



**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**  
2022 JAN 07 AM 11:14  
NANTUCKET TOWN CLERK  
Posting Number:T 022

<b>Committee/Board/s</b>	Zoning Board of Appeals
<b>Day, Date, and Time</b>	Thursday, January 13, 2021 at 1:00 PM
<b>Location / Address</b>	<b>REMOTE PARTICIPATION VIA ZOOM WEBINAR</b>  <b>INFORMATION on viewing the meeting can be found at</b> <a href="https://www.nantucket-ma.gov/138/Boards-Commissions-Committees">https://www.nantucket-ma.gov/138/Boards-Commissions-Committees</a>
<b>Signature of Chair or Authorized Person</b>	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](http://www.nantucket-ma.gov)

**\*Participation in Public Comment will be available through Zoom Webinar. You must register in advance in order to participate. Use the link below to register for Zoom participation. Contact [nsheriff@nantucket-ma.gov](mailto:nsheriff@nantucket-ma.gov) with any questions.\***

**ZOOM WEBINAR REGISTRATION LINK:**

[https://us06web.zoom.us/webinar/register/WN\\_oKTYe\\_w6SaWqiW2zIzSg2w](https://us06web.zoom.us/webinar/register/WN_oKTYe_w6SaWqiW2zIzSg2w)

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

<https://youtu.be/PIPI8aCym4>

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:**
  - December 09,2021
  - December 16,2021

---

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

**Pg 19-87 30-21 Anne Dewez, et. al (Applicants)**

**103 Main St**

**Dennison**

Applicant is appealing the determination of the Zoning Enforcement Officer that a structure at 103 Main Street conforms to the definition of hot tub/spa in Zoning Bylaw Section 139-2A. Locus is situated at 103 Main Street, shown on Assessor's Map 42.3.3 as Parcel 153, and as Lot 2 upon Plan File 04-48. Evidence of owner's title is recorded in Book 1494, Page 211 at the Nantucket County Registry of Deeds. The site is zoned Residential Old Historic (ROH).

**37-21 Kristina & Nicholas Amendolare**

**8 Bank St**

**Williams**

*Continued to February 10, 2022*

Applicants are seeking a Special Permit pursuant to 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).

**25-21 John J. Barry and Nancy J. Barry**

**1 Goose Cove Way**

**Brescher**

*Withdraw without Prejudice*

Applicant is seeking a special permit pursuant to Zoning Bylaw Section 139-2A and 139-7A to construct a residential swimming pool on the locus. Locus is situated at 1 Goose Cove Way, shown on Assessor's Map 59.4 as Parcel 133, and as Lot 892 upon Land Court Plan 3092-118. Evidence of owner's title is registered on Certificate of Title No. 28218 with the Nantucket County District of the Land Court. The site is zoned Village Residential (VR).

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

**Reade**

*Continued to February 10, 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).

**29-21 CRH 46 Surfside LLC**

**46 Surfside Rd**

**Halik**

*Continued to February 10, 2022*

Applicant is appealing the action and determination of the Building Commissioner relative to the issuance of a cease and desist letter and refusal to grant a Certificate of Occupancy for the structure. The issue is whether or not the proposed use of the structure is compliant with the "contractor's shop" use as allowed in the Major Commercial Development special permit issued by the Planning Board or whether the proposed use constitutes a commercial laundry. Locus is situated at 46 Surfside Road, shown on Assessor's Map 67 as Parcel 120.3 and upon Land Court Plan 26439-Z. Evidence of owner's title is recorded at Certificate of Title No. 27187-Z on file at the Nantucket County Registry District of the Land Court. The site is zoned Commercial Neighborhood (CN).

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

**Pg 93-109 31-21 James A. & Susan G. Genthner, Trustees of the James A. Genthner Trust and the Susan G. Genthner Trust**

Applicant is seeking a variance pursuant to Zoning Bylaw Sections 139-16A and 139-32 to exceed the maximum allowable ground cover ratio of 7% and to reduce the rear yard setback from 10 feet to 5 feet only where it applies to the proposed new dwelling. Locus is situated at 128 Surfside Road, shown on Assessor's Map 80 as Parcel 299.1 and as Lot 3 upon Land Court Plan 40394-B. Evidence of owner's title is registered on Certificate of Title No. 28319 on file at the Nantucket County District of the Land Court. The site is zoned Limited Use General 1 (LUG-1).

**Pg 110-134 38-21 Brett Stephen Morneau & Sarah Morneau 7 Goldfinch Dr Brescher**

Applicants are seeking a Special Permit pursuant to Zoning Bylaw Sections 139-30 and 139-16. C.(1) in order to reduce the ten (10) foot side yard setback to five (5) feet to site an addition to the premises. Locus is situated at 7 Goldfinch Drive and shown on Assessor's Map 68 and Parcel 504. Evidence of owner's title is registered on Certificate Title No. 27995 with the County District of the Land Court. The site is zoned Residential 5 (R5).

**VI. OTHER (VOTES MAY BE TAKEN)**

---

**VII. ADJOURNMENT (VOTE WILL BE TAKEN)**

---