

UPDATED MEETING POSTING  
ORIGINAL POSTING T 002  
JANUARY 02, 2026 PM 1:26



**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**

2026 JAN 07 AM 10:00  
NANTUCKET TOWN CLERK  
Posting Number:T 016

|                                            |                                                                                                                      |
|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| Committee/Board/s                          | Zoning Board of Appeals                                                                                              |
| Day, Date, and Time                        | Thursday, January 08, 2026, at 1:00 PM                                                                               |
| Location / Address                         | 4 Fairgrounds Road, Nantucket, MA 02554<br><b>PSF COMMUNITY ROOM &amp; REMOTE PARTICIPATION VIA ZOOM<br/>WEBINAR</b> |
| Signature of Chair or<br>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](http://www.nantucket-ma.gov).

**ZOOM WEBINAR REGISTRATION LINK:**

[https://us06web.zoom.us/webinar/register/WN\\_CfRoiroLST-b8eEB0bS0VA](https://us06web.zoom.us/webinar/register/WN_CfRoiroLST-b8eEB0bS0VA)

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

<https://youtube.com/live/NZ-WeyBhoUE>

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:

- **December 11, 2025**

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

**2025-0023 AckReit1865**

**9 Hinsdale Road**

**Alger**

*Continued to February 12, 2026*

*Action Deadline February 27, 2026*

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).

**2025-0029 Seven Pleasant LLC**

**7 Pleasant Street**

**Gullickson**

*Action Deadline March 11, 2026*

The Applicant requests relief by Special Permit pursuant to Zoning Bylaw Sections 139-33.A to replace a pre-existing hot tub/spa with a new 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 February 12, 2026*

*Action Deadline March 11, 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).

**2025-0032 Elizabeth Stuntz, as Trustee of Ocean Avenue Nominee Trust 20 Ocean Avenue Reade**

*Action Deadline April 08, 2026*

The Applicant requests modification of a previously issued Special Permit under Board of Appeals File No. 24-24, granted pursuant to Zoning By-law 139-33.A. The modification includes eliminating a bicycle shed and replacing it with a bicycle platform approximately 4.4 feet from the front lot line, reinstating an existing bridge approximately 14.4 feet from the front lot line, and replacing a brick walkway and steps with a boardwalk and steps. In the alternative, the applicant requests Variance relief based on soil conditions and topography which are unique to locus. Locus is situated at 20 Ocean Avenue, shown on Assessor's Map 73. 2.4 Parcel 20 and as Lot 12 on Land Court Plan 9595-H. Evidence of owner's title is recorded in Book 703, Page 115 with the Nantucket County Registry of Deeds. The site is zoned Limited Use General 3 (LUG-3).

**VI. OLD BUSINESS (VOTES MAY BE TAKEN):**

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

The Applicant requests 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 up to 0 ± 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).

**2025-0031 46 West Miacomet LLC    46 West Miacomet Road    Reade**  
*Action Deadline March 11, 2026*  
*Continued to February 12, 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).

**VII. OTHER (VOTES MAY BE TAKEN)**

- ZBA regular meeting, Thursday, February 12, 2026, at 1 PM in person and via Zoom

**VIII. ADJOURNMENT (VOTES WILL BE TAKEN)**