

PUBLIC NOTICE

A **HYBRID PARTICIPATION PUBLIC HEARING** of the **NANTUCKET PLANNING BOARD** for **ZONING WARRANT ARTICLES** is scheduled for **4:00 PM, MONDAY, JANUARY 5, 2026**, in the **PUBLIC SAFETY FACILITY** at **4 FAIRGROUNDS ROAD** and **via Zoom Webinar** and live streamed on the Nantucket Government TV YouTube Channel. The complete text for each article is available at Planning & Land Use Service, 2 Fairgrounds Road, Nantucket, MA Monday-Friday 7:30am-4:00pm, or may be reviewed digitally by emailing a request to mtrudel@nantucket-ma.gov. Written comments for the meeting must be received by **MONDAY, DECEMBER 29, 2025** to be provided to the Planning Board in advance of the meeting and may be addressed via email to mtrudel@nantucket-ma.gov.

ZONING ARTICLES PROPOSED BY CITIZEN SUBMISSION

The complete text and map (if applicable) for each article is available at Planning & Land Use Services, 2 Fairgrounds Road, Nantucket, MA Monday-Friday 7:30am-4:00pm, or may be reviewed digitally by emailing a request to mtrudel@nantucket-ma.gov.

- **Zoning Map Amendment: R-20 to CN – (a portion of) 3 Toombs Court** – to place a portion of property located at 3 Toombs Court currently in the Residential -20 (R-20) district into the Commercial Neighborhood (CN) district.
- **Zoning Bylaw Amendment: MGL 41-81L (Molden)** – to amend Section 139-33 “Pre-existing nonconforming uses, structures and lots” by striking language that grants lots created through subdivision utilizing MGL c. 41, s. 81L with pre-existing non-conforming status and to add new language that will require a Special Permit through the Zoning Board of Appeals for any expansion of existing structure(s) or creation of new structure(s) that would have otherwise been allowed on the original lot.

ZONING ARTICLES PROPOSED BY THE PLANNING BOARD

The complete text and map (if applicable) for each article is available at Planning & Land Use Services, 2 Fairgrounds Road, Nantucket, MA Monday-Friday 7:30am-4:00pm, or may be reviewed digitally by emailing a request to mtrudel@nantucket-ma.gov.

- **Zoning Map Amendment: RC-2 to CN – Surfside Road and Miacomet Avenue**– to place properties located at 2 Miacomet Avenue and 61 Surfside Road currently in the Residential Commercial-2 (RC-2) district into the Commercial Neighborhood (CN) district.
- **Zoning Map Amendment: RC to CN – Jefferson Avenue**– to place properties located at 46 and 54 Jefferson Avenue currently in the Residential Commercial (RC) district into the Commercial Neighborhood (CN) district.
- **Zoning Map Change: RC-2 to R-5, CN, or CMI– Old South Road, Forrest Ave, Rose Bud Lane, Hinsdale Road** – to place properties located at 42 Old South Road; 3, 4, 5, 6, 6A, 7, 8, 3, 3A, 4, 5, 5A, 5B, 6, 7, 8 Rose Bud Lane; various unaddressed parcels on Rose Bud Lane (shown as map 68, parcels 785 and 786); 9, 11, and 13 Hinsdale Road all currently located in the Residential Commercial-2 (RC-2) district into the Residential-5 (R-5), Commercial Neighborhood (CN), or Commercial Mid-Island (CMI) district.
- **Zoning Map Change: RC-2 to CI, CMI, or CN – Sun Island Road** – to place properties located at 11, 13, and 15 Sun Island Road currently located in the Residential Commercial-2 (RC- 2) district into the Commercial Industrial (CI), Commercial Mid-Island (CMI), or Commercial Neighborhood (CN) district.
- **Zoning Map Change: RC-2 to CMI – Arrowhead Drive and Hinsdale Road** – to place properties located at 13 and 19 Arrowhead Drive; unaddressed parcel on Arrowhead Drive (shown as map 69, parcel 10.4); and 109, 110, 112, and 114 Hinsdale Road currently located in the Residential Commercial-2 (RC-2) district into the Commercial Mid Island (CMI) district.
- **Zoning Map Amendment: RC-2 to CN – 5 Bartlett Farm Road and LUG-2 to CN – 162 Hummock Pond Road** – to place property located at 5 Bartlett Farm Road currently in the Residential Commercial -2 (RC-2) district and property located at 162 Hummock Pond Road currently in the Limited Use General-2 (LUG-2) district into the Commercial Neighborhood (CN) district.
- **Zoning Map Amendment: Town and Country Overlay District Change: Bartlett Farm Road and Hummock Pond Road** – to place properties located at 5, (portion of) 19, 23, 33, 39 Bartlett Farm Road and 162 Hummock Pond Road currently located in the Country Overlay District (COD) in the Town Overlay District (TOD).
- **Zoning Bylaw Amendment: Use Chart – Restaurants, Large** – to amend Section 139-7A “Use Chart – Restaurants, Large” by changing a “N” to a “SP” in the Commercial Neighborhood “CN” district.
- **Zoning Bylaw Amendment: Definitions – Apartment Building** – to amend Section 139-2 “Definitions and Word Usage- Apartment building” to add new language that will allow, through special permit, additional bedrooms, provided the entire building is eligible to be placed on the Subsidized Housing Inventory (SHI) List.
- **Zoning Bylaw Amendment: Definitions – Community Land Trust** – to amend Section 139-2 “Definitions and Word Usage” by inserting and defining a new term “Community Land Trust”.

DAVID IVERSON

CHAIR