



# ZONING BOARD OF APPEALS

2 Fairgrounds Road  
Nantucket, Massachusetts 02554  
[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

**Commissioners:** Susan McCarthy (Chair), Lisa Botticelli (Vice chair), Ed Toole (Clerk), Michael J. O'Mara, Elisa Allen  
**Alternates:** Mark Poor, Geoff Thayer, Jim Mondani

## ~~ MINUTES ~~

**Thursday, June 9, 2022**

Public Safety Facility, 4 Fairgrounds Road, Community Room –1:00 p.m.

*This meeting was held via remote participation using ZOOM and YouTube.*

Called to order at 1:03 pm and Announcements made by Ms. McCarthy

Staff in attendance: Leslie Snell, Deputy Director of Planning; Nicky Sheriff, Administrative Specialist  
Attending Members: McCarthy, Botticelli, Allen, Thayer, Mondani  
Absent: Toole, O'Mara, Poor,  
Late Arrivals: None  
Early Departures: Botticelli, 1:12 pm

Agenda adopted by unanimous consent

Motion **Motion to Approve as drafted.** (made by: Allen) (seconded)  
Vote Carried 5-0//McCarthy, Botticelli, Allen, Mondani, and Thayer-aye

### I. APPROVAL OF MINUTES

1. May 12, 2022  
Motion **Continued to July 14, 2022**  
Vote N/A

### II. OLD BUSINESS

1. 37-21 Kristina & Nicholas Amendolare 8 Bank Street Williams  
**Continued to July 14, 2022**  
2. 22-21 Adam Delaney-Winn, Trustee of Warren's Landing Nominee Trust Reade  
**Continued to July 14, 2022**  
Voting McCarthy, Botticelli, Allen, Thayer, Mondani  
Discussion None at this time.  
The July 14 meeting will be in person.  
Motion **Motion to Continue 37-21 and 22-21 to July 14, 2022 meeting.** (made by: Allen) (seconded)  
Vote Carried 5-0//McCarthy, Botticelli, Allen, Mondani, and Thayer-aye

### III. NEW BUSINESS

1. 06-22 1010WINS, LLC 10 Lincoln Avenue Reade  
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).  
Voting McCarthy, Thayer, Mondani  
Alternates None  
Recused Botticelli, Allen  
Documentation File with associated plans, photos and required documentation  
Representing Dan Bailey, Pierce & Atwood  
Public Anne Reilly  
Nina Pickering-Cook  
Discussion Continued to July 14<sup>th</sup> due to lack of quorum. July 14<sup>th</sup> meeting to be in person.  
Motion **Motion to Continue to July 14, 2022 meeting.** (made by: Thayer) (seconded)  
Vote Carried 3-0//McCarthy, Mondani, and Thayer-aye

**IV. OTHER BUSINESS**

1. None

**V. ADJOURNMENT**

Motion **Motion to adjourned at 1:19 pm.** (made by: Allen) (seconded)

Vote Carried unanimously

Sources used during the meeting not found in the files or on the Town website:

1. None

Submitted by:

Terry L. Norton