



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

2024 FEB 01 AM 10:27
NANTUCKET TOWN CLERK
Posting Number:T 111

Committee/Board/s	Zoning Board of Appeals
Day, Date, and Time	Thursday, February 8, 2024, at 12:00 PM
Location / Address	4 Fairgrounds Road, Nantucket, MA 02554 PSF COMMUNITY ROOM & REMOTE PARTICIPATION VIA ZOOM WEBINAR
Signature of Chair or Authorized Person	William Saad, Zoning Administrator and Land Use Specialist

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_4IIsPDo7SSqE30oEBTO9nA#/registration

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

[HTTPS://WWW.YOUTUBE.COM/LIVE/pIMXOMEDAQG?si=C9TSCI80509RX_OL](https://www.youtube.com/live/pIMXOMEDAQG?si=C9TSCI80509RX_OL)

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:**
 - NOVEMBER 09, 2023
 - DECEMBER 14, 2023
 - JANUARY 11, 2024

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

21-23 Carl and Sharon Nielsen

2 Cabot Lane

Cohen

The Applicants are seeking a Special Permit pursuant to Zoning Bylaw Section 139-33 A, to alter the preexisting, nonconforming cottage structure, which is nonconforming as to side and rear yard setbacks. Additionally, the Applicants seek zoning relief to allow for the house to be temporarily lifted from its foundation to allow for construction of the basement. Locus is situated at 2 Cabot Lane, shown on Assessor's Map 30 as Parcel 254 and upon Land Court Plan No 2023-38, Unit 2. Evidence of owner's title is recorded in Book 1945 and Page 40 with the Nantucket County Registry of Deeds. The site is zoned Residential-1 (R-1).

23-23 William M. Murphy, Trustee of 89 Easton Street Nominee Trust

89 Easton Street

Santos

The Applicant is seeking a Special Permit pursuant to Zoning Bylaw Section 139-33 A, to alter the preexisting, nonconforming structure by relocation upon the lot. Locus is situated at 89 Easton Street, shown on Assessor's Map 42.4.4 as Parcel 21. Evidence of owner's title is recorded in Book 1944 and Page 118 with the Nantucket County Registry of Deeds. The site is zoned Residential Old Historic (ROH).

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

01-24 HMSW, LLC

25 Sankaty Head Road

The Applicant is seeking a Special Permit pursuant to Zoning Bylaw Section 139-30, and 139-33 A from the intensity regulations of Section 139-16A for the removal and construction of the existing garage structure, and alteration of the dwelling structure. As a result, the ground cover ratio will be 3.23% in a zoning district that requires a maximum ground cover of 3%. Locus is situated at 25 Sankaty Head Road, shown on Assessor's Map 48 as Parcel 3 and upon Land Court Plan No 23903-C, Lot 5. Evidence of owner's title is registered on Certificate Title No. 26309 with the Nantucket County District of the Land Court. The site is zoned Limited Use General 3 (LUG-3).

VI. OTHER (VOTES MAY BE TAKEN)

- **ZBA regular meeting, Thursday, March 14, 2024, at 1 PM in person and via Zoom**

VII. ADJOURNMENT (VOTE WILL BE TAKEN)