



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 AUG 21 PM 01:59
NANTUCKET TOWN CLERK
Posting Number:T 769

Committee/Board/s | Zoning Board of Appeals

Day, Date, and Time | Thursday, August 29, 2024, at 4:00 PM

Location / Address | 4 Fairgrounds Road, Nantucket, MA 02554
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_4gqnDTazRguYky9y92b1Gg#/registration

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

<https://youtube.com/live/tLqD5oaCtvE>

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:**
-

V. REMAND HEARINGS: (PUBLIC HEARING CLOSED, VOTES MAY BE TAKEN):

11-24 Cathy Ward

9 West Dover Street

Pickering-Cook

(Under remand from Commonwealth of Massachusetts Land Court No. 22 MISC 000064 MDV)

Applicant is appealing a determination by the Building Commissioner that the use of 9 West Dover Street as a short-term rental (“STR”) business is not a commercial use prohibited in the residential zone in which it is located. Applicant requests that the Zoning Board of Appeals overturn the Commissioner’s determination with respect to the property and further that zoning enforcement action be taken by issuing an order to the owner to cease and desist using the property as an STR. The Locus is situated at 9 West Dover Street, is shown on Assessor’s Map 55.1.4 as Parcel 189 and in Plan Book 7, Page 29. Evidence of title is recorded in Book 1581, Page 238 on file at the Nantucket County Registry of Deeds. The site is zoned Residential Old Historic (ROH).

20-24 Christopher Quick

15 Delaney Road

Pickering-Cook

(Under remand from Commonwealth of Massachusetts Land Court No. 23 MISC 000056 MDV)

Applicant is appealing the Building Commissioner’s September 21, 2022, determination pursuant to Zoning Code Section 139-31A-(1) and Massachusetts General Laws Chapter 40A, Sections 8 and 15. The Building Commissioner determined that the use of the Property for short-term rentals (“STR”) does not violate Nantucket’s Zoning Bylaw. Locus subject to the appeal is situated at 15 Delaney Road, shown on Assessor’s Map 30 as Parcel 635 and upon Land Court Plan 14695-C. Evidence of owner’s title is registered on Certificate of Title No. 25803 with the Nantucket County District of the Land Court. The site is zoned Residential-1 (R1).

VI. OTHER (VOTES MAY BE TAKEN)

- ZBA special meeting, Thursday, September 5, 2024, at 1 PM in person and via Zoom
- ZBA regular meeting, Thursday, September 12, 2024, at 1 PM in person and via Zoom
- ZBA regular meeting (carry over from 9/12 if necessary), Thursday, September 19, 2024, at 1 PM in person and via Zoom

VII. ADJOURNMENT (VOTE WILL BE TAKEN)