

**UPDATED MEETING POSTING
ORIGINAL POSTING T 109**



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

2023 FEB 06 AM 10:24
NANTUCKET TOWN CLERK
Posting Number: T 114

Committee/Board/s	Zoning Board of Appeals
Day, Date, and Time	Thursday, February 09, 2023, at 1:00 PM
Location / Address	4 Fairgrounds Road, Nantucket, MA 02554 PSF COMMUNITY ROOM & REMOTE PARTICIPATION VIA ZOOM WEBINAR
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

YOUTUBE LINK FOR VIEWING ONLY:

<https://youtu.be/ojC7MTAf1KI>

ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:

https://us06web.zoom.us/webinar/register/WN_oiNcu67TR-6cbz2B1ijLHA

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 12, 2023

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

37-21 Kristina & Nicholas Amendolare

8 Bank Street

Williams

Applicants are seeking Special Permit relief pursuant to Nantucket 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).

09-22 Harris on Weweeder, LLC

50 Weweeder Avenue

Brescher

Continued to March 09, 2023

Applicant is seeking Variance relief pursuant to Nantucket Zoning Bylaw Section 139-32 from the intensity regulations in Section 139-16A to site a proposed pool cabana in the side yard setback as close as 2.7 feet from the side yard lot line in a zoning district that requires a minimum of a ten (10) foot side yard setback and to increase the allowable groundcover ratio to 7.9% in a zoning district with a maximum groundcover ratio of 7%. Locus is situated at 50 Weweeder Avenue, shown on Assessor's Map 79 as Parcel 15 and upon Land Court Plan 42927-A. Evidence of owner's title is registered on Certificate of Title No. 27684 with the Nantucket County District of the Land Court. The site is zoned Limited Use General 1 (LUG-1).

20-22 Steven L. Cohen & Christopher P. Choma, Trs. 29 Monomoy Rd Nominee Trust, Cohen

Applicant is seeking Variance relief pursuant to Zoning By-law Section 139-32 for a waiver from the ground cover provision in Section 139-16 in order to construct an accessory structure of up to 780.25 SF. Locus is situated at 29 Monomoy Road, shown on Assessor's Map 54 as Parcel 209 and as Lots 10 and 11 on Land Court Plan 10937-C. Evidence of owner's title is registered on Certificate of Title No. 22883 at the Nantucket County District of the Land Court. The site is zoned Limited Use General 1 (LUG-1).

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

10-22 Paul P. Moran & Jean M. Moran

4 Washington Avenue

Santos

Continued to March 09, 2023

Applicants are seeking Special Permit relief pursuant to Nantucket Zoning By-law Sections 139-30 and 139-2 in order to install an in-ground swimming pool. Locus is situated at 4 Washington Avenue, shown on Assessor's Map 60.2.4 as Parcel 65 and upon Land Court Plan 14672-A. Evidence of owner's title is registered on Certificate of Title No. 27684 with the Nantucket County District of the Land Court. The site is zoned Village Residential (VR).

17-22 Nantucket Cottage Hospital

16 Vesper Lane

Erickson

Applicant is seeking Variance relief pursuant to Nantucket Zoning ByLaw Section 139-16 in order to divide an existing lot, which is nonconforming as to frontage, into two lots, both of which will not meet the required frontage of 50 feet in the CN district. Both lots will be accessed via an easement from Vesper Lane. Locus is situated at 16 Vesper Lane, shown on Assessor's Map 34 as Parcel 72 and shown as Lot 1 with the Nantucket County Registry of Deeds. Evidence of owner's title is recorded in Book 184 and Page 112 with the Nantucket County Registry of Deeds. The site is zoned Commercial Neighborhood (CN).

19-22 Pacaso, Inc

11A Meadow Lane

Panebianco

Requests to Withdraw without Prejudice

Applicant is appealing the Zoning Enforcement Officer's determination regarding transient residential facilities. Locus subject to the appeal is situated at 11A Meadow Lane, shown on Assessor's Map 41 as Parcel 448.1 Evidence of owner's title is recorded in Book 1911 and Page 44 with the Nantucket County Registry of Deeds. The site is zoned Residential 20 (R-20).

01-23 & 03-23 Cueto, Francis E., Trustee of FAO Nominee Trust 23&29 Orange St Beaudette

Applicant is seeking a Modification to previously issued Special Permits to remove a condition related to ground cover expansion. The applicant also requests that the Board grant the alteration of the preexisting nonconforming pool use on 23 Orange Street by allowing the applicant to site it on 29 Orange Street. The

requested relief is the result of a lot line adjustment between the two properties and no physical changes are proposed to the existing structures. Locus is situated at 23 Orange Street and 29 Orange Street, shown on Assessor's Map 42.3.2 as Parcel 9 and 42.3.2 as Parcel 69, respectively. Evidence of the owner's title is recorded in Book 2 and Page 91 and as "A" in Book 7 and Page 23 with the Nantucket County Registry of Deeds. The sites are zoned Residential Old Historic (ROH).

02-23 7 Laurretta Lane LLC

7 Laurretta Lane

Cohen

Applicant is requesting interpretation of MGL Ch. 40A Section 3, and alternatively relief by Variance pursuant to Zoning By-law Section 139-32, to validate the existence of a solar array within the side yard setbacks, as close as 19.8 feet to the western lot line and 1.9 feet to the eastern lot line. The property is located at 7 Laurretta Lane, shown on Assessor's Map 4 as Parcel 53 and as Lot 67 on Land Court Plan 16220-Z. Evidence of owner's title is registered on Certificate of Title No. 28835 at the Nantucket County District of the Land Court. The site is zoned Limited Use General-3 (LUG-3).

04-23 David Stanley-Brown Trustee of Windmoor NT 37 Chuck Hollow Road Williams

Applicant is seeking relief by Variance pursuant to Nantucket Zoning By-law Section 139-16 (Intensity regulations). The applicant is seeking validation of an existing lot as separately marketable and buildable from abutting 39 Chuck Hollow Road. Locus is situated at 37 Chuck Hollow Road, shown on Assessor's Map 75, Parcel 108 and as Lot 602 on Land Court Plan 54004-25. Evidence of owner's title is registered on Certificate of Title No. 19732 at the Nantucket County District of the Land Court. The site is zoned Limited Use General-3 (LUG-3).

05-23 David Stanley-Brown Trustee of Windmoor NT 39 Chuck Hollow Road Williams

Applicant is seeking relief by Variance pursuant to Nantucket Zoning By-law Section 139-16 (Intensity regulations). The applicant is seeking validation of an existing lot as separately marketable and buildable from abutting 37 Chuck Hollow Road. Locus is situated at 39 Chuck Hollow Road, shown on Assessor's Map 75, Parcel 109 and as Lot 603 on Land Court Plan 54004-25. Evidence of owner's title is registered on Certificate of Title No. 19732 at the Nantucket County District of the Land Court. The site is zoned Limited Use General-3 (LUG-3).

VI. OTHER (VOTES MAY BE TAKEN)

VII. ADJOURNMENT (VOTE WILL BE TAKEN)
