

PUBLIC NOTICE

A **HYBRID PARTICIPATION PUBLIC HEARING** of the **NANTUCKET PLANNING BOARD** is scheduled for **4:00 PM, MONDAY, DECEMBER 8, 2025**, in the **PUBLIC SAFETY FACILITY** at **4 FAIRGROUNDS ROAD**, Nantucket, MA, 02554 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, DECEMBER 1, 2025**, to be provided to the Planning Board in advance of the meeting and may be addressed via email to wsaad@nantucket-ma.gov.

- **LONGFIN, LLC – 1 BARNARD VALLEY ROAD (RE-NOTICE)**

The Applicant requests a Special Permit pursuant to Chapter 40A of the Massachusetts General Laws and Sections 139-2, 139-11, 139-30, and 139-33 of the Nantucket Zoning Bylaw for Major Commercial Development (MCD) for new construction of employee housing, to alter and expand the preexisting nonconforming use and structure, and, to the extent necessary, a Special Permit for an Employer Dormitory. The proposal includes removal and replacement of the existing office building, construction of six (6) units containing a total of 12 bedrooms for employee housing, and construction of additional ancillary structures to support the business. A full description of the proposal is in the file with Planning and Land Use Services. The site is shown as Nantucket Tax Assessor's Map 53, Parcel 25, Lot 8 on Plan File 32-B. Evidence of the Owner's title is recorded in Book 1029, Page 63 at the Nantucket Registry of Deeds.

- **EDWARD S. BENT, REBECCA L. BENT AND MAXWELL S. BENT TRUSTEES OF BENT SHIMMO NOMIEE TRUST – 2 & 4 SOUTH VALLEY ROAD AND 27 SHIMMO POND ROAD**

The Applicant is requesting a Special Permit pursuant to Chapter 40A of the Massachusetts General Laws (also known as the Zoning Act) and Sections 139-20.1B(1) and 139-30 of the Nantucket Zoning Bylaw to create second driveway access. A full description of the proposal is on file with the Planning and Land Use Services. The site is shown as Nantucket Tax Assessor's Map 43 Parcels 165, 165.1 and 165.2 on Land Court Plan 11461-5. Evidence of Owner's title is registered as Certificate of Title 22325 filed at the Nantucket County District of the Land Court.

- **DARA MURPHY FOUNDYLLER ETAL – 8 MASSACHUSETTS AVENUE**

The Applicant is requesting a Special Permit pursuant to Chapter 40A of the Massachusetts General Laws (also known as the Zoning Act) and Sections 139-2, 139-7.A and 139-30.A of the Nantucket Zoning Bylaw to construct a residential garage on a vacant lot whereby the garage will be the primary use. The site is located at 8 Massachusetts Avenue and is shown as Nantucket Tax Assessor's Map 60.2.4 Parcel 1 and as Lots 20-27 on Land Court Plan 2408-Y. Evidence of Owner's Title is registered as Certificate of Title #13887 on file at the Nantucket County District of the Land Court.

- **THOMAS C. HOLT AND MAIA HOWARD, AS TRUSTEES OF THOMAS C. HOLT REVOCABLE TRUST AND MAIA HOWARD REVOCABLE TRUST – 10 BAYBERRY LANE**

The Applicant is requesting a Special Permit pursuant to Section 139-8F of the Nantucket Zoning Bylaw and Chapter 40 of the Massachusetts General Laws (also known as the Zoning Act) for a Rear Lot Subdivision. The site is shown as Nantucket Tax Assessor's Map 67 Parcel 21, and as Lot 5 and on Land Court Plan 36712-B. Evidence of Owner's Title is registered as Certificate of Title 29063 file at the Nantucket County District of the Land Court.

- **KARLTON A. PHILLIPS & SUZANNE L. RIDDLE - 19 FOLGER AVENUE (1)**

The Applicants are requesting an amendment to a previously granted Special Permit pursuant to Section 139-8C of the Zoning Bylaw and Chapter 40A of the Massachusetts General Laws (also known as the Zoning Act) to swap the primary and secondary lot designations. Additionally, to the extent necessary the Applicant is requesting a waiver for separate driveway accesses, a waiver of the setback requirements as it applies to the interior lot lines, and a waiver of the groundcover requirements provided the ratio doesn't exceed the amount that would have been allowed for the original lot. The sites are shown on Tax Assessors Map 80 as Parcel 110, as Lot 2 on Plan Book 17 Page 50. Evidence of owner's title is in Book 753 Page 188, on file at the Nantucket Registry of Deeds.

- **KARLTON A. PHILLIPS & SUZANNE L. RIDDLE - 19 FOLGER AVENUE (2)**

The Applicants are requesting a Special Permit pursuant to Chapter 40A of the Massachusetts General Laws (also known as the Zoning Act) and Section 139-8D of the Nantucket Zoning Bylaw to create a tertiary lot. Additionally, the Applicant is requesting waivers to reduce the size of the tertiary lot, and to the extent necessary, a waiver for separate driveway accesses, a waiver of the setback requirements as it applies to the interior lot lines, and a waiver of the groundcover requirements provided the ratio doesn't exceed the amount that would have been allowed for the original lot.. The sites are shown on Tax Assessors Map 80 as Parcel 110, on Plan Book 17 Page 50. Evidence of owner's title is in Book 753 Page 188, on file at the Nantucket Registry of Deeds.

- **NORTH WATER HOLDINGS LLC – 17 NORTH WATER STREET**

The Applicant is requesting a Modification to a Previously Granted Major Commercial Development (MCD) Special Permit pursuant to Chapter 40A of the Massachusetts General Laws (also known as the Zoning Act) and Section 139-11 of the Nantucket Zoning Bylaw to renovate and expand the pre-existing, nonconforming structure to add six (6) guest rooms, resulting in 16 total guest rooms. The Applicant is seeking the following waivers and relief: §139-18 Waiver of off-street parking requirements; §139-23 Waiver of site plan review; §139-30 Waiver of Special Permits and §139-33 Waiver of a pre-existing nonconforming uses, structures and lots. The file with a copy of the complete description of the proposal is available for review at Planning and Land Use Services. The site is shown as Nantucket Tax Assessor's Map 42.4.2 Parcel 49, Lot 4, on Plan File 2023-53. Evidence of Owner's Title is in Book 2018 Page 83 on file with the Nantucket Registry of Deeds.

DAVID IVERSON, CHAIR