



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 NOV 08 AM 09:27
NANTUCKET TOWN CLERK
Posting Number:T 1009

Committee/Board/s	Zoning Board of Appeals
Day, Date, and Time	Thursday, November 14, 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_1_3GLNndSNO5sFGZArgsDA#/registration

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

<https://www.youtube.com/watch?v=Pz80opo2vYc>

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:**
 - OCTOBER 17, 2024
 - OCTOBER 22, 2024

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

25-24 Surfside Crossing, LLC

Surfside Crossing 40B

Haverty

CONTINUED TO NOVEMBER 20, 2024

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):

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 DECEMBER 12, 2024

17-24 Rugged Scott, LLC

1 Blue Flag Path & 8 Blazing Star Road

REQUESTS TO WITHDRAW WITHOUT PREJUDICE

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).

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).

28-24 Kristina & Nicholas Amendolare

8 Bank Street

Williams

Applicants are seeking a Special Permit pursuant to Zoning Bylaw Sections 139-30 and 139-33A to make renovations to a single-family dwelling, a portion of which is a vertical expansion within the required five-foot rear yard setback area. The dwelling is pre-existing non-conforming as to the westerly rear yard setback. Locus is situated at 8 Bank Street, shown on Assessor's Map 73 and Parcel 69. Evidence of owner's title is recorded in Book 1770, Page 216 on file at the Nantucket County Registry of Deeds. The site is zoned Sconset Old Historic (SOH).

VII. OTHER (VOTES MAY BE TAKEN)

- 2025 Zoning Board of Appeals Meeting Schedule
- ZBA special meeting, Wednesday, November 20, 2024, at 1 PM in person and via Zoom
- ZBA regular meeting, Thursday, December 12, 2024, at 1 PM in person and via Zoom

VIII. ADJOURNMENT (VOTE WILL BE TAKEN)