



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 MAY 03 AM 10:01
NANTUCKET TOWN CLERK
Posting Number:T 410

Committee/Board/s	Zoning Board of Appeals
Day, Date, and Time	Thursday, May 09, 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_HiC_ZQSVSvuaYjNk5Lt0Og#/registration

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

[HTTPS://WWW.YOUTUBE.COM/WATCH?V=HjNSFYOZSF0](https://www.youtube.com/watch?v=HjNSFYOZSF0)

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:**
 - **APRIL 11, 2024 & APRIL 25, 2024**

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

10-24 Sea Daze, LLC

27 Baxter Road

The Applicant is requesting a Modification of the previously granted Special Permit in File No. 33-21. Specifically, the Applicant is seeking to alter the preexisting nonconforming single-family dwelling by constructing stairs to the basement within the side yard setback area no closer to the lot line than the existing structure, elevating the front portion of the dwelling partially within the front yard setback area, and constructing a zoning compliant deck. Locus is situated at 27 Baxter Road and shown on Assessor's Map 49.2.3 as Parcel 10. Evidence of owner's title is recorded in Book 1269, Page 202, and shown as Lot 29 in Plan Book 2, Page 52 with the Nantucket County Registry of Deeds. The site is zoned Siasconset Residential-20 (SR-20).

VI. OTHER (VOTES MAY BE TAKEN)

- **ZBA FILE NO. 23-23**, William M. Murphy, Trustee of 89 Easton Street Nominee Trust, 89 Easton Street. Construction progress update.
- **ZBA FILE NO. 03-22**, 9 Thirty Acres. Dormitory update.
- ZBA special meeting, Monday, June 3, 2024, at 1 PM in person and via Zoom
- ZBA regular meeting, Thursday, June 13, 2024, at 1 PM in person and via Zoom

VII. ADJOURNMENT (VOTE WILL BE TAKEN)