



MEETING POSTING

TOWN OF NANTUCKET

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)

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Committee/Board/s	Zoning Board of Appeals
Day, Date, and Time	Thursday, July 8, 2021 at 1:00 PM
Location / Address	4 Fairgrounds Road, Nantucket, MA PSF COMMUNITY ROOM
Signature of Chair or Authorized Person	Leslie Woodson Snell, Deputy Director of Planning and Zoning Administrator

WARNING: IF THERE IS NOT A QUORUM OF MEMBERS OR IF THE MEETING POSTING IS NOT IN COMPLIANCE WITH THE OPEN MEETING LAW, NO DELIBERATIONS MAY TAKE PLACE BUT THE MEMBERS MAY APPEAR AND ANNOUNCE A NEW SCHEDULE.

AGENDA

BELOW ARE THE TOPICS THE CHAIR REASONABLY ANTICIPATES WILL BE DISCUSSED AT THE MEETING.

- I. CALL TO ORDER:
- II. APPROVAL OF THE AGENDA:
- III. APPROVAL OF THE MINUTES:
 - June 10, 2021

IV. OLD BUSINESS (CONTINUED PUBLIC HEARINGS AND VOTES MAY TAKEN)

Jayne C. DeBiasio & Brian F. DeBiasio, File No. 06-21

Applicants are seeking to further modify prior relief by Special Permit (Decision File No. 030-11 as modified by File No. 25-19). The 2011 decision permitted a reduction of the sideline setback from 10 feet to 5 feet in order to construct a garage/studio within the northerly side yard setback and was subject to certain conditions. Specifically, Applicants request elimination of condition 'a.' that the "studio shall not be for human habitation". Applicants have obtained Planning Board approval to convert the structure into a secondary dwelling. Locus is situated at 39 Meadow View Drive, shown on Assessor's Map 56 as Parcel 133, and as Lot 50 upon Land Court Plan 14830-O. Evidence of owner's title is registered on Certificate of Title No. 23121 with the Nantucket County District of the Land Court. The site is zoned Residential Twenty (R-20).

Brian Rice and Robert Goldrich, File No. 10-21

Applicant requests relief by Variance pursuant to Section 139-32 for a waiver from the front yard setback provisions in Section 139-16. The applicant proposes to construct a 384 SF detached garage in the existing driveway as close as 18' from the front yard lot line where 30' setback distance is required. The proposed encroachment is further back than the pre-existing nonconforming main dwelling which is sited as close as 3.6 feet from the front yard lot line. The Locus is constrained by wetlands such that there is no location for the garage that is outside both the 50' buffer and the front yard setback. The Locus is situated at 41 Crooked Lane, is shown on Nantucket Tax Assessor's Map 41 as Parcel 202, and as Lot 2 on Land Court Plan 32312-B and Lot 6 on LCP 32313-C. Evidence of owner's title is registered as Certificate of Title No. 20897 in the Nantucket County District of the Land Court. The site is zoned Residential – 20 (R-20).

V. NEW BUSINESS (INITIAL PUBLIC HEARINGS AND VOTES MAY BE TAKEN):

Gordon C. Russell, File No. 13-21

Applicant requests a special permit pursuant to Section 139-30 and 139-33A to alter a pre-existing nonconforming single-family dwelling that exceeds the current maximum height limitation. The Locus is situated at 3 School Street, is shown on Nantucket Tax Assessor's Map 42.3.2 as Parcel 124, and shown on Plan No. 2016-33 filed with the Nantucket County Registry of Deeds. Evidence of owner's title is recorded in Book 1599, Page 131 at the Nantucket County Registry of Deeds. The site is zoned Residential Old Historic (ROH).

Shannah Green, File No. 14-21

Applicant requests a modification to a previously granted special permit to allow permanent use of the seasonally covered outdoor deck for outdoor classes. The deck was previously approved for use only through the COVID 19 pandemic. The Locus is situated at 49 Fairgrounds Road, is shown on Tax Assessor's Map 67 as Parcel 306, and Lots 56 and 57 upon Land Court Plans 34507-H and 34507-I. Evidence of owner's title is registered as Certificate of Title No. 16996 in the Nantucket County District of the Land Court. The site is zoned Residential 10 (R-10).

Lemburg Son & Daughter, LLC., File No. 15-21

Applicant requests a special permit pursuant to Section 139-30 and 139-18D to waive two (2) of the required off street parking spaces. The Locus is situated at 1 White Whale Lane, is shown on Tax Assessor's Map 66 as Parcel 18, and as Lot 11 on Plan No. 2011-20 on file at the Nantucket County Registry of Deeds. Evidence of owner's title is recorded in Book 1671, Page 280 on file at the Nantucket County Registry of Deeds. The site is zoned Residential 10 (R-10).

VI. OTHER (VOTES MAY BE TAKEN)

VII. ADJOURNMENT (VOTE WILL BE TAKEN)
