



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)

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NANTUCKET TOWN CLERK
Posting Number:T 911

Committee/Board/s	Zoning Board of Appeals
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Day, Date, and Time	Thursday, November 13, 2025, at 1:00 PM
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Location / Address	4 Fairgrounds Road, Nantucket, MA 02554 PSF COMMUNITY ROOM & REMOTE PARTICIPATION VIA ZOOM WEBINAR
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Signature of Chair or Authorized Person	Nicky Sheriff, Land Use Specialist
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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_Zg5zUF2nT3idU6FfwNfkRA

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

<https://youtube.com/live/z6YEZCQmWz8>

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:

- October 16, 2025

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

2025-0023 AckReit1865

9 Hinsdale Road

Alger

Continued to December 11, 2025

Action Deadline December 18, 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).

2025-0024 Mason Gilbey

54R Union Street

Alger

Action Deadline February 11, 2026

The Applicant is requesting relief by Special Permit pursuant to Zoning Bylaw Sections 139-30 and 139-33 from the provisions of Section 139-16 (intensity regulations) to alter and extend a preexisting nonconforming structure and use on a preexisting nonconforming lot by adding a second floor and second-story deck, and by changing the use of the structure from a garage to a garage apartment. Locus is situated at 54R Union Street, shown on Assessor's Map 55.1.4 Parcel 32.1 and as Lot A on Plan 2021-37. Evidence of owner's title is recorded in Book 2020, Page 217 with the Nantucket County Registry of Deeds. The site is zoned Commercial Neighborhood (CN).

2025-0025 Peter J. MacKay and Alison R. MacKay and David P. MacKay and Anne Paneuf, as Trustees of MacKay/Phaneuf Family Trust 25 Monohansett Road

Alger

Continued to December 11, 2025

Action Deadline March 11, 2026

The Applicants request relief by Special Permit pursuant to Nantucket Zoning Bylaw Sections 139-30 and 139-33 to allow the subdivision of the existing lot into two nonconforming lots. In the alternative, the Applicants seek a Variance or modification of an existing Variance in File # 043-89. Locus is situated at 25 Monohansett Road, shown on Assessor's Map 79 Parcel 112 and as Lot 2 on Land Court Plan 39913-A. Evidence of owner's title is registered as Certificate of Title No. 28127 at the Nantucket County District of the Land Court, and deeds in Book 1610, Page 268, and Book 1796, Page 305 with the Nantucket County Registry of Deeds. The site is zoned Limited Use General 1 (LUG-1).

2025-0022 Robert K. & Katherine C. Hatcher 72 Baxter Road

Reade

Lisa Botticelli-Recused

John Brescher Recused

Action Deadline February 11, 2026

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 adding a second story and new foundation within the existing footprint, and increasing 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).

2025-0027 6 Tautemo LLC

6 Tautemo Way

Link02554

Action Deadline February 11, 2026

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 576 square feet. Locus is situated at 6 Tautemo Way and

shown on Assessor's Map 83 as Parcel 19 and as Lot 7 on Land Court Plan 37073-B. Evidence of Owner's title is registered as Certificate of Title 29552 on file with the Nantucket Registry District of Land Court. The site is zoned Village Residential (VR).

2025-0028 Jim Conroy & Roberta W. Conroy 18 Madequecham Valley Rd Beaudette
Action Deadline February 05, 2026

The Applicant is requesting relief by Variance pursuant to Zoning Bylaw Section 139-32 from the provisions of Section 139-16 (intensity regulations) to remove an existing shed, relocate the Cottage to a conforming location, and relocate the Primary Dwelling approximately 11 feet from the front yard lot line. Locus is situated at 18 Madequecham Valley Road, shown on Assessor's Map 89 Parcel 15 and as Lot 5 on Land Court Plan 14990-E. Evidence of owner's title is registered on Certificate of Title No. 26561 at the Nantucket County District of the Land Court. The site is zoned Limited Use General 3 (LUG-3).

VI. Public Hearing on the current ZBA fee schedule, including potential updates or revisions.

VII. OTHER (VOTES MAY BE TAKEN)

- ZBA regular meeting, Thursday, December 11, 2025, at 1 PM in person and via Zoom
- **ZBA 2026 Meeting Schedule**

MEETING DATES:

JANUARY 8, 2026

FEBRUARY 12, 2026

MARCH 12, 2026

APRIL 9, 2026

MAY 14, 2026

JUNE 11, 2026

JULY 9, 2026

AUGUST 13, 2026

SEPTEMBER 10, 2026

OCTOBER 15, 2026

NOVEMBER 19, 2026

DECEMBER 10, 2026

VIII. ADJOURNMENT (VOTES WILL BE TAKEN)