

1. 4:00 P.M. 11-13-2023 Planning Board - Public Notice

Documents:

[11-13-2023 PLANNING BOARD PUBLIC HEARING NOTICE - TOWN CLERK STAMP.PDF](#)



NANTUCKET
TOWN CLERK

2023 OCT 26 AM 11:31

Nantucket Planning Board

PUBLIC NOTICE

A **REMOTE PARTICIPATION PUBLIC HEARING** of the **NANTUCKET PLANNING BOARD** is scheduled for **4:00 PM, MONDAY, NOVEMBER 13, 2023**, via Zoom Webinar and live streamed on the **NANTUCKET GOVERNMENT TV YOUTUBE CHANNEL**. The complete application materials detailing the proposals and the requested waivers are on file with the Planning Board at 2 Fairgrounds Road, Nantucket, MA, and may also be reviewed digitally. Requests to view any related documents digitally can be emailed to wsaad@nantucket-ma.gov. Written comments for the meeting must be received by **MONDAY, NOVEMBER 6, 2023**, to be provided to the Planning Board in advance of the meeting and may be addressed via email to wsaad@nantucket-ma.gov. **Public participation in this meeting will take place via Zoom**. In order to participate, you **must** register in advance. Instructions and a link for registration will be provided on the meeting posting.

▪ **Jeffrey Rosenthal & Jennifer Rosenthal – 7 Wright’s Landing**

The Applicants are requesting a Modification to a Special Permit pursuant to Chapter 40A of the Massachusetts General Laws (also known as the Zoning Act) and Section 139-30 of the Nantucket Zoning Bylaw to reduce the minimum side yard setback in the Major Residential Development from 20 feet to 10 feet to accommodate a basement walk-out area. The complete application detailing the proposal is available for review at the office. The site is shown as Nantucket Tax Assessor’s Map 91 Parcel 123. Evidence of Owner’s Title is in Certificate of Title 23382, Lot 985 on Land Court Plan 5004-84.

▪ **Monica S. Flegg, Trustee of the 6 Exeter Nominee Trust – 6 Exeter Street**

The Applicant is requesting a Special Permit pursuant to Chapter 40A of the Massachusetts General Laws (also known as the Zoning Act) and Sections 139-30, 139-20.1B, and 139-20.1C of the Nantucket Zoning Bylaw to create a secondary driveway access and to eliminate the requirement of an on-site turnaround. The site is shown as Nantucket Tax Assessor’s Map 76.1.4 Parcel 18. Evidence of Owner’s Title is in Certificate of Title 28874, Lots 10-20 and 61-71 on Land Court Plan 5004-G on file at the Nantucket Registry District of the Land Court.

▪ **2 Mary Ann Drive LLC – 2 Mary Ann Drive**

The Applicant is requesting a Modification to an Existing Special Permit pursuant to Chapter 40A of the Massachusetts General Laws (also known as the Zoning Act) and Sections 139-7A, 139-18, and 139-20.1B(1) of the Nantucket Zoning Bylaw to convert the second-floor ancillary office and storage space to two (2) exam rooms and convert the existing basement apartment to ancillary office and storage space. The site is shown as Nantucket Tax Assessor’s Map 68 Parcel 467. Evidence of Owner’s Title is in Certificate of Title 27332, Lot 584 on Land Court Plan 13514-33 on file at the Nantucket Registry District of the Land Court.

DAVID IVERSON, CHAIR