

ZBA MEETING PACKET

06/09/22

NANTUCKET
TOWN CLERK

2022 MAY 20 AM 10:45



Nantucket Zoning Board of Appeals

PUBLIC NOTICE

A **PUBLIC HEARING** of the **NANTUCKET ZONING BOARD OF APPEALS** is scheduled for **1:00 PM** on **Thursday, June 9, 2022**, *via* Zoom on the Nantucket Government TV YouTube Channel, pursuant to Governor Baker's March 12, 2020, Order Regarding Open Meeting Law. Information about viewing the meeting can be found at <https://www.nantucket-ma.gov/138/Boards-Commissions-Committees>. A complete copy of each application is on file with the Zoning Board of Appeals at the office of Planning and Land Use Services at 2 Fairgrounds Road, Nantucket, MA 02554. Requests to review an electronic copy of the complete application materials may be submitted *via* e-mail to nsheriff@nantucket-ma.gov. Written comments for the June 9, 2022 meeting received by 3:00 PM on Thursday, June 2, 2022 will be provided to the Board in advance of the meeting.

OLD BUSINESS

- Adam Delany-Winn, Trustee of Warren's Landing Nominee Trust, File No. 22-21
- Kristina & Nicholas Amendolare File No. 37-21

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

1010WINS LLC

File No. 06-22

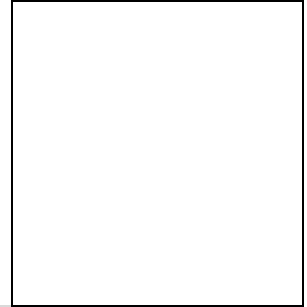
Applicant is seeking a Special Permit pursuant to Zoning Bylaw Section 139-33A, to alter the preexisting, nonconforming single-family dwelling upon locus. The structure, which has a height of about 37.4 feet above mean grade, will be relocated on the locus. As proposed, the relocation will not encroach upon any setback area, not increase any nonconforming elevation above mean grade and will not create any new nonconformity. Locus is situated at 10 Lincoln Avenue, shown on Assessor's Map 30 as Parcel 184 and upon Plan Book No. 15 Page 28. Evidence of owner's title is recorded in Book 1852, Page 165 on file at the Nantucket County Registry of Deeds. The site is zoned Residential 1 (R-1).



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)



Committee/Board/s	Zoning Board of Appeals
Day, Date, and Time	Thursday, June 09, 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_uvdQJy-eR_6yX9ue6hNEZQ

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

<https://youtu.be/thw0x3lgn9g>

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:
 - May 12, 2022

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

37-21 Kristina & Nicholas Amendolare

8 Bank Street

Williams

Continued to July 14, 2022

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).

22-21 Adam Delaney-Winn, Trustee of Warren's Landing Nominee Trust

Reade

Continued to July 14, 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).

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

Pg 13-26 06-22 1010WINS, LLC

10 Lincoln Avenue

Reade

Applicant is seeking a Special Permit pursuant to the Zoning Bylaw Section 139-33 for preexisting nonconforming structures. Specifically, applicant proposes to lift and add new foundation and move the existing building, which has an existing roof peak that exceeds 30' in addition to altering the existing dormers. Locus is situated at 10 Lincoln Avenue, shown on Assessor's Map 30 as Parcel 184 and upon Plan Book No. 15 Page 28. Evidence of owner's title is recorded in Book 516, Page 139 on file at the Nantucket County Registry of Deeds. The site is zoned Residential 1 (R-1).

VI. OTHER (VOTES MAY BE TAKEN)

VII. ADJOURNMENT (VOTE WILL BE TAKEN)

MINUTES

05/12/22



ZONING BOARD OF APPEALS

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Susan McCarthy (Chair), Lisa Botticelli (Vice chair), Ed Toole (Clerk), Michael J. O'Mara, Elisa Allen
Alternates: Mark Poor, Geoff Thayer, Jim Mondani

~~ MINUTES ~~

Thursday, May 12, 2022

Public Safety Facility, 4 Fairgrounds Road, Community Room –1:00 p.m.

Called to order at 1:00 pm and Announcements made by Ms. McCarthy

Staff in attendance: Leslie Snell, Deputy Director of Planning; Nicky Sheriff, Administrative Specialist

Attending Members: McCarthy, Botticelli, O'Mara, Allen, Poor, Mondani

Absent: Toole, Thayer

Agenda adopted by unanimous consent

Motion **Motion to Approve as drafted.** (made by: Botticelli) (seconded)

Vote Carried unanimously

I. APPROVAL OF MINUTES

1. April 14, 2022

Motion **Motion to Approve as drafted.** (made by: Botticelli) (seconded)

Vote Carried unanimously

II. OLD BUSINESS

1. 37-21 Kristina & Nicholas Amendolare 8 Bank Street Wilson

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).

Voting McCarthy, Botticelli, O'Mara, Allen, Mondani

Alternates Poor

Recused

Documentation File with associated plans, photos and required documentation

Representing Michael Wilson, Attorney

Wayne McArdle, McArdle Gannon Associates

Public Jonathan Fitch, for 9 Broadway, LLC owner of 9 Broadway and 9 Front Street

Clement Durkees, President 'Sconset Trust

Discussion (1:06) **Wilson** – Reviewed additional information as requested by the Board.

McArdle – Reviewed his recommendations regarding shoring and construction protocols for the basement. The bottom of the excavation is 11.7'. It takes about 2 weeks to do the set-up work prior to pouring the foundation. The pilings will be steel driven with vibratory hammer.

Allen – She wants the shoring system cutoff below grade so as not to be visible. Thinks 2 weeks is too long for neighbors to deal with; in her opinion, it should be done in 3 days.

Botticelli – The wall along Beach Street (aka Middle Gulley Road) is a rubble wall; asked if there is a proposal to support it (no).

O'Mara – Asked where the discharge from dewatering will go (unknown). He too is concerned about the distance between the existing rubble retaining wall and the property.

McArdle – We haven't looked at that wall yet.

McCarthy – Once they analyze and discover what's going on with the wall, she wants them to repair or restore the wall to maintain its integrity.

Botticelli – She'd like the evaluation of the rubble wall be done prior to work.

Discussion about the retaining wall and whether or not it needs to be reinforced and protected from vibration.

Mondani – Asked if the Building Department is involved in this and how much. It's 2 Town roads, asked if the Town is involved.

Wilson – He doesn't know if Beach Street has enough traffic to warrant a street closure. DPW will have to weigh in regarding the Town road. The engineering is reviewed by the Building Department.

McCarthy – The concern is that with the vibration at elevation 25-29 could be disturbed and there are no pilings to support it. If it's compromised, the integrity street becomes an issue.

O'Mara – We could condition that the applicant have a licensed engineer on site at various intervals. The Town could send in the Town engineer to check the roads prior, during, and after construction.

Botticelli – There seems to be no concern with granting the relief; concerns are how this work will be done in such a tight lot.

McCarthy – We can require a project manager contact number for the neighbors. We can restrict this with no work between Memorial Day and Columbus Day.

Fitch – 9 Front Street directly abuts this property; our primary concern is the McArdle plan doesn't consider the direct impact of this work on surrounding properties. If there were damage done to Beach Street and it collapsed, there is a risk the public water supply will be damaged; it is an emergency access. Our engineer review Mr. McArdle's plan and submitted a "zone of influence" that could be impacted by vibrations; that zone included Beach Street and 9 Front Street. The ZBA has to make a decision if this project will be more detrimental to the neighborhood than current conditions. If historic Beach Street and my client's property collapse due to construction, that makes this more detrimental to the neighborhood. Our engineers have laid out the possible impacts. There is no provision within the McArdle report about monitoring the impact on neighbors. Feels there needs to be an escrow account established to cover the cost of damage to the road, homes to the west, and loss of public water.

Durkees – Given what Mr. Fitch represented and what she's heard from the abutters; no one will be in the houses during the winter and so unable to monitor damage to their properties. Beach Street is an emergency access to Codfish Park. Abutters have written letters about their concerns. This work affects all of Sconset; the environmental impact needs to be considered.

McCarthy – In addition to the houses, she's hearing a very real concern of what happens to the road if the bank is compromised. She wants more information about what would be done should the bank be compromised.

Allen – She's not opposed to the house, but we might need to consider how this work could be done without the heavy machinery; for example, it might be done by hand. The heavy machines are pounding and reverberating throughout the neighborhood. The vibratory hammer reverberates. Wants them to come up with some means that won't shake the earth and impacting the historic neighborhood. No one should park on Beach Street during construction.

Botticelli – Suggested drilling. No one has problems with the architecture or relief requested; it's the potential damage from vibrations and shaking. She'd also like to see a letter from the Water Company ensuring they have seen the plans.

O'Mara – We could require a bond for possible damage to the road.

Wilson – Wants it on the record that Mr. Fitch's report shows the "approximate" zone of influence.

McCarthy – The May 10th MRCE report provides recommendations on what would better protect the zone of influence. With a continuance, we're looking for other options such as drilling, protecting Beach Street during construction, insurance bonds and escrow, a landscape plan showing existing and proposed retaining walls, information from the DPW, information who will be managing this project, and a list of homes to be surveyed pre-construction. Also bring the architect.

Motion **Motion to Continue to June 9, 2022.** (made by: Botticelli) (seconded)

Vote Carried unanimously

2. 22-21 Adam Delaney-Winn, Trustee of Warren's Landing Nominee Trust 40 Warrens Landing Road Reade

Continued to June 09, 2022

Voting McCarthy, Botticelli, O'Mara, Allen, Mondani

Alternates Poor

Recused None

Documentation None

Representing None

Public None

Discussion (2:16) None

Motion **Motion to allow the continuance.** (made by: O'Mara) (seconded)

Vote Carried unanimously

III. NEW BUSINESS

1. 06-22 1010WINS, LLC 10 Lincoln Avenue Reade

Applicant is seeking a Special Permit pursuant to the Zoning Bylaw Section 139-33 for preexisting nonconforming structures. Specifically, applicant proposes to lift and add new foundation and move the existing building, which has an existing roof peak that exceeds 30' in addition to altering the existing dormers. Locus is situated at 10 Lincoln Avenue, shown on Assessor's Map 30 as Parcel 184 and upon Plan Book No. 15 Page 28. Evidence of owner's title is recorded in Book 516, Page 139 on file at the Nantucket County Registry of Deeds. The site is zoned Residential 1 (R-1).

Voting McCarthy, Botticelli, O'Mara, Allen, Poor

Alternates Mondani

Recused (Botticelli, Allen if opened they would have to recuse)

Documentation File with associated plans, photos and required documentation

Representing Marianne Hanley, Reade, Gullicksen, Hanley, & Gifford LLP

Public	None
Discussion (2:28)	O'Mara – Disclosed that he represented the seller of this house, but he no longer has financial interest. Held for Ms. Hanley to discuss with applicant regarding moving forward with a 4-person board. Hanley – Asked for a continuance without opening for a full board.
Motion	Motion to Continue to June 9, 2022. (made by: Botticelli) (seconded)
Vote	Carried unanimously
2. 07-22	265 Madaket Road, LLC 265 Madaket Road Ewing
	Applicant is seeking a Special Permit pursuant to Zoning Bylaw Section 139-2A and Section 139-7A to construct a residential swimming pool on the locus. Locus is situated at 265 Madaket Road, shown on Assessor's Map 59.4 as Parcel 319 and as Lots 118-123 upon Land Court Plan 3092-S. Evidence of owner's title is registered on Certificate of Title No. 27365 with the Nantucket County District of the Land Court. The site is zoned Village Residential (VR).
Voting	McCarthy, Botticelli, O'Mara, Allen, Poor
Alternates	Mondani
Recused	None
Documentation	File with associated plans, photos and required documentation
Representing	Victoria Ewing, LINK
Public	None
Discussion (2:22)	Ewing – Proposed a residential swimming pool in the VR district on a 30,000 square-foot (sf) lot. Have HDC approval. Equipment will be in the garage. McCarthy – Reviewed conditions attached to the 6 Macy Special Permit that would be attached to this permit. There is a code for noise, but we didn't include it in that decision.
Motion	Motion to Approve the special permit as permitted with the conditions read by Ms. McCarthy. (made by: Botticelli) (seconded)
Vote	Carried unanimously

IV. OTHER BUSINESS

1. Discussion about in-person meetings versus hybrid; June meeting will be via ZOOM due to lack of meeting space.
2. McCarthy – Across several boards there have been instances where board members have spoken out on certain issues and identified themselves with Town boards. If speaking on a subject, board members should identify as a citizen, not as a board member, unless you have been designated as a representative by the Board.
3. Discussion about protocol regarding speaking on a project when recused.

V. ADJOURNMENT

Motion	Motion to adjourn at 2:42 (made by: Mondani) (seconded)
Vote	Carried unanimously

Sources used during the meeting not found in the files or on the Town website:

1. None

Submitted by:
Terry L. Norton

OLD BUSINESS

Kristina & Nicholas
AMENDOLARE

File No. 37-21

8 Bank St

SPECIAL PERMIT

Continued to July 14,2022

Adam Delaney-Winn

Trustee of Warren's Landing Nominee Trust

File No. 22-21

40 Warren's Landing Rd

APPEAL

Continued to July 14,2022

NEW BUSINESS

1010WINS,LLC

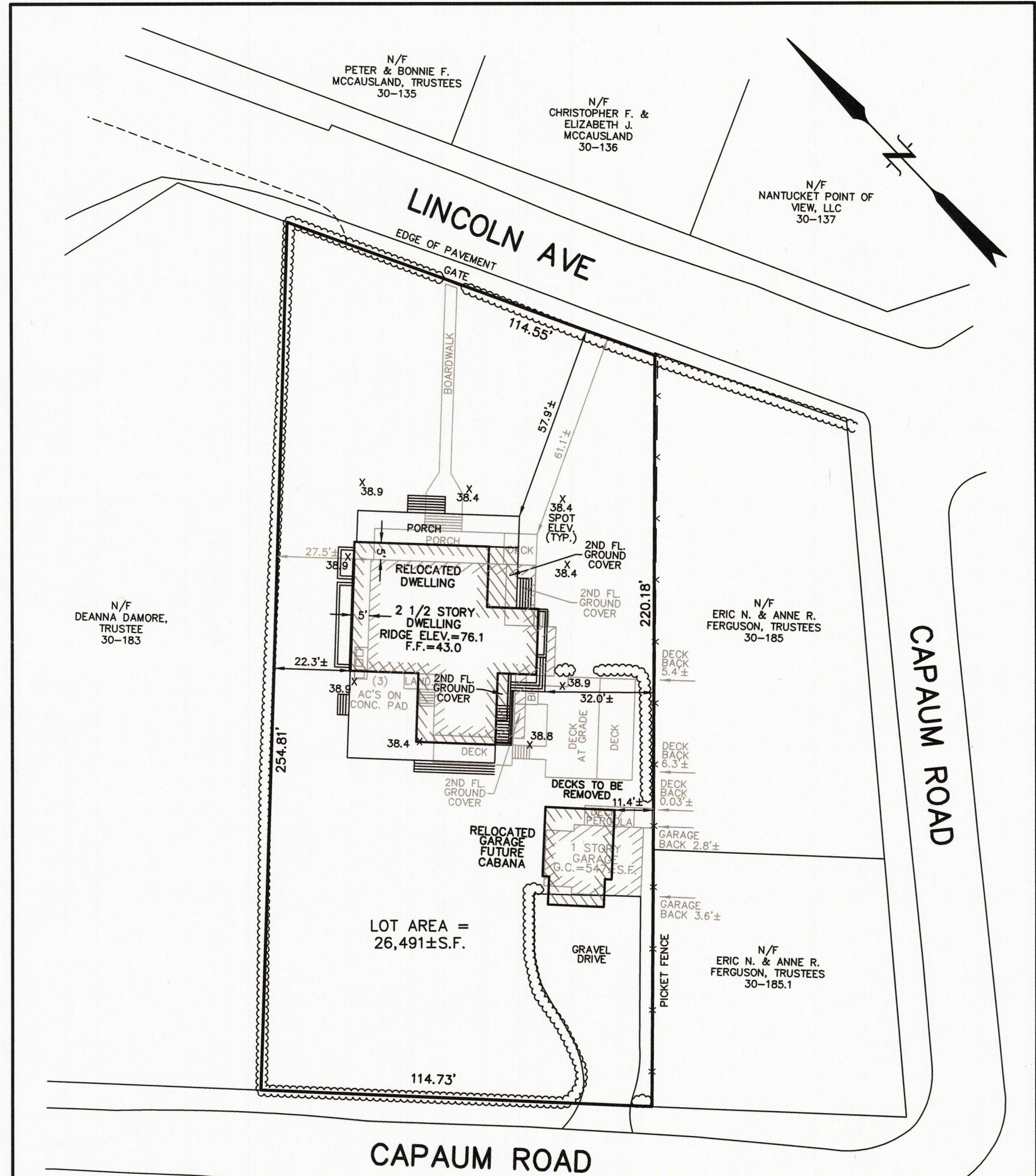
File No. 06-22

10 Lincoln Avenue

SPECIAL PERMIT

NEW MATERIALS SUBMITTED

Pg 15



N. CLIFF WAY

VERTICAL DATUM NAVD88

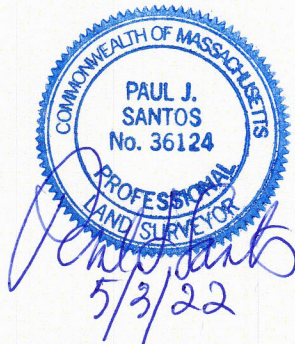
PLAN REFERENCES
PL. BK. 15 Pg. 28
PL. No. 2018-72
PL. No. 2019-28

CURRENT ZONING: R-1
MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 50'
FRONTYARD SETBACK: 10'
SIDE AND REAR SETBACK: 5'
ALLOWABLE G.C.R.: 30%

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

N.B. 442/126 - 450/142

N/F
JOHN T. MCDONALD
30-217



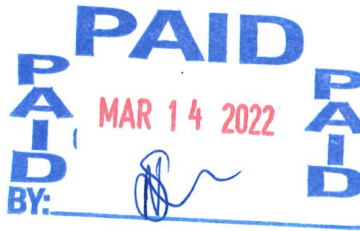
DWELLING ELEVATIONS		
DESC.	EXIST.	PROPOSED
F.F.	43.0	43.0
RIDGE	76.1	76.1
HEIGHT(FT.)	37.4	37.4

ZBA EXHIBIT
PROPOSED CONDITIONS PLOT PLAN
#10 LINCOLN AVENUE
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=30' DATE: 3/14/2022
REVISED: 5/3/2022 DWELLING/GARAGE LOCATIONS

DEED REFERENCE: Dd. Bk. 1852 Pg. 165
PLAN REFERENCE: SEE NOTE
ASSESSOR'S REFERENCE:
MAP: 30 PARCEL: 184

PREPARED FOR:
1010WINS LLC

NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554



**TOWN OF NANTUCKET
BOARD OF APPEALS
NANTUCKET, MA 02554**

APPLICATION

Fee: \$450.00

File No. 06 - 22

Owner's name(s): 1010WINS LLC

**Mailing address: c/o Reade, Gullicksen, Hanley & Gifford, LLP
6 Young's Way, Post Office Box 2669, Nantucket, Massachusetts 02584**

Phone Number: 508-228-3128 E-Mail: air@readelaw.com

Applicant's name(s): Same

Mailing Address: Same

Phone Number: Same E-Mail: Same

Locus Address: 10 Lincoln Avenue Assessor's Map/Parcel: 30-184

Record Plans: Plan Book 15, Page 28 (southeasterly lot); Plan No. 2019-28, Parcels 5 and 6

Deed Reference Book 1852, Page 165 Zoning District Residential-1 (R-1)

Uses on Lot- Commercial: None

Residential: Number of dwellings One

Date of Structure(s): all pre-date 7/72 Yes

Building Permit Numbers: 7782-91; 14708-97; 14630-97; 1109-99

Previous Zoning Board Application Numbers: None

State below or attach a separate addendum of specific special permits or variance relief applying for:

See attached addendum.

I certify that the information contained herein is substantially complete and true to the best of my knowledge, under the pains and penalties of perjury.

SIGNATURE: 1010WINS LLC, Owner*

By:

SIGNATURE: Arthur I. Reade, Jr. Applicant/Attorney/Agent

OFFICE USE ONLY

Application received on: __/__/__ By: _____ Complete: _____ Need Copies: _____
Filed with Town Clerk: __/__/__ Planning Board: __/__/__ Building Dept.: __/__/__ By: _____
Fee deposited with Town Treasurer: __/__/__ By: _____ Waiver requested: _____
Granted: __/__/__ Hearing notice posted with Town Clerk: __/__/__ Mailed: __/__/__
I&M: __/__/__ & __/__/__ Hearing(s) held on: __/__/__ Opened on: __/__/__
Continued to: __/__/__ Withdrawn: __/__/__ Decision Due By: __/__/__
Made: __/__/__ Filed w/Town Clerk: __/__/__ Mailed: __/__/__

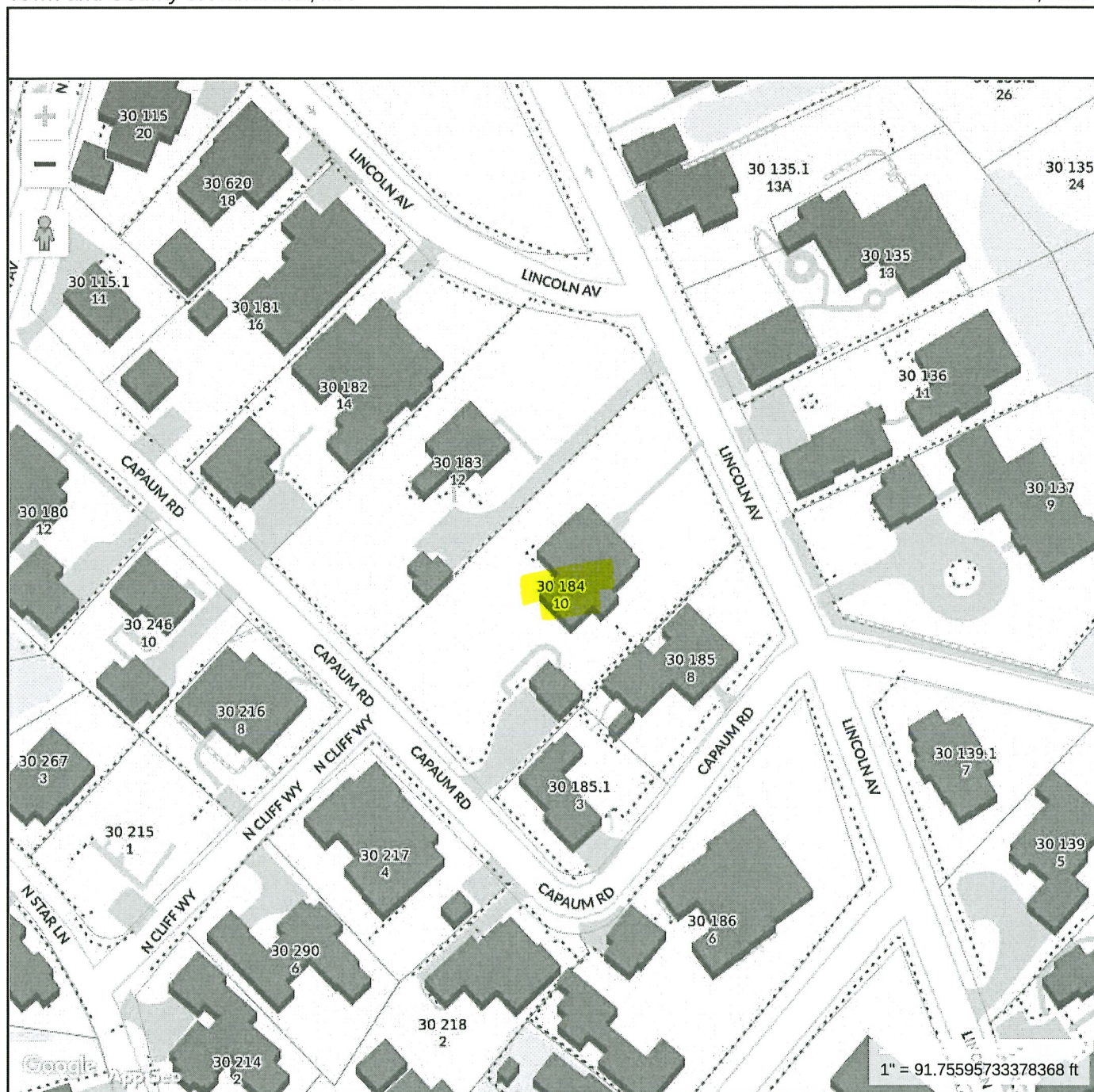
ADDENDUM TO APPLICATION OF 1010WINS LLC

The Applicant proposes to move and alter the pre-existing, nonconforming single-family dwelling upon locus, constructed about 1900. A Present Conditions Plot Plan and a Proposed Conditions Plot Plan, both prepared by Paul J. Santos, P.L.S., of Nantucket Surveyors LLC, dated March 14, 2022, are filed herewith. The structure is nonconforming as to elevation above grade, with ridge elevation being 37.4 feet above mean grade as calculated under the Nantucket Zoning By-law, §139-17, with maximum elevation allowed under the By-law being 30 feet; it complies with all setback and ground coverage requirements under the By-law. As relocated, the dwelling will continue to be nonconforming as to elevation above mean grade, which will continue to be 37.4 feet as shown upon the Proposed Conditions Plot Plan. It will continue to comply with all other dimensional provisions of the By-law.

The pre-existing, nonconforming garage structure upon locus, as shown upon the Existing Conditions Plan now exists with setback of 2.8 feet from the southeasterly side lot line; 5 feet is the minimum side yard setback in this R-1 zoning district. This structure is proposed to be relocated so that it will be entirely outside the side yard setback area as part of the present application, thus eliminating all nonconformities upon locus except for the dwelling height which will remain unchanged.

Thus, the effect of this proposal will be that no existing nonconformity of locus and the structures thereon will be increased, the existing setback nonconformity will be eliminated, and no new nonconformity will be created.

Accordingly, the applicant requests issuance of a Special Permit under By-law §139-33.A, for the alteration of the pre-existing, nonconforming single-family dwelling upon locus by relocation, not encroaching upon any setback area, not increasing its nonconforming elevation above mean grade, and not creating any new nonconformity.

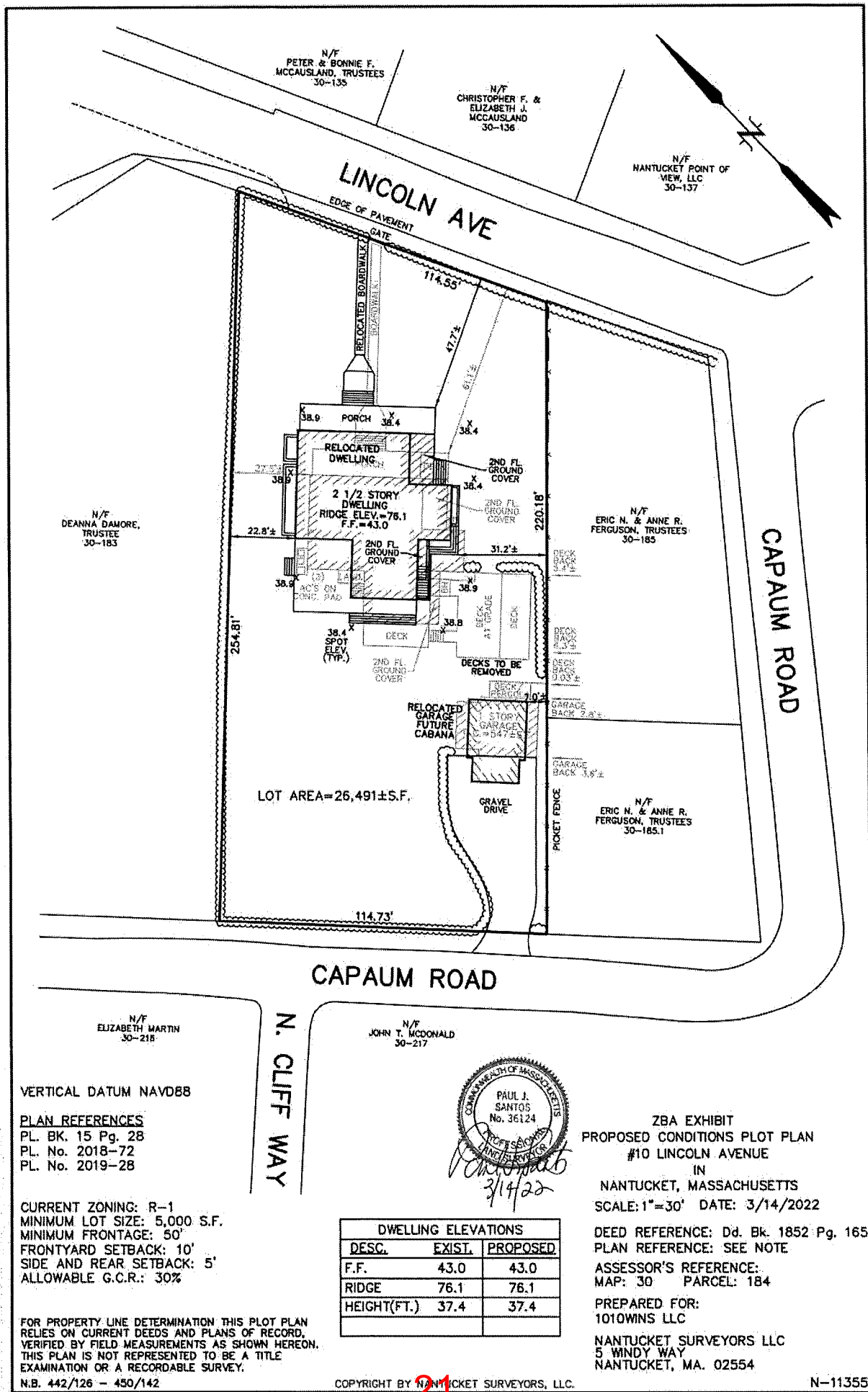


**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 03/02/2022
Data updated Jan. 2021

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.



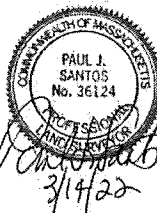
VERTICAL DATUM NAVD88

PLAN REFERENCES
PL. BK. 15 Pg. 28
PL. No. 2018-72
PL. No. 2019-28

CURRENT ZONING: R-1
MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 50'
FRONTYARD SETBACK: 10'
SIDE AND REAR SETBACK: 5'
ALLOWABLE G.C.R.: 30%

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN
RELIES ON CURRENT DEEDS AND PLANS OF RECORD.
VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON.
THIS PLAN IS NOT REPRESENTED TO BE A TITLE
EXAMINATION OR A RECORDABLE SURVEY.
N.B. 442/126 - 450/142

DWELLING ELEVATIONS		
DESC.	EXIST.	PROPOSED
F.F.	43.0	43.0
RIDGE	76.1	76.1
HEIGHT(FT.)	37.4	37.4



ZBA EXHIBIT
PROPOSED CONDITIONS PLOT PLAN
#10 LINCOLN AVENUE
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=30' DATE: 3/14/2022

DEED REFERENCE: Dd. Bk. 1852 Pg. 165
PLAN REFERENCE: SEE NOTE
ASSESSOR'S REFERENCE:
MAP: 30 PARCEL: 184

PREPARED FOR:
1010WINS LLC

NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

Town of Nantucket
Zoning Board of Appeals

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER.....1010WINS LLC
MAILING ADDRESS.....c/o Reade, Gullicksen, Hanley & Gifford, LLP
PROPERTY LOCATION.....10 Lincoln Avenue
ASSESSOR MAP/PARCEL.....Map 30, Parcel 184
SUBMITTED BY.....Reade, Gullicksen, Hanley & Gifford, LLP

SEE ATTACHED PAGES

I certify that the foregoing is a list of all persons who are owners of abutting property, owners of land directly opposite on any public or private street or way; and abutters of the abutters and all other land owners within 300 feet of the property line of owner's property, as they appear on the most recent applicable tax list (M.G.L. c. 40A, Section 11 and Zoning Code Chapter 40A, Section 139-29B (2)).

March 9, 2022

DATE

Mary Haley,
Senior Clerk,
Assessor's Office

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Digitally signed by
Mary Haley, Senior
Clerk, Assessor's Office
Date: 2022.03.09
08:39:17 -05'00'

Abutters Listing

MIBLU	Lot	Lot Out	Owner Full Name	Co-Owner Full Name	Address Line 1	City	State	Zip	Location
30	115		18 LINCOLN AVE NANT LLC		18 DOLMA ROAD	SCARSDALE	NY	10583	20 LINCOLN AV
30	115	1	CAPAUM HOUSE LLC		2117 DERBY STREET	BERKELEY	CA	94705	11 CAPAUM RD
30	116		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	LINCOLN PK
30	118		WOLFF CLIFFORD A TR		201 TRIPLE DIAMOND BLVD	NORTH VENICE	FL	34275	17 LINCOLN AV
30	132		SALATA ELIZABETH J ETAL TRS	ELEVEN LINCOLN AVENUE TR	PO BOX 274	LAFAYETTE HILL	PA	19444	32 JEFFERSON AV
30	133		AMBRECHT KENNETH C & SUSAN B		2601 N OCEAN BLVD	GULF STREAM	FL	33483	15 LINCOLN AV
30	134		AMBRECHT KENNETH C TRST ETAL	JUSTINE MULLIN GST EXEMPT 2011 TR	26 DEEP RUN	COHASSET	MA	02025	28 JEFFERSON AV
30	135		MCCAUSLAND PETER TRST ETAL	SEVEN DOORS NOM TRUST	PO BOX 274	LAFAYETTE HILL	PA	19444	13 LINCOLN AV
30	135	1	MCCAUSLAND PETER TRST ETAL	PUG COTTAGE NOM TRUST	PO BOX 274	LAFAYETTE HILL	PA	19444	13A LINCOLN AV
30	135	2	MCCAUSLAND PETER TRST ETAL	PUG COTTAGE NOM TRUST	PO BOX 274	LAFAYETTE HILL	PA	19444	26 JEFFERSON AV
30	135	3	MCCAUSLAND PETER TRST ETAL	PUG COTTAGE NOM TRUST	PO BOX 274	LAFAYETTE	PA	19444	24 JEFFERSON AV
30	136		MCCAUSLAND CHRISTOPHER F TRST ETAL		PO OX 274	LAFAYETTE HILL	PA	19444	11 LINCOLN AV
30	137		NANTUCKET POINT OF VIEW LLC	C/O JOHN D FLAVIN	PO BOX 860	SARATOGA SPRINGS	NY	12866	9 LINCOLN AV
30	138	1	NANTUCKET POINT OF VIEW LLC	C/O JOHN D FLAVIN	PO BOX 860	SARATOGA SPRINGS	NY	12866	16 JEFFERSON AV
30	138	2	NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	COBBLESTONE HILL
30	139		LEVINGER FREDERICK N & CAROL J TRST	LEVINGER NOMINEE TRUST	13360 PROVENCE DR	PALM BEACH GARDENS	FL	33410	5 LINCOLN AV
30	139	1	LEVINGER FREDERICK N TR	LEVINGER NOMINEE TRUST	13360 PROVENCE DR	PALM BEACH GARDENS	FL	33410	7 LINCOLN AV
30	151		EBWG LLC		100 WOODBRIDGE CENTER DR	WOODBIDGE	NJ	07095	4 LINCOLN AV
30	152		WEILLE JEAN WALKER TR		166 E 96TH STREET # 1A	NEW YORK	NY	10128	7 HIGHLAND AV
30	179		OWEN FRANK S & JUNE L TRSTS	TOLLHOUSE TRUST	107 TALL TIMBERS LN	GLASTONBURY	CT	06033	2 SHERBURNE TP
30	180		MEAD MARK C TRST	12 CAPAUM NOM TRUST	33930 MEADOW LANE	HUNTING VALLEY	OH	44022	12 CAPAUM RD
30	181		SEAL TEAM WOODY LLC		36 COMMONWEALTH AVE # 2	BOSTON	MA	02116	16 LINCOLN AV
30	182		KF LINCOLN LLC	C/O NORMANDY REAL ESTATE PTR	53 MAPLE AVE	MORRISTOWN	NJ	07960	14 LINCOLN AV
30	183		DAMORE DEANNA TR	12 LINCOLN AVE NOM TRUST	26 BERGEN STREET	BROOKLYN	NY	11201	12 LINCOLN AV
30	185		FERGUSON ERIC N & ANNE R TRS	C/O FERGUSON NEIL	120 RIDGE RD	GLASTONBURY	CT	06033	8 LINCOLN AV
30	185	1	FERGUSON ERIC N & ANNE R TRS	C/O FERGUSON NEIL	120 RIDGE RD	GLASTONBURY	CT	06033	3 CAPAUM RD
30	186		GRAVES ANNE M & JAMES P TRST		321 SEA OAK DR	VERO BEACH	FL	32963	6 LINCOLN AV

30	211		MACDONALD KATHLEEN L TRST	K L MACDONALD QUALIFIED TRUST	C/O MEGAN MACDONALD HODGSON	W KINGSTON	RI	02892	5 N STAR LN
30	212		8 NORTH STAR LN NOM TRUST	C/O SPEARS ANDRE & ROSEN ANNE	59 W NINTH ST APT 1	NEW YORK	NY	10011	8 N STAR LN
30	213		BEAUDETTE RICHARD P TR	8 NORTH STAR LANE NOM TRUST	PO BOX 659	NANTUCKET	MA	02554	6 N STAR LN
30	214		IRWIN WILLIAM C & CLARK VIRGINIA		2 N CLIFF WY	NANTUCKET	MA	02554	2 N CLIFF WY
30	215		1 NORTH STAR LANE LLC NANTUCKET	C/O 1 NORTH STAR LN LLC	523 HARBOR RD	SOUTHPORT	CT	06890	1 N STAR LN
30	216		MARTIN ELIZABETH		523 HARBOR RD	SOUTHPORT	CT	06890	8 CAPAUM RD
30	217		MCDONALD JOHN T		5406 MARYANNA DRIVE	AUSTIN	TX	78746	4 CAPAUM RD
30	218		KEITH ROBERT M & KATE L		2 CAPAUM RD	NANTUCKET	MA	02554	2 CAPAUM RD
30	246		BOSEE JOHN KENNARD III		160 E 84 ST	NEW YORK	NY	10028	10 CAPAUM RD
30	267		MACDONALD KATHLEEN L	K L MACDONALD QUALIFIED TRUST	C/O MEGAN MACDONALD HODGSON	W KINGSTON	RI	02872	3 N STAR LN
30	285		MCCAUSLAND CHRISTOPHER F TRST ETAL		PO BOX 274	LAFAYETTE HILL	PA	19444	22 JEFFERSON AV
30	286		MILLER JOSEPH AUSTIN TR		937 BELLVIEW RD	MCLEAN	VA	22102	10 HIGHLAND AV
30	287		KEAY JEFFREY & HEATHER		364 JERUSALEM RD	COHASSET	MA	02025	8 HIGHLAND AV
30	288		2 HIGHLAND AVE LLC		2 NORTH CLIFF WY	NANTUCKET	MA	02554	6 HIGHLAND AV
30	290		LUCKY STARFISH 17 LLC		3656 MAPLEWOOD AVE	DALLAS	TX	75205	6 N CLIFF WY
30	291		CROWLEY DENNIS & KELLY		33 MOUNCE FARM WAY	MARSHFIELD	MA	02050	12 HIGHLAND AV
30	620		MANKIW DEBORAH R & NICHOLAS G TRS		1 DALTON ST UNIT 4501	BOSTON	MA	02115	18 LINCOLN AV
Count:		44							

18 LINCOLN AVE NANT LLC
18 DOLMA ROAD
SCARSDALE, NY 10583

CAPAUM HOUSE LLC
2117 DERBY STREET
BERKELEY, CA 94705

NANTUCKET TOWN OF
16 BROAD ST
NANTUCKET, MA 02554

WOLFF CLIFFORD A TR
201 TRIPLE DIAMOND BLVD
NORTH VENICE, FL 34275

SALATA ELIZABETH J ETAL TRS
ELEVEN LINCOLN AVENUE TR
PO BOX 274
LAFAYETTE HILL, PA 19444

AMBRECHT KENNETH C & SUSAN B
2601 N OCEAN BLVD
GULF STREAM, FL 33483

AMBRECHT KENNETH C TRST ETAL
JUSTINE MULLIN GST EXEMPT 2011 TR
26 DEEP RUN
COHASSET, MA 02025

MCCAUSLAND PETER TRST ETAL
SEVEN DOORS NOM TRUST
PO BOX 274
LAFAYETTE HILL, PA 19444

MCCAUSLAND PETER TRST ETAL
PUG COTTAGE NOM TRUST
PO BOX 274
LAFAYETTE HILL, PA 19444

MCCAUSLAND PETER TRST ETAL
PUG COTTAGE NOM TRUST
PO BOX 274
LAFAYETTE HILL, PA 19444

MCCAUSLAND PETER TRST ETAL
PUG COTTAGE NOM TRUST
PO BOX 274
LAFAYETTE, PA 19444

MCCAUSLAND CHRISTOPHER F TRST
ETAL
PO BOX 274
LAFAYETTE HILL, PA 19444

NANTUCKET POINT OF VIEW LLC
C/O JOHN D FLAVIN
PO BOX 860
SARATOGA SPRINGS, NY 12866

NANTUCKET POINT OF VIEW LLC
C/O JOHN D FLAVIN
PO BOX 860
SARATOGA SPRINGS, NY 12866

NANTUCKET ISLANDS LAND BANK
22 BROAD ST
NANTUCKET, MA 02554

LEVINGER FREDERICK N & CAROL J TRST
LEVINGER NOMINEE TRUST
13360 PROVENCE DR
PALM BEACH GARDENS, FL 33410

LEVINGER FREDERICK N TR
LEVINGER NOMINEE TRUST
13360 PROVENCE DR
PALM BEACH GARDENS, FL 33410

EBWC LLC
100 WOODBRIDGE CENTER DR
WOODBRIDGE, NJ 07095

WEILLE JEAN WALKER TR
166 E 96TH STREET # 1A
NEW YORK, NY 10128

OWEN FRANK S & JUNE L TRSTS
TOLLHOUSE TRUST
107 TALL TIMBERS LN
GLASTONBURY, CT 06033

MEAD MARK C TRST
12 CAPAUM NOM TRUST
33930 MEADOW LANE
HUNTING VALLEY, OH 44022

SEAL TEAM WOODY LLC
36 COMMONWEALTH AVE # 2
BOSTON, MA 02116

KF LINCOLN LLC
C/O NORMANDY REAL ESTATE PTR
53 MAPLE AVE
MORRISTOWN, NJ 07960

DAMORE DEANNA TR
12 LINCOLN AVE NOM TRUST
26 BERGEN STREET
BROOKLYN, NY 11201

FERGUSON ERIC N & ANNE R TRS
C/O FERGUSON NEIL
120 RIDGE RD
GLASTONBURY, CT 06033

FERGUSON ERIC N & ANNE R TRS
C/O FERGUSON NEIL
120 RIDGE RD
GLASTONBURY, CT 06033

GRAVES ANNE M & JAMES P TRST
321 SEA OAK DR
VERO BEACH, FL 32963

MACDONALD KATHLEEN L TRST
K L MACDONALD QUALIFIED TRUST
C/O MEGAN MACDONALD HODGSON
W KINGSTON, RI 02892

8 NORTH STAR LN NOM TRUST
C/O SPEARS ANDRE & ROSEN ANNE
59 W NINTH ST APT 1
NEW YORK, NY 10011

BEAUDETTE RICHARD P TR
8 NORTH STAR LANE NOM TRUST
PO BOX 659
NANTUCKET, MA 02554

IRWIN WILLIAM C & CLARK VIRGINIA
2 N CLIFF WY
NANTUCKET, MA 02554

1 NORTH STAR LANE LLC NANTUCKET
C/O 1 NORTH STAR LN LLC
523 HARBOR RD
SOUTHPORT, CT 06890

MARTIN ELIZABETH
523 HARBOR RD
SOUTHPORT, CT 06890

MCDONALD JOHN T
5406 MARYANNA DRIVE
AUSTIN, TX 78746

KEITH ROBERT M & KATE L
2 CAPAUM RD
NANTUCKET, MA 02554

BOSEE JOHN KENNARD III
160 E 84 ST
NEW YORK, NY 10028

MACDONALD KATHLEEN L
K L MACDONALD QUALIFIED TRUST
C/O MEGAN MACDONALD HODGSON
W KINGSTON, RI 02872

MCCAUSLAND CHRISTOPHER F TRST
ETAL
PO BOX 274
LAFAYETTE HILL, PA 19444

MILLER JOSEPH AUSTIN TR
937 BELLVIEW RD
MCLEAN, VA 22102

KEAY JEFFREY & HEATHER
364 JERUSALEM RD
COHASSET, MA 02025

2 HIGHLAND AVE LLC
2 NORTH CLIFF WY
NANTUCKET, MA 02554

LUCKY STARFISH 17 LLC
3656 MAPLEWOOD AVE
DALLAS, TX 75205

CROWLEY DENNIS & KELLY
33 MOUNCE FARM WAY
MARSHFIELD, MA 02050

MANKIW DEBORAH R & NICHOLAS G TRS
1 DALTON ST UNIT 4501
BOSTON, MA 02115

End of Packet