



UPDATED MEETING POSTING
MEETING POSTING

Original Posting Date : 2022 OCT 06 PM 02:09
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RECEIVED

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NANTUCKET TOWN CLERK
Posting Number:T 910

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)

Committee/Board/s	Zoning Board of Appeals
Day, Date, and Time	Thursday, October 13, 2022, at 12:00 PM
Location / Address	4 Fairgrounds Road, Nantucket, MA PSF COMMUNITY ROOM
Signature of Chair or Authorized Person	Leslie Woodson Snell, Deputy Director of Planning and Zoning Administrator

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

To view the LIVE broadcast of the meeting, see YouTube Link at <https://youtu.be/k6PxrYMZUNc>

BELOW ARE THE TOPICS THE CHAIR REASONABLY ANTICIPATES WILL BE DISCUSSED AT THE MEETING.

- I. CALL TO ORDER:**
- II. APPROVAL OF THE AGENDA:**
- III. APPROVAL OF THE MINUTES:**
 - September 08, 2022

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

12-22 John Esposito	12 Eat Fire Spring Rd	Peirce Atwood LLP
Applicant is appealing the building permit within the time allowed by G.L.c. 40A, § 15 for appeals under G.L.c. 40A, § 8: (1) as persons aggrieved by the decision of the inspector of buildings to issue building permits despite a violation of the Code, and (2) as persons aggrieved by the inability to obtain a stop-work		

order from the Building Commissioner pursuant to G.L.c. 40A, § 7 despite an acknowledgement that the Property owners are not in compliance with the Code. The Locus subject to the appeal is situated at 12 Eat Fire Spring Road, shown on Assessor's Map 20 as Parcel 62, and as Lot 84 upon Land Court Plan 6283-8, Sheet 2. Evidence of owner's title is registered on Certificate of Title No. 28818 with the Nantucket County District of the Land Court. The site is zoned Limited Use General 3 (LUG-3).

IV. OLD BUSINESS (CONTINUED PUBLIC HEARINGS AND VOTES MAY TAKEN)

37-21 Kristina & Nicholas Amendolare 8 Bank Street Williams

Continued – future date to be determined on October 13, 2022

Applicants are seeking Special Permit relief pursuant to Nantucket Zoning Bylaw Sections 139-30 and 139-33A to make renovations, including an addition, to a single-family dwelling that is pre-existing non-conforming to the setbacks. Locus is situated at 8 Bank Street, shown on Assessor's Map 73 and Parcel 69. Evidence of 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).

09-22 Harris on Weweeder, LLC 50 Weweeder Avenue Brescher

Continued to November 10, 2022

Applicant is seeking Variance Relief pursuant to Nantucket Zoning Bylaw Section 139-32 from the intensity regulations in Section 139-16A to site a proposed pool cabana in the side yard setback as close as 2.7 feet from the side yard lot line in a zoning district that requires a minimum of a ten (10) foot side yard setback and to increase the allowable groundcover ratio to 7.9% in a zoning district with a maximum groundcover ratio of 7%. Locus is situated at 50 Weweeder Avenue, shown on Assessor's Map 79 as Parcel 15 and upon Land Court Plan 42927-A. Evidence of owner's title is registered on Certificate of Title No. 27684 with the Nantucket County District of the Land Court. The site is zoned Limited Use 1 (LUG-1).

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

13-22 Brian & Lorri Ryder 3.5 Mary Ann Drive Williams

Applicants are seeking Variance relief pursuant to Nantucket Zoning By-law Section 139-16C (1) (Intensity regulations-setback) in order to construct a 704 SF one-bedroom apartment on second floor of an existing personal storage building with a 2-bay garage space on the first floor. Locus is situated at 3.5 Mary Ann Drive, shown on Assessor's Map 68 as Parcel 988 and as lot 786 upon Land Court Plan 16514-78. Evidence of owner's title is registered on Certificate of Title No. 27496 with the Nantucket County District of the Land Court. The site is zoned Commercial Trade Entrepreneurial Craft (CTEC).

10-22 Paul P. Moran & Jean M. Moran 4 Washington Avenue Santos

Applicants are seeking Special Permit relief pursuant to Nantucket Zoning By-law Sections 139-30 and 139-2 in order to install an in-ground swimming pool. Locus is situated at 4 Washington Avenue, shown on Assessor's Map 60.2.4 as Parcel 65 and upon Land Court Plan 14672-A. Evidence of owner's title is registered on Certificate of Title No. 27684 with the Nantucket County District of the Land Court. The site is zoned Village Residential (VR).

14-22 Montana Heaven LLC 13 Arkansas Avenue Cohen

Applicant is seeking Special Permit relief pursuant to Nantucket Zoning By-law Sections 139-30 and 139-2 to install a residential swimming pool on a lot that is 20,180± SF with a single-family dwelling and a cottage with an attached garage. Locus is situated at 13 Arkansas Avenue, shown on Assessor's Map 59.4 as Parcel 158 and is Lot 639 on Land Court Plan 3092-64. Evidence of owner's title is registered on Certificate of Title No. I-992 at the Nantucket County District of the Land Court. The site is zoned Village Residential (VR).

VI. OTHER (VOTES MAY BE TAKEN)

VII. ADJOURNMENT (VOTE WILL BE TAKEN)
