



ZONING BOARD OF APPEALS

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

Commissioners: Susan McCarthy (Chair), Elisa Allen (Clerk), Michael J. O'Mara, John Brescher, Joe Marcklinger

Alternates: Lisa Botticelli, Mark Poor, Jim Mondani

~~ MINUTES ~~

Monday, June 13, 2024

Public Safety Facility, 4 Fairgrounds Road, Community Room
This meeting was held via remote participation using ZOOM and YouTube.

I. CALL TO ORDER

Called to order at 1:04 pm and Announcements made by Ms. McCarthy

Staff in attendance: William Saad, Zoning Administrator and Land Use Specialist
Attending Members: McCarthy, Allen, Brescher, Marcklinger
Remote attendance: Botticelli, Poor
Absent: Mondani
Late Arrivals: O'Mara (1:09), Mondani (1:56)
Early Departures: -
Town Counsel: George Pucci, KP Law, P.C.

II. APPROVAL OF AGENDA

Motion: Motion to Approve the agenda, as drafted. (made by: Brescher) (seconded by: Allen)
Vote: Carried 5-0 // McCarthy, Allen, Brescher, Marcklinger O'Mara (aye)

III. PUBLIC COMMENT

Chair McCarthy called for public comment. There were no public comments.

IV. ELECTION OF OFFICERS

CONTINUED TO JULY 11, 2024

V. APPROVAL OF MINUTES

CONTINUED TO JULY 11, 2024

VI. NEW BUSINESS

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

Motion:	Moved to continue the public hearing to July 11, 2024. (made by: Allen) (seconded by: Brescher)
Vote:	Carried 5-0 // McCarthy, Allen, Brescher, Botticelli, Marcklinger (aye)

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).

Voting:	McCarthy, Allen, Brescher, O'Mara, Botticelli
Alternates:	Poor
Recused:	O'Mara

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Documentation:	File with associated plans, photos, correspondence and required documentation
Representing:	Attorney Arthur Reade , Reade, Gullicksen, Hanley & Gifford, LLP Steven Rothke , S.M. Roethke Design, Inc.
Discussion:	Reade - Presented the project, stated the project has received approval from HDC and ConCom The Board - Confirmed no abutters comments were received - Confirmed the only setback encroachment is a triangular portion on the eastern side of the lot - Emphasized the need for proper shoring to protect the easterly property line during excavation. Roethke - Pointed out that the site slopes toward the rear of the property, affecting the foundation's placement. - Stated that at the corner where the new foundation will be 2.4 feet from the easterly property line, the foundation will be approximately half above grade. - Noted that this detail is part of the Historic District Commission (HDC) approval. - Agreed to accept an additional condition to provide lateral support along the easterly property line, as discussed.
Motion:	Moved to approve the proposed relief with the findings and conditions listed in the staff report with an added condition to protect the easterly property line with appropriate shoring/lateral support. (made by: Botticelli) (seconded by: Allen)
Vote:	Carried 5-0 / / McCarthy, Allen, Brescher, O'Mara, Botticelli (aye)

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

Action Deadline: August 16, 2024

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 183A(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).

Voting:	McCarthy, Allen, Brescher, O'Mara, Botticelli
Alternates:	Poor
Recused:	
Documentation:	File with associated plans, photos, correspondence and required documentation
Representing:	Attorney Sarah Alger , on behalf of the Applicant
Discussion:	Alger - Clarified the applicant is the Sconset Trust, and the owners of the property are the Pearls as trustees, and the Jacksons. - Explained that the primary concern is ensuring that Claudette's remains as it is, while the other single-family home property is not a priority. - Noted that the single-family home doesn't contribute to the commercial character of downtown, and its sale is not a concern for the client. - Confirmed that the owner of the single-family home has no objection. - Explained that this qualifies as a variance due to the unique nature of the property, being a mixed-use commercial residential condominium in an area that is almost entirely

residential.

- Emphasized that the right of first refusal to the trust is crucial for maintaining the character of Sconset, which is a unique aspect of this land.

Botticelli

- Questioned how the properties will be preserved since the Trust is the applicant, not the owner.

Alger

- Stated that the owners would be amenable to restrictions to preserve property.

The Board

- Questioned if there are differences between the existing site plan vs. what is proposed in the application
- Questioned abutter correspondence

Alger

- Confirmed that there are no changes

David Jackson

- Stated that he went to all abutters listed in the application and spoke with four individuals representing six properties, none of which had objections

McCarthy

- Questioned if one of the properties is on the market now and if they'll remain in the same ownership

Alger

- Clarified the Trust is interested in acquiring Claudette's, not the other property which is a single-family home.

Marcklinger

- Concerned the application does not qualify as a Variance, and this could set a precedent, doesn't see the hardship.

Alger

- Thinks this is a unique situation with a mixed-use commercial/residential condominium.
- The ROFR to the trust is important in keeping the character of Sconset and the Trusts mission.

Botticelli

- Doesn't believe this creates an issue as the Board can condition this approval to not allow changes to the structures or uses.

McCarthy

- Questioned if there is concern that the owner who holds the ROFR will exercise it, and why this can't be sorted by amending the condo documents.

Alger

- Responded that while amending the condo documents could be an option, the issue is that if the Sconset Trust exercises the right of first refusal and acquires Claudette, it would then be co-owning a condo with a residential owner, which the trust prefers to avoid.
- Explained that the trust's mission and preference is to keep the properties separate, which is the primary reason for seeking this variance.
- Explained that the plan involves removing the properties from the condominium provisions and executing release deeds between the parties.
- Clarified that under this plan, Pearl would end up with what was unit one, and Jackson would end up with what was unit two.
- Noted that renegotiation would be necessary if the property remains a condo, but this

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	would place them behind Jackson's right of first refusal, potentially leading to the loss of the property. - Acknowledged that Jackson could choose to give up their right of first refusal or assign it to the trust, but they could also assign it to someone else. The Board - Discussed if the request fits the criteria for granting a Variance. - Expressed concern about granting a variance without a site plan, as it is unclear what exactly the variance would be approving beyond the appearance on the old 1980 condo plan. Alger - Suggested that if there were confidence that the variance would be granted, the discussion could be continued for a month. - Offered to return with a detailed plan showing how the property would be divided, including setbacks and ground cover, along the demarcation line. Botticelli - Stressed the importance of having something in the plan from a surveyor that shows the ramifications of the variance, including lot area and ground cover. - Noted that while the primary goal may be preserving Claudette's, another party is also benefiting from the variance. - Suggested that a restriction should be placed on the other piece of property as well to ensure fairness.
Motion:	Moved to continue the public hearing to July 11, 2024. (made by: Botticelli) (seconded by: Brescher)
Vote:	Carried 5-0 / / McCarthy, Allen, Brescher, Marcklinger, Botticelli (aye)

15-24 11 Mississippi, LLC

11 Mississippi Avenue

Linda Williams

Action Deadline: September 11, 2024

CONFLICTS: JB, Joe M

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).

Voting:	McCarthy, Allen, O'Mara, Botticelli, Mondani
Alternates:	
Recused:	Brescher, Marcklinger
Documentation:	File with associated plans, photos, correspondence and required documentation
Representing:	Linda Williams , on behalf of the Applicant
Discussion:	Williams - Presented the project, and explained that the owner has acquired land from the town which makes the lot size approximately 22,000 square feet - Linda Williams presented the item. - Provided detailed information about the proposed pool, emphasizing that it is a smaller, 15x3 pool with an auto cover. - Mentioned that the pool will have a bluestone patio with rounded edges to soften the appearance, and that the pool equipment will be more than 20 feet away from the setback, attached to a shed. - Highlighted that the property has a significant buffer, including unimproved paper roads

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	that further isolate it, and noted that the closest house is at a considerable distance. - Added that no objections had been raised by the actual abutters, though some inquiries had been made. - Confirmed that the usual conditions regarding lighting and setbacks apply, and the applicants are willing to abide by them. - Noted that the Historic District Commission (HDC) has already approved the pool with required screening and included a condition that the pool is not visible from the cul-de-sac or surrounding areas. - Offered to install low-decibel pool equipment to minimize noise impact. -
Public Comment:	Chair McCarthy read an email submitted by Mr. Bruce Mandel stating: - Proposed adding conditions to the VR approval for the pool at 11 Mississippi to address noise and visibility concerns: 1. Mechanical Equipment Enclosure: The mechanical equipment must be fully enclosed and soundproofed, with adequate soundproofing insulation. Additionally, it must be covered, except where coverage isn't feasible. 2. Low-Decibel Equipment: The pool must use low-decibel equipment, which should be enclosed by wood fencing and located between 100 and 200 feet from the nearest abutter. 3. Visual Buffering: Prior to the pool's first use, it must be buffered from the view of other properties and public ways by mature, non-deciduous, indigenous plantings at least 4 feet in height at the time of planting. - Noted that these conditions align with requests from the Madaket Conservation Association and could reduce the need for further correspondence regarding future pool permits.
Discussion	McCarthy - Referenced a previous discussion where it was mentioned that the Historic District Commission (HDC) requires that the pool not be visible at the time of inspection. - Noted that landscaping should be reflected on the plan to align with the HDC's conditions. Williams - Confirmed that the plantings are year-round, which aligns with the concerns raised. - Agreed to include the landscape plan as an exhibit, as it specifies the use of year-round plantings, to further ensure compliance with the conditions. Botticelli - Requested a site plan at scale that clearly shows where the vegetation will be placed, including details around the cul-de-sac, to be included as part of the exhibit. - Indicated that approval could be granted based on the submission of this detailed site plan. Mondani - Pointed out that if the board follows Mr. Mandel's request for indigenous or native plantings, some of the plants listed in the current plan may not qualify as native. - Recommended adding specific details to ensure that only native species are used in the landscaping plan. McCarthy - Proposed the wording for condition five to state: "The location of the pool, pool equipment, and native non-deciduous plantings, with a minimum height of 4 feet, shall be installed substantially as shown on the site plan attached hereto as an Exhibit A."

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	- Noted that the site plan will be updated to show the precise locations of these elements, including the screening around the cul-de-sac. - Confirmed that the condition regarding low-decibel pool equipment is also included, making two conditions in total.
Public Comment:	Bruce Mandel - Expressed appreciation for the board's consideration of the two suggestions from the local community. - Reminded everyone that the Historic District Commission (HDC) is primarily concerned with what is visible from a public way, and commended the effort to block the view from the cul-de-sac. - Noted that many houses in the area, including those neighboring 11 Mississippi, are "upside-down houses," with living areas on the second floor. - Explained that the purpose of the 4-foot-high landscape around the pool is to protect privacy and maintain a quiet environment by blocking the line of sight into the pool area. Appreciated the inclusion of low-decibel equipment, though requested that future applications provide specific decibel levels for clarity.
Motion:	Moved to approve, with the conditions listed in the staff report, as well as condition #5 discussed at the meeting. In addition, approval is contingent on the submission of an updated landscape and site plan. (made by: Allen) (seconded by: O'Mara)
Vote:	Carried 5-0 / / McCarthy, Allen, O'Mara, Botticelli, Mondani (aye)

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).

Voting:	McCarthy, Brescher, Allen, Marcklinger, Poor
Alternates:	
Recused:	Botticelli
Documentation:	File with associated plans, photos, correspondence and required documentation
Representing:	Attorney Steven Cohen Brian Madden, LEC
Discussion:	Cohen - Presented the project and provided background on the MMD district and application history with the Planning Board Allen - Commented that for a 20x40 pool, the number of lights can vary, with some pools requiring only one or two lights, and suggested that the lighting be kept to the minimum necessary for safety. - Questioned the willingness to commit the back half of the 2-acre property, roughly one acre, as a no-disturb zone, with the exception of minor features like bird feeders and a walking path. Cohen - Outlined a list of allowable activities within the proposed no-disturb zone, including:

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	- Temporary Disturbances: Permitted for necessary below-grade improvements (e.g., septic systems or utility lines), with the requirement that the area be revegetated and naturalized afterward. - Walking Paths: Clearing for walking paths or similar passive uses. - Customary Care and Maintenance: Including pruning, feeding vegetation, clearing dead or diseased vegetation, and removal of invasive species. - Wildlife Habitat Structures: Installation and maintenance of structures such as osprey poles, bat houses, owl houses, bird feeders, and similar items. - Adding Native Species: For screening and other purposes. - Board-Approved Activities: Other activities may be allowed if approved by the board. Allen - Inquired about how the difference in grade between the foundation and the pool, where the pool coping is 36 inches lower than the top of the foundation, is being addressed. Cohen - Clarified that the grade difference will be managed with gradual landscaping and sloping, without the use of retaining walls.
Public Comment:	Emily Molden - Spoke on behalf of the Nantucket Land and Water Council regarding the three applications in the Moorland Management District (MMD). - Expressed concern about the approval of pools in the MMD, particularly noting that pools in the northern part of the district are in heavily wooded areas, while properties like 8 Walbang are more exposed, surrounded by open moorland, and bordered by Nantucket Land Bank properties. - Recalled that the removal of the pool and shed was a significant factor in the planning board's approval of the redevelopment of 8 Walbang in 2021 and questioned the appropriateness of revisiting these elements. - Referred to legal counsel's memo, emphasizing that the zoning bylaw grants the board the authority to approve, conditionally approve, or disapprove special permit applications. Madden - Clarified that there is no mowing activity occurring on-site, and the vegetation outside the limit of work is unmaintained, preserving the natural habitat. - Approximately 1.3 acres of the site will remain natural habitat. Cohen - Emphasized that decisions must be based on science, evidence, and facts, not speculation or unfounded concerns. The letter from Brian Madden, a senior wildlife scientist, and the "no take" letter from the Massachusetts Department of Environmental Protection (DEP) support the argument that the pool does not pose an environmental threat. - Concluded that the board is legally obligated to approve the application if it meets the bylaw's standards and aligns with previous decisions made by the board in similar cases. Molden - Acknowledged that while additional environmental protections from the DEP would be welcome, such conditions are not often imposed beyond what is absolutely necessary. - Clarified that the opposition is not based on being against pools or fearing an environmental disaster but is grounded in the zoning bylaw's specific limitations and restrictions designed to protect the unique and fragile habitat within the Morland Management District (MMD).

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	- Emphasized that the board does indeed have the authority to deny special permit requests based on the provisions and performance standards outlined in the bylaw.
Discussion Cont.:	McCarthy - Acknowledged the point about screening and clustering, but emphasized concern over the significant increase in impervious surfaces in an already fragile area. - Noted that the property already benefits from a generous special permit allowing 1,875 square feet of impervious surface. Cohen - Reiterated that the proposed additions (such as the pool, shed, and other features) have no negative impact on the fragility of the natural environment or scenic views. - Highlighted that these features are located in already disturbed areas, are clustered together, include some elements below grade, and are adequately screened. McCarthy - Inquired whether there are only two existing cedar trees on the property that are planned to stay, as mentioned by Brian and shown on the plan. Cohen - Clarified that none of the trees on the property are being removed, and the two cedar trees mentioned are directly next to the pool on the plan, located to the east. Molden - Asked for clarification about the proposed area on the property that would be set aside or further restricted, expressing curiosity about the actual benefit of this restriction given the already strict requirements of the Morland Management District (MMD). Cohen - Explained that while the property has already exceeded the limit for structures, which would require board approval for any additional structures, the concern is more about preventing the clearing of vegetation or turning the area into a lawn. - Noted that, under current regulations, vegetation could potentially be cleared with MISA's permission, as there's nothing in the Nantucket zoning code that explicitly prevents this. Thomas Barada - Raised concerns about the ongoing discussion of placing pool equipment in a crawl space under a shed. - Pointed out that a similar request was previously denied by Marcus for a neighboring property, suggesting that this precedent should be considered in the current discussion. - Encouraged the board to act accordingly, reminding them that they have the authority to deny the permit outright if they believe it is not in the best interest of the district. Brescher - Expressed a personal concern that, while the property is zoned under the Morland Management District (MMD), it visually and contextually resembles Limited Use General (LUG) 2 zoning, particularly given its proximity to nearby properties like Ahab, Ishmael, and Austin Locke. - Indicated that, for this specific property, the analysis for approving any pool will be more focused on its unique characteristics, rather than applying a broad standard that might be relevant to other MMD properties. - Acknowledged that while many comments and concerns apply broadly, this particular property may warrant a different approach in the decision-making process. Marcklinger - Acknowledged initial doubts about supporting the pool but concluded that it meets the requirements for the special permit.

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	- Noted that the proposal seems fairly reasonable and not overly massive, which contributed to the decision to support it. Brescher - Expressed general support for the proposal, considering the context of neighboring properties and the unique positioning of these five houses, which appear to straddle the line between different zoning types, not fully fitting the Morland Management District (MMD). - Supported the 19 conditions proposed by Steven but raised a concern about the enforcement of the condition requiring the back portion of the property to remain in its natural state. Allen - Expressed an inclination to approve the proposal, despite concerns about the significant increase in impervious surface, acknowledging that this is the primary issue at hand. - Appreciated that the proposed impervious surfaces are concentrated near the house and recognized the applicant's willingness to restrict 70% of the property behind it, which would be a significant win for conservation and MISA purposes. - Proposed including a condition with a specific finish date for the project, given the concern that the job site has taken a long time to complete.
Motion:	Moved to close the public hearing. (made by: Brescher) (seconded by: Allen)
Vote:	Carried 5-0 / / McCarthy, Allen, Brescher, Marcklinger, Poor (aye)
Motion: (02:56:34)	Moved to approve the relief requested, finding that the siting of the proposed shed, pool, and related equipment, which has been strategically placed away from known or suspected habitats of endangered plants and animal species both on and off-site, minimizes potentially adverse effects on the moorland's environment and its scenic integrity. The approval also acknowledges that the project maximizes protection of such species, as the area where the proposed pool is to be located is already a disturbed area. This approval is subject to the conditions proposed by the applicant, as modified by our discussion during the hearing, and includes any additional conditions outlined in the staff report. (made by: Brescher) (seconded by: Marcklinger)
Vote:	Carried 4-1 / / McCarthy, Allen, Brescher, Marcklinger (aye) Poor (nay)

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).

Voting:	McCarthy, Allen, Brescher, Marcklinger, Botticelli
Alternates:	Poor
Recused:	O'Mara
Documentation:	File with associated plans, photos, correspondence and required documentation
Representing:	Steven Cohen, Cohen & Cohen Law PC
Discussion:	Cohen - Presented the project. - Explained the proposal seeks approval based on its alignment with the bylaw, environmental considerations, and careful planning to minimize impact. The applicant is prepared to implement significant conditions to mitigate any

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	disturbances, ensuring the project remains consistent with the protective intent of the MMD.
Public Comment:	Thomas Barada - Raised concerns about the proposed relocation of the house on the property, noting that it is being moved closer to the road, not to cluster with other structures as suggested, but to accommodate the pool behind the house. - Noted that the house's repositioning seems primarily motivated by improving the ocean view rather than preserving scenic integrity, which contradicts the argument that the move is for environmental clustering or landscape preservation. - Pointed out that this shift could disrupt the uniformity and views of neighboring houses, undermining the zoning bylaw's intent to protect scenic integrity and clustering within the Morland Management District (MMD). - Highlighted concerns about light pollution from the pool, noting that even low lights can have a significant visual impact across the landscape. - Argued that moving the house further forward would disrupt the integrity and visual continuity of the existing landscape, altering the character of the area. - Reiterated opposition to the pool, citing concerns about its impact on the environment and the neighborhood. Cohen - Responded by clarifying that the concerns about sound carrying and the protection of private views are not covered by the bylaw and are therefore not relevant to the decision at hand. - Pointed out that the neighboring property at 39 West Miacomet is approximately 600 feet away from the proposed development and enjoys panoramic views that are unlikely to be significantly impacted by moving the house 25 feet forward.
Board Comments:	Botticelli - Confirmed that the increase in impervious material on the property, from approximately 2,000 square feet to 3,000 square feet, represents an increase of almost 50%. - Expressed concern about the unique environment of this area of Nantucket, emphasizing its distinctive architecture, natural beauty, and the special feeling it evokes, given its proximity to the beach. - Questioned the necessity of adding a pool in such a location, not out of general opposition to pools, but due to concerns about the disturbance to the environment and the potential for altering the visual and ecological character of this unique part of the island. - Stressed the importance of preserving the natural and architectural integrity of the area, expressing a desire to prevent it from becoming overly developed. McCarthy - Voiced support for Lisa's concerns, emphasizing that while exceeding 400 square feet triggers the need for a special permit, it doesn't automatically justify paving the entire disturbed area. - Suggested that the board has the discretion to limit the extent of impervious surfaces and consider the broader impact on the environment and character of the area when making their decision.
Public Comment Cont.	Molden - Echoed concerns from the previous discussion on the impact of development in the Morland Management District (MMD), particularly in this unique area. - Agreed with the notion that the board has discretion under the bylaw to determine when a proposed development has a significant impact on the scenic

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	and ecological integrity of a property, and that this impact can vary from case to case. - Contended that the low thresholds of 800 square feet for ground cover and 400 square feet for impervious surface, which trigger the need for a special permit, suggest that the bylaw recognizes a direct relationship between the volume of development and its impact.
Motion:	Moved to continue the public hearing to June 24, 2024. (made by: Botticelli) (seconded by: Allen)
Vote:	Carried 5-0 / / McCarthy, Allen, Brescher, Marcklinger, Botticelli (aye)

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).

CONTINUED TO JUNE 24, 2024

VII. OTHER

- ZBA special meeting, Monday, June 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

VIII. ADJOURNMENT

Motion:	Motion to adjourn. (made by: Allen) (seconded by: Brescher)
Vote:	Carried 5-0 / / McCarthy, Allen, Brescher, Marcklinger, Botticelli (aye)

Submitted by: Elaina Cano & William Saad

Sources used: <https://www.youtube.com/watch?v=9Ck1niODH9s&t=8084s>