



ZONING BOARD OF APPEALS

2 Fairgrounds Road
Nantucket,
Massachusetts 02554

www.nantucket-ma.gov

Commissioners: Susan McCarthy (Chair), John Brescher (Vice Chair), Elisa Allen (Clerk), Joe Marcklinger, Lisa Botticelli

Alternates: Mark Poor, Jim Mondani

~~ MINUTES ~~

Wednesday, April 02, 2025

This special meeting was held via remote participation using ZOOM and YouTube.

I. CALL TO ORDER

Called to order at 1:04 pm and Announcements made by Chair McCarthy

Attending Members: McCarthy, Botticelli, Marcklinger

Staff in attendance: William Saad, Zoning Administrator & Land Use Specialist, Rodlisha Dixon, Administrative Specialist

Absent: -

Remote Members: Brescher, Allen, Mondani

Late Arrivals: -

Early Departures: -

II. APPROVAL OF AGENDA

Motion: Motion to approve the agenda.

Vote: Carried 5-0 McCarthy, Brescher, Mondani, Botticelli, Allen (Aye)

III. OLD BUSINESS

1.25-24 Surfside Crossing, LLC

Surfside Crossing 40B

Haverty

PUBLIC HEARING CLOSED: March 4, 2025

Decision action deadline April 13, 2025 (40 days from close of Public Hearing)

This matter is on remand pursuant to the order of the Housing Appeals Committee in Surfside Crossing, LLC v. Nantucket Zoning Board of Appeals, No. 2019-07, and the order of Nantucket Superior Court in Meredith v. Housing Appeals Committee, C.A. 2275-00025. The Applicant is seeking a Comprehensive Permit in accordance with M.G.L. Chapter 40B and ZBA File No. 20-18, in order to allow a multi-family project consisting of 156 condominium dwelling units in 18 multi-family buildings. The application and supporting materials are available for public review at the Zoning Board of Appeals office at 2 Fairgrounds Road between the hours of 7:30 A.M. and 4:30 P.M., Monday through Friday. The Locus is situated at 3, 5, 7, and 9 South Shore Road and is shown on Assessor's Map 67 as Parcels 336, 336.9, 336.8, and 336.7 and is shown as Lots 4, 3, 2, and 1 on Plan Book 25, Page 50 as recorded at the Nantucket Registry of Deeds. The total lot area of the combined parcels is approximately 13.6 acres. Evidence of owner's title is recorded in Book 1612, Page 62 at the Nantucket Registry of Deeds. The property is located in a Limited Use General 2 (LUG-2) and within the Public Wellhead Recharge District.

Voting:	McCarthy, Mondani, Botticelli, Brescher, Allen
Documentation:	File with associated plans, photos, correspondence and required documentation
Representing:	-
Discussion:	William Saad -Confirmed that Attorney Pucci is working on the draft decision for Surfside Crossing, which is expected to be ready by Friday at noon. The draft decision will be shared with the Board under attorney-client privilege for initial comments.

ZBA Minutes – April 02, 2025

Motion:	Motion to continue to April 10, 2025. (Made by: Brescher) (Seconded by: Botticelli)
Vote:	Carried 5-0 McCarthy, Brescher, Mondani, Botticelli, Allen (Aye)

IV. ADJOURNMENT

Motion:	Motion to adjourn and enter executive session not to return to public meeting. (Made by: Botticelli) (Seconded by: Allen))
Vote:	Carried 5-0 McCarthy, Mondani, Botticelli, Allen, Marcklinger (Aye) Brescher (Recused)

Submitted by: Rodlisha Dixon

YouTube Link: [ZBA Meeting-April 2,2025](#)