



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 180

Committee/Board/s	Zoning Board of Appeals
Day, Date, and Time	Thursday, March 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_YpiqIl-Qm6VzsvOwkgO0w

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

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

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:**

V. OLD BUSINESS (VOTES MAY BE TAKEN):

2026-0034 Pamela Washburn Griffin Trust 54 Cliff Road Link02554
Sitting-SM, LB, EA, JB, JM
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. NEW BUSINESS (INITIAL PUBLIC HEARINGS AND VOTES MAY BE TAKEN):

2025-0023 AckReit1865 9 Hinsdale Road Alger
Request to Withdraw without Prejudice
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).

2026-0035 Mayflower Crescent LLC 74 Monomoy Road Alger
Action Deadline May 23, 2026

The Applicant is seeking relief by Variance pursuant to Zoning Bylaw Section 139-32 to construct a zoning shed with an approximate 22-foot front yard setback where 35 feet is required. The proposed shed will not exceed 200 square feet of ground cover or 16 feet in height, will have no heat or plumbing, and will not be used for habitation. Locus is situated at 74 Monomoy Road, shown on Assessor's Map 43 Parcel 151 and as Lots A, B, and C on Land Court Plan 14409-A. Evidence of owner's title is registered in Certificate of Title No. 27078 at the Nantucket Registry District of the Land Court. The site is zoned Limited Use General 1 (LUG-1).

2025-0036 308 Madaket Holdings LLC 308 Madakaet Road Williams
Action Deadline June 10, 2026

The Applicant is seeking relief by Special Permit pursuant to Zoning Bylaw Sections 139-2, 139-7A, and 139-30 to install a Residential Recreational Outdoor Water Feature (Large swimming pool) and spa with a surface area of approximately 880 square feet. Locus is situated at 308 Madaket Road and shown on Assessor's Map 60.2.1 as Parcel 67 and as Lot 306 on Land Court Plan 3092-20. Evidence of Owner's title is registered as Certificate of Title No. 29374 at the Nantucket Registry District of Land Court. The site is zoned Village Residential (VR).

2025-0037 Michelle & Steven Garfinkel 13 Starbuck Road Brescher
RECUSED-John Brescher

Action Deadline June 10, 2026

The Applicant is seeking relief by Special Permit pursuant to Zoning Bylaw Sections 139-2 and 139-30, and to the extent necessary a Variance pursuant to Section 139-32, to install a Residential Recreational Outdoor Water Feature (Large swimming pool) containing approximately 312 square feet of surface area. The proposed pool is approximately 18.6 feet from the rear lot line where 20 feet is required; alternatively, the pool may be relocated to comply with the required 20-foot setback. Locus is situated at 13 Starbuck Road and shown on Assessor's Map 60 as Parcel 113 and as Lot 310 on Land Court Plan 3092-21. Evidence of Owner's title is registered as Certificate of Title No. 26013 at the Nantucket Registry District of Land Court. The site is zoned Village Residential (VR).

VII. OTHER (VOTES MAY BE TAKEN)

- ZBA regular meeting, Thursday, April 09, 2026, at 1 PM in person and via Zoom
- Citizen Article: Zoning Bylaw Amendment MGL 41-81L -Emily Molden

VIII. ADJOURNMENT (VOTES WILL BE TAKEN)