



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

2022 FEB 04 PM 12:09
NANTUCKET TOWN CLERK
Posting Number:T 119

Committee/Board/s	Zoning Board of Appeals
Day, Date, and Time	Thursday, February 10, 2022 at 1:00 PM
Location / Address	REMOTE PARTICIPATION VIA 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 nsheriff@nantucket-ma.gov with any questions. ***

ZOOM WEBINAR REGISTRATION LINK:

https://us06web.zoom.us/webinar/register/WN_PTnK7C9pRMzogQk7Tz3fZw

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

<https://youtu.be/fJGs2LhCibU>

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:
 - January 13, 2022

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

Pg 10-89 **37-21 Kristina & Nicholas Amendolare** **8 Bank Street** **Williams**
Applicants are seeking a Special Permit pursuant to Zoning Bylaw Sections 139-30 and 139-33A to make renovations, including an addition, to a single-family dwelling that is pre-existing non-conforming to the setbacks. Locus is situated at 8 Bank Street, shown on Assessor's Map 73 and Parcel 69. Evidence of owner's title is recorded in Book 1770, Page 216 on file at the Nantucket County Registry of Deeds. The site is zoned Sconset Old Historic (SOH).

Pg 90-139 **22-21 Adam Delaney-Winn, Trustee of Warren's Landing Nominee Trust** **Reade**
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).

29-21 CRH 46 Surfside LLC **46 Surfside Road** **Halik**
Request to Withdraw
Applicant is appealing the action and determination of the Building Commissioner relative to the issuance of a cease and desist letter and refusal to grant a Certificate of Occupancy for the structure. The issue is whether or not the proposed use of the structure is compliant with the "contractor's shop" use as allowed in the Major Commercial Development special permit issued by the Planning Board or whether the proposed use constitutes a commercial laundry. Locus is situated at 46 Surfside Road, shown on Assessor's Map 67 as Parcel 120.3 and upon Land Court Plan 26439-Z. Evidence of owner's title is recorded at Certificate of Title No. 27187-Z on file at the Nantucket County Registry District of the Land Court. The site is zoned Commercial Neighborhood (CN).

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

Pg 142-174 **01-22 Cheryl Gilbert** **16 D Street** **Maxwell**
Applicant is seeking a Special Permit pursuant to the Zoning Bylaw Sections 139-33 A. 1 (a) (b) (c) to add second floor to main house that has an existing non-conforming setback of 8.7' where 10' is required. Locus is situated at 16 D Street, shown on Assessor's Map 60.2.1 as Parcel 2 and as Lot 87 B upon Land Court Plan 3092-T. Evidence of owner's title is registered on Certificate Title No. 28235 with the Nantucket County District of the Land Court. The site is zoned Village Residential (VR) and located in the Village Height Overlay District (VHOD).

Pg 175-217 **02-22 Zero India Street, LLC** **1 Cambridge Street, Unit 2** **Alger**
Applicant is seeking a Special Permit pursuant to the Zoning Bylaw Sections 139-30 and 33.A (1) (a) to alter and extend a pre-existing, nonconforming structure on a pre-existing, nonconforming lot. Locus is situated at 1 Cambridge Street, Unit 2 and shown on Assessor's Map 42.3.1 as Parcel 130.2 and upon Plan No 2020-55. Evidence of owner's title is recorded in Book 1779, Page 136 on file at the Nantucket County Registry of Deeds. The site is zoned Commercial Downtown (CDT).

- VI. OTHER (VOTES MAY BE TAKEN)**
- **NANTUCKET COASTAL RESILIENCE WORKSHOP ZBA REPRESENTATIVE**
 - PREP SESSION- **WEDNESDAY, FEBRUARY 23,2022 VIA ZOOM 9:30AM-10:30AM**
 - IN PERSON WORKSHOP- **MARCH 7- 8 8AM-3:30PM**

VII. ADJOURNMENT (VOTE WILL BE TAKEN)