



**UPDATED MEETING POSTING
ORIGINAL POSTING T 221
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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)

Committee/Board/s	Zoning Board of Appeals
Day, Date, and Time	Thursday, March 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 and HDC Inspector

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_k_Q2VA5Q_ypsF98NtaXAg

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

<https://youtube.com/live/hIWRFwqqP7I>

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 18, 2024**

- **FEBRUARY 13, 2025**
-

V. NEW BUSINESS (INITIAL PUBLIC HEARINGS AND VOTES MAY BE TAKEN):

2025-0013 Laura Nicholson

4 Macy Rd

Williams

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 4 Macy Road and shown on Assessor's Map 60 as Parcel 105 and as Lot 264 on Land Court Plan 3092-18 Evidence of Owner's title is registered as Certificate of Title 26724 on file with the Nantucket Registry District of Land Court. The site is zoned Village Residential (VR).

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).

2025-0014 George & Tiffany Cloutier

40 Low Beach Rd

Williams

CONTINUED TO APRIL 10, 2025

The Applicant is requesting Variance relief pursuant to Zoning Bylaw Section 139-32.A from the provisions of Section 139-16.A (Intensity regulations – groundcover). Applicant is seeking approval to combine the lot square footage of her three (3) lots in order to calculate usable groundcover for the lot that contains the dwelling. The lots are now separated by paper roads taken by the Town and not yet conveyed to the Applicant as originally intended. Locus is situated at 40 Low Beach Road and shown on Assessor's Map 74 as Parcel 56 (house lot, and Parcels 57 & 58), and as Lot 7 (23, and 34) in Plan Book 3, Page 3 and Plan Book 7, Page 14. Evidence of owner's title is recorded in Book 553, Page 129 with the Nantucket County Registry of Deeds. The site is zoned Limited Use General 3 (LUG-3).

VI. OLD BUSINESS

2025-0011 Whitney H. Matthews

43 Union St

Reade

CONTINUED TO APRIL 10, 2025

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).

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).

VII. OTHER (VOTES MAY BE TAKEN)

VIII. ADJOURNMENT (VOTE WILL BE TAKEN)