



Updated Meeting Posting # 3
Updated Posting #2: T410
Posted: 5/5/25 at 11:25 am
Updated Posting #1: T409
Posted: 5/5/25 at 10:27 am
Original Posting: T 221
Posted: 5/2/25 at 01:08 pm
MEETING POSTING

RECEIVED

2025 MAY 07 PM 02:43
NANTUCKET TOWN CLERK
Posting Number: T 423

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, May 08, 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_aVlF8CsyQtmUb_YiRT-G7Q

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

<https://youtube.com/live/TzMqpwC4Sis>

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:

- FEBRUARY 03, 2025
- FEBRUARY 11, 2025

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

2025-0015 46 West Miacomet LLC 46 W Miacomet Road Reade

Request to Withdraw without Prejudice

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).

2025-0011 Whitney H. Matthews 43 Union St Reade

The 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).

2024-12 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).

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

2025-17 Smooth Hummocks, LLC 10 Smooth Hummocks Road Reade

Request to Withdraw without Prejudice

The Applicant is requesting relief by Special Permit pursuant to Nantucket Zoning By-law §139-13.C(1). The applicant is seeking to relocate the existing single-family dwelling upon the locus by moving it approximately 175 feet to the north due to coastal erosion. The dwelling contains approximately 1,057 square feet of ground cover, pre-existing the limitation of 800 square feet of ground cover permitted as of

right. Locus is situated at 10 Smooth Hummocks Way and shown on Assessor's Map 82 as Parcel 12, and as Lot A-11 on Land Court Plan 17368-A. Evidence of Owner's title is registered as Certificate of Title 29856 on file with the Nantucket Registry District of Land Court. The site is zoned Moorlands Management District (MMD).

2025-0014 George & Tiffany Cloutier

40 Low Beach Road

Williams

CONTINUED TO JUNE 12, 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).

2025-0016 Michael L. Stone & Susan A. Stone

6 Marcus Way

Reade

The Applicant requests modification of previously issued Variance in File No. 15-17 (Lot A), pursuant to Zoning Bylaw Section 139-32.A from the provisions of Section 139-16.A (Intensity regulations – groundcover). The applicant seeks to increase the permitted ground cover from 1,816 to 1,965 square feet to allow construction of a 384-square-foot garage. Locus is situated at 6 Marcus Way and shown on Assessor's Map 91 as Parcel 9.1, and as Lot 1028 on Land Court Plan 5004- 107. Evidence of Owner's title is registered as Certificate of Title 24801 on file with the Nantucket Registry District of Land Court. The site is zoned Limited Use General 3 (LUG-3).

2025-18 Brian T. Ryder

8 Sandwich Road

Reade

CONTINUED TO JUNE 12, 2025

The Applicant is requesting relief by Special Permit pursuant to Zoning Bylaw Section 139-2 to install a Residential Recreational Outdoor Water Feature (Large swimming pool) and spa. The proposed swimming pool will have a surface area of 450 square feet, and a spa with a surface area of 36 square feet. Locus is situated at 8 Sandwich Road and shown on Assessor's Map 54 as Parcel 230.1 and as Lot 168 on Land Court Plan 10937-30 Evidence of Owner's title is registered as Certificate of Title 29464 on file with the Nantucket Registry District of Land Court. The site is zoned Village Residential (VR).

VII. OTHER (VOTES MAY BE TAKEN)

VIII. ADJOURNMENT (VOTE WILL BE TAKEN)