

ZBA MEETING PACKET

04/14/22

NANTUCKET
TOWN CLERK

2022 MAR 21 AM 11:07

Nantucket Zoning Board of Appeals



PUBLIC NOTICE

A **PUBLIC HEARING** of the **NANTUCKET ZONING BOARD OF APPEALS** is scheduled for **1:00 PM** on **Thursday, April 14, 2022**, *via* Zoom on the Nantucket Government TV YouTube Channel, pursuant to Governor Baker's March 12, 2020, Order Regarding Open Meeting Law. Information about viewing the meeting can be found at <https://www.nantucket-ma.gov/138/Boards-Commissions-Committees>.

A complete copy of each application is on file with the Zoning Board of Appeals at the office of Planning and Land Use Services at 2 Fairgrounds Road, Nantucket, MA 02554. Requests to review an electronic copy of the complete application materials may be submitted *via* e-mail to nsheriff@nantucket-ma.gov. Written comments for the April 14, 2022 meeting received by 3:00 PM on Thursday, April 7, 2022 will be provided to the Board in advance of the meeting.

OLD BUSINESS

- Adam Delany-Winn, Trustee of Warren's Landing Nominee Trust, File No. 22-21
- Kristina & Nicholas Amendolare File No. 37-21

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

1010WINS LLC

File No. 06-22

Applicant is seeking a Special Permit pursuant to Zoning Bylaw Section 139-33A, to alter the preexisting, nonconforming single-family dwelling upon locus. The structure, which has a height of about 37.4 feet above mean grade, will be relocated on the locus. As proposed, the relocation will not encroach upon any setback area, not increase any non-conforming elevation above mean grade and will not create any new nonconformity. Locus is situated at 10 Lincoln Avenue, shown on Assessor's Map 30 as Parcel 184 and upon Plan Book No. 15 Page 28. Evidence of owner's title is recorded in Book 1852, Page 165 on file at the Nantucket County Registry of Deeds. The site is zoned Residential 1 (R-1).



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

2022 APR 08 AM 11:58
NANTUCKET TOWN CLERK
Posting Number:T 335

Committee/Board/s	Zoning Board of Appeals
Day, Date, and Time	Thursday, April 14, 2022 at 1:00 PM
Location / Address	REMOTE PARTICIPATION VIA ZOOM WEBINAR INFORMATION on viewing the meeting can be found at https://www.nantucket-ma.gov/138/Boards-Commissions-Committees
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

***Participation in Public Comment will be available through Zoom Webinar. You must register in advance in order to participate. Use the link below to register for Zoom participation. Contact nsheriff@nantucket-ma.gov with any questions. ***

ZOOM WEBINAR REGISTRATION LINK:

https://us06web.zoom.us/webinar/register/WN_abqxMh0USquB09mMhRQWbQ

To view the LIVE broadcast of the meeting, see YouTube Link at
<https://youtu.be/3tuKwQtopGA>

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:**
 - March 10,2022

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

37-21 Kristina & Nicholas Amendolare

8 Bank Street

Williams

Continued to May 12, 2022

Applicants are seeking a Special Permit pursuant to 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).

22-21 Adam Delaney-Winn, Trustee of Warren's Landing Nominee Trust

Reade

Continued to May 12, 2022

Applicant is appealing the determination of the Zoning Enforcement Officer that the driveway accessing the locus from Blue Heron Way is in violation of Zoning Bylaw Section 139-20.1B (1) because there is an additional driveway access from Warren's Landing Road. Locus is situated at 40 Warren's Landing Road, shown on Assessor's Map 38 as Parcel 45, and as Lot 10 upon Land Court Plan 16956-E. Evidence of owner's title is registered on Certificate of Title No. 27280 with the Nantucket County District of the Land Court. The site is zoned Limited Use General 2 (LUG-2).

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

Pg 11-22 06-22 1010WINS, LLC

10 Lincoln Avenue

Reade

Applicant is seeking a Variance Relief pursuant to the Zoning Bylaw Section 139-33 for preexisting nonconforming structures. Specifically, applicant proposes to lift and add new foundation and move the existing building, which has an existing roof peak that exceeds 30' in addition to altering the existing dormers. Locus is situated at 10 Lincoln Avenue, shown on Assessor's Map 30 as Parcel 184 and upon Plan Book No. 15 Page 28. Evidence of owner's title is recorded in Book 516, Page 139 on file at the Nantucket County Registry of Deeds. The site is zoned Residential 1 (R-1).

VI. OTHER (VOTES MAY BE TAKEN)

VII. ADJOURNMENT (VOTE WILL BE TAKEN)

MINUTES

03/10/22



ZONING BOARD OF APPEALS

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Susan McCarthy (Chair), Lisa Botticelli (Vice chair), Ed Toole (Clerk), Michael J. O'Mara, Elisa Allen
Alternates: Mark Poor, Geoff Thayer, Jim Mondani

~~ MINUTES ~~

Thursday, March 10, 2022-1:00 p.m.

This meeting was held via remote participation using ZOOM and YouTube.

Called to order at 1:00 pm and announcements made by Ms. McCarthy

Staff in attendance: Leslie Snell, Deputy Director of Planning; Nikesha Sheriff, Land Use Specialist

Attending Members: McCarthy, Botticelli, O'Mara, Allen, Poor, Thayer, Mondani

Absent: Toole

Adoption of Agenda

Motion **Motion to Approve as written.** (made by: O'Mara) (seconded)

Roll-call vote Carried 5-0//McCarthy, Allen, O'Mara, Botticelli, and Poor-aye

I. APPROVAL OF MINUTES

1. February 10, 2022

Botticelli – Page 9: bottom referencing HDC approval change “we’re” to “they’re” in both cases.

Motion **Motion to Approve as amended.** (made by: O'Mara) (seconded)

Roll-call vote Carried 5-0//O'Mara, Botticelli, McCarthy, Allen, and Poor-aye

II. OLD BUSINESS

1. 37-21 Kristina & Nicholas Amendolare

8 Bank Street

Williams

Continued to April 14, 2022

Voting McCarthy, Botticelli, O'Mara, Allen, Poor

Alternates Thayer, Mondani

Discussion **Sheriff** – They have signed the extension request.

Motion **Motion to Accept the continuance.** (made by: Botticelli) (seconded)

Roll-call vote Carried 5-0//Botticelli, Allen, McCarthy, O'Mara, and Poor-aye

2. 22-21 Adam Delaney-Winn, Trustee of Warren's Landing Nominee Trust

Reade

Continued to April 14, 2022

Voting McCarthy, Botticelli, O'Mara, Allen, Poor

Alternates Thayer, Mondani

Discussion **Sheriff** – They have signed the extension request.

Motion **Motion to Accept the continuance.** (made by: Botticelli) (seconded)

Roll-call vote Carried 5-0//Botticelli, Allen, O'Mara, McCarthy, and Poor-aye

III. NEW BUSINESS

1. 03-22 Larry B. Whelden & Robert M. Burton, Jr.

Thirty Acres Lane

Reade

Applicant is requesting a modification of the existing Special Permit in Decision No. 083-99. The decision allowed the conversion of an existing duplex dwelling to an employer dormitory and was subject to certain conditions. Specifically, applicant requests elimination of the condition set forth in “Exhibit A” paragraph 21 which provides: that the Special Permit is specific to the applicant. Locus is situated at 9 Thirty Acres Lane, shown on Assessor's Map 67 as Parcel 115.7 and as Lot 3 upon Plan File 48-G. Evidence of owner's title is recorded in Book 1876, Page 291 on file at the Nantucket County Registry of Deeds. The site is zoned Commercial Neighborhood (CN).

Voting McCarthy, Botticelli, O'Mara, Allen

Alternates Thayer =

Recused Poor

Documentation File with associated plans, photos and required documentation

Representing Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP

Public Roberto Santamaria, 10B Thirty Acres Lane

Discussion **Reade** – This is for an employee dormitory in existence since 2000 with a special use permit; since then the definition for an employee dormitory has been changed and only permitted in country over-lay district. This is now a pre-existing, non-conforming use. His client is planning to sell the property to someone who wants to continue using it as an employee dormitory.

McCarthy – Asked if they would have this as an allowable use if they applied to the Planning Board for a permit.

Snell – It would be permitted as neighborhood employee housing. Dormitories have to be in the country and adjacent to the business. Housing does have to be tied to a specific employer.

McCarthy – It accomplishes the same thing; she has no concerns.

O'Mara – Asked if the Management Agreement requires someone to be in charge at the dormitory.

Thayer – That's under Paragraph 1.

Reade – That is still in effect.

Botticelli – She's assuming all requirements of the management plan were met.

Snell – She's not aware of any complaints or issues associated with this dormitory.

Mondani – He's okay with it but is wondering what's the cleanest way to do it.

Reade – Some provisions in the Management Agreement could be modified based upon that past 20 years.

Mondani – Wouldn't it be easier to convert it to match the current bylaw.

Snell – Her recommendation is to remove the current owner and make it specific to the new owner. She's worked through the Management Plan; it would stay mostly the same with a few technical changes.

Santamaria – They have been an excellent neighbor. His only concern is going from 18 to 25 with that parking lot, which is already full; asked that the contact phone number in the Management Plan be provided to abutters. If that cul de sac gets blocked, no emergency equipment can get through.

O'Mara – The phone number should be for the manager of the property.

Reade – We can agree that contact information is made available to all direct abutters.

McCarthy – We want to keep the provision that if the property changes hands, the new owner would have to come back for continued use as a dormitory; otherwise the permit expires.

Snell – All the neighborhood housing is specific to the owner.

Mondani – His concern with the permit not running with the land, there's nothing to stop someone from buying this and turning into a rental.

Motion

Motion to Approve the permit change as requested transferring the special permit to the new owner and update the Management Plan as required. (made by: Botticelli) (seconded)

Roll-call vote

Carried 5-0//Botticelli, O'Mara, McCarthy, Allen, and Mondani-aye

2. 04-22

Anthony Noto

10 Lincoln Avenue

MacEachern

WITHDRAWN

Voting

McCarthy, Botticelli, O'Mara, Poor, Thayer

Alternates

Mondani

Recused

Allen

Discussion

Snell – This is a withdrawal without prejudice; they will be reapplying.

Motion

Motion to Accept the withdrawal without prejudice. (made by: O'Mara) (seconded)

Roll-call vote

Carried 5-0//O'Mara, Botticelli, McCarthy, Poor, and Thayer-aye

3. 05-22

Elizabeth Singer, as Trustee of 64 Sankaty Road Realty Trust

63 Baxter Road

Alger

Applicant is seeking a Variance pursuant to the Zoning Bylaw Section 139-32 to move the existing main dwelling on the property away from the eroding bluff to a location no further than twenty (20) feet of Baxter Road, at least ten (10) feet into the required front setback of thirty (30) feet. Applicant also requests a Special Permit pursuant to section 139-18 (d) to reduce the off-street parking where necessary. Locus is situated at 63 Baxter Road, and shown on Assessor's Map 49 as Parcel 22 and upon Land Court Plan No 9173-A. Evidence of owner's title is registered on Certificate Title No. 19844 with the Nantucket County District of the Land Court. The site is zoned 'Sconset Residential 20 (SR-20).

Voting

McCarthy, Botticelli, O'Mara, Allen

Alternates

Poor, Thayer, Mondani

Recused

None

Documentation

File with associated plans, photos and required documentation

Representing

Sarah Alger, Sarah F. Alger P.C

Public

None

Discussion

Alger – This is an area of extreme erosion; they are trying to put themselves in position to move the house back should it become more threatened. The house is currently 47' from top of bank; hope to move as close to Baxter Road as allowed. This has been done for other houses on Baxter Road.

McCarthy – Asked if there is a reason not to allow it to move closer to the road.

Snell – No.

Botticelli – There aren't a lot of structures on the property; the garage window well is 10' from the road.

Discussion about allowing them to go within 10' of Baxter Road.

McCarthy – Read the finding from the Staff Report.

Alger – Regarding the construction restriction; her concern would be a summer storm that leaves the house precariously close to the top of bank; they should be able to move it.

McCarthy – In the past, we have issued an emergency permit in similar cases. They are hoping the bank will remain stable so have no current plans to move the structure. They use it as a summer home and would probably move it in the off season.

Snell – She doesn't think this is an area where you have imposed the construction restrictions; she thought that was core downtown. Some language could be added to allow for an emergency move.

O'Mara – We have imposed seasonal restrictions on Baxter Road. He also recalls granting an emergency that allowed the applicant to work through the summer.

Botticelli – They can come back for an emergency or they should move it before it's threatened.

Alger – Asked if an emergency permit would be issued only at the regular meeting.

Snell – You can take it up at any time with 48-hours public notice.

Poor – This should be coordinated with Conservation Commission; he thinks they would move forward with a joint effort to get the permits in place.

Motion

Motion to Approve the requested relief allowing the applicant to move the structure as close as 10' from Baxter Road with no exterior construction from Memorial Day to Labor Day. (made by: Botticelli) (seconded)

Roll-call vote

Carried 5-0//Botticelli, Allen, O'Mara, McCarthy, and Poor-aye

IV. OTHER BUSINESS

1. Discussion about going back to in-person meetings.

McCarthy – Asked if anyone is opposed to going back to doing in-person meetings.

O'Mara – He suggested starting in May.

Snell – We will coordinate with Erika Mooney for the May 12th meeting to be in person at your regular time. If there's a potential of a meeting going past 3, we will have to move the start time to 12:00 pm.

2. **Snell** – At 4:00 pm today, there is a joint Finance Committee, Select Board, and Planning Board meeting to discuss article motions and comments. If anyone is interested, they can tune in.

V. ADJOURNMENT

Motion

Motion to Adjourn at 1:45 pm. (made by: Allen) (seconded)

Roll-call vote

Carried unanimously

Sources used during the meeting not found in the files or on the Town website:

1. None

Submitted by:

Terry L. Norton

OLD BUSINESS

Kristina & Nicholas
AMENDOLARE

File No. 37-21

8 Bank St

SPECIAL PERMIT

Continued to May 12,2022

Adam Delaney-Winn

Trustee of Warren's Landing Nominee Trust

File No. 22-21

40 Warren's Landing Rd

APPEAL

Continued to May 12,2022

NEW BUSINESS

1010WINS,LLC

File No. 06-22

10 Lincoln Avenue

SPECIAL PERMIT



**TOWN OF NANTUCKET
BOARD OF APPEALS
NANTUCKET, MA 02554**

APPLICATION

Fee: \$450.00

File No. 06 - 22

Owner's name(s): 1010WINS LLC

**Mailing address: c/o Reade, Gullicksen, Hanley & Gifford, LLP
6 Young's Way, Post Office Box 2669, Nantucket, Massachusetts 02584**

Phone Number: 508-228-3128 E-Mail: air@readelaw.com

Applicant's name(s): Same

Mailing Address: Same

Phone Number: Same E-Mail: Same

Locus Address: 10 Lincoln Avenue Assessor's Map/Parcel: 30-184

Record Plans: Plan Book 15, Page 28 (southeasterly lot); Plan No. 2019-28, Parcels 5 and 6

Deed Reference Book 1852, Page 165 Zoning District Residential-1 (R-1)

Uses on Lot- Commercial: None

Residential: Number of dwellings One

Date of Structure(s): all pre-date 7/72 Yes

Building Permit Numbers: 7782-91; 14708-97; 14630-97; 1109-99

Previous Zoning Board Application Numbers: None

State below or attach a separate addendum of specific special permits or variance relief applying for:

See attached addendum.

I certify that the information contained herein is substantially complete and true to the best of my knowledge, under the pains and penalties of perjury.

SIGNATURE: 1010WINS LLC, Owner*

By:

SIGNATURE: Arthur I. Reade, Jr. Applicant/Attorney/Agent

OFFICE USE ONLY

Application received on: __/__/__ By: _____ Complete: _____ Need Copies: _____
Filed with Town Clerk: __/__/__ Planning Board: __/__/__ Building Dept.: __/__/__ By: _____
Fee deposited with Town Treasurer: __/__/__ By: _____ Waiver requested: _____
Granted: __/__/__ Hearing notice posted with Town Clerk: __/__/__ Mailed: __/__/__
I&M: __/__/__ & __/__/__ Hearing(s) held on: __/__/__ Opened on: __/__/__
Continued to: __/__/__ Withdrawn: __/__/__ Decision Due By: __/__/__
Made: __/__/__ Filed w/Town Clerk: __/__/__ Mailed: __/__/__

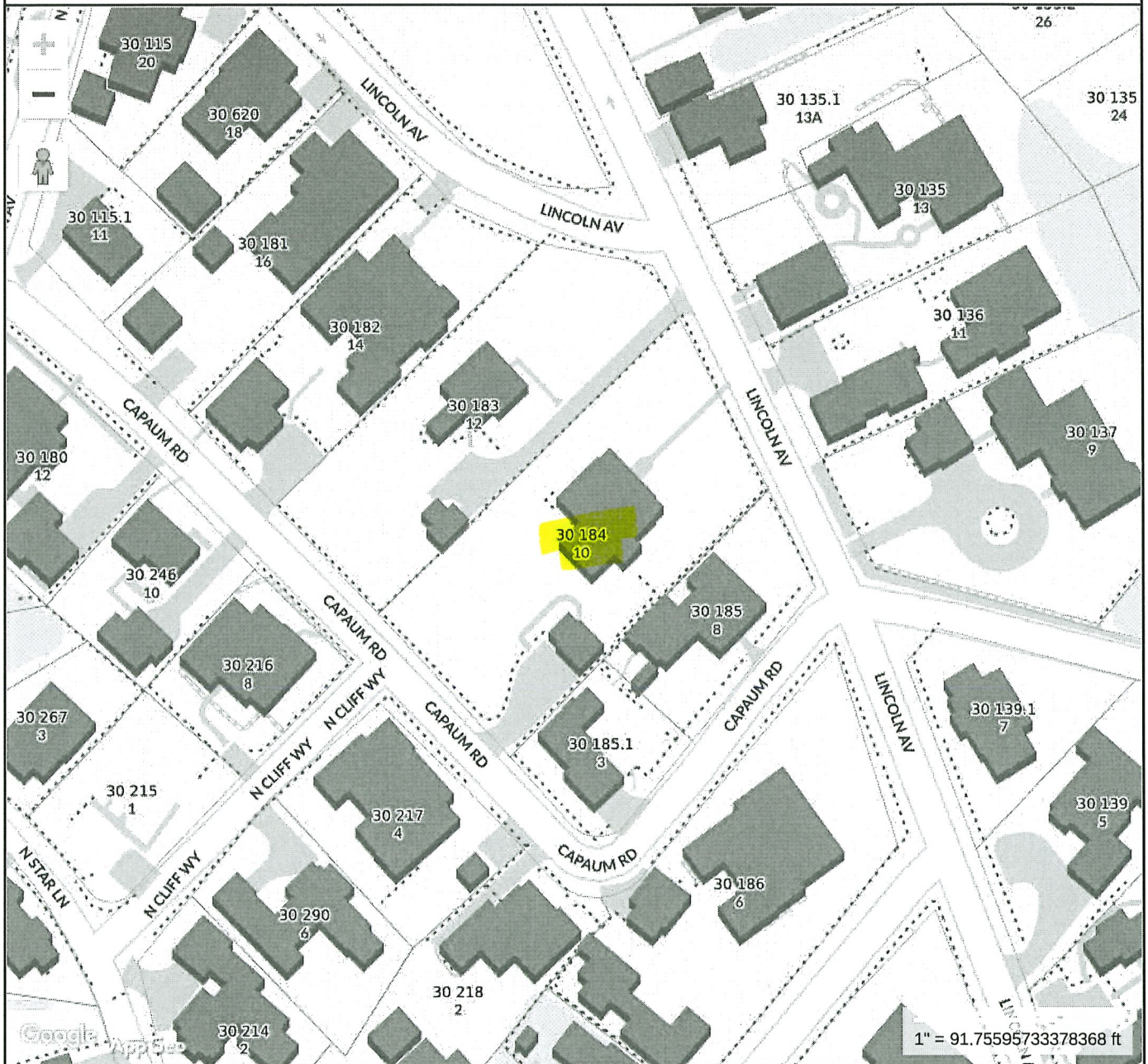
ADDENDUM TO APPLICATION OF 1010WINS LLC

The Applicant proposes to move and alter the pre-existing, nonconforming single-family dwelling upon locus, constructed about 1900. A Present Conditions Plot Plan and a Proposed Conditions Plot Plan, both prepared by Paul J. Santos, P.L.S., of Nantucket Surveyors LLC, dated March 14, 2022, are filed herewith. The structure is nonconforming as to elevation above grade, with ridge elevation being 37.4 feet above mean grade as calculated under the Nantucket Zoning By-law, §139-17, with maximum elevation allowed under the By-law being 30 feet; it complies with all setback and ground coverage requirements under the By-law. As relocated, the dwelling will continue to be nonconforming as to elevation above mean grade, which will continue to be 37.4 feet as shown upon the Proposed Conditions Plot Plan. It will continue to comply with all other dimensional provisions of the By-law.

The pre-existing, nonconforming garage structure upon locus, as shown upon the Existing Conditions Plan now exists with setback of 2.8 feet from the southeasterly side lot line; 5 feet is the minimum side yard setback in this R-1 zoning district. This structure is proposed to be relocated so that it will be entirely outside the side yard setback area as part of the present application, thus eliminating all nonconformities upon locus except for the dwelling height which will remain unchanged.

Thus, the effect of this proposal will be that no existing nonconformity of locus and the structures thereon will be increased, the existing setback nonconformity will be eliminated, and no new nonconformity will be created.

Accordingly, the applicant requests issuance of a Special Permit under By-law §139-33.A, for the alteration of the pre-existing, nonconforming single-family dwelling upon locus by relocation, not encroaching upon any setback area, not increasing its nonconforming elevation above mean grade, and not creating any new nonconformity.

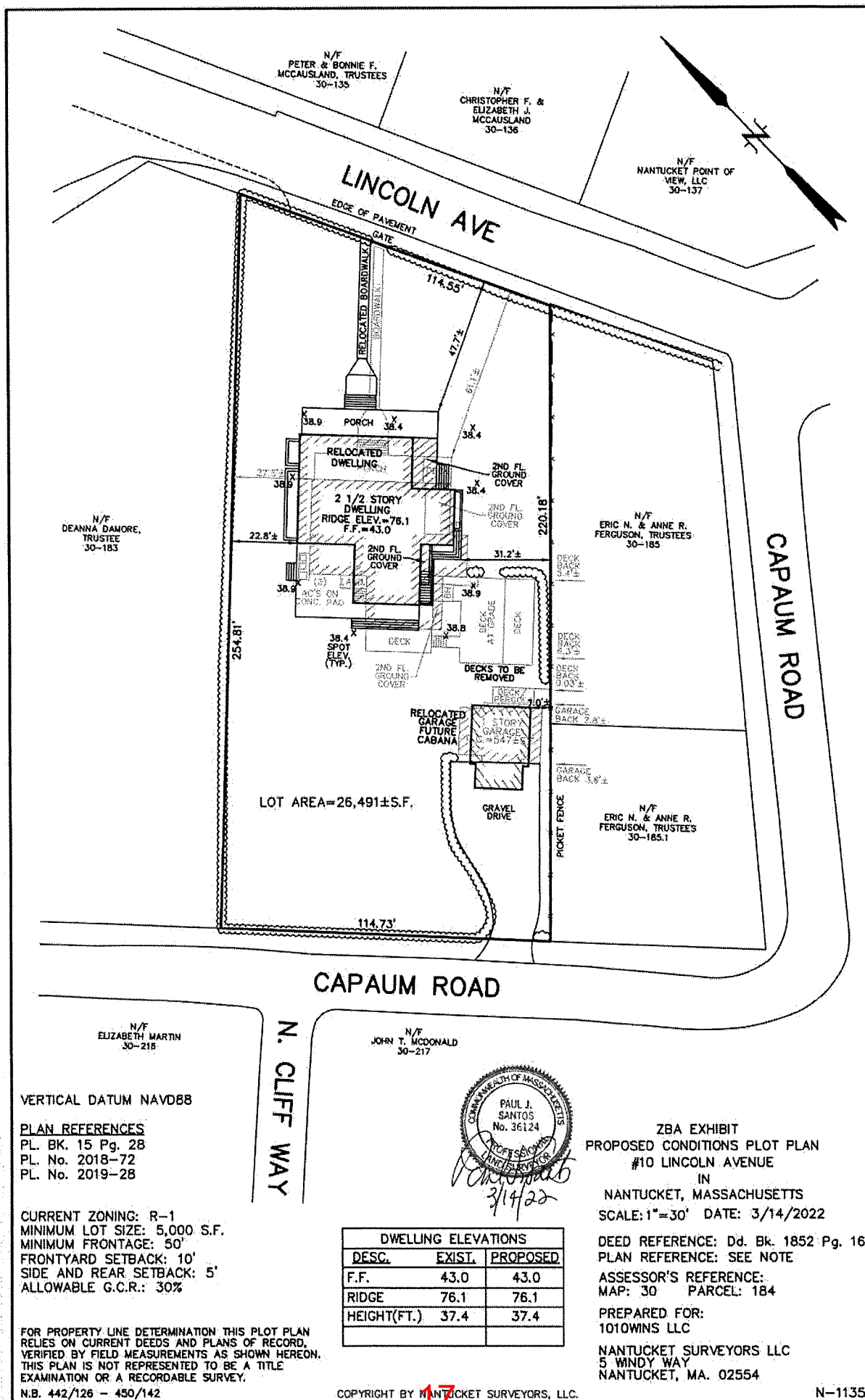


**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 03/02/2022
Data updated Jan. 2021

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.



Town of Nantucket
Zoning Board of Appeals

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER.....1010WINS LLC
MAILING ADDRESS.....c/o Reade, Gullicksen, Hanley & Gifford, LLP
PROPERTY LOCATION.....10 Lincoln Avenue
ASSESSOR MAP/PARCEL.....Map 30, Parcel 184
SUBMITTED BY.....Reade, Gullicksen, Hanley & Gifford, LLP

SEE ATTACHED PAGES

I certify that the foregoing is a list of all persons who are owners of abutting property, owners of land directly opposite on any public or private street or way; and abutters of the abutters and all other land owners within 300 feet of the property line of owner's property, as they appear on the most recent applicable tax list (M.G.L. c. 40A, Section 11 and Zoning Code Chapter 40A, Section 139-29B (2)).

March 9, 2022

DATE

Mary Haley,
Senior Clerk,
Assessor's Office

Digitally signed by
Mary Haley, Senior
Clerk, Assessor's Office
Date: 2022.03.09
08:39:17 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Out	Owner Full Name	Co-Owner Full Name	Address Line 1	City	State	Zip	Location
30	115		18 LINCOLN AVE NANT LLC		18 DOLMA ROAD	SCARSDALE	NY	10583	20 LINCOLN AV
30	115	1	CAPAUM HOUSE LLC		2117 DERBY STREET	BERKELEY	CA	94705	11 CAPAUM RD
30	116		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	LINCOLN PK
30	118		WOLFF CLIFFORD A TR		201 TRIPLE DIAMOND BLVD	NORTH VENICE	FL	34275	17 LINCOLN AV
30	132		SALATA ELIZABETH J ETAL TRS	ELEVEN LINCOLN AVENUE TR	PO BOX 274	LAFAYETTE HILL	PA	19444	32 JEFFERSON AV
30	133		AMBRECHT KENNETH C & SUSAN B		2601 N OCEAN BLVD	GULF STREAM	FL	33483	15 LINCOLN AV
30	134		AMBRECHT KENNETH C TRST ETAL	JUSTINE MULLIN GST EXEMPT 2011 TR	26 DEEP RUN	COHASSET	MA	02025	28 JEFFERSON AV
30	135		MCCAUSLAND PETER TRST ETAL	SEVEN DOORS NOM TRUST	PO BOX 274	LAFAYETTE HILL	PA	19444	13 LINCOLN AV
30	135	1	MCCAUSLAND PETER TRST ETAL	PUG COTTAGE NOM TRUST	PO BOX 274	LAFAYETTE HILL	PA	19444	13A LINCOLN AV
30	135	2	MCCAUSLAND PETER TRST ETAL	PUG COTTAGE NOM TRUST	PO BOX 274	LAFAYETTE HILL	PA	19444	26 JEFFERSON AV
30	135	3	MCCAUSLAND PETER TRST ETAL	PUG COTTAGE NOM TRUST	PO BOX 274	LAFAYETTE	PA	19444	24 JEFFERSON AV
30	136		MCCAUSLAND CHRISTOPHER F TRST ETAL		PO OX 274	LAFAYETTE HILL	PA	19444	11 LINCOLN AV
30	137		NANTUCKET POINT OF VIEW LLC	C/O JOHN D FLAVIN	PO BOX 860	SARATOGA SPRINGS	NY	12866	9 LINCOLN AV
30	138	1	NANTUCKET POINT OF VIEW LLC	C/O JOHN D FLAVIN	PO BOX 860	SARATOGA SPRINGS	NY	12866	16 JEFFERSON AV
30	138	2	NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	COBBLESTONE HILL
30	139		LEVINGER FREDERICK N & CAROL J TRST	LEVINGER NOMINEE TRUST	13360 PROVENCE DR	PALM BEACH GARDENS	FL	33410	5 LINCOLN AV
30	139	1	LEVINGER FREDERICK N TR	LEVINGER NOMINEE TRUST	13360 PROVENCE DR	PALM BEACH GARDENS	FL	33410	7 LINCOLN AV
30	151		EBWG LLC		100 WOODBRIDGE CENTER DR	WOODBIDGE	NJ	07095	4 LINCOLN AV
30	152		WEILLE JEAN WALKER TR		166 E 96TH STREET # 1A	NEW YORK	NY	10128	7 HIGHLAND AV
30	179		OWEN FRANK S & JUNE L TRSTS	TOLLHOUSE TRUST	107 TALL TIMBERS LN	GLASTONBURY	CT	06033	2 SHERBURNE TP
30	180		MEAD MARK C TRST	12 CAPAUM NOM TRUST	33930 MEADOW LANE	HUNTING VALLEY	OH	44022	12 CAPAUM RD
30	181		SEAL TEAM WOODY LLC		36 COMMONWEALTH AVE # 2	BOSTON	MA	02116	16 LINCOLN AV
30	182		KF LINCOLN LLC	C/O NORMANDY REAL ESTATE PTR	53 MAPLE AVE	MORRISTOWN	NJ	07960	14 LINCOLN AV
30	183		DAMORE DEANNA TR	12 LINCOLN AVE NOM TRUST	26 BERGEN STREET	BROOKLYN	NY	11201	12 LINCOLN AV
30	185		FERGUSON ERIC N & ANNE R TRS	C/O FERGUSON NEIL	120 RIDGE RD	GLASTONBURY	CT	06033	8 LINCOLN AV
30	185	1	FERGUSON ERIC N & ANNE R TRS	C/O FERGUSON NEIL	120 RIDGE RD	GLASTONBURY	CT	06033	3 CAPAUM RD
30	186		GRAVES ANNE M & JAMES P TRST		321 SEA OAK DR	VERO BEACH	FL	32963	6 LINCOLN AV

30	211		MACDONALD KATHLEEN L TRST	K L MACDONALD QUALIFIED TRUST	C/O MEGAN MACDONALD HODGSON	W KINGSTON	RI	02892	5 N STAR LN
30	212		8 NORTH STAR LN NOM TRUST	C/O SPEARS ANDRE & ROSEN ANNE	59 W NINTH ST APT 1	NEW YORK	NY	10011	8 N STAR LN
30	213		BEAUDETTE RICHARD P TR	8 NORTH STAR LANE NOM TRUST	PO BOX 659	NANTUCKET	MA	02554	6 N STAR LN
30	214		IRWIN WILLIAM C & CLARK VIRGINIA		2 N CLIFF WY	NANTUCKET	MA	02554	2 N CLIFF WY
30	215		1 NORTH STAR LANE LLC NANTUCKET	C/O 1 NORTH STAR LN LLC	523 HARBOR RD	SOUTHPORT	CT	06890	1 N STAR LN
30	216		MARTIN ELIZABETH		523 HARBOR RD	SOUTHPORT	CT	06890	8 CAPAUM RD
30	217		MCDONALD JOHN T		5406 MARYANNA DRIVE	AUSTIN	TX	78746	4 CAPAUM RD
30	218		KEITH ROBERT M & KATE L		2 CAPAUM RD	NANTUCKET	MA	02554	2 CAPAUM RD
30	246		BOSEE JOHN KENNARD III		160 E 84 ST	NEW YORK	NY	10028	10 CAPAUM RD
30	267		MACDONALD KATHLEEN L	K L MACDONALD QUALIFIED TRUST	C/O MEGAN MACDONALD HODGSON	W KINGSTON	RI	02872	3 N STAR LN
30	285		MCCAUSLAND CHRISTOPHER F TRST ETAL		PO BOX 274	LAFAYETTE HILL	PA	19444	22 JEFFERSON AV
30	286		MILLER JOSEPH AUSTIN TR		937 BELLVIEW RD	MCLEAN	VA	22102	10 HIGHLAND AV
30	287		KEAY JEFFREY & HEATHER		364 JERUSALEM RD	COHASSET	MA	02025	8 HIGHLAND AV
30	288		2 HIGHLAND AVE LLC		2 NORTH CLIFF WY	NANTUCKET	MA	02554	6 HIGHLAND AV
30	290		LUCKY STARFISH 17 LLC		3656 MAPLEWOOD AVE	DALLAS	TX	75205	6 N CLIFF WY
30	291		CROWLEY DENNIS & KELLY		33 MOUNCE FARM WAY	MARSHFIELD	MA	02050	12 HIGHLAND AV
30	620		MANKIW DEBORAH R & NICHOLAS G TRS		1 DALTON ST UNIT 4501	BOSTON	MA	02115	18 LINCOLN AV
Count:		44							

18 LINCOLN AVE NANT LLC
18 DOLMA ROAD
SCARSDALE, NY 10583

CAPAUM HOUSE LLC
2117 DERBY STREET
BERKELEY, CA 94705

NANTUCKET TOWN OF
16 BROAD ST
NANTUCKET, MA 02554

WOLFF CLIFFORD A TR
201 TRIPLE DIAMOND BLVD
NORTH VENICE, FL 34275

SALATA ELIZABETH J ETAL TRS
ELEVEN LINCOLN AVENUE TR
PO BOX 274
LAFAYETTE HILL, PA 19444

AMBRECHT KENNETH C & SUSAN B
2601 N OCEAN BLVD
GULF STREAM, FL 33483

AMBRECHT KENNETH C TRST ETAL
JUSTINE MULLIN GST EXEMPT 2011 TR
26 DEEP RUN
COHASSET, MA 02025

MCCAUSLAND PETER TRST ETAL
SEVEN DOORS NOM TRUST
PO BOX 274
LAFAYETTE HILL, PA 19444

MCCAUSLAND PETER TRST ETAL
PUG COTTAGE NOM TRUST
PO BOX 274
LAFAYETTE HILL, PA 19444

MCCAUSLAND PETER TRST ETAL
PUG COTTAGE NOM TRUST
PO BOX 274
LAFAYETTE HILL, PA 19444

MCCAUSLAND PETER TRST ETAL
PUG COTTAGE NOM TRUST
PO BOX 274
LAFAYETTE, PA 19444

MCCAUSLAND CHRISTOPHER F TRST
ETAL
PO BOX 274
LAFAYETTE HILL, PA 19444

NANTUCKET POINT OF VIEW LLC
C/O JOHN D FLAVIN
PO BOX 860
SARATOGA SPRINGS, NY 12866

NANTUCKET POINT OF VIEW LLC
C/O JOHN D FLAVIN
PO BOX 860
SARATOGA SPRINGS, NY 12866

NANTUCKET ISLANDS LAND BANK
22 BROAD ST
NANTUCKET, MA 02554

LEVINGER FREDERICK N & CAROL J TRST
LEVINGER NOMINEE TRUST
13360 PROVENCE DR
PALM BEACH GARDENS, FL 33410

LEVINGER FREDERICK N TR
LEVINGER NOMINEE TRUST
13360 PROVENCE DR
PALM BEACH GARDENS, FL 33410

EBWC LLC
100 WOODBRIDGE CENTER DR
WOODBIDGE, NJ 07095

WEILLE JEAN WALKER TR
166 E 96TH STREET # 1A
NEW YORK, NY 10128

OWEN FRANK S & JUNE L TRSTS
TOLLHOUSE TRUST
107 TALL TIMBERS LN
GLASTONBURY, CT 06033

MEAD MARK C TRST
12 CAPAUM NOM TRUST
33930 MEADOW LANE
HUNTING VALLEY, OH 44022

SEAL TEAM WOODY LLC
36 COMMONWEALTH AVE # 2
BOSTON, MA 02116

KF LINCOLN LLC
C/O NORMANDY REAL ESTATE PTR
53 MAPLE AVE
MORRISTOWN, NJ 07960

DAMORE DEANNA TR
12 LINCOLN AVE NOM TRUST
26 BERGEN STREET
BROOKLYN, NY 11201

FERGUSON ERIC N & ANNE R TRS
C/O FERGUSON NEIL
120 RIDGE RD
GLASTONBURY, CT 06033

FERGUSON ERIC N & ANNE R TRS
C/O FERGUSON NEIL
120 RIDGE RD
GLASTONBURY, CT 06033

GRAVES ANNE M & JAMES P TRST
321 SEA OAK DR
VERO BEACH, FL 32963

MACDONALD KATHLEEN L TRST
K L MACDONALD QUALIFIED TRUST
C/O MEGAN MACDONALD HODGSON
W KINGSTON, RI 02892

8 NORTH STAR LN NOM TRUST
C/O SPEARS ANDRE & ROSEN ANNE
59 W NINTH ST APT 1
NEW YORK, NY 10011

BEAUDETTE RICHARD P TR
8 NORTH STAR LANE NOM TRUST
PO BOX 659
NANTUCKET, MA 02554

IRWIN WILLIAM C & CLARK VIRGINIA
2 N CLIFF WY
NANTUCKET, MA 02554

1 NORTH STAR LANE LLC NANTUCKET
C/O 1 NORTH STAR LN LLC
523 HARBOR RD
SOUTHPORT, CT 06890

MARTIN ELIZABETH
523 HARBOR RD
SOUTHPORT, CT 06890

MCDONALD JOHN T
5406 MARYANNA DRIVE
AUSTIN, TX 78746

KEITH ROBERT M & KATE L
2 CAPAUM RD
NANTUCKET, MA 02554

BOSEE JOHN KENNARD III
160 E 84 ST
NEW YORK, NY 10028

MACDONALD KATHLEEN L
K L MACDONALD QUALIFIED TRUST
C/O MEGAN MACDONALD HODGSON
W KINGSTON, RI 02872

MCCAUSLAND CHRISTOPHER F TRST
ETAL
PO BOX 274
LAFAYETTE HILL, PA 19444

MILLER JOSEPH AUSTIN TR
937 BELLVIEW RD
MCLEAN, VA 22102

KEAY JEFFREY & HEATHER
364 JERUSALEM RD
COHASSET, MA 02025

2 HIGHLAND AVE LLC
2 NORTH CLIFF WY
NANTUCKET, MA 02554

LUCKY STARFISH 17 LLC
3656 MAPLEWOOD AVE
DALLAS, TX 75205

CROWLEY DENNIS & KELLY
33 MOUNCE FARM WAY
MARSHFIELD, MA 02050

MANKIW DEBORAH R & NICHOLAS G TRS
1 DALTON ST UNIT 4501
BOSTON, MA 02115

End of Packet