

PUBLIC NOTICE

A **HYBRID PARTICIPATION PUBLIC HEARING** of the **NANTUCKET PLANNING BOARD** for **ZONING WARRANT ARTICLES** is scheduled for **4:00 PM, THURSDAY, JANUARY 29, 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, JANUARY 26, 2026** 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 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 and R-1 to CN – Jefferson Avenue**– to place a portion of property located at 46 Jefferson Avenue and property located at 54 Jefferson Avenue currently in the Residential Commercial (RC) district into the Commercial Neighborhood (CN) district and to place a portion of property located at 46 Jefferson Avenue currently in the Residential-1 (R-1) 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 Forrest Avenue; 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 Amendment: RC-2 to CN – 5 Bartlett Farm Road and LUG-2 & LUG-3 to CN – 162 Hummock Pond Road** – to place property located at 5 Bartlett Farm Road currently in the Residential Commercial -2 (RC-2) district into the Commercial Neighborhood (CN) district; a portion of property located at 162 Hummock Pond Road currently in the Limited Use General-2 (LUG-2) district into the Commercial Neighborhood (CN) district; and a portion of property located at 162 Hummock Pond Road currently in the Limited Use General-3 (LUG-3) district into the Commercial Neighborhood (CN) district .
- **Zoning Bylaw Amendment: Demolition Delay** – to amend Section 139-26A(1)(f)[5] “Demolition Delay” by updating the notice requirement to allow in any “print newspaper or electronic media, having general circulation within the Town of Nantucket”.
- **Zoning Bylaw Amendment: Prohibited Uses** – to amend Section 139-7B(3) “prohibited uses” to add new language that clarify that the prohibition of storage containers “shall not apply to the use of storage container or trailers authorized by Special Permit”.
- **Zoning Bylaw Amendment: Definitions – Fractional Ownership, Interval, or Time Share Unit** – to amend Section 139-2 “Definitions and Word Usage” by striking the existing definition of “Time Sharing or Time Interval Ownership Dwelling Unit or Dwelling”; changing the name to “Fractional Ownership, Interval, or Time Share Unit”; and inserting a new definition for “Fractional Ownership, Interval, or Time Share Unit”. Also to amend Section 139-7A “Use- Chart” by changing the name to “Fractional Ownership, Interval, or Time Share Unit”; changing from “Y” to “N” in the Residential Commercial (RC) district; and changing from “Y” to “SP” in the Commercial Downtown (CDT), Commercial Mid-Island (CMI), Commercial Neighborhood (CN), and Village Neighborhood (VN) districts.
- **Zoning Bylaw Amendment: Definitions and Use Chart – Accessory Dwelling Unit** – to amend Section 139-2 “Definitions and Word Usage” by striking the existing definition of “Accessory Dwelling Unit” in its entirety and to amend Section 139-7A “Use-Chart” by removing “Accessory Dwelling Unit” in its entirety.
- **Zoning Bylaw Amendment: Definitions – Gross Floor Area** – to amend Section 139-2 “Definitions and Word Usage” by making language updates to comply with 760 CMR 71.00.
- **Zoning Bylaw Amendment: Use Chart and Definitions - Garage Apartment** – to amend Section 139-2 “Definitions and Word Usage” by striking the existing definition of “Garage Apartment” in its entirety and to amend Section 139-7A “Use-Chart” by removing “Garage Apartment” in its entirety.
- **Zoning Bylaw Amendment: Rear Lot Subdivision** – to amend Section 8F “Special permit to create rear lot subdivisions” by adding language that states, “the Planning Board may require a year round housing and/or attainable housing restriction on any of the newly created lot(s)”.
- **Zoning Bylaw Amendment: Flood Hazard Overlay District** – to amend Section 12H “Flood Hazard Overlay District” to comply with the National Flood Insurance Program (NFIP), which is administered by FEMA.
- **Zoning Bylaw Amendment: Use Chart and Definitions - Apartment** – to amend Section 139-2 “Definitions and Word Usage” to insert the Village Neighborhood (VN) district and the Village Trade, Entrepreneurship and Craft (VTEC) district into the density schedule and amend Section 139-7A “Use-Chart” by changing Apartment from “N” to “Y” in the VN and VTEC districts.
- **Zoning Bylaw Amendment: Use Chart – Primary Dwelling** – to amend Section 139-7A “Use Chart” by changing Primary dwelling from “A” to “N” in the CDT, CMI, CN, VN, and VTEC districts and by changing “Y” to “N” in the CTEC, RC, and RC-2 districts
- **Zoning Bylaw Amendment: Definitions- Attainable Housing** – to amend Section 139-2 “Definitions and Word Usage” by updating the area median income (AMI) requirements from 240% AMI to 250% AMI.
- **Zoning Bylaw Amendment: Use Chart and Definitions – Protected Use Accessory Dwelling Unit (ADU)** – to amend Section 139-2 “Definitions and Word Usage” by defining a new term “Protected Use Accessory Dwelling Unit (ADU)” and to amend Section 139-7A “Use Chart by inserting a new term “Protected Use ADU” with a “Y” in the R-1/SR-1, ROH/ SOH, R-5/R-5L, R-10/R-10L/SR-10, R-20, R-40, V-R, LUG-1, LUG-2, LUG-3, and MMD districts and a “N” in the CDT, CMI, CN, CTEC, CI, RC, RC-2, VN, and VTEC districts.
- **Zoning Bylaw Amendment: Use Chart and Definitions – Tertiary Dwelling** – to amend Section 139-2 “Definitions and Word Usage” by striking the existing definition of “Tertiary Dwelling” in its entirety and to amend Section 139-7A “Use-Chart” by removing “Tertiary Dwelling” in its entirety.
- **Zoning Bylaw Amendment: Use Chart and Definitions – Secondary Dwelling** – to amend Section 139-2 “Definitions and Word Usage” by updating the existing definition of “Secondary Dwelling” to insert new language related to ownership and/or occupancy requirements, insert new language to clarify enforcement authority, and add bedroom density requirements and amend Section 139-7A “Use-Chart” by changing from a “Y” to a “SP” in the R-1, SR-1, ROH, SOH, CDT, RC, RC-2. And VR districts and by changing from a “SP” to a “N” in the R-5L and R-10L districts.

DAVID IVERSON

CHAIR