



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 FEB 05 PM 01:15
NANTUCKET TOWN CLERK
Posting Number: T 128

Committee/Board/s	Zoning Board of Appeals
Day, Date, and Time	Tuesday, February 11, 2025, at 11:00 AM – 2:00 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_C-3_MwAoSOquu4mw5R31Bg#/registration

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

https://www.youtube.com/watch?v=TxkG96MG_RA

BELOW ARE THE TOPICS THE CHAIR REASONABLY ANTICIPATES WILL BE DISCUSSED AT THE MEETING.

- I. CALL TO ORDER:**
- II. APPROVAL OF THE AGENDA:**
- III. APPROVAL OF THE MINUTES:**

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

25-24 Surfside Crossing, LLC

Surfside Crossing 40B

Haverty

Close of Public Hearing Deadline February 21, 2025

Decision Action deadline March 2, 2025 (40 days from close of Public Hearing)

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.

ORDER OF PRIMARY DISCUSSION ITEMS :

- CONTINUED DISCUSSION OF DEVELOPMENT ASPECTS
 - WAIVERS
 - CONTINUED NEIGHBORHOOD COMPOSITION
- CONTINUED PRESENTATION/RESPONSE BY APPLICANT
- PUBLIC COMMENT

V. OTHER (VOTES MAY BE TAKEN)

- ZBA regular meeting, Thursday, February 13, 2025, at 1 PM in person and via Zoom
- ZBA special meeting, Wednesday, February 19, 2025, at 1PM – 4 PM in person and via Zoom
- ***CLOSE OF SSX PUBLIC HEARING***
- ZBA regular meeting, Thursday, March 13, 2025, at 1 PM in person and via Zoom

VI. ADJOURNMENT (VOTE WILL BE TAKEN)