

PUBLIC NOTICE

A **HYBRID PARTICIPATION PUBLIC HEARING** of the **NANTUCKET PLANNING BOARD** is scheduled for **4:00 PM, MONDAY, FEBRUARY 9, 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 application materials detailing the proposals and the requested waivers are on file with the Planning Board at 2 Fairgrounds Road, Nantucket, MA, and may also be reviewed digitally. Requests to view any related documents digitally can be emailed to wsaad@nantucket-ma.gov. Written comments for the meeting must be received by **MONDAY, FEBRUARY 2, 2026**, to be provided to the Planning Board in advance of the meeting and may be addressed via email to wsaad@nantucket-ma.gov.

- **NANTUCKET WOODLAND LIMITED PARTNERSHIP – 13 & 13A WOODLAND DRIVE**

The Applicant is seeking a Special Permit pursuant to Chapter 40A of the Massachusetts General Laws (also known as the Zoning Act) and Sections 139-2 and 139-14C(1) of the Nantucket Zoning Bylaw to construct an elderly housing facility. A copy of the complete proposal is on file with Planning and Land Use Services. The site is shown as Nantucket Tax Assessor's Map 79 Parcels 8 and 208, filed in Plan Book 22 Page 43 and Plan Files 50-V, 29-B, 11-A and 3-D. Evidence of Owner's title is in Book 1975 Page 110 on file with the Nantucket Registry of Deeds.

- **PETER D. KYBURG – 37 SOMERSET LANE**

The Applicant is requesting approval of a Definitive Subdivision plan pursuant to Chapter 41 of the Massachusetts General Laws (also known as the Subdivision Control Law) for a two (2) lot, two (2) buildable lot subdivision A full description of the proposal and a list of waivers are on file with the Planning and Land Use Services. The site is shown as Nantucket Tax Assessor's Map 66 Parcel 135.3, Lot B in Plan File 47-G. Evidence of Owner's title is in Book 1142 Page 161 on file with the Nantucket Registry of Deeds.

- **CHRISTOPHER G. RAITH – 7 MILESTONE CROSSING**

The Applicant is requesting a Special Permit pursuant to Chapter 40A of the Massachusetts General Laws (also known as the Zoning Act) and section 139-8C of the Zoning Bylaw to create secondary residential lots for year-round residents. The site is shown as Nantucket Tax Assessor's Map 68 Parcels 453, Lot 28 on Land Court Plans 36941-H. Evidence of Owner's title Certificate of Title 20671 on file with the Nantucket Registry District of Land Court.

- **159 ORANGE STREET LIMITED PARTNERSHIP – 1 WEST CREEK ROAD & 159 ORANGE STREET**

The Applicant is requesting a Special Permit pursuant to Chapter 40A and Nantucket Zoning Bylaw Sections 139-12D, 139-17, 139-18A(4), and 139B for the construction of three mixed use buildings on the site. The Applicant is requesting waivers from the building height, off street parking requirements, and screening of parking areas. The file with a copy of the complete description of the proposal and description of waivers is available for review at Planning and Land Use Services. The site is shown as Nantucket Tax Assessor's Map 55 Parcels 169 and 170 as Lot 2 on Plan Book 19 Page 47 and Plan Book 13 Page 40 and as Lot J on Plan Book 13 Page 40. Evidence of Owner's Title is in Book 2023 Page 267 and Book 2016 Page 218 on file with the Nantucket Registry of Deeds.

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 mtudel@nantucket-ma.gov.

- **(Re-Advertisement) 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 “N” 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.
- **(Re-Advertisement) Zoning Bylaw Amendment: Flood Hazard Overlay District** – to amend Section 2 “Definitions and Word Usage”; Section 4B “Location of districts; zoning district maps- The Flood Hazard Overlay District”, and 12H “Flood Hazard Overlay District” to comply with the National Flood Insurance Program (NFIP), which is administered by FEMA.

DAVID IVERSON, CHAIR