



UPDATE POSTING:

Original Meeting Posting Date: 07-12-2024

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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)

Committee/Board/s	Zoning Board of Appeals
Day, Date, and Time	Wednesday, July 17, 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_26-Q_L98Q82YtQMFzcDVIA

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

<https://youtube.com/live/5m3xeglj8B4>

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:

VI. APPEAL (PUBLIC HEARING 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 AUGUST 15, 2024

VII. OLD BUSINESS (CONTINUED PUBLIC HEARINGS AND VOTES MAY BE TAKEN):

18-24 43 W. Miacomet, LLC **43 West Miacomet Road Cohen**
CONTINUED TO AUGUST 15, 2024

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).

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

19-24 Steven L. Cohen as Trustee of Area 51 Trust **51 West Miacomet Road Cohen**
CONTINUED TO AUGUST 15, 2024

IX. FOLLOWING MATTERS CONTINUED TO AUGUST 15, 2024 (at the 07/11/2024 meeting)

- **11-24 Cathy Ward** **9 West Dover Street Pickering-Cook**
- **20-24 Christopher Quick** **15 Delaney Road Pickering-Cook**
- **21-24** **126R Main Street Williams**

X. OTHER (VOTES MAY BE TAKEN)

- ZBA regular meeting, Thursday, August 15, 2024, at 1 PM in person and via Zoom

XI. ADJOURNMENT (VOTE WILL BE TAKEN)