associated plans, photos and required documentation
DISCUSSION: None

MOTION/VOTE: Mr. Topham made a motion to approve the March 9th and March 12th meeting minutes. The motion was duly seconded by Vice-Chair Lowell, and the motion was carried out unanimously.

VI. 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 Katheen 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**

DOCUMENTATION: File with associated plans, photos and required documentation
DISCUSSION: Staff explained that most of the Approval Not Required plans on the agenda were perimeter plans filed prior to Annual Town Meeting to preserve certain zoning rights for up to three years under the Subdivision Control Law. Staff stated that these filings are commonly submitted before zoning amendments take effect and may protect uses that existed prior to the recent zoning changes, including amendments related to tertiary and secondary dwellings. The Board discussed the purpose of the perimeter plans and acknowledged that the filings are a matter of right under State Law.

MOTION/VOTE: Mr. Topham made a motion to approve all the ANR plans except for 21 Fairgrounds Road. The motion was duly seconded by Ms. Rayport, and the motion was carried out unanimously (4-0).

ANR: **Charles J. Anderson Winstead Gardner – 21 Fairgrounds Road**
DOCUMENTATION: File with associated plans, photos and required documentation
RECUSED: Joseph Topham recused from application 21 Fairgrounds Road
DISCUSSION: None

MOTION/VOTE: Vice-Chair Lowell made a motion to approve 21 Fairgrounds Road. The motion was duly seconded by Ms. Rayport, and the motion was carried out unanimously (3-0). (Topham recused)

VII. <u>Preliminary Plans:</u>

- **CBE Skyline Nominee Trust & 46 Lovers Lane Trust – 46 Lovers Lane, 8 & 8R Skyline Drive**
DOCUMENTATION: File with associated plans, photos and required documentation
REPRESENTATION: Dan Mulloy
DISCUSSION: The proposal is for a six-building lot with a split zone, most of the property located in the LUG-2 zoning district and a small portion in the LUG-1 district. Most of the lots proposed access is from Lovers Lane with a new rural roadway, with only one lot retaining access from Skyline Drive. Mr. Mulloy stated that the property is served by Town water, would utilize on-site septic systems and contains no wetlands, endangered species habitat, or other environmental constraints, however it is located within the Wellhead Protection District and includes preserving the existing barn structure. Board members discussed the zoning, roadway layout, buffering and access configuration. Ms. Rayport expressed concerns regarding the proposed narrow roadway layout, the anticipated waiver requests, the lack of a conventional subdivision plan for comparison and the overall benefit of the proposed design. Mr. Mulloy stated that these issues and concerns would be discussed in greater detail during the definitive subdivision review process. Darla Stucky, an abutter, questioned the triangular lot containing a portion of the Town's drainage easement and commented in support of accessing the development from Lovers Lane rather than Skyline Drive. Mr. Mulloy explained that the drainage easement area would remain undeveloped as part of the Town's stormwater system and could not be built on.

MOTION/VOTE: Mr. Topham made a motion to approve the preliminary plan for 46 Lovers Lane, 8 and 8R Skyline Drive. The motion was duly seconded by Vice-Chair Lowell, and the motion was carried out 3-1 with Ms. Rayport opposed.

Ms. Rayport reiterated her concerns about the proposal without a complete waiver list and a fully compliant subdivision plan for comparison.

- **Paul & Susan Belanger – 11 Williams Lane**
DOCUMENTATION: File with associated plans, photos and required documentation
REPRESENTATION: Dan Mulloy
DISCUSSION: Mr. Mulloy explained that the preliminary plan that is before them shows a potential three lot subdivision, the owner's actual intent is to pursue a two-lot subdivision. The preliminary plan was presented to demonstrate the property's potential buildout and to support a future rear lot subdivision proposal. Mr. Mulloy stated that the property contains sufficient area for additional lots, however, is approximately four feet short of the frontage required for an Approval Not Required (ANR) subdivision. The applicant will be returning with an Approval Required (AR) subdivision plan, proposing two lots and a small access road, followed by a rear lot

subdivision application. Ms. Rayport questioned reviewing a plan that was not expected to be constructed, as well as the waivers that would likely be required if the three-lot layout were pursued. Mr. Mulloy explained that a fully compliant two lot subdivision plan could be developed and that the preliminary plan was intended only to demonstrate a potential conventional buildout scenario.

MOTION/VOTE: Vice Chair Lowell made a motion to approve the preliminary plan for 46 Lovers Lane, 8 and 8R Skyline Drive. The motion was duly seconded by Mr. Topham, and the motion was carried out unanimously with a 4-0.

Mrs. Trudel stated that the approval of the preliminary plan was non-binding and did not constitute approval of the layout shown, that the proposal would return for further review through the formal subdivision process.

VIII. Previous Plans:

- **12 Hanabea Lane –** *Minor Modification to an existing "MCD" Special Permit*
  DOCUMENTATION: File with associated plans, photos and required documentation
  RECUSED: Meg Trudel
  REPRESENTATION: Don Bracken,
  DISCUSSION: The applicant is requesting a minor modification to a previously approved subdivision plan regarding the removal of a 15-foot-wide bike path easement located along the frontage of a lot on Nobadeer Farm Road. Mr. Bracken explained that the easement had originally been established as part of the subdivision approval to reserve space for potential future pedestrian infrastructure, however the Town no longer anticipates constructing a bike path in that location. Staff provided background on the easement, that it was created in the early 2000's when future pedestrian improvements in the area were being considered. Staff stated that similar easements have since been released and recommended removing the remaining easements as it no longer serves a public purpose. Board members discussed and agreed that the request was only to the bike path easement and would not affect any existing utility easements or infrastructure.

  MOTION/VOTE: Vice Chair Lowell made a motion to approve the minor modification and the removal of the bike path easement with the required findings. The motion was duly seconded by Mr. Topham, and the motion was carried out unanimously with a 4-0.

- **Reel Keeper, LLC – 10 Surfside Drive –** *Re-endorse plan*
  DOCUMENTATION: File with associated plans, photos and required documentation
  RECUSED: Hillary Rayport
  REPRESENTATION: Dan Mulloy
  DISCUSSION: Mr. Mulloy explained that the subdivision had originally been approved as an Approval Required subdivision and was later modified to a rear lot subdivision. Staff stated that the request was administrative and to complete the record and close out the file, no changes to the approved plan were being requested.

  MOTION/VOTE: Vice-Chair Lowell made a motion to approve the re-endorsement of plan. The motion was duly seconded by Mr. Topham, and the motion was carried out unanimously with a 3-0 with Ms. Rayport abstaining.

IX. 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

DOCUMENTATION: File with associated plans, photos and required documentation
REPRESENTING: None
DISCUSSION: None

MOTION/VOTE: Mr. Topham made a motion to grant all six (6) of the applicant's requests to continue their application to the June 8th meeting listed above. The motion was duly seconded by Ms. Rayport, and the motion was carried out unanimously.

- **Jibo & Co. Holdings LLC, Irakli Jibladze (Manager) – 4 Lovers Lane,** *action deadline 08-09-2026*

DOCUMENTATION: File with associated plans, photos and required documentation
RECUSED: Chair Dave Iverson
ACTIVATED: Stephen Welch
REPRESENTATION: Paul Santos
DISCUSSION: Mr. Santos explained the proposal, operational needs, parking improvements completed by the prior approval and requested outdoor operating hours beyond those recommended by staff. Board members had a lengthy discussion regarding outdoor operating hours, potential noise impacts, parking concerns, screening, lighting, and the review period due to the unique nature of the use. Acting-Chair Lowell opened the floor to the public. Brian Sullivan stated that he supports the application and that the gym has a positive contribution to the community. Staff confirmed that prior complaints were about parking rather than noise.

MOTION/VOTE: Mr. Welch made a motion to approve the Special Permit subject to the findings and conditions recommended by staff, as modified to include a seasonal operating period from April 15th through October 15th, designation of a manager responsible for providing contact information, including an email address and phone number, to abutters and Planning Board staff, outdoor operating hours of 8am to 9pm Monday through Sunday and 9am to 6pm on Sundays, and a Planning Board review approximately three months after the April 15 start date. The review would allow the Board to evaluate any neighborhood concerns and consider extending the outdoor operating hours, if warranted. The motion was duly seconded by Mr. Topham, and the motion was carried out unanimously.

Staff questioned whether the required three-month review should be conducted as a public meeting or public hearing. Staff advised that if the decision language specifically authorized modification of the approved hours at the review, the Board could adjust the hours through a public meeting without requiring an additional public hearing. Mr. Welch accepted this as a friendly amendment and Mr. Topham seconded.

Board members continued discussion regarding the proposed review timeline and operating hours. Mr. Santos stated that the outdoor area had already been in use since April and questioned whether the review would occur in two months rather than three. The Board agreed to retain the hours included in the pending motion and proceed with a review in two months.

Preliminary plan for 11 Williams Lane:
DISCUSSION: Ms. Rayport requested to reconsider the approval of the previous vote on the Preliminary Plan for 11 Williams Lane stating that further reflection she did not believe a favorable vote accurately reflected her position on the proposal. Board briefly discussed the purpose of a preliminary plan review and the procedural requirements for reconsideration.

MOTION/VOTE: Mr. Topham made a motion to approve the preliminary plan for 11 Williams Lane. The motion was duly seconded by Vice-Chair Lowell, and the motion was carried out 3-1 with Ms. Rayport opposed.

- **Tonka Truck, LLC - 15 Nancy Ann Lane,** *action deadline 08-09-2026*
  DOCUMENTATION: File with associated plans, photos and required documentation
  ACTIVATED: Howard Matz
  REPRESENTATION: Attorney Arthur Reade
  DISCUSSION: The proposal is for outdoor storage of construction materials, aggregate, equipment, and contractor supplies associated with Tonka Truck LLC. Attorney Reade explained that the site would be used for storage and storage purposes only with no public access, retail sales or proposed structures. Board members discussed the appropriateness of the use within the Commercial Enterprise Center district potential impacts on nearby residential properties, noise from truck activity, dust control and the storage of materials within the Wellhead Recharge District. Some Board members expressed concerns about protecting ground water quality and making sure that only clean, unregulated materials would be stored on site. Board discussed vehicle parking areas, stormwater management, and the installation of a paved parking area with an oil water catch basin to minimize potential contamination risks. Chair Iverson opened the floor to the public. Some of the public spoke of future affordable housing development in the area. There was discussion regarding the importance of landscaping and screening along Nancy Lane to improve with neighborhood residential uses and the evolving character of the district.

  MOTION/VOTE: Ms. Rayport made a motion to approve the MCD application with the findings and conditions outlined in the staff report and amended to include the addition conditions: requiring a paved area with an additional catch basin/oil water separator system; restriction of storage to unregulated materials unless further approval is obtained; and a landscaping and screening plan along Nancy Lane including a berm, plantings, fencing, or similar treatment subject to staff review and approval. The motion was duly seconded by Mr. Lowell, and the motion was carried out unanimously.

- **Nantucket Habitat for Humanity – 20 Nancy Ann Lane,** *action deadline 08-09-2026*
  DOCUMENTATION: File with associated plans, photos and required documentation
  ACTIVATED: Stephen Welch
  REPRESENTATION: Dan Mulloy
  DISCUSSION: The applicant is proposing four two-bedroom dwelling units with associated parking and infrastructure already available on site. The project would provide permanent affordable homeownership opportunities in partnership with the Nantucket Affordable Housing Trust. Chair Iverson opened the floor to the public. Campbell Sutton expressed concern regarding the stacked parking configuration, potential parking overflow, and opportunities to create additional green space and more functional yard areas for future residents. Board commented that while stacked parking is permitted under the zoning bylaw, providing flexibility for tandem parking arrangements could allow for improved outdoor space and landscaping. There was further discussion on storage needs for residents, the importance of affordability restrictions, and making sure that the homes function similarly to single family residence despite being classified as apartment buildings under the zoning bylaw. Kristy Ferrantella from Habitat for Humanity and the Affordable Housing Trust explained that the units would serve income qualified households and that the proposed parking arrangement was intended to accommodate the residents while preserving open space. Board supported the proposal and stressed the importance of maintaining green space and a livable residential environment.

  MOTION/VOTE: Mr. Topham made a motion to close the public hearing, The motion was duly seconded by Ms. Rayport, and the motion was carried out unanimously.

  MOTION/VOTE: Mr. Welch made a motion to approve the application subject to the staff findings and conditions in the staff report, with a modification allowing the applicant the option to utilize tandem parking or alternative parking configurations, subject to staff review and approval noting that they may also use the 17 foot length parking space of development for each. The motion was duly seconded by Mr. Topham, and the motion was carried out unanimously.

- **Rock Island Realty Trust – 123 Orange Street,** *action deadline 08-09-2026*
  DOCUMENTATION: File with associated plans, photos and required documentation
  ACTIVATED: Howard Matz
  REPRESENTATION: Dan Mulloy
  DISCUSSION: The applicant is proposing a duplex and a two-unit apartment building for a total of four dwelling units and eight bedrooms. Mr. Mulloy stated that the proposal complied with zoning requirements and required a Special Permit solely because the project was residential without a commercial component. Board mainly discussed access and parking. Some of the Board expressed concerns regarding the narrow access along Beary Way, emergency vehicle access, maneuverability within the parking area, and the adequacy of the proposed driveway width. There was discussion about widening and improving the access drive, coordination with the DPW and making sure that there are safe ingress and egress for residents and emergency services. Questions were raised regarding stormwater management, open space, parking layout, and log term functionality of the site. Staff confirmed that the proposal met all zoning requirements, including parking, open space and dimensional standards. Chair Iverson opened the floor to the public. Public comment included discussion regarding the status of Beary Way, existing easement rights, and the need to coordinate any access improvements with parties holding rights to use the way.

  MOTION/VOTE: Mr. Welch made a motion to close the public hearing, The motion was duly seconded by Mr. Topham, and the motion was carried out unanimously.

  MOTION/VOTE: Mr. Matz made a motion to approve the application subject to the findings and conditions outlined in the staff report, with additional conditions that the Applicant coordinate with DPW and Town staff regarding improvements to the intersection of Beary Way and Orange Street, including sidewalk modifications and construction of an apron, that an apron be installed and maintained extending a minimum of fifteen feet beyond the brick sidewalk at the entrance from Orange Street; and that the proposed access from Orange Street, as shown on the approved plans, shall be improved and maintained with a gravel surface at a minimum unobstructed width of twelve (12) feet. The motion was duly seconded by Vice-Chair Lowell, and the motion was carried out unanimously.

- **NHA Properties, Inc. (D/B/A Housing Nantucket) – 73 & 75B Old South Road,** *action deadline 08-09-2026*
  DOCUMENTATION: File with associated plans, photos and required documentation
  ACTIVATED: Stephen Welch
  REPRESENTATION: Dave Armanetti
  DISCUSSION: The applicant is proposing to construct three additional one-bedroom year-round rental units, totaling number of units on the property to five. The applicant complied with all the dimensional, parking, and zoning requirements and required a Special Permit due to the total number of units would exceed four on a single lot. Board members expressed support for the project and acknowledged its contribution to the year-round housing stock, compatibility with the surrounding area, adequate parking, and the potential for additional landscaping and street trees. Chair Iverson opened the floor to the public. There were no public comments or concerns.

  MOTION/VOTE: Mr. Topham made a motion to close the public hearing. The motion was duly seconded by Mr. Welch, and the motion was carried out unanimously.

  MOTION/VOTE: Mr. Welch made a motion to approve the application subject to the findings and conditions outlined in the staff report. The motion was duly seconded by Mr. Topham, and the motion was carried out unanimously.

X. <u>Other Business:</u>

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

XI. <u>Adjournment:</u>

Ms. Rayport made a motion to adjourn the meeting at 6:45PM. The motion was duly seconded by Mr. Topham, and the motion was carried out unanimously.