



## **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 JUN 05 AM 11:33  
NANTUCKET TOWN CLERK  
Posting Number:T 527

|                                                |                                                                                                                  |
|------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| <b>Committee/Board/s</b>                       | Zoning Board of Appeals                                                                                          |
| <b>Day, Date, and Time</b>                     | Thursday, June 08, 2023, at 1:00 PM                                                                              |
| <b>Location / Address</b>                      | 4 Fairgrounds Road, Nantucket, MA 02554<br><b>PSF COMMUNITY ROOM &amp; REMOTE PARTICIPATION VIA ZOOM WEBINAR</b> |
| <b>Signature of Chair or Authorized Person</b> | 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](http://www.nantucket-ma.gov).

#### **ZOOM WEBINAR REGISTRATION LINK:**

[https://us06web.zoom.us/webinar/register/WN\\_CrHfEYZ6RHusNaq2O5yfTQ](https://us06web.zoom.us/webinar/register/WN_CrHfEYZ6RHusNaq2O5yfTQ)

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

<https://youtu.be/RjRdlx522H4>

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 11, 2023

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

*dwelling* to be constructed before the elimination of an existing dwelling that it will replace to the dwelling on a lot while a new dwelling is being built. The property is located at 2 Nobadeer Way, shown as Assessor's Map 68, Parcel 113, which is shown as lot 12 on Land Court Plan 16514-F. Evidence of owner's title is registered on Certificate of Title No. 26263 at the Nantucket Registry District of the Land Court.

**07-23 Charles B. Johnson**

**4 Harbor Square**

**Alger**

Applicant is appealing the Building Commissioner's March 31, 2023, determination pursuant to Zoning Bylaw Section 139-25 and 139-31. The locus is situated at 4 Harbor Square, shown as Assessor's Map 42.2.4, Parcel 1, which is shown as lot 11 on Land Court Plan 10222-E. Evidence of owner's title is registered on Certificate of Title No. 17791 at the Nantucket Registry District of the Land Court. The site is zoned Commercial Downtown (CDT).

**08-23 39 MONOMOY ROAD LLC**

**39 Monomoy Road**

**Reade**

Applicant is seeking a Special Permit pursuant to Zoning Bylaw Section 139-33 A, to alter the preexisting, nonconforming single-family dwelling upon locus. The structure, which is nonconforming as to side yard setback, rear yard setback, and ground cover ratio. Locus is situated at 39 Monomoy Road, shown on Assessor's Map 54 as Parcel 79 and upon Land Court Plan No 16289-F, Lot 9, and 16289-G, Lot 12. Evidence of owner's title is registered on Certificate Title No. 28808 and 29060 with the Nantucket County District of the Land Court. The site is zoned Limited Use General-1 (LUG-1).

**09-23 Edward V. Lahey, Jr. Trustee of Boathouse Realty Trust**

**Reade**

Applicant is seeking Variance relief pursuant to the Zoning Bylaw Section 139-32 to move the existing dwelling on the property as far away from the coastal bank as reasonably necessary. Locus is situated at 52 Warren's Landing Road, and shown on Assessor's Map 38 as Parcel 29 and upon Land Court Plan No 15400-A2, lots B-1 and B-2. Evidence of owner's title is registered on Certificate Title No. 16450 with the Nantucket County District of the Land Court. The site is zoned Limited Use General-3 (LUG-3).

**10-23 Nantucket Cottage Hospital**

**16 Vesper Lane**

**Beaudette**

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 three lots, none of which will meet the required frontage of 50 feet in the CN district. The 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).

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**VII. OTHER (VOTES MAY BE TAKEN)**

**APPOINTMENT OF ZONING ADMINISTRATORS**

- **WILLIAM SAAD**
- **MEGAN TRUDEL**

**VIII. ADJOURNMENT (VOTE WILL BE TAKEN)**