



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)

RECEIVED

2021 SEP 03 PM 12:49
NANTUCKET TOWN CLERK
Posting Number:T 833

Committee/Board/s	Zoning Board of Appeals
Day, Date, and Time	Thursday, September 9, 2021 at 1:00 PM
Location / Address	REMOTE PARTICIPATION <i>VIA</i> ZOOM WEBINAR INFORMATION on viewing the meeting can be found at https://www.nantucket-ma.gov/138/Boards-Commissions-Committees
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

(**Subject to Change**)

The meeting will be recorded and archived at www.nantucket-ma.gov

***Participation in Public Comment will be available through Zoom Webinar. You must register in advance in order to participate. Use the link below to register for Zoom participation. Contact lsnell@nantucket-ma.gov with any questions. ***

ZOOM WEBINAR REGISTRATION LINK:

https://us06web.zoom.us/webinar/register/WN_yzu2lmkpQrqMrFa46KvQSw

To view the LIVE broadcast of the meeting, see YouTube Link at

<https://www.youtube.com/watch?v=wozQhkRB27U>

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:

- August 12, 2021

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

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

CONTINUED TO OCTOBER 14, 2021 ***ACTION DEADLINE 11-10-21***

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

CONTINUED TO OCTOBER 14, 2021 ***ACTION DEADLINE 11-10-21***

JAYNE C. DEBIASIO & BRIAN F. DEBIASIO, FILE NO. 06-21 39 MEADOW VIEW DR READE *ACTION DEADLINE 10-05-21*

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).

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

Nantucket Island School of Design and the Arts, Inc. File No. 20-21 23&25 Wauwinet Rd Reade *ACTION DEADLINE 12-08-21*

Applicant is seeking a determination that an increase in the pre-existing nonconforming groundcover ratio and an encroachment into the rear yard setback resulting from the relocation of a structure onto the property is reasonable and that pursuant to MGL Chapter 40A Section 3, no relief is required. In the alternative, Applicant requests that Condition (c) in the Variance/Special Permit relief issued in File No. 028-98 be modified to allow for the structure to be relocated as proposed, or that additional Variance and/or Special Permit relief be granted as applicable. Locus is situated at 23 and 25 Wauwinet Road, shown on Assessor's Map 20 as Parcels 36 and 80, and as Lot 103 upon Land Court Plan 6283-12 and as Lot 105 on Plan 6283. Evidence of owner's title is registered on Certificate of Title Nos. 10132 and 18379 with the Nantucket County District of the Land Court. The site is zoned Limited Use General 3 (LUG-3).

Michael S. and Kristina Elizabeth Jemison File No. 21-21 195 C Hummock Pond Rd Glidden *ACTION DEADLINE 12-08-21*

Applicant is requesting special permit pursuant to Nantucket Zoning Bylaw Section 139-30, and to the extent is situated at 195 C Hummock Pond Road, is shown on Nantucket Tax Assessor's Map 65 as Parcel 23 and shown as Evidence of owner's title is recorded in Book 865, Page 40 on file at the Nantucket County Registry of Deeds. The site is zoned village residential (VR).

VI. OTHER (VOTES MAY BE TAKEN)

VII. ADJOURNMENT (VOTE WILL BE TAKEN)
