



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 JUN 07 PM 01:20
NANTUCKET TOWN CLERK
Posting Number: T 531

Committee/Board/s	Zoning Board of Appeals
Day, Date, and Time	Thursday, June 13, 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_32Oo9tX4TQa0mC7uggbhvA#/registration

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

[HTTPS://WWW.YOUTUBE.COM/WATCH?V=9Ck1niODH9s](https://www.youtube.com/watch?v=9Ck1niODH9s)

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. ELECTION OF OFFICERS:**
 - **Chair** (currently Susan McCarthy)
 - **Vice Chair** (currently John Brescher)
 - **Secretary** (currently Elisa Allen)

V. APPROVAL OF THE MINUTES:

- MAY 9, 2024
-

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

12-24 South Siasconset Neighborhood Association, LLC **1 Magnolia Avenue, 10 Grand Avenue, 7R, 10, 11, 16, 17, 19 Ocean Avenue, 2, 4, and 5 Cottage Avenue** **Cohen**
Continued to July 11, 2024

The Applicant is appealing the Building Commissioner's April 17, 2024, determination pursuant to Zoning Bylaw Section 139-25 and 139-31. The locus is situated at 1 Magnolia Avenue, 10 Grand Avenue, 7R, 10, 11, 16, 17, 19 Ocean Avenue, 2, 4, and 5 Cottage Avenue. The appeal consists of numerous parcels as identified on the Zoning Board of Appeals application (known as "The Summer House"), a complete record of the application, supporting materials, and relevant documents are available for public review at the Office of Planning and Land Use Services. The site is zoned Siasconset Old Historic (SOH) and Village Neighborhood (VN).

13-24 North Liberty Street, LLC **13 North Liberty Street** **Reade**

The Applicant is seeking Special Permit relief pursuant to Zoning Bylaw Section 139-33.A(1). Specifically, the Applicant is seeking to place a new foundation under the dwelling and add a second story to a portion of the dwelling within the nonconforming northeasterly side yard setback area. Locus is situated at 13 North Liberty Street and shown on Assessor's Map 42.4.3 as Parcel 3. Evidence of the Owner's title is recorded in Book 1599, Page 186, and shown in Plan No. 2017-75 with the Nantucket County Registry of Deeds. The site is zoned Residential Old Historic (ROH).

14-24 John P. Pearl & Lynn C. Pearl, as Trustees of the John P. Pearl Trust – 2018 & the Lynn C. Pearl Trust – 2018, and David A. Jackson & Cynthia M. Jackson **10 Main Street & 1 Gully Road** **Alger**

The Applicants are seeking relief by Variance pursuant to Zoning By-law Section 139-32 in order to allow the property, currently a two-unit condominium, to be removed from the provisions of MGL Chapter 183.A(Condominiums), and subdivided into two nonconforming lots. The Locus is situated at 10 Main Street, and 1 Gully Road, shown on Tax Assessor's Map 73.2.4 as Parcels 32.1 & 32.2, and shown in Plan Book 20, Page 123. Evidence of the Owner's title is recorded in Book 1629, Page 202, and Book 1618, Page 135 on file at the Nantucket Registry of Deeds. The site is zoned Limited Use One (LUG-1).

15-24 11 Mississippi, LLC **11 Mississippi Avenue** **Williams**

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 22,000 ± SF and contains a single-family dwelling and a shed. The property is located at 11 Mississippi Avenue and shown on Assessor's Map 59.4 as Parcels 232, 229, 230, and as Lots 22-25, 38-42, and 26-27 (purchased through the yard sale program), respectively, Block 14 upon Land Court Plan 3092-D. Evidence of the Owner's Title is registered as Certificates of Title Nos. 28704 and 28116 at the Nantucket County District of Land Court. The Locus is zoned Village Residential (VR).

17-24 Steven L. Cohen, as Trustee of the 8 Walbang Nominee Trust **8 Walbang Avenue** **Cohen**

The Applicant is requesting an Amendment to a Previously Granted Special Permit pursuant to Sections 139-13, 139-30, and 139-33A of the Nantucket Zoning Bylaw to construct a shed, add a generator, and install a pool and related pool equipment. The property is located at 8 Walbang Avenue and shown as

Nantucket Tax Assessor's Map 82 Parcel 146, Lot 9 on Land Court Plan 35851-B. Evidence of Owner's Title is in Certificate of Title 28156 on file at the Nantucket Registry District of the Land Court. The Locus is zoned Moorlands Management District (MMD).

18-24 43 W. Miacomet, LLC

43 West Miacomet Road

Cohen

The Applicant is requesting a Special Permit pursuant to Sections 139-13, 139-30, and 139-33A of the Nantucket Zoning Bylaw to demo the existing house and construct a new dwelling, shed, and install a pool and related pool equipment. The file with a copy of the complete description of the proposal is available for review at Planning and Land Use Services. The property is located at 43 West Miacomet Road and shown as Nantucket Tax Assessor's Map 86 Parcel 13.2, Lot 31 on Land Court Plan 17368-K. Owner's Title is shown as Certificate #27184 on file with the Nantucket County District of Land Court. The Locus is zoned Moorlands Management District (MMD).

19-24 Steven L. Cohen as Trustee of Area 51 Trust

51 West Miacomet Road

Cohen

The Applicant is requesting a Special Permit pursuant to Sections 139-13, 139-30, and 139-33A of the Nantucket Zoning Bylaw to demo the existing house and construct a new dwelling, shed, and install a pool and related pool equipment. The file with a copy of the complete description of the proposal is available for review at Planning and Land Use Services. The property is located at 51 West Miacomet Road and shown as Nantucket Tax Assessor's Map 81 Parcel 52, Lot 9 on Land Court Plan 17368-D. Owner's Title is shown as Certificate #29355 on file with the Nantucket County District of Land Court. The Locus is zoned Moorlands Management District (MMD).

VII. OTHER (VOTES MAY BE TAKEN)

- ZBA special meeting, Monday, July 24, 2024, at 1 PM in person and via Zoom
 - ZBA regular meeting, Thursday, July 11, 2024, at 1 PM in person and via Zoom
 - ZBA regular meeting, Thursday, August 15, 2024, at 1 PM in person and via Zoom
- **Originally scheduled for 08/08/2024. Moved due to scheduling conflicts****

VIII. ADJOURNMENT (VOTE WILL BE TAKEN)