



MEETING POSTING

TOWN OF NANTUCKET
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All meeting **notices and agenda** must be filed and time stamped with the
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(excluding Saturdays, Sundays and Holidays)

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NANTUCKET TOWN CLERK
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Committee/Board/s	Zoning Board of Appeals
Day, Date, and Time	Thursday, February 13, 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 Nicky Sheriff, Land Use Specialist & HDC Enforcement Officer

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_G6-3t0kuRYSgcdX-nxDJ1g#/registration

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

<https://www.youtube.com/watch?v=iO1k7haYW9M>

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:**
 - **DECEMBER 12, 2024**
 - **JANUARY 09, 2025**

V. OLD BUSINESS**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. 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**

The Applicant is appealing the Building Commissioner's April 17, 2024, determination pursuant to Zoning Bylaw Section 139-25 and 139-31, to decline the request for enforcement of the purported expansion of a pre-existing nonconforming use. 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).

2024-0006, Fourteen Tautemo Way Realty Trust**14 Tautemo Way****Beaudette**

The Applicant is requesting relief by Special Permit pursuant to Zoning Bylaw Sections 139-2, 139-7A, and 139-30 to install a Residential Recreational Outdoor Water Feature (Large swimming pool). Locus is situated at 14 Tautemo Way and shown on Assessor's Map 83 as Parcel 13 and as Lot 19 on Land Court Plan 13629-E. Evidence of Owner's title is registered as Certificate of Title 29719 on file with the Nantucket Registry District of Land Court. The site is zoned Village Residential (VR).

2024-0009, Jeff McDermott, Et Al**32 Monomoy Rd****Pickering-Cook/Gagalis**

Applicants are appealing the Building Commissioner's December 3, 2024, determination letter pursuant to Zoning Bylaw Section 139-31A-(1) and Massachusetts General Laws Chapter 40A, Sections 8 and 15. The Building Commissioner determined that use of the Property for short-term rentals ("STR") does not violate Nantucket's Zoning Bylaw. Locus subject to the appeal is situated at 32 Monomoy Road, shown on Assessor's Map 54 as Parcel 242 and upon Land Court Plan 14974-C. Evidence of owner's title is registered on Certificate of Title No. 25823 with the Nantucket County District of the Land Court. The site is zoned Limited Use General 1 (LUG-1).

2025-0010 Daniel W. West**9 Towaddy Ln****West**

Applicant is requesting relief by Special Permit pursuant to Zoning Bylaw Sections 139-30 and 139-33A(1)(a) to alter and extend a pre-existing, nonconforming dwelling structure that does not meet side setback requirements, without increasing the nonconformity, and/or to obtain a special permit pursuant to §139-16.C(1) to reduce the side setback in an SR-20 zoning district from 10 feet to 5 feet. Locus is situated at 9 Towaddy Lane and shown on Assessor's Map 49.3.2 as Parcel 14.4. Evidence of owner's

title is recorded in Book 644, Page 31 with the Nantucket County Registry of Deeds. The site is zoned Sconset Residential 20 (SR-20).

2025-0011 Whitney H. Matthews 43 Union St

Reade

Applicant is requesting relief by Special Permit pursuant to Zoning Bylaw Sections 139-30 and 139-33A(1)(a) to alter the pre-existing, nonconforming single-family dwelling by constructing upward additions within the footprint of the existing dwelling, partially within the nonconforming setback areas and without increasing any nonconforming setback distance. Locus is situated at 43 Union Street and shown on Assessor's Map 42.3.2 as Parcel 29. Evidence of owner's title is recorded in Book 1343, Page 286 with the Nantucket County Registry of Deeds. The site is zoned Residential Old Historic (ROH).

VII. OTHER (VOTES MAY BE TAKEN)

VIII. ADJOURNMENT (VOTE WILL BE TAKEN)