



### 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**  
2023 NOV 07 AM 10:20  
NANTUCKET TOWN CLERK  
Posting Number:T 993

Committee/Board/s	<b>PLANNING BOARD</b>
Day, Date, and Time	<b>MONDAY, NOVEMBER 13, 2023, at 4:00PM</b>
Location / Address	<b>REMOTE PARTICIPATION VIA ZOOM WEBINAR</b> <a href="https://us06web.zoom.us/webinar/register/WN_4jjcogjZRAqx08Xd7TDPaA#/registration">https://us06web.zoom.us/webinar/register/WN_4jjcogjZRAqx08Xd7TDPaA#/registration</a>
Signature of Chair or Authorized Person	<b>CATHERINE ANCERO ADMINISTRATIVE SPECIALIST</b>

**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), Joseph Topham (Vice-Chair), John Trudel, III, Nat Lowell, and Barry Rector

**Alternates:** Stephen Welch, Abby De Molina and John Kitchener

**Staff:** Leslie Snell (Director of Planning), Meg Trudel (Senior Planner), William Saad (Land Use Specialist), and Catherine Ancero (PLUS Administrative Specialist)

### PLANNING BOARD AGENDA 11-13-2023

*(Subject to change)*

Please list below the topics the chair reasonably 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](mailto:wsaad@nantucket-ma.gov) \*

*\*Participation in Public Hearings and Public Comment will be available through Zoom Webinar. You must register in advance in order to participate. Use the below link to register for Zoom participation. Contact [mtrudel@nantucket-ma.gov](mailto:mtrudel@nantucket-ma.gov) with any questions. \**

**Webinar Registration Link:**

[https://us06web.zoom.us/webinar/register/WN\\_4jjcogjZRAqx08Xd7TDPaA#/registration](https://us06web.zoom.us/webinar/register/WN_4jjcogjZRAqx08Xd7TDPaA#/registration)

To view the meeting only, see link below:

<https://www.youtube.com/watch?v=tZt7jJOdi5Y>

I. Call to order:

II. Approval of the agenda:

III. Minutes:

- September 26, 2023, Special Meeting
- October 16, 2023

IV. Secondary Dwellings:

- 2 Mayflower Circle LLC – 2 Mayflower Circle – **REQUEST TO WITHDRAW WITHOUT PREJUDICE**
- Warren's Landing Nom. Trust – 40 Warren's Landing Road
- Patrick Mcnamara & Rebecca Mcnamara – 2 Hiawasse Lane
- Norval Ferguson 2 Corby Way LLC – 2 Corby Way
- Doherty ACK LLC – 4 Mariner Way

V. Tertiary Dwellings:

- 2 Mayflower Circle LLC – 2 Mayflower Circle – **REQUEST TO WITHDRAW WITHOUT PREJUDICE**
- Monica Flegg, Trustee 6 Exeter Street NT – 6 Exeter Street

VI. ANRs:

- 14 Tripp Drive LLC – 14 Tripp Drive – **See Public Hearing**
- Town of Nantucket – Sandwich Road
- Joan Bunting – 14 Macys Lane
- David M. & Linda M. Charnes – 10 Evergreen Way
- Lightus Cooperative, Inc. - 7 Crooked Lane
- Steven L. Cohen, Trustee of the 8 Walbang Nominee Trust - 8 Walbang Avenue
- Goldeneye, LLC – 4 Cathcart Road
- Benjamin Rubenstein & Arienne Marie Bistany – 51 Tennessee Avenue
- Jeffrey Bennet, Trustee of the 53 Tennessee Avenue Realty Trust – 53 Tennessee Avenue

VII. Preliminary Plans:

- Susan R. Shapiro & Rachel T. Shapiro, Trustees Dionis Realty Trust – 76 Eel Point Road

VIII. Previous Plans:

- Ticcoma Green, 6 Fairgrounds Road, *Request for extension of Special Permits*
- Sophie's Way, *Endorse plans*
- Nantucket Electric Company, 32 Bunker Road, *Request for Minor Modification*
- Mariner Way, Form J (Lots 1, 2 & 4)

IX. Public Hearings (Applications):

- 2 Mayflower Circle LLC – 2 Mayflower Circle, *action deadline 01-14-2024*, **REQUEST TO WITHDRAW WITHOUT PREJUDICE**
- Daniel Gault – 12 Essex Road, *action deadline 12-28-2023*, **CONTINUE**
- John J. Calnan, Trustee, John J. Calnan 2015 Trust - 21 Brewster Road, *action deadline 11-30-2023*, **CONTINUE**
- ACK Mid Island, LLC & ACK Offices, LLC – 18, 18A, 20, 22, 24 & 26 Sparks Avenue, *action deadline 01-31-2024*

- **The Westmoor Club - 105 W. Chester Street, 109 W. Chester Street & 10 Westmoor Lane, *action deadline 02-28-2024***
- **The Procaccianti Group, LLC - 3, 5 & 7 Sea Street, *action deadline 12-10-2023***
- **14 Tripp Drive LLC – 14 Tripp Drive, *action deadline 01-14-2024***
  - **ANR: 14 Tripp Drive LLC – 14 Tripp Drive**
- **Jeffrey Rosenthal & Jennifer Rosenthal – 7 Wright’s Landing, *action deadline 02-11-2024***
- **Monica S. Flegg, Trustee of the 6 Exeter Nominee Trust – 6 Exeter Street, *action deadline 02-11-2024***
- **2 Mary Ann Drive LLC – 2 Mary Ann Drive, *action deadline 02-11-2024***

**X. Other Business:**

- **2024 Planning Board Meeting Schedule**
- **Planning Board regular meeting – Monday, December 11, 2023, at 4PM via Zoom**

**XI. Public Comment *for items not listed on the agenda***

**XIII. Adjournment:**