



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 SEP 03 AM 10:05
NANTUCKET TOWN CLERK
Posting Number:T 605

Committee/Board/s	Zoning Board of Appeals
Day, Date, and Time	Thursday, September 10, 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_paFEv_TARC-UTOrwP-xQAq

To view the LIVE broadcast of the meeting, see YouTube Link at
<https://youtube.com/live/HVZ8kDaO14c>

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:**
 - **JULY 09, 2026**

V. NEW BUSINESS (VOTES MAY BE TAKEN):

2026-0041 Pamela Washburn Griffin Trust

54 Cliff Road

Griffin

The Applicant seeks modification of prior Special Permit granted in File No. 2026-0034 to amend the Special Permit to alter Condition 4 to allow for insulation and drywall of the storage space within the garage. 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).

2026-0042 216 Cliff Road LLC

15 Old North Wharf

Reade

The Applicant seeks relief by Special Permit pursuant to Nantucket Zoning By-law §139-33.A to alter the pre-existing nonconforming dwelling by constructing a new foundation, raising the first-floor elevation from 4.6± feet to 7.3± feet for coastal resiliency, and adding a third story. Locus is situated at 15 Old North Wharf and shown on Assessor's Map 42.3.1 Parcel 26 and as Lot 5 on Land Court Plan 10223-C. Evidence of Owner's title is registered as Certificate of Title No. 30343 at the Nantucket Registry District of Land Court. The site is zoned Residential Old Historic (ROH).

2026-0043 Steve Lewis and Marjorie Ehrich Lewis 124 Tom Nevers Road

Reade

The Applicants seek relief by Variance pursuant to Nantucket Zoning By-law §139-32 from the front yard setback requirement of 35 feet in the LUG-3 zoning district under §139-16, in order to relocate the existing primary dwelling upon locus to a position where it would have 15 feet of front yard setback from Tom Nevers Road due to ongoing coastal erosion. Locus is situated at 124 Tom Nevers Road and shown on Assessor's Map 91 as Parcel 43.2 and as Lot 979 on Land Court Plan 5004-82. Evidence of Owner's title is registered as Certificate of Title No. 25017 at the Nantucket Registry District of Land Court. The site is zoned Limited Use General-3 (LUG-3).

2026-0044 7 Orange Street LLC

7 Orange Street

Cohen

The Applicant seeks relief by Variance pursuant to Nantucket Zoning By-law § 139-17(A). to permit a maximum building and structure height of up to thirty-two (32) feet. Locus is situated at 7 Orange Street and shown on Assessor's Map 42.3.1 as Parcel 149.1 and as Lot 30 on Land Court Plan 2023-9. Evidence of Owner's title is registered in Plan Book 2069 Page 220 at the Nantucket County Registry of Deeds. The site is zoned Residential Old Historic (ROH).

VI. OTHER (VOTES MAY BE TAKEN)

- ZBA regular meeting, Thursday, October 15, 2026, at 1 PM in person and via Zoom
- Chapter 40A, Section 10 - Changes to Variance Standards

VII. ADJOURNMENT (VOTES WILL BE TAKEN)