

**UPDATED MEETING POSTING
ORIGINAL POSTING T 582
July 03, 2025 PM 12:26**



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)

RECEIVED

2025 JUL 09 PM 01:46
NANTUCKET TOWN CLERK
Posting Number: T 597

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

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_b7mFZhgXSvSvIrTzsPbd2w#/registration

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

https://www.youtube.com/watch?v=wyHC1TfCR_o

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 MINUTES:**

- **FEBRUARY 19, 2025**
- **MARCH 4, 2025**

V. EXECUTIVE SESSION, PURSUANT TO MGL C. 30A § 21 (A)

1. Purpose 3: To Discuss Strategy with Respect to Litigation Regarding Ward v. Town of Nantucket; Nantucket Zoning Board of Appeals; Peter A. Grape and Linda Oliver Grape, Land Court, Docket No. 24 MISC 000543 (MDV), where an Open Meeting May have a Detrimental Effect on the Litigating Position of the Zoning Board of Appeals and the Chair so Declares; Votes May be Taken.
2. Purpose 3: To Discuss Strategy with Respect to Litigation Regarding Surfside Crossing, LLC v. Nantucket Zoning Board of Appeals, H.A.C. No. 2019-07, where an Open Meeting May have a Detrimental Effect on the Litigating Position of the Zoning Board of Appeals and the Chair so Declares; Votes May be Taken.

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

2025-0014 George & Tiffany Cloutier 40 Low Beach Road Williams
CONTINUED TO AUGUST 14, 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).

VII. OTHER (VOTES MAY BE TAKEN)

- ZBA regular meeting, Thursday, August 14, 2025, at 1 PM in person and via Zoom
- Election of Officers:
 - Chair (currently Susan McCarthy)
 - Vice Chair (currently John Brescher)
 - Secretary (currently Elisa Allen)

VIII. ADJOURNMENT (VOTE WILL BE TAKEN)