

UPDATE POSTING:

Original Meeting Posting Date: 03-07-2024

Original Meeting Posting Time: 11:40 AM

Original Meeting Posting Date: T233



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 MAR 13 AM 11:35
NANTUCKET TOWN CLERK
Posting Number: T 260

Committee/Board/s | Zoning Board of Appeals

Day, Date, and Time | Thursday, March 14, 2024, 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 | 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_I7gei9nwT2eqrxOAWljcaQ#/registration

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

[HTTPS://WWW.YOUTUBE.COM/LIVE/9ZvZOO1QENU?si=WFNV827A9W4A5GOG](https://www.youtube.com/live/9ZvZOO1QENU?si=WFNV827A9W4A5GOG)

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:

- FEBRUARY 8, 2024
-

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

03-24 Arthur I. Reade Jr., Trustee of 90 North Liberty Preservation Trust **90 North Liberty Street**
CONTINUED TO APRIL 11, 2024

06-24 Big Chicken Little, LLC **82 Easton Street**

The Applicant is requesting a Modification of the previously granted Special Permit in File No. 011-04, which was modified in File No. 041-08, File No. 028-12, and File No. 18-18. Specifically, the Applicant proposes to alter and extend the preexisting nonconforming office use in order to convert the existing studio to be used as an office or as a garage apartment or primary dwelling as previously permitted in 2018. The main structure will continue to be used as an office. Additionally, to the extent necessary, Applicant seeks Special Permit relief pursuant to Zoning Bylaw Section 139-18, for a waiver of the onsite parking requirements. Locus is situated at 82 Easton Street, shown on Assessor's Map 42.4.2, Parcel 5, shown as Lot 4 upon Plan Book No. 7 Page 40. Evidence of owners' title is recorded in Book 1363 and Page 44 with the Nantucket County Registry of Deeds. The site is zoned Residential Old Historic (ROH).

04-24 Steven L. Cohen, Trustee of 39 Monomoy Trust **39 Monomoy Road**

The Applicant is seeking a Special Permit pursuant to Zoning Bylaw Sections 139-30, and 139-33.A, to alter the preexisting, nonconforming single-family dwelling upon locus, which is preexisting nonconforming to front yard setback, side yard setback, and ground cover ratio. No new nonconformities will be created. Locus is situated at 39 Monomoy Road, shown on Assessor's Map 54 as Parcel 79 and upon Land Court Plan No 16289-I, Lot 14. Evidence of owner's title is registered on Certificate Title No. 29354 with the Nantucket County District of the Land Court. The site is zoned Limited Use General-1 (LUG-1).

05-24 Peter & Thea Kaizer **43 Millbrook Road**

Applicants are seeking Special Permit relief from the provisions of Zoning Bylaw Section 139-16C(2) (Intensity regulations – unintentional setback intrusion) and pursuant to Section 139-30 (Special permits) to validate a front yard setback intrusion of about 9 ½ inches for a garage/studio structure. In the alternative, Applicants are seeking relief by Variance from the provisions of Section 139-16 and pursuant to Section 139-32 (Variances) to validate the setback intrusion. Locus is situated at 43 Millbrook Road, shown on Assessor's Map 56 as Parcel 233 and as Lot 5 in Plan Book 19, Page 69. Evidence of owners' title is recorded in Book 1622, Page 312 on file at the Nantucket County Registry of Deeds. The Locus is zoned Residential-20 (R-20).

V. OTHER (VOTES MAY BE TAKEN)

- Discussion – Town-issued emails
- Mass.gov Seminar, Conflict of Interest Training, March 28, 2024
- ZBA regular meeting, Thursday, April 11, 2024, at 1 PM in person and via Zoom

VI. ADJOURNMENT (VOTE WILL BE TAKEN)