



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)

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NANTUCKET TOWN CLERK
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Committee/Board/s	Zoning Board of Appeals
Day, Date, and Time	Wednesday, April 2, 2025, at 1:00 PM
Location / Address	131 PLEASANT STREET, NANTUCKET & 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_TstwgoQVStixvkO9KH-dxw

To view the LIVE broadcast of the meeting, see YouTube Link at
<https://youtube.com/live/5bpZRC6Cbpl>

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

I. CALL TO ORDER:

II. APPROVAL OF THE AGENDA:

III. OLD BUSINESS (PUBLIC HEARING IS CLOSED):

25-24 Surfside Crossing, LLC

Surfside Crossing 40B

Haverty

PUBLIC HEARING CLOSED: March 4, 2025

Decision action deadline April 13, 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:

- **BOARD DELIBERATION – REVIEW OF DRAFT DECISION**

The public hearing has officially closed. The Board is required to render a decision by April 13, 2025.

IV. OTHER (VOTES MAY BE TAKEN)

- ZBA regular meeting, Thursday, April 10, 2025, at 1 PM in person and via Zoom
- ZBA special meeting (IF NECESSARY), Surfside Crossing, Continued Board Deliberation, Friday, April 11, 2025, at 1 PM in person and via Zoom

V. EXECUTIVE SESSION

The Board may entertain a motion to go into executive session under G.L.c.30A, §21(a)(3) for the purpose of discussing strategy with respect to litigation regarding the Appeal of the Building Commissioner in ZBA File No. 18-22, Land Court Docket No. 23 MISC 000072, Jeff McDermott, Et Al, 32 Monomoy Road, where the Chair has determined that an Open Session Meeting may have a detrimental effect on the litigating position of the Board.

VI. ADJOURNMENT (VOTE WILL BE TAKEN)