



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
Posting Number:T 316

Committee/Board/s	Zoning Board of Appeals
Day, Date, and Time	Thursday, April 10, 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

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_seyuT6E_SMC7Pamcp-08dw

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

<https://youtube.com/live/nThv1kYJiuw>

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:**
 - **APRIL 19, 2023**

- JUNE 26, 2023
 - JUNE 28, 2023
 - OCTOBER 22, 2024
 - DECEMBER 18, 2024
 - JANUARY 15, 2025
 - JANUARY 24, 2025
 - FEBRUARY 13, 2025
-

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

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).

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

2025-0014 George & Tiffany Cloutier 40 Low Beach Rd Williams

CONTINUED TO MAY 08, 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).

46 West Miacomet LLC File No. 2025-0015

The Applicant is requesting relief by Special Permit pursuant to Zoning Bylaw Sections 139-13C(1), 139-30, and 139-33A of the Nantucket Zoning Bylaw to authorize the relocation of the existing structure and improvements now located upon Lot 26 to Lot 24, without any increase in the area of the dwelling and other improvements. To the extent applicable and necessary, the applicant further requests reissuance of the variance pursuant to Section 139-32 for validation of Lot 24 as a building lot as granted in File No. 070-94. Locus is situated at 46 West Miacomet Road and shown on Assessor's Map 86 Parcel 6, Lot 24 on Land Court Plan 17368-I. Evidence of Owner's title is registered as Certificate of Title 26208 on file with the Nantucket Registry District of Land Court. The site is zoned Moorlands Management District (MMD).

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.

VII. OTHER (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

*****SUMMER HOUSE APPEAL – CONTINUED TO MAY 8, 2025*****

VIII. ADJOURNMENT (VOTE WILL BE TAKEN)