



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 NOV 03 PM 01:01
NANTUCKET TOWN CLERK
Posting Number:T 988

Committee/Board/s	Zoning Board of Appeals
Day, Date, and Time	Thursday, November 9, 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, 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.

ZOOM WEBINAR REGISTRATION LINK:

https://us06web.zoom.us/webinar/register/WN_pCh2A38bRRC_UBMfY_gCdq

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

<https://youtu.be/2PwJezWDZME>

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:

APRIL 13, 2023

MAY 30, 2023

JUNE 13, 2023

OCTOBER 19, 2023

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

09-22 Harris on Weweeder, LLC

50 Weweeder Avenue

Brescher

Continued to December 14, 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

Continued to December 14, 2023

Applicant is seeking Variance relief pursuant to Zoning Bylaw 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):

13-23 Surfside Drive, LLC

5 Surfside Drive

Beaudette

Applicant is seeking a modification of a Special Permit pursuant to Nantucket Zoning Bylaw Section 139-33 in order to alter and expand the pre-existing, nonconforming use by tearing down the existing commercial structure on the premises and replacing it. Locus is situated at 5 Surfside Drive, shown on Assessor's Map 67, Parcel 251 and shown as Lot 29 on Land Court Plan 26439-H. Evidence of owner's title is registered on Certificate Title No. 27168 with the Nantucket County District of the Land Court. The site is zoned Residential-10 (R10).

14-23 Benjamin and Jacqueline deRuyter

12 Academy Lane

Beaudette

Applicants are seeking Special Permit relief pursuant to Zoning Bylaw Section 139-33.A.(1)(b) to change the use of the preexisting nonconforming garage structure to a mixed-use shed and outbuilding/home office. Locus is situated at 12 Academy Lane, shown on Assessor's Map 42.4.3 as Parcel 87. Evidence of owner's title is recorded in Book 1789 and Page 243 with the Nantucket County Registry of Deeds. The site is zoned Residential Old Historic (ROH).

15-23 Allan and Darina McKelvie

6 Candle House Lane

Williams

Applicants are seeking re-issuance and modification of a previous grant of relief in the Zoning Board of Appeals Decision in File No. 031-17. Applicants propose to alter and extend the garage structure as previously approved by Special Permit pursuant to Zoning Bylaw Section 139-33A. Additionally, Applicants are seeking clarification to remove the wooden portion of the structure, with the foundation to remain in place, and reconstruct as previously approved. Locus is situated at 6 Candle House Lane and shown on Assessor's Map 55.4.4 as Parcel 52.1. Evidence of owner's title is recorded as Lot 1 in Plan Book 20 and Page 107 with the Nantucket County Registry of Deeds. The site is zoned Residential Old Historic (ROH).

16-23 Lee and Priscilla Saperstein

20 New Street

Williams

Applicants are requesting a Modification of the previously granted Special Permit in File No. 014-05, which was further modified in File No. 086-06, File No. 043-08, and File No. 013-09. Specifically, Applicants are seeking to eliminate two (2) of the conditions in order to convert the studio structure to a secondary dwelling. Additionally, to the extent necessary, Applicants are seeking Special Permit relief pursuant to Zoning Bylaw Section 139-18, for a waiver of the onsite parking requirements. Locus is situated at 20 New Street, shown on Assessor's Map 55, Parcel 337. Evidence of owners' title is recorded in Book 943 and Page 342 with the Nantucket County Registry of Deeds. The site is zoned Residential Old Historic (ROH).

17-23 C. Gail Greenwald and Roy F. Greenwald, Trustees of the Roy F. Greenwald Revocable Trust – 1994 and of the C. Gail Greenwald Revocable Trust - 1994 6&6A Washington Avenue Cohen

Applicants are seeking a Variance pursuant to Zoning Bylaw Section 139-32, to exceed the allowable maximum ground cover in order to merge two lots. Locus is situated at 6 + 6A Washington Avenue and shown on Assessor's Map 60.2.4 as Parcels 66 + 66.1. and shown as Lots 896 + 897 on Land Court Plan 3092-120. Evidence of owner's title is registered on Certificate Title No. 27237 with the Nantucket County District of the Land Court. The site is zoned Village-Residential (VR).

VI. OTHER (VOTES MAY BE TAKEN)

- 2024 Zoning Board of Appeals Meeting Schedule

VII. ADJOURNMENT (VOTE WILL BE TAKEN)