

**UPDATED MEETING POSTING
ORIGINAL POSTING T 505
June 05, 2025 PM 02:09**

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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)

Committee/Board/s	Zoning Board of Appeals
Day, Date, and Time	Thursday, June 12, 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_ICrCz_wzRcKcH7gxzH6UZw#/registration

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

<https://www.youtube.com/watch?v=9fOIfOYfJGg>

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 19, 2025**

- **MARCH 4, 2025**

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

2025-0014 George & Tiffany Cloutier 40 Low Beach Road Williams
CONTINUED TO JULY 10, 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).

2025-0020 Robert & Sheila Wilner, as Trustees 16 Codfish Park Road Alger
REQUEST FOR WITHDRAWAL WITHOUT PREJUDICE

Applicants are requesting relief by Special Permit pursuant to Nantucket Zoning Bylaw Sections 139-30, 139-33.A(1)(a), and 139-18.D to alter and extend the preexisting nonconforming cottage structure within the southerly side yard setback area. Locus is situated at 16 Codfish Park Road, shown on Assessor's Map 73 2.4, Parcel 11. Evidence of owner's title is registered as Certificate of Title No. 23920 with the Nantucket County Registry of Deeds. The site is zoned Sconset Old Historic (SOH).

2025-0018 Brian T. Ryder 8 Sandwich Road Reade

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).

2025-0019 Richard & Gale Valero 4 Spruce Street Beaudette

Applicants are requesting relief by Special Permit pursuant to Zoning Bylaw Sections 139-30 and 139-33A(1)(b) to alter and extend the pre-existing, nonconforming single-family dwelling by constructing upward additions within the existing footprint, which is nonconforming to the westerly side yard setback area. Locus is situated at 4 Spruce Street, shown on Assessor's Map 55, Parcel 411. Evidence of owner's title is recorded in Book 00503, Page 199 with the Nantucket County Registry of Deeds. The site is zoned Residential Commercial (RC).

VI. OTHER (VOTES MAY BE TAKEN)

- ZBA regular meeting, Thursday, July 10, 2025, at 1 PM in person and via Zoom

VII. ADJOURNMENT (VOTE WILL BE TAKEN)