



UPDATED MEETING POSTING

Original Posting T 922

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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	Thursday, October 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_Kc26lCN2QuS8eWxE28UCQQ#/registration

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

<https://www.youtube.com/watch?v=PT1nb3eMMaE>

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:**
 - JULY 17, 2024
 - SEPTEMBER 5, 2024

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

25-24 Surfside Crossing, LLC

Surfside Crossing 40B

Haverty

This matter is on remand pursuant to the order of the Housing Appeals Committee in Surfside Crossing, LLC v. Nantucket Zoning Board of Appeals, No. 2019-07, and the order of Nantucket Superior Court in Meredith v. Housing Appeals Committee, C.A. 2275-00025. The Applicant is seeking a Comprehensive Permit in accordance with M.G.L. Chapter 40B and ZBA File No. 20-18, in order to allow a multi-family project consisting of 156 condominium dwelling units in 18 multi-family buildings. The application and supporting materials are available for public review at the Zoning Board of Appeals office at 2 Fairgrounds Road between the hours of 7:30 A.M. and 4:30 P.M., Monday through Friday. The Locus is situated at 3, 5, 7, and 9 South Shore Road and is shown on Assessor's Map 67 as Parcels 336, 336.9, 336.8, and 336.7 and is shown as Lots 4, 3, 2, and 1 on Plan Book 25, Page 50 as recorded at the Nantucket Registry of Deeds. The total lot area of the combined parcels is approximately 13.6 acres. Evidence of owner's title is recorded in Book 1612, Page 62 at the Nantucket Registry of Deeds. The property is located in a Limited Use General 2 (LUG-2) and within the Public Wellhead Recharge District.

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).

VI. 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

Alger

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).

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 NOVEMBER 14, 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).

17-24 Rugged Scott, LLC**1 Blue Flag Path & 8 Blazing Star Road*****CONTINUED TO NOVEMBER 14, 2024***

This matter is on remand pursuant to the order of the Housing Appeals Committee in Rugged Scott, LLC v. Nantucket Zoning Board of Appeals, No. 2018-01. Pursuant to Chapter 40B Sections 20 through 23 and CMR 56.00 to determine whether the proposed modifications to the comprehensive permit, specifically the addition of a garage on Lot 27, within the easement area shown on the plan, as well as the garage and use easement on Lot 27 identified in the easement grant, are substantial. This determination should also consider the context of the reciprocal easement granted by Lot 28 to Lot 27, as depicted on the plan. Loci are situated at 8 Blazing Star Road (Lot 27), and 1 Blue Flag Path (Lot 28) and shown on Assessor's Map 67 as Parcel 826, and Assessor's Map 67 as Parcel 827. Evidence of the Owner's title are recorded in Book 1590, Page 196, and in Book 1593, Page 70 with the Nantucket County Registry of Deeds.

23-24 CBR ACK Holdings, LLC**6 W. Dover Street****Cohen**

The Applicant is seeking Variance relief pursuant to the Zoning Bylaw Section 139-32 to validate the location of the studio/accessory structure. The structure is currently sited as close as 3.6 feet from the side yard lot line in a zoning district that requires a minimum of five (5) feet and was constructed without the necessary permits. Locus is situated at 6 West Dover Street and shown on Assessor's Map 55.4.1 as Parcel 191. Evidence of owner's title is recorded in Book 1981, Page 226 with the Nantucket Country Registry of Deeds. The site is zoned Residential Old Historic (ROH).

VII. OTHER (VOTES MAY BE TAKEN)

- 2025 Zoning Board of Appeals Meeting Schedule
- ZBA regular meeting, Thursday, November 14, 2024, at 1 PM in person and via Zoom

VIII. ADJOURNMENT (VOTE WILL BE TAKEN)