



Planning and Land Use Services

Building ▪ Historic District Commission ▪ Planning Board ▪ Zoning Board of Appeals

Date: 05/08/2025
To: Zoning Board of Appeals
From: Nicky Sheriff
Land Use Specialist

RE: Staff Report for 05-08-25 ZBA 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

2025-0011, Whitney H. Matthews

43 Union Street

Reade

Action Deadline: May 14, 2025

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).

FROM FEBRUARY 13 STAFF REPORT:

PROPOSAL

The Applicant requests relief by Special Permit pursuant to Nantucket Zoning Bylaw §§139-30 and 139-33A(1)(a) to alter and expand a pre-existing, nonconforming single-family dwelling. The proposed project involves constructing upward additions within the footprint of the existing structure, partially within the nonconforming side and rear setback areas, without increasing any existing nonconformity. The property is located at 43 Union Street and is shown on Assessor's Map 42.3.2 as Parcel 29. Evidence of the 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).

EXISTING CONDITIONS

The locus is a pre-existing, nonconforming lot with the following nonconformities:

- **Lot Area:** Approximately 1,708 square feet (minimum required: 5,000 square feet).
- **Side Yard Setbacks:**
 - Northerly setback: 2.11 feet (minimum required: 5 feet).
 - Southerly setback: 1.51 feet (minimum required: 5 feet).
- **Ground Cover Ratio:** 52.7% (maximum permitted: 40%).

All nonconformities are protected as validly nonconforming under the provisions of the Nantucket Zoning Bylaw.

The proposed alterations have been approved by the Nantucket Historic District Commission (HDC) under Certificate of Appropriateness No. 2024-03-10147.

APPLICABLE ZONING BYLAW PROVISIONS

- **Section 139-30 (Special Permits):** Permits the alteration, extension, or reconstruction of pre-existing, nonconforming structures, provided the changes are not substantially more detrimental to the neighborhood.
- **Section 139-33A(1)(a):** Allows for vertical extensions within the existing nonconforming footprint, provided no increase to the nonconforming setbacks occurs.

STAFF ANALYSIS

The Applicant has submitted a request for a Special Permit to modify a pre-existing, nonconforming single-family dwelling by constructing upward additions within the existing footprint. The proposal does not extend further into the nonconforming setback areas. Staff has checked with the applicant's agent, who confirmed that no excavation will take place.

The structure remains nonconforming with respect to side yard setbacks, with a northerly setback of approximately 2.11 feet and a southerly setback of approximately 1.51 feet, both less than the required five (5) feet in the ROH district. The lot contains approximately 1,708 square feet of area—well below the 5,000-square-foot minimum—and was created through an "81L subdivision." Additionally, the property exceeds the district's maximum permitted ground cover ratio of 40%, currently at 52.7%. However, all these nonconformities are legally protected under the Nantucket Zoning By-Law. The Nantucket Historic District Commission has issued a Certificate of Appropriateness (No. 2024-03-10147) for the proposed design.

If the Board is inclined to approve the application, it must determine that "such extension, alteration, or change shall not be substantially more detrimental than the existing nonconforming structure and/or use to the neighborhood," that "the nonconforming setback distance is not made more nonconforming," and that "the extension will not be substantially more detrimental to the neighborhood than the existing

nonconformity.” Staff recommends the following findings and conditions listed below, along with any additional conditions the Board considers necessary.

FINDINGS:

1. The proposed alterations do not increase any existing nonconformities or create new nonconformities.
2. The project is consistent with the character of the ROH zoning district and is not substantially more detrimental to the neighborhood than the existing conditions.
3. The project complies with the provisions of §139-33A(1)(a) and 139-30 of the Nantucket Zoning Bylaw.

CONDITIONS

1. The proposed alterations shall be in substantial compliance with the site plan submitted by the Applicant, attached hereto as “Exhibit A.”
2. The project shall conform to the plans approved by the Historic District Commission (HDC).
3. There shall be no further alterations or expansions of the structure without additional relief from this Board.
4. Construction activities shall not cause damage to Union Street, and any damage caused shall be repaired and restored to its original condition or better prior to the issuance of a Certificate of Occupancy.
5. There shall be no exterior construction allowed between Memorial Day and Labor Day of any given year for the work contemplated herein.

FROM APRIL 10 STAFF REPORT:

The matter was opened on February 13, 2025, where Attorney Reade provided an overview of the application on behalf of Whitney Matthews, the property owner at 43 Union Street. Concerns were raised by abutters about protecting a historic town-owned elm tree on the adjacent property (43A Union Street), prompting a proposed condition to prevent soil disturbance, material storage, or equipment passage near the tree. Additional issues included potential neighborhood impacts related to lot measurements, density, traffic disruption, and effects on airflow and light. The hearing was continued to March 13, 2025, to allow the Tree Advisory Committee and town arborist to review the project and provide recommendations, with potential additional conditions to address tree protection and construction logistics.

There are several letters in the packet (Pages 27-45), from direct abutters and the Tree Advisory Council expressing their concerns about the matter.

Staff received correspondence from Attorney Reade regarding how construction would be managed. The document can be found on page 26 of the packet.

Given the updates and the concerns raised during the hearing, staff maintains that the findings and conditions set forth in the initial staff report are appropriate, in addition to any additional conditions the Board deems necessary.

UPDATE

At the April 10, 2025, meeting, the Board reviewed the proposed addition at 43 Union Street and raised several concerns. The Board requested that the applicant submit a **revised plan** that:

- **Eliminates the proposed parking,** and
- **Retains the existing location of the rear stairs.**

- **Includes information on existing drainage conditions and proposed mitigation measures** to address potential stormwater impacts.

In addition, several **abutters expressed strong opposition** to the project, citing the following key concerns:

1. Tree Preservation

Two mature trees on the property, considered among the most significant on Union Street, are at risk. These trees are valued for their beauty and their role in stabilizing the land and managing drainage.

3. Drainage and Elevation

Residents reported substantial water runoff from Orange Street during storms, with runoff pooling in front of 43 Union and adjacent properties. Concerns were raised that changes in grade or impervious surfaces could worsen existing drainage issues.

Dave Champoux, Chair of the Tree Advisory Committee, voiced strong concern about the potential impact of the proposed construction on a mature elm tree located on the property. His comments emphasized the following:

- **Removal of Existing Steps:** The proposal includes removing existing steps on the side of the house, a change that was not directly addressed in the applicant's presentation. Champoux warned that the removal could significantly damage the root system of the nearby elm, as the roots are likely well established beneath the steps.
- **Lack of Mitigation or Tree Protection Plans:** Champoux noted that no information was provided regarding steps to protect the elm or mitigate impacts during construction. He emphasized the need for greater transparency and professional input, such as an arborist report, before any disturbance near the root zone is approved. Champoux urged the Board to take these risks seriously, noting that losing such a significant tree would have lasting environmental and aesthetic consequences for the neighborhood.

STAFF ANALYSIS

Staff continues to support the original findings and conditions outlined in the February 13, 2025, report. Although abutters have expressed several concerns, these pertain to areas of the site that neither require nor are the subject of any requested zoning relief. The Board is encouraged to thoughtfully assess any proposed conditions to ensure they are within the scope of its zoning enforcement authority.

15-25 46 West Miacomet LLC

46 West Miacomet Road

Reade

REQUESTS 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).

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

Action Deadline: June 30, 2025

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).

Staff recommends that the Board carefully review the materials submitted by the Appellant.

Building Commissioner Murphy will be present at the hearing. The Applicant's zoning enforcement request can be found on **Pages 10-11 of the Packet**. Building Commissioner Murphy’s response letter can be found on **Page 9 of the Packet**.

APPLICABLE ZONING BYLAW PROVISIONS

§ 139-29.E(1)

(1) The Board of Appeals shall have the following powers:
[...]

(b) To hear and decide appeals from decisions of the Building Inspector.

§ 139-31.A(1)AN APPEAL TO THE BOARD OF APPEALS (OR TO THE ZONING ADMINISTRATOR IF AUTHORIZED TO HEAR SUCH APPEAL) MAY BE TAKEN:

By any person aggrieved by reason of his inability to obtain a permit or enforcement action from the Building Commissioner [see § 139-25B(1) above], the Zoning Enforcement Officer, or from any other administrative officer under the provisions of this chapter; or

139-31.E (3). Action by the Board of Appeals

The concurring vote of at least four members of the Board of Appeals shall be necessary to reverse any order or decision of any administrative official under this chapter.

UPDATE:

The Appellee has submitted a Special Permit application for a Major Commercial Development (MCD), which is currently scheduled for discussion at the Planning Board’s May 12th meeting. However, the Building Commissioner has determined that an MCD is not the appropriate form of relief, consistent with previous interpretations. While the Planning Board will ultimately deliberate on this matter, it is important for the ZBA to be aware that Planning staff has advised the applicant that the appropriate permitting pathway would be a Special Permit to alter, extend, or change a preexisting nonconforming use and/or structure, by way of a Special Permit request to the ZBA.

Given that the Appellant and Appellee appear to be actively working toward a resolution, and in light of pending alternative permit requests, staff recommends that the application be withdrawn and resubmitted at a later date if necessary. The application, originally filed on April 23, 2024, has been continued without substantive discussion to date.

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

14-25 George & Tiffany Cloutier

40 Low Beach Rd

Williams

CONTINUED TO JUNE 12, 2025

The Applicant requests 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).

16-25 Michael L. Stone & Susan A. Stone Reade

RECUSED – John Brescher

Action Deadline: July 20, 2025

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).

PROPOSAL

The Applicants seek to modify a previously issued variance (File No. 15-17) in order to increase the allowable groundcover on the subject property from 1,816 square feet to 1,965 square feet. The purpose of the request is to permit the construction of a proposed 384-square-foot garage. The lot is located within the LUG-3 zoning district, which permits a maximum groundcover of 3% of the lot area. Based on the lot size, the maximum permitted groundcover is 2,233 square feet.

APPLICABLE ZONING BYLAW PROVISIONS

- **Section 139-32 (Variance):**

The Board of Appeals shall have the power to grant upon appeal or upon petition, with respect to particular land or structures, a variance from the terms of this chapter where the Board of Appeals specifically finds that owing to circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of this chapter would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and the desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such bylaw.

- **Section 139-16 (Intensity Regulations):**

Except as expressly provided by § 139-30 of this chapter, no structure or building shall be constructed or used, and no lot or parcel of land shall be built upon, improved or used, and no lot shall be changed in size, shape, boundaries or frontage, unless in conformity with the requirements set forth below.

STAFF ANALYSIS

The requested relief involves a proposed increase in groundcover to accommodate a 384-square-foot garage, resulting in a total groundcover of 1,965 square feet. This figure remains below the maximum 2,233 square feet permitted under the LUG-3 zoning district based on the lot area. The Applicant previously obtained Variance relief under ZBA File No. 044-00 to allow portions "A" and "B" of the lot to be separately buildable, while maintaining 3% ground cover across the separated portions of the lot, see **Page 21 of the Packet**. This relief was granted due to the unusual circumstances of a brother and sister jointly purchasing the property and the presence of a bisecting roadway affecting the buildability of the Lot. The Applicant subsequently returned to the Board under ZBA File No. 15-17 to request a modification of the original Variance. The Board approved the request, allowing each portion of the lot to be separately marketable, due to the creation of Coffin Road for the benefit of the Wright's Landing Subdivision.

The Board may evaluate whether the circumstances meet the criteria for modifying a previously granted variance under §139-32.A, including potential impacts on neighboring properties, consistency with the zoning bylaw, and whether the requested modification would result in any substantial detriment to the public good.

17-25 Smooth Hummocks, LLC

10 Smooth Hummocks Way

Reade

RECUSED – Lisa Botticelli

Action Deadline: August 06, 2025

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).

Applicable Zoning Bylaw Provisions

- Section 139-13C (1) (Moorlands Management District MMD):

Uses allowed by special permit with site plan review. The Zoning Board of Appeals is hereby designated the sole special permit granting authority for all uses, structures and extension or alteration of uses or structures within the Moorlands Management District, including, but not limited to the following, except as stated in § 139-13C (2) below, where the Planning Board shall be the special permit granting authority for subdivision:

- (1) One single-family dwelling unit exceeding 800 square feet of ground coverage, including structures and uses normally considered accessory thereto, may be allowed, provided that each special permit granted shall include conditions requiring the siting of structures and uses in a manner which minimizes potentially adverse effects on the moorlands environment and its scenic integrity.*

- *MMD Performance Standards*

In addition, the MMD By-law §139-13.D sets forth performance standards by which the Planning Board is to review and approve the siting of structures on the lot:

- 1) To maximize the protection of endangered plant and animal species through the siting of structures and uses a maximum distance away from known or suspected habitats of such species, even when such habitats are located off-site; to minimize disturbance to such species by limiting construction activities to certain times of the year.

- 2) To maximize the protection of scenic views through the siting of structures on lower elevations, and clustering of structures near other structures located off-site.

- 3) To maximize protection of moorlands and heath-land vegetation and landforms through the use of various measures, including, but not limited to, limitations on grading, fencing, landscaping, driveway and parking facilities, and other physical disruptions to indigenous natural systems.

- **Section 139-30A (Special Permit)**

The special permit granting authority shall be the Board of Appeals for all special permits, except those

special permits for which the Planning Board is specifically designated by any provision of this chapter. [...].

(1) The special permit granting authority shall issue special permits for structures and uses which are in harmony with the general purpose and intent of this chapter subject to the provisions of such chapter.

(2) Such permits may impose conditions, safeguards and limitations intended to ensure that the use or structure is in harmony with the general purpose and intent of this chapter

STAFF ANALYSIS

The proposed relocation of the existing single-family dwelling seeks to address documented coastal erosion while maintaining the structure's pre-existing nonconforming ground cover of 1,057 sq. ft. The application falls under the provisions of §139-13.C (1), which allows for the movement of nonconforming structures under specific conditions. For the Board's consideration, the proposal must meet all applicable Moorlands Management District (MMD) standards regarding dimensional requirements, environmental protections, and preservation of community character. Staff has identified several key considerations, including:

- Compliance with MMD setback and coverage requirements
- Protection of sensitive environmental resources
- Impacts on neighboring properties and scenic views
- Stormwater management and drainage effects

If the Board is inclined to approve, staff recommends granting the special permit, subject to the following findings and conditions specified below

Findings

1. The relocation is necessitated by coastal erosion and does not expand the nonconforming nature of the structure.
2. The proposed siting complies with MMD dimensional requirements and does not adversely affect protected resources.
3. The move preserves the existing dwelling while addressing a documented environmental threat.

Conditions

1. The relocated structure shall maintain its current footprint (1,057 sq. ft.) with no expansion.
2. All work shall substantially conform to the plan prepared by Arthur Gasbarro, dated March 13, 2025, which depicts the relocation of the existing dwelling 175 feet to the north.
3. All work shall be done in substantial conformity with the Plan approved in conjunction with a duly issued Certificate of Appropriateness by the HDC and the Conservation Commission.
4. During relocation, the Applicant shall maintain physical demarcation that identifies the limit of approved work.
5. All fill and grading materials shall originate from onsite excavation/disturbance activities. No imported fill or topsoil shall be used.
6. The driveway and parking area shall be shell, gravel or other pervious surface.
7. Site Restoration: The previous foundation location shall be properly removed and the area restored with native vegetation consistent with the surrounding Moorlands Management District ecosystem, as approved by the Nantucket Conservation Commission or designated town authority. Revegetation shall be completed within one growing season following structure relocation.
8. Upon completion of the project, the applicant must submit an as-built plan verifying proper siting and documentation of restored site disturbances. An inspection shall be completed by staff prior to the issuance of a Certificate of Occupancy.

Action Deadline: August 06, 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).

Proposal

The Applicant is proposing a Large Swimming Pool (450 sf) and a spa (36 sf) and has provided a detailed description of the proposed work, included in your packet, and the proposed site plan is on **Page 5 of the Packet**.

Large swimming pools are permitted by special permit in the VR district subject to the following standards listed in Zoning Bylaw § 139-2A (Definitions):

RESIDENTIAL RECREATIONAL OUTDOOR WATER FEATURE

[Added 5-6-2023 ATM by Art. 39, AG approval 9-8-2023]

(1) A structure designed to be used for recreational purposes, either above or below grade, containing water more than 24 inches in depth. This shall not include ornamental ponds, decorative water features, including, but not limited to, fountains, bird baths, and the like. The residential recreational outdoor water feature must be located on the same or contiguous lot as a residential dwelling or constructed for the benefit of a group of residences, such as a multifamily development, subdivision, or in conjunction with a neighborhood association.

(2) Three types of residential recreational outdoor water features may be permitted:

(a) Hot tub/spa: a structure containing less than 100 square feet of surface area designed to be heated and containing seats/benches and jets.

(b) Small swimming pool: a structure containing 150 square feet or less of surface area. May be designed to be heated and may contain seat/benches, jets, or other features, but not including a diving board, slide, or the like.

(c) Large swimming pool: a structure containing more than 150 square feet of surface area. May include any feature, including a built-in hot tub/spa.

(3) In the VR District only, the Zoning Board of Appeals, acting as the special permit granting authority, may grant a special permit to allow a small or large swimming pool on a lot, subject to the following criteria being met: 1) the lot must meet or exceed the minimum lot size for the district, and 2) side and rear yard setbacks of 20 feet shall apply to the residential swimming pool and associated mechanical equipment.

Further, §139-30.A (Special Permits)

- (1) The special permit granting authority shall issue special permits for structures and uses which are in harmony with the general purpose and intent of this chapter subject to the provisions of such chapter.
- (2) Such permits may impose conditions, safeguards and limitations intended to ensure that the use or structure is in harmony with the general purpose and intent of this chapter.

Staff notes that the proposal meets the standards and recommends the following findings and conditions:

Findings:

- 1) That the pool use and associated mechanicals are in harmony with the general purpose and intent of the Zoning By-law and provided that the project meets the following criteria:
 - a. The lot must meet the minimum lot size for the district; and
 - b. Side and rear yard setbacks of twenty (20) feet shall apply to the residential swimming pool and associated mechanical equipment.

The Board further finds that the modified proposal has met the standards as stated in the By-law for the following reasons: the combined lots contain 32,702 SF of area, in excess of the minimum required of 20,000 SF; and the pool and associated pool equipment will be sited in excess of 20 feet from any lot line.

Standard ZBA Conditions:

- a) All chemical treatments of the pool shall stop three weeks prior to any draining or discharging of the pool. If this is infeasible, the owner shall engage a professional company to discharge the pool water in a tanker and dispose of it at the Wastewater Treatment Facility.
- b) If a municipal water source is not available, the owner shall engage a professional company to fill the pool as needed.
- c) The pool shall not be chemically treated between November 1 and May 1 of any given year.
- d) The location of the pool, pool equipment, and landscaping shall be installed substantially as shown on the plan entitled, "Proposed Site Plan", 8 Sandwich Road, Nantucket, MA, prepared by Edward F. King Jr., dated April 14, 2025, a reduced copy of which is attached hereto as Exhibit A.
- e) No landscape lighting relating to the pool was proposed or approved, except for the lighting in the pool as may be required for safety. In the future, any proposed landscape lighting relating to the pool shall be reviewed by the Board at a public hearing and shall be subject to a request for further relief.
- f) All work shall be done in substantial conformity with the Certificate of Appropriateness HDC2025-01-11815, duly issued by the Nantucket Historic District Commission.
Placement of mechanical equipment associated with the pool shall be subject to condition at the board's discretion

VII. OTHER (VOTES MAY BE TAKEN)

VIII. ADJOURNMENT (VOTE WILL BE TAKEN)
