

owner's title is recorded in Book 1770, Page 216 on file at the Nantucket County Registry of Deeds. The site is zoned Sconset Old Historic (SOH).

22-21 Adam Delaney-Winn, Trustee of Warren's Landing Nominee Trust

Reade

Continued to August 11, 2022

Applicant is appealing the determination of the Zoning Enforcement Officer that the driveway accessing the locus from Blue Heron Way is in violation of Zoning Bylaw Section 139-20.1B (1) because there is an additional driveway access from Warren's Landing Road. Locus is situated at 40 Warren's Landing Road, shown on Assessor's Map 38 as Parcel 45, and as Lot 10 upon Land Court Plan 16956-E. Evidence of owner's title is registered on Certificate of Title No. 27280 with the Nantucket County District of the Land Court. The site is zoned Limited Use General 2 (LUG-2).

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

06-22 1010WINS, LLC

10 Lincoln Avenue

Bailey

Applicant is seeking a Special Permit pursuant to the Zoning Bylaw Section 139-33 for preexisting nonconforming structures. Specifically, applicant proposes to lift and add new foundation and move the existing building, which has an existing roof peak that exceeds 30' in addition to altering the existing dormers. Locus is situated at 10 Lincoln Avenue, shown on Assessor's Map 30 as Parcel 184 and upon Plan Book No. 15 Page 28. Evidence of owner's title is recorded in Book 516, Page 139 on file at the Nantucket County Registry of Deeds. The site is zoned Residential 1 (R-1).

08-22 James & Jennifer Soltesz

2 Grey Lady Lane

Williams

Applicants are seeking a Special Permit pursuant to Zoning Bylaw Section 139-16C(2). (Intensity regulations to validate an unintentional setback intrusion into the required 5-foot side yard setback area). In the alternative, Applicants are seeking relief by Variance pursuant to Section 139-16 to validate the unintentional sideline setback intrusion of approximately one (1) inch at the rear corner of the enclosed porch. Locus is situated at 2 Grey Lady Lane, shown on Assessor's Map 66 as Parcel 701 and upon Plan Book No. 1736 Page 58. Evidence of owner's title is recorded in Book 1736, Page 58 on file at the Nantucket County Registry of Deeds. The site is zoned Residential-5 (R-5).

VI. OTHER (VOTES MAY BE TAKEN)

ADOPTION OF CODIFIED COMPREHENSIVE PERMIT REGULATIONS

ELECTION OF OFFICERS

VII. EXECUTIVE SESSION – (Votes May Be Taken)

The Board may entertain a motion to go into executive session under G.L.c.30A, §21(a)(3) for the purpose of discussing strategy with respect to litigation, where the Chair has determined that an Open Meeting may have a detrimental effect on the Litigating Position of the Zoning Board of Appeals.

- **Reason # 3**, where the Chair has determined that an Open Meeting may have a detrimental effect on the Litigating Position of the Zoning Board of Appeals regarding the case of Maddalone v. Nantucket ZBA and Metz.
- **Reason # 3**, where the Chair has determined that an Open Meeting may have a detrimental effect on the Litigating Position of the Zoning Board of Appeals

regarding the case of Surfside Crossing LLC v. Nantucket Zoning Board of Appeals.

VIII. ADJOURNMENT (VOTE WILL BE TAKEN)
