



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 FEB 06 PM 02:03
NANTUCKET TOWN CLERK
Posting Number:T 108

Committee/Board/s	Zoning Board of Appeals
Day, Date, and Time	Thursday, February 12, 2026, 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_z3rRqj51RaWuerGuN49Xdg

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

<https://youtube.com/live/uH92aN0Bv7Q>

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:**
 - **January 08, 2026**

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

2025-0023 AckReit1865

9 Hinsdale Road

Alger

Continued to March 12, 2026

Action Deadline March 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).

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

2 Green Lane

Reade

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).

2026-0034 Pamela Washburn Griffin Trust

54 Cliff Road

Link02554

Action Deadline April 14, 2026

The Applicant seeks relief by Special Permit pursuant to Nantucket Zoning Bylaw Sections 139-30 and 139-33A(1)(a) to alter a nonconforming garage structure by vertical expansion to the west and south, including dormers, resulting in an increase in height of approximately five (5) feet. The garage structure is nonconforming with respect to rear and westerly side yard setbacks, being located approximately 1.8' feet from the westerly lot line and 3.8' feet from the rear lot line. No expansion of the existing footprint is proposed, and no new nonconformities will be created. Locus is situated at 54 Cliff Road, shown on Assessor's Map 41 Parcel 26 and Lot 2 on Land Court Plan 15515-C. Evidence of owner's title is registered on Certificate of Title No. 24850 at the Nantucket County District of the Land Court. The site is zoned Residential Old Historic (ROH).

VI. OLD BUSINESS (VOTES MAY BE TAKEN):

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(1), 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, March 12, 2026, at 1 PM in person and via Zoom

VIII. ADJOURNMENT (VOTES WILL BE TAKEN)