



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 JUL 08 AM 10:07
NANTUCKET TOWN CLERK
Posting Number:T 483

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

Alternates: Abby De Molina, Howard Matz, and Dylan Metsch-Ampel

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 07-13-2026

(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 – July 13, 2026](#)

To view the meeting only, see link below:

[YouTube Live Meeting Link – July 13, 2026](#)

I. Call to order:

II. Approval of the agenda:

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

IV. Election of Officers:

- Chair (currently Dave Iverson)
- Vice-Chair (currently Nat Lowell)

V. Committee Appointment:

- Coastal Resiliency Advisory Committee (CRAC)

VI. Housing Production Plan Discussion: *presented by Barrett Planning Group*

VII. Minutes:

- June 8, 2026

VIII. Approval Not Required (ANRs) - Plans:

- James F. McCarthy Jr. & Denise S. McCarthy – 2 Crestwood Circle, **SEE PUBLIC HEARING**
- Peter D. Kyburg – 37 Somerset Lane, **SEE PUBLIC HEARING**
- 29 Hinsdale Road LLC – portion of 29 Hinsdale Road (Lot 1137 on LC Plan 16514-152)
- TCKC Five McKinley Avenue Nominee Trust c/o Bryan Swain, TR – 5 McKinley Avenue

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*, **REQUEST TO WITHDRAW WITHOUT PREJUDICE**
- CBE Skyline Nominee Trust & 46 Lovers Lane Trust – 8 & 8R Skyline Drive and 46 Lover, *action deadline 10-11-2026*, **CONTINUED TO AUGUST 10, 2026**
- 6 Rugged Road Realty Trust Matthew Fee, Trustee – 58 Fairgrounds Road, *action date 08-31-2026*, **CONTINUED TO AUGUST 10, 2026**
- Nantucket Cottage Hospital (“NCH”) as the Owner – 16 & 18 Vesper Lane, *action deadline 09-06-2026*, **CONTINUED TO AUGUST 10, 2026**
- Scott Carson (Island Variety) – 59 Old South Road, *action deadline 07-31-2026*
- Steven & Kara Gibson – 5 Arrowhead Drive, *action deadline 10-11-2026*
- James F. McCarthy, Jr. & Denise S. McCarthy – 2 Crestwood Circle, *action deadline 10-11-2026*
 - ANR: James F. McCarthy Jr. & Denise S. McCarthy – 2 Crestwood Circle, **SEE PUBLIC HEARING**
- Strang Excavation & Concrete – 10 Industry Road, *action deadline 10-11-2026*
- Town of Nantucket Affordable Housing Trust Fund (Secondary Lot) – 158 Madaket Road, *action deadline 10-11-2026*
- Town of Nantucket Affordable Housing Trust Fund (Tertiary Lot) – 158 Madaket Road, *action deadline 10-11-2026*
- Peter D. Kyburg – 37 Somerset Lane, *action deadline 10-11-2026*
 - ANR: Peter D. Kyburg – 37 Somerset Lane, **SEE PUBLIC HEARING**
- White Elephant Hotel Residences LLC – 19 North Water Street, *action deadline 08-31-2026*
- Nantucket Island Resorts LLC – 3 White Elephant Way, *action deadline 08-31-2026*

X. Other Business:

- Discussion on the 2027 ATM
- Planning Board Regular Meeting – Monday, August 10, 2026, at 4:00PM Hybrid

XI. Adjournment: