



UPDATED MEETING POSTING

Original Posting T 1129

12/04/24 at 10:34 am

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 DEC 09 PM 02:12
NANTUCKET TOWN CLERK
Posting Number:T 1148

Committee/Board/s	Zoning Board of Appeals
Day, Date, and Time	Thursday, December 12, 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_Q6n2K_xvQV27-0OU5blv2Q#/registration

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

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

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
 - NOVEMBER 14, 2024

- NOVEMBER 20, 2024

V. APPROVAL OF THE 2025 MEETING SCHEDULE

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

25-24 Surfside Crossing, LLC **Surfside Crossing 40B** **Haverty**
CONTINUED TO DECEMBER 18, 2024

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. 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 JANUARY 9, 2025

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 County Registry of Deeds. The site is zoned Residential Old Historic (ROH).

29-24 1 South Mill LLC **1 South Mill Street** **Williams**
 The Applicant is requesting relief by Special Permit pursuant to Zoning Bylaw Sections 139.30, and 139-33.A(1)(a) to raise the preexisting nonconforming garage by six inches (from 15'6" to 16') to elevate it above ground level and construct a new foundation with a crawl space. Additionally, the Applicant seeks to change the use from a garage to a single-family dwelling. Locus is a nonconforming lot of record, and the structure is pre-existing nonconforming with respect to side and rear yard setback requirements, and ground cover. Locus is situated at 1 South Mill Street and shown on Assessor's Map 55.4.1 as Parcel 61. Evidence of owner's title is recorded in Book 1979, Page 1 with the Nantucket County Registry of Deeds. The site is zoned Residential Old Historic (ROH).

30-24 16 Williams LLC **16 Williams Street** **Santos**
 The Applicant is requesting relief by Special Permit pursuant to Zoning Bylaw Sections 139-16C(1) and 139-30 to reduce the ten (10) foot required side yard setback to five (5) feet in the R-5 zoning district, for Lots 1, 2, and 3 as depicted on Plan No. 2024-34. Locus is situated at 16 Williams Street, shown on Assessor's Map 55 as Parcel 372, and as Lot 3 and a portion of Lot 2 on Plan No 2024-34. Evidence of owner's title is recorded in Book 1936, Page 38, and Book 1963, Page 236 with the Nantucket County Registry of Deeds. The site is zoned Residential-5 (R-5).

31-24 Greenstick LLC**18 Williams Street****Santos**

The Applicant is requesting relief by Special Permit pursuant to Zoning Bylaw Sections 139-16C(1) and 139-30 to reduce the ten (10) foot required side yard setback to five (5) feet in the R-5 zoning district, for Lots 1, 2, and 3 as depicted on Plan No. 2024-34. Locus is situated at 18 Williams Street, shown on Assessor's Map 55 as Parcel 371, and as Lot 1 and a portion of Lot 2 on Plan No 2024-34. Evidence of the Owner's title is recorded in Book 1925, Page 242 with the Nantucket County Registry of Deeds. The site is zoned Residential-5 (R-5).

32-24 Carl E Nelson & Karen L. Nelson**21 Wigwam Road****Reade**

The Applicants are requesting relief by Variance pursuant to Nantucket Zoning By-law Section 139-32 to relocate a secondary dwelling onto the property and request relief from the ground cover requirements of Section 139-16 (intensity regulations – ground cover). Locus is situated at 21 Wigwam Road, shown on Assessor's Map 77, Parcel 5.9, and as Lot 821 on Land Court Plan 5004-50. Evidence of owner's title is registered on Certificate of Title No. 26485 at the Nantucket County District of the Land Court. The site is zoned Limited Use General-3 (LUG-3).

33-24 29 Jefferson, LLC**29 Jefferson Avenue****Reade**

The Applicant is requesting relief by Special Permit pursuant to Nantucket Zoning By-law Section 139-33(A) to alter and extend a preexisting nonconforming structure to allow the AC units to be placed at approximately .04 feet from the rear property line. The Locus is situated at 29 Jefferson Avenue, is shown on Nantucket Tax Assessor's Map 30 as Parcel 125, and is shown as Lot 1 on Land Court Plan 16877-C on file with the Nantucket County Registry District of the Land Court. Evidence of owner's title is recorded as Certificate of Title No. 27900 on file at the Nantucket County Registry District of the Land Court. The site is zoned Residential-1 (R-1).

VIII. OTHER (VOTES MAY BE TAKEN)

- ZBA special meeting, Wednesday, December 18, 2024, at 1 PM in person and via Zoom
- ZBA regular meeting, Thursday, January 9, 2025, at 1 PM in person and via Zoom
- ZBA special meeting, Wednesday, January 15, 2025, at 1 PM in person and via Zoom

IX. ADJOURNMENT (VOTE WILL BE TAKEN)