



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 OCT 08 PM 12:10
NANTUCKET TOWN CLERK
Posting Number:T 948

Committee/Board/s	Zoning Board of Appeals
Day, Date, and Time	Thursday, October 14, 2021 at 12:00 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_YPzRUhcQQSrALcH4QGIGQ

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

<https://youtu.be/C1ml4AyF-WY>

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
- September 9, 2021

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

Action Deadline November 15, 2021

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).

Action Deadline November 10, 2021

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).

Action Deadline November 10, 2021

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).

Action Deadline December 8, 2021

Applicants are seeking a modification of a previously issued Special Permit (File No. 040-04) and to the extent necessary, a Special Permit for the expansion of the pre-existing nonconforming use, to allow for an increase in ground cover ratio to construct a pool cabana. Locus is situated at 195C Hummock Pond Road, shown on Assessor's Map 65 as Parcel 23, and as Unit 2 on Plan No. 03-34. Evidence of owner's title is recorded in Book 865, Page 40 with the Nantucket County Registry of Deeds. The site is zoned Village Residential (VR).

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

Pg 125-175 22-21 Adam Delaney-Winn, Trustee of Warren's Landing Nominee Trust 40 Warren's Landing Reade

Action Deadline January 12, 2022

Applicant is appealing the determination of the Zoning Enforcement Officer that the driveway accessing the locus from Blue Heron Way is in violation of Zoning Bylaw section 139-20.1B (1) because there is an additional driveway access from Warren's Landing Road. Locus is situated at 40 Warren's Landing Road, shown on Assessor's Map 38 as Parcel 45, and as Lot 10 upon Land Court Plan 16956-E. Evidence of owner's title is registered on Certificate of Title No. 27280 with the Nantucket County District of the Land Court. The site is zoned Limited Use General 2 (LUG-2).

Pg 176-198 23-21 Timothy Green 6 Macy Rd Williams

Action Deadline January 12, 2022

Applicant is seeking a special permit pursuant to Zoning Bylaw Section 139-2A and 139-7A to construct a residential swimming pool on the locus. Locus is situated at 6 Macy Road, shown on Assessor's Map 60 as Parcel 144, and as Lot 265 upon Land Court Plan 3093-18. Evidence of owner's title is registered on Certificate of Title No. 28130 with the Nantucket County District of the Land Court. The site is zoned Village Residential (VR).

Pg 199-232 24-21 Steven L. Cohen, Trustee of the 6 Village Way Realty Trust & Trustee of the 37 Pocomo Rd Realty Trust 6 Village Way and 37 Pocomo Road Cohen

Action Deadline January 12, 2022

Applicant is seeking a special permit pursuant to Zoning Bylaw Section 139-33A(1)(a) or in the alternative 139-33A(1)(b) to demolish the existing pre-existing nonconforming dwelling at 6 Village Way and to replace it with a new dwelling. The Applicant also seeks a modification/clarification of prior Variance relief granted in 2000 and a Special Permit granted in 2002 to reflect that the two lots are now in common ownership and to allow the septic system for 6 Village Way to be located within the required 50-foot vegetative buffer. Locus is situated at 6 Village Way and 37 Pocomo Road, shown on Assessor's Map 14 as Parcels 41 and 38, and as Lot 2D upon Land Court Plan 16220-B and Lot 17A upon Land Court Plan 22667-B. Evidence of owner's title is registered on Certificate of Title Nos. 27528 and 21644 with the Nantucket County District of the Land Court. The site is zoned Limited Use General 3 (LUG-3).

Pg 233-257 25-21 John J. Barry and Nancy J. Barry 1 Goose Cove Way Brescher

Action Deadline January 12, 2022

Applicant is seeking a special permit pursuant to Zoning Bylaw Section 139-2A and 139-7A to construct a residential swimming pool on the locus. Locus is situated at 1 Goose Cove Way, shown on Assessor's Map 59.4 as Parcel 133, and as Lot 892 upon Land Court Plan 3092-118. Evidence of owner's title is registered on Certificate of Title No. 28218 with the Nantucket County District of the Land Court. The site is zoned Village Residential (VR).

Pg 258-270 26-21 Richard W. Ralston & Doreen Ralston, 33 Goldfinch Dr Brescher

Action Deadline January 12, 2022

Applicant is seeking a special permit pursuant to Zoning Bylaw Section 139-16C (1) and 139-30 to reduce the ten (10) foot required side yard setback to five (5) feet along the westerly side yard lot line in order to construct an addition to the existing dwelling. Locus is situated at 33 Goldfinch Drive, shown on Assessor's Map 68 as Parcel 544, and as Lot 240 upon Land Court Plan 16514-12. Evidence of owner's title is registered on Certificate of Title No. 19012 with the Nantucket County District of the Land Court. The site is zoned Residential 5 (R-5).

Action Deadline January 12, 2022

Applicant is seeking a special permit pursuant to Zoning Bylaw Section 139-33A (4) to remove and reconstruct portions of the pre-existing nonconforming structure while moving it away from the coastal bank without exceeding the existing ground cover ratio and will meet all setback requirements. Locus is situated at 86 Quidnet Road, shown on Assessor's Map 21 as Parcel 102 (also includes Parcels 103 and 69), and as Lot 8 upon Land Court Plan 8606-A (also includes Lot 7 upon Land Court Plan 8606-A and Lot 34 upon Land Court Plan 8606-B). Evidence of owner's title is recorded in Book 1802, Page 65 at the Nantucket County Registry of Deeds (and on Certificate of Title No. 28160 with the Nantucket County District of the Land Court). The site is zoned Residential 20 (R-20).

Action Deadline January 12, 2022

Applicants are seeking a special permit pursuant to Zoning Bylaw Section 139-33A (4) in order to demolish (or move off site) the pre-existing nonconforming dwelling and to construct a new dwelling with the same ground cover ratio and meeting all setback requirements. Locus is situated at 9 Twin Street, shown on Assessor's Map 55.4.1 as Parcel 7.1, and as Lot 2 upon Plan No. 2013-33. Evidence of owner's title is recorded in Book 1397, Page 253 at the Nantucket County District of the Land Court. The site is zoned Residential Old Historic (ROH).

VI. OTHER (VOTES MAY BE TAKEN)

VII. ADJOURNMENT (VOTE WILL BE TAKEN)
