

UPDATED MEETING POSTING
ORIGINAL POSTING T 984
December 05, 2025 PM 1:00



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

2025 DEC 10 PM 02:10
NANTUCKET TOWN CLERK
Posting Number:T 1003

Committee/Board/s	Zoning Board of Appeals
Day, Date, and Time	Thursday, December 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_FvZAMZJ6S86cxOuHv-zHyg

To view the LIVE broadcast of the meeting, see YouTube Link at
<https://youtube.com/live/uKdRx5f8E2w>

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:

- **November 13, 2025**

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

2025-0023 AckReit1865

9 Hinsdale Road

Alger

Continued to January 08, 2026

Action Deadline January 19, 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).

2025-0025 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

Request to Withdraw without Prejudice

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).

2025-0029 Seven Pleasant LLC

7 Pleasant Street

Reade

Request to Withdraw without Prejudice

Action Deadline April 08, 2026

The Applicant requests relief by Special Permit pursuant to Zoning Bylaw Sections 139-33.A to replace a pre-existing 87 sq. ft hot tub/spa with a new 75 sq. ft hot tub/spa in a new location on the premises. Locus is situated at 7 Pleasant Street, shown on Assessor's Map 42. 3.3 Parcel 158. Evidence of owner's title is recorded in Book 21, Page 100 with the Nantucket County Registry of Deeds. The site is zoned Residential Old Historic (ROH).

2025-0030 Hampton S. Lynch, Jr., Trustee

2 Green Lane

Reade

Continued to January 08, 2026

Action Deadline April 08, 2026

The Applicant requests relief by Special Permit pursuant to Zoning Bylaw Sections 139-33.A(1) to alter the pre-existing, nonconforming single-family dwelling upon the locus by placing a new foundation under the structure, increasing its elevation above grade by approximately one foot, and realigning the floor level of the two portions of the structure to the same height. Locus is situated at 2 Green Lane, shown on Assessor's Map 42.3.3 Parcel 130. Evidence of owner's title is recorded in Book 977, Page 211 with the Nantucket County Registry of Deeds. The site is zoned Residential Old Historic (ROH).

2025-0031 46 West Miacomet LLC

46 West Miacomet Road

Reade

Action Deadline March 11, 2026

The Applicant requests relief by Special Permit pursuant to Zoning Bylaw Section 139-13.C(l), to authorize the relocation of the existing structure and improvements now located upon Lot 26 to Lot 24, without any increase in the area of the dwelling and other improvements. To the extent applicable and necessary, the Applicant further requests reissuance of the variance relief previously granted for the validation of Lot 24 as a buildable lot in File No. 070-94. Locus is situated at 46 West Miacomet Road and shown on Assessor's Map 86 as Parcel 6, Lot 24 and 26 on Land Court Plan 17368-I. Evidence of Owner's title is registered as Certificate of Title 26208 and 26207 on file with the Nantucket Registry District of Land Court. The site is zoned Moorlands Management District (MMD).

VI. OLD BUSINESS (VOTES MAY BE TAKEN):

2025-0028 Jim Conroy & Roberta W. Conroy

18 Madequecham Valley Rd

Beaudette

Continued to January 08, 2026

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).

VII. OTHER (VOTES MAY BE TAKEN)

- ZBA regular meeting, Thursday, January 08, 2026, 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)