

UPDATED MEETING POSTING
ORIGINAL POSTING T 422
June 5, 2026 AM 11:02



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 JUN 11 AM 10:23
NANTUCKET TOWN CLERK
Posting Number:T 437

Committee/Board/s | Zoning Board of Appeals

Day, Date, and Time | Thursday, June 11, 2026, at 1:00 PM

Location / Address | 131 Pleasant Street, Nantucket, MA 02554
ROOM A & 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_U9fM0Bu6TeyFSd_5Jw5ULw

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

<https://youtube.com/live/0bImfpWAC3E>

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. REQUEST FOR DETERMINATION OF INSUBSTANTIAL CHANGE (VOTES MAY BE TAKEN)

25-24 Surfside Crossing, LLC 3, 5, 7, and 9 South Shore Road *WITHDRAWN*
This matter has been removed at the Applicant's request

VI. NEW BUSINESS (VOTES MAY BE TAKEN):

2026-0038 Amos B. Hostetter, Jr., Stephen W. Kidder and Michael J. Puzo, as Trustees of A & B Realty Trust 55 Baxter Road Reade
Action Deadline September 19, 2026

The Applicant requests relief by Special Permit pursuant to Nantucket Zoning Bylaw Sections 139-33A(1)(b) to alter the pre-existing, nonconforming single-family dwelling upon locus by constructing additions which will not lie within the setback areas. The applicant also proposes to place a new foundation under the dwelling, which will not increase the height of the structure above grade. Locus is situated at 55 Baxter Road and shown on Assessor's Map 49 as Parcel 18. Evidence of owner's title is recorded in Book 1148, Page 288 with the Nantucket County Registry of Deeds. The site is zoned Sconset Residential 20 (SR-20).

2026-0039 Stanley Fawn LLC 13 Fawn Lane Gasbarro
John Brescher- recused
Action Deadline August 19, 2026

The Applicant requests relief by Variance pursuant to Nantucket Zoning Bylaw Section 139-32. A to install a Residential Recreational Outdoor Water Feature (Large swimming pool) with a surface area of approximately 160 square feet. Locus is situated at 13 Fawn Lane and shown on Assessor's Map 68 as Parcel 976 and as Lot 30 on Land Court Plan 32880-G. Evidence of Owner's title is registered as Certificate of Title No. 30187 at the Nantucket Registry District of Land Court. The site is zoned Residential 5 (R-5).

2026-0040 11 Jonathan Way LLC & Barry J. Ang and Nicholas David Setterberg 11 & 12 Jonathan Way Reade
Continued to July 09, 2026
Action Deadline September 19, 2026

The Applicant requests relief by Special Permit pursuant to Nantucket Zoning Bylaw Sections 139-33A(3) to make a net-zero change to the lot lines of two pre-existing, non-conforming lots in order to install a septic system. In the alternative, to the extent where applicable and necessary, the applicant seeks relief by Variance from the regulatory factor pursuant to Nantucket Zoning Bylaw Sections 139-32 and 139-16D(1). The locus is situated at 11 & 12 Jonathan Way and is shown on Assessor's Map 75 as Parcel 42 & 43 and on Land Court Plan 5004-24. Evidence of owner's title is registered as Certificate of Title No. 29841 & 29688. The site is zoned Limited Use General-3 (LUG-3).

VII. OTHER (VOTES MAY BE TAKEN)

- ZBA regular meeting, Thursday, July 09, 2026, at 1 PM in person and via Zoom

VIII. ADJOURNMENT (VOTES WILL BE TAKEN)