



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)

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2024 APR 05 PM 02:09
NANTUCKET TOWN CLERK
Posting Number:T 328

Committee/Board/s	Zoning Board of Appeals
Day, Date, and Time	Thursday, April 11, 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_0IY6D0aEQeaI0uhtpWApFA#/registration

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

[HTTPS://WWW.YOUTUBE.COM/LIVE/R9zQ1k_1Z-A?si=COWQXKFNRRDUO_E-](https://www.youtube.com/live/R9zQ1k_1Z-A?si=COWQXKFNRRDUO_E-)

BELOW ARE THE TOPICS THE CHAIR REASONABLY ANTICIPATES WILL BE DISCUSSED AT THE MEETING.

- I. CALL TO ORDER:**
- II. APPROVAL OF THE AGENDA:**
- III. PUBLIC COMMENT** *for items not listed on the agenda :*
- IV. APPROVAL OF THE MINUTES:**
 - FEBRUARY 8, 2024
 - MARCH 14, 2024

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

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 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).

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

03-24 Arthur I. Reade Jr., Trustee of 90 North Liberty Preservation Trust

90 N. Liberty Street

The Applicant is seeking a Special Permit pursuant to Zoning Bylaw Sections 139-30, and 139-33.A, to alter the pre-existing, nonconforming garage structure by adding a second story within the setback area. The structure is preexisting nonconforming to rear yard setback. No new nonconformities will be created. Locus is situated at 90 North Liberty Street, shown on Assessor's Map 41, Parcel 22, and shown as Lot 1 on Plan Book 19 Page 83. Evidence of owner's title is recorded in Book 1777 and Page 01 with the Nantucket County Registry of Deeds. The site is zoned Residential-1 (R-1).

07-24 Scott Kurland & Candice McDonough Kurland

334 Madaket Road

The Applicants are 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 334 Madaket Road and shown as the parcel marked "Area – 10,388 sq" upon Plan Book 21, Page 66. Evidence of owners' title is recorded in Book 1771 and Page 236 with the Nantucket County Registry of Deeds. The site is zoned Village Residential (VR).

08-24 Mark W. Howard and Kristina M. Howard, Trustees of the Howard Living Tr.

13A Willard Street

The Applicants are seeking Special Permit relief pursuant to the Zoning Bylaw Section 139-33.A.(1)(a) to alter and expand the pre-existing nonconforming condominium use upon the premises and construct a new structure, and, if necessary, a Special Permit, pursuant to 139-17 of said Bylaw, to permit the new structure to be 30.1 feet in height above average mean grade. In the alternative and to the extent necessary, the Applicants are seeking Variance relief pursuant to Zoning Bylaw Section 139-32. Locus is situated at 13A Willard Street and shown on Assessor's Map 42.4.1 as Parcel 15.1, and as Unit No. 1 in Condo Plan No. 55-V. Evidence of owner's title is registered on Certificate of Title No. U42139 at the Nantucket County District of the Land Court. The site is zoned Residential-10 (R-10).

09-24 Leslie Johnson

51 Washington Avenue & 281 Madaket Road

The Applicant is seeking Special Permit relief pursuant to Nantucket Zoning By-law Sections 139-30 and 139-2 to install a residential swimming pool on a lot that has a combined lot area of 34,400± SF with a single-family primary dwelling and secondary dwelling. The property is located at 51 Washington Avenue and 281 Madaket Road and shown on Assessor's Map 59.4 as Parcels 243 and 292 and as Lots 73, 74, 75, 86, 87, and 88 upon Land Court Plan 3092-S. Evidence of owner's title is registered as Certificate of Title Nos. 16490 and 29300 at the Nantucket County District of Land Court. The site is zoned Village Residential (VR).

VII. OTHER (VOTES MAY BE TAKEN)

- ZBA regular meeting, Thursday, May 9, 2024, at 1 PM in person and via Zoom

VIII. ADJOURNMENT (VOTE WILL BE TAKEN)



AGENDA PROTOCOL

For all Town of Nantucket Boards, Committees, Commissions, Work Groups, Councils and Trusts
(herein collectively referred to as "Committees" in this document)

Roberts Rules: Town of Nantucket Committees follows Roberts Rules of Order to govern its meetings as per the Town Code Charter.

Public Comment: Public Comment is to bring matters of public interest to the attention of the Committees. At the Committee's discretion, matters raised under Public Comment may be directed to Town Administration and/or appropriate departmental staff, or may be placed on a future agenda, allowing all viewpoints to be represented before the Committee takes action, if any. Except in emergencies, the Committee will not normally take any other action on Public Comment in its sole discretion.

To facilitate that any individual who wishes to provide Public Comment has the opportunity and to ensure the ability of the Committee to conduct its business in an orderly fashion, the following rules and procedures are adopted consistent with the United States Constitution and the Massachusetts Declaration of Rights.

The agenda for regular Committee meetings will include a Public Comment period at the beginning of the meeting unless there is more urgent business for the Committee to take up first. This time is reserved for speakers to address the Committee on matters that are not related to any other Agenda item. If a speaker wishes to address the Committee on a matter that is related to another Agenda item, the Chair will accept public comment when that Agenda item is reached during the meeting.

All speakers are encouraged to present their remarks in an orderly and peaceable manner, without disruption to other speakers.

All remarks will be addressed through the Chair of the meeting.

The Chair of the meeting may not interrupt speakers who have been recognized to speak, except that the Chair reserves the right to terminate speech which is not protected under the United States Constitution and the Massachusetts Declaration of

Rights because it constitutes true threats, incitement to imminent lawless conduct, or engages in conduct that disrupts other speakers.

Each speaker may not exceed three (3) minutes during any Public Comment portion of the meeting.

Disclaimer: Public Comment is not a time for debate or response to comments by the Committee. Comments made during the Public Comment period do not reflect the views or positions of the Committee. Because of free speech principles, the Committee does not have authority to prevent all speech that may be upsetting and/or offensive made during the Public Comment period.

Unanticipated Business: Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting may be brought up for discussion in accordance with the Open Meeting Law.

Public Participation: The Committee welcomes valuable input from the public at appropriate times during the meeting with recognition from the Chair at their sole discretion. For appropriate agenda items, the Chair will introduce the item and take public input. Individual Committee Members may have questions on the clarity of the information presented. The Committee will hear any staff input and then deliberate on a course of action.

Committee Report and Comment: Individual Committee Members may have matters to bring to the attention of the Committee during a meeting. If the matter contemplates action by the Committee, Committee Members will consult with the Chair and/or appropriate Town officials or employees in advance and provide any needed information by applicable Committee deadlines and/or schedule the matter for a future Committee meeting. Otherwise, except in emergencies, the Committee will not normally take action on Committee Comment.

Approved: March 27, 2024