



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

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NANTUCKET TOWN CLERK
Posting Number:T 724

Committee/Board/s	Zoning Board of Appeals
Day, Date, and Time	Thursday, September 11, 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	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_0Kjvgdj2RgeGsEbXg0Vn4g

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

<https://youtube.com/live/tcmZJl89rsI>

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 04, 2025
 - MARCH 13, 2025

- MARCH 19, 2025
- APRIL 02, 2025
- APRIL 10, 2025
- APRIL 14, 2025
- MAY 08, 2025

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

2025-0023 AckReit1865

9 Hinsdale Road

Alger

Action Deadline November 21, 2025

The Applicant is appealing the Building Commissioner's July 14, 2025 violation order pursuant to Nantucket Zoning Bylaw Section 139-31 and is requesting a stay of the order while the property owner works to bring the site into compliance with the Zoning Bylaw. The Building Commissioner determined that storage containers located on the site are in violation of the Zoning Bylaw and ordered their immediate removal. The locus is located at 9 Hinsdale Road, shown on Assessor's Map 68, Parcel 776. Evidence of the owner's title is recorded on Certificate of Title No. 28895 in the Nantucket County District of the Land Court. The property is zoned Residential Commercial-2 (RC-2).

2025-0014 George & Tiffany Cloutier

40 Low Beach Road

Williams

Susan McCarthy-Recused

Action Deadline October 31, 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).

2025-0021 Brendan Maddigan

6 Sheep Pond Road

Santos

Action Deadline November 06, 2025

The Applicant is requesting relief by Variance pursuant to Zoning Bylaw Section 139-32 from the provisions of Section 139-16 (intensity regulations) to move the existing dwelling on the property due to the eroding shoreline. Locus is situated at 6 Sheep Pond Road, shown on Assessor's Map 63 Parcel 2. Evidence of owner's title is registered on Certificate of Title No. 29447 at the Nantucket County District of the Land Court. The site is zoned Limited Use General 2 (LUG-2).

2025-0022 Robert K. & Katherine C. Hatcher

72 Baxter Road

Gasbarro

Lisa Botticelli-Recused

Action Deadline December 10, 2025

Applicants are requesting modification to Zoning Board of Appeals Special Permits Nos. 086-93 and 019-96 and Special Permit relief pursuant to Nantucket Zoning Bylaw Section 139-33.A(1)(a) to alter the pre-existing nonconforming dwelling structure by increasing the height within the setback. Locus is situated at 72 Baxter Road, shown on Assessor's Map 49, Parcel 44. Evidence of owner's title is recorded in Book 1527, Page 338 with the Nantucket County Registry of Deeds. The site is zoned Sconset Residential (SR-20).

VI. OTHER (VOTES MAY BE TAKEN)

- ZBA regular meeting, Thursday, October 16, 2025, at 1 PM in person and via Zoom
- Discussion of the current ZBA fee schedule, including potential updates or revisions.
- Election of Officers:
 - Chair (currently Susan McCarthy)
 - Vice Chair (currently John Brescher)
 - Secretary (currently Elisa Allen)

VII. ADJOURNMENT (VOTE WILL BE TAKEN)