



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 ~~

Monday, April 14, 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 and Allen

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

Absent: -

Remote Members: Brescher, Mondani,

Late Arrivals: Botticelli (1:07 pm)

Early Departures: -

II. APPROVAL OF AGENDA

Motion: Motion to approve the agenda.

Vote: Carried 4-0 McCarthy, Mondani, Brescher, 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

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Representing:	-
Discussion:	Attorney George Pucci (Town Counsel) - Explained the revisions made to the draft decision, including clarifying language in paragraphs 23-25, removing a reference to a hypothetical project, and incorporating additional comments from the Board. The Board - Discussed incorporating comments from the Affordable Housing Trust and the Fire Department, particularly regarding the concerns raised by former Fire Department employees about fire safety and mutual aid. - Agreed to add the testimony regarding fire safety risks, including concerns about limited mutual aid due to Nantucket's island location and the impact on emergency response during a major fire.
Motion:	Motion to deny the project as proposed in the notice of project change and authorize the Chair, Susan McCarthy, to sign and issue the written decision on behalf of the Board. (Made by: Allen) (Seconded by: Brescher)
Vote:	Carried 5-0// McCarthy, Mondani, Botticelli, Allen, Brescher (Aye)

IV. ADJOURNMENT

Motion:	Motion to adjourn. (Made by: Mondani) (Seconded by: Botticelli)
Vote:	Carried 5-0// McCarthy, Mondani, Botticelli, Allen, Brescher (Aye)

Submitted by: Rodlisha Dixon

YouTube Link: [ZBA Meeting-April 14, 2025](#)