



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 JUL 02 AM 10:34
NANTUCKET TOWN CLERK
Posting Number:T 475

Committee/Board/s	Zoning Board of Appeals
Day, Date, and Time	Thursday, July 09, 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_ggg5qzMkQGmcrCeCgXH3Hg

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

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

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:**
 - **APRIL 09, 2026**
 - **JUNE 11, 2026**

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

25-24 Surfside Crossing, LLC 3, 5, 7, and 9 South Shore Road

The Applicant seeks a determination that proposed changes to its comprehensive permit application, to allow the Applicant the option to use either vertical granite curbing or concrete curbing, may be considered insubstantial pursuant to 760 CMR 56.05 (11)(a), and as such, may be authorized by the Zoning Board of Appeals without holding a Public Hearing. If the Board deems the request substantial, a Public Hearing will be scheduled. The Locus is situated at 3, 5, 7, and 9 South Shore Road and is shown on Assessor's Map 67 as Parcels 336, 336.9, 336.8, and 336.7 and is shown as Lots 4, 3, 2, and 1 on Plan Book 25, Page 50 as recorded at the Nantucket Registry of Deeds. The total lot area of the combined parcels is approximately 13.6 acres. Evidence of owner's title is recorded in Book 1612, Page 62 at the Nantucket Registry of Deeds. The property is located within the Limited Use General 2 (LUG-2) Zoning District and within the Public Wellhead Recharge District.

VI. NEW BUSINESS (VOTES MAY BE TAKEN):

2026-0040 11 Jonathan Way LLC & Barry J. Ang and Nicholas David Setterberg 11 & 12 Jonathan Way Reade

Action Deadline October 07, 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. OLD BUSINESS (VOTES MAY BE TAKEN):

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).

VIII. OTHER (VOTES MAY BE TAKEN)

- ZBA regular meeting, Thursday, August 13, 2026, at 1 PM in person and via Zoom

IX. ADJOURNMENT (VOTES WILL BE TAKEN)