



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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NANTUCKET TOWN CLERK
Posting Number:T 769

Committee/Board/s	Zoning Board of Appeals
Day, Date, and Time	Thursday, August 12, 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:
 - July 8, 2021

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

JAYNE C. DEBIASIO & BRIAN F. DEBIASIO, FILE NO. 06-21
DR. READE

39 MEADOW VIEW

CONTINUED TO SEPTEMBER 9, 2021 **ACTION DEADLINE 10-05-21**

SHANNAH GREEN, FILE NO. 14-21 49 FAIRGROUNDS ROAD ALGER
ACTION DEADLINE 10-06-21

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).

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

EUGENE H. CLAPP, III, TRUSTEE OF THE 42 CLIFF ROAD NOMINEE TRUST, FILE NO. 16-21
42 CLIFF ROAD READE ACTION DEADLINE 11-10-21

Applicant requests a special permit pursuant to Section 139-30 and 139-33A to alter and extend a pre-existing nonconforming single-family dwelling. The Locus is situated at 42 Cliff Road, is shown on Nantucket Tax Assessor's Map 42.4.4 as Parcel 40, and shown as Lot 2 in Plan Book 19, Page 88 and as Lot B on Plan No. 2014-49 filed with the Nantucket County Registry of Deeds. Evidence of owner's title is recorded in Book 341, Page 141 and Book 1831, Page 307 at the Nantucket County Registry of Deeds. The site is zoned Residential Old Historic (ROH).

GUY AND DIANE MADDALONE, FILE NO. 17-21
16 WESTERN AVENUE BAILEY ACTION DEADLINE 11-10-21

Applicant is appealing the decision of the Building Commissioner to deny their request to revoke Building Permit 2021-05-1732 with respect to the property at 16 Western Avenue. The Locus is situated at 16 Western Avenue and shown on Nantucket Tax Assessor's Map 87 as Parcel 72 and shown as Lot 3 on Land Court Plan 8256-F filed with the Nantucket County Registry District of the Land Court. Evidence of owner's title is recorded as Certificate No. 2282 on file at the Nantucket County Registry District of the Land Court. The site is zoned Residential 20 (R-20) and Limited Use General 2 (LUG-2).

ACK SMART AS APPLICANT FOR 21 WOODBINE, LLC, FILE NO. 18-21
21 WOODBINE STREET BEAUDETTE ACTION DEADLINE 11-10-21

Applicant requests variance relief to validate the location of a solar ground array within the side and rear yard setbacks. The Locus is situated at 21 Woodbine Street, is shown on Nantucket Tax Assessor's Map 80 as Parcel 321 and shown as Lot 4 on Plan No. 54W on file with the Nantucket County Registry of Deeds. Evidence of owner's title is recorded in Book 1342, Page 75 on file at the Nantucket County Registry of Deeds. The site is zoned Limited Use General 1 (LUG-1).

ACK SMART AS APPLICANT FOR TIMOTHY AND LAUREN MINER, FILE NO. 19-21
12 S. VALLEY ROAD BEAUDETTE ACTION DEADLINE 11-10-21

Applicant requests variance relief to validate the location of a solar ground array within the front and side yard setbacks. The Locus is situated at 12 S. Valley Road, is shown on Nantucket Tax Assessor's Map 43 as Parcel 139, and shown as Lot 76 on Land Court Plan 11461-J and as Lot 21 on Land Court Plan 11641-H on file with the Nantucket County Registry District of the Land Court. Evidence of owner's title is recorded as Certificate of Title No. 24316 on file at the Nantucket County Registry District of the Land Court. The site is zoned Limited Use General 1 (LUG-1).

VI. OTHER (VOTES MAY BE TAKEN)

VII. ADJOURNMENT (VOTE WILL BE TAKEN)
