

UPDATE POSTING #2:

Original Meeting Posting Date: 01-03-2025

Original Meeting Posting Time: 10:58 AM

Original Meeting Posting Date: T008

Original Meeting Posting Date: 01-02-2025

Original Meeting Posting Time: 11:17 AM

Original Meeting Posting Date: T004



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

2025 JAN 09 AM 10:00
NANTUCKET TOWN CLERK
Posting Number: T 027

Committee/Board/s	Zoning Board of Appeals
Day, Date, and Time	Thursday, January 09, 2025, 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_TjIM3_TiQ5GKCouqTNo72w#/registration

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

<https://www.youtube.com/watch?v=K9GUuRGQED4>

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 22, 2024 **CONTINUED TO FEBRUARY 13, 2025**
- NOVEMBER 20, 2024

V. 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 FEBRUARY 13, 2025

2024-0006, Fourteen Tautemo Way Realty Trust **14 Tautemo Way** **Beaudette**
CONTINUED TO FEBRUARY 13, 2025

2024-0003, 11 North Water Street LLC **11 North Water Street** **Alger**
The Applicant is requesting relief by Special Permit pursuant to Zoning Bylaw Section 139-33 to modify a previously granted Special Permit to alter and extend a pre-existing, nonconforming structure and use (transient residential facility – hotel). Additionally, the Applicant seeks relief by Variance pursuant to Zoning Bylaw Section 139-32 to allow an increase of ground cover, which results in a ground cover ratio of 49.6%, where 40% is the maximum allowed. Locus is situated at 11 North Water Street and shown on Assessor's Map 42.4.2 as Parcel 54.1. Evidence of owner's title is recorded in Book 1961, Page 293 with the Nantucket County Registry of Deeds. The site is zoned Residential Old Historic (ROH).

2024-0007, ACK KODA LLC **42 Shimmo Pond Road** **Alger**
The Applicant is requesting relief by Special Permit pursuant to Zoning Bylaw Section 139-30 and 139-33 to demolish two accessory structures, relocate, renovate, and expand the main dwelling, and construct a new guest house and new garage. The structures are pre-existing nonconforming as to ground cover and height. Locus is situated at 42 Shimmo Pond Road and shown on Assessor's Map 43 as Parcel 126 and as Lot 104 on Land Court Plan 11461-W. Evidence of Owner's title is registered as Certificate of Title 29579 on file with the Nantucket Registry District of Land Court. The site is zoned Limited Use General-1 (LUG-1).

2024-0008, Stephen J. and Holly J. Visco **59 South Shore Road** **Heyer**
The Applicants are appealing a determination by the Building Commissioner that the use of 59 South Shore Road as an event space 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 event space/and or commercial use. The locus is situated at 59 S. Shore Road and shown on Assessor's Map 80 as Parcel 308 and as Lot 6 on Plan File No. 53-J. Evidence of owner's title is recorded in Book 1784, Page 303 with the Nantucket County Registry of Deeds. The site is zoned Limited Use General-2 (LUG-2).

VI. OTHER (VOTES MAY BE TAKEN)

- ZBA special meeting, Wednesday, January 15, 2025, at 1 PM in person and via Zoom
- ZBA special meeting Friday, January 24, 2025, at 1 PM in person and via Zoom
- ZBA special meeting Friday, January 31, 2025, at 1 PM in person and via Zoom
- ZBA regular meeting, Thursday, February 13, 2025, at 1 PM in person and via Zoom

VII. ADJOURNMENT (VOTE WILL BE TAKEN)