



**MEETING POSTING**

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**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)

<b>Committee/Board/s</b>	Zoning Board of Appeals
<b>Day, Date, and Time</b>	Thursday, July 14, 2016 at <b>12:00 PM</b>
<b>Location / Address</b>	4 Fairgrounds Road, Nantucket, MA PSF First Floor Community Room
<b>Signature of Chair or Authorized Person</b>	Eleanor W. Antonietti, Zoning Administrator Leslie W. Snell, Deputy Director of Planning

**WARNING: IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!**

**AGENDA**

Please list below 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:**

- June 9, 2016

**IV. OLD BUSINESS:**

- 66-00 Abrem Quarry (40B)  
Vote to approve and sign Monitoring Services Agreement between Nantucket Zoning Board of Appeals and Nantucket Housing Authority and NHA Properties *d/b/a* Housing Nantucket.
- 04-16 Donald J. Mackinnon, Trustee of Nantucket 106 Surfside Realty Trust – *a/k/a* SURFSIDE COMMONS 40B 106 Surfside Road Mackinnon / Schwartz  
Extended Close of Public Hearing deadline October 31, 2016 (180 days from Initial Public Hearing with Extension)  
Decision Action deadline December 12, 2016 (40 days from close of Public Hearing)  
The Applicant is seeking a Comprehensive Permit in accordance with M.G.L. Chapter 40B, as approved by Massachusetts Housing Partnership, in order to allow a multi-family project consisting of 56 rental apartments with fourteen (14) to be designated as affordable units. The apartments will be arranged in two 2 ½ story buildings with thirteen units each and two 3 ½ story buildings with fifteen (15) units each. There will be a total of two 1-bedroom units, forty two 2-bedroom units, and twelve 3-bedroom units. The project will also include a clubhouse and pool. If approved, the property will be

permanently deed-restricted for the purpose of providing affordable year-round housing. The file with a copy of the complete and updated list of requested waivers is available at the Zoning Board of Appeals office at 2 Fairgrounds Road between the hours of 7:30 A.M. and 4:30 P.M., Monday through Friday or via link to posting of all documents related to this project found on Town of Nantucket website below:

<http://www.nantucket-ma.gov/708/Atlantic-Development---106-Surfside-Road>

The Locus, situated at 106 Surfside Road, is shown on Assessor's Map 67 as Parcel 80. Locus is also shown as Block 22 on Plan File 3-D and as Parcels 7 -11 (inclusive) on Plan No. 2014-52. Evidence of owner's title is recorded in Book 1410, Page 205 and Book 1488 Page 213, both on file at the Nantucket County Registry of Deeds. The site is zoned Limited Use General 2 (LUG-2) and Limited Use General 3 (LUG-3).

- 16-16 Todd W. Winship & Elizabeth W. Winship and Bess W. Clarke, Tr., Sixteen Monohansett Road Trust 16 Monohansett Road Wilson  
Action deadline July 20, 2016  
**REQUESTED WITHDRAWAL WITHOUT PREJUDICE**
- 20-16 Gerald T. Vento & Margaret Vento, Tr. of Ninety-One Low Beach Road Nominee Trust 91 Low Beach Road Cohen  
Action deadline August 22, 2016  
**CONTINUED TO AUGUST 11, 2016**

#### V. NEW BUSINESS:

- 15-16 Madaket Wheelhouse, LLC 13 Massachusetts Avenue Cohen  
Action deadline October 12, 2016 \*THIS IS A RE-NOTIFICATION OF AN APPLICATION INITIALLY OPENED AT THE MAY 11TH MEETING.  
Applicant is seeking relief by Special Permit pursuant to Zoning By-law Section 139-33.A in order to alter the pre-existing nonconforming dwelling and garage. Applicant proposes to build an addition to the southeast corner of the dwelling which will be no closer than the existing westerly side yard setback distance of 4.4 feet where minimum side yard setback is ten (10) feet. Other dimensionally compliant additions are also proposed to the dwelling. Applicant further proposes to convert the garage/cottage into a secondary dwelling. The expansion will not bring the structure any closer than the current easterly side yard setback distance of 2.9 feet or the southerly front yard setback distance of 5.7 feet where minimum front yard setback is twenty (20) feet. The Locus is situated at 13 Massachusetts Avenue, is shown on Assessor's Map 60 as Parcel 75, and as Lots 12-15, Block 29 upon Land Court Plan 2408-Y and unregistered land lying north of said Lots. Evidence of owner's title is registered on Certificate of Title No. 25696 at the Nantucket County District of the Land Court and in Book 1494, Page 39 on file at the Registry of Deeds. The site is zoned Village Residential (VR).
- 22-16 John N. Jordin & Julie M. Jordin 28 Lovers Lane Hanley  
Action deadline October 12, 2016  
Applicant is requesting Special Permit relief pursuant to Zoning By-law Section 139-16.C to either reduce or validate unintentional side yard setback intrusions caused by the siting of an existing garage as close as 9.3 feet from the northerly lot line and an above-ground Jacuzzi tub as close as 8.2 feet from the southerly lot line, where a ten (10) foot setback is required. In the alternative, and to the extent necessary, Applicant requests relief by Variance pursuant to Section 139-32 to allow said setback intrusions. The Locus is situated at 28 Lovers Lane, is shown on Assessor's Map 68 as Parcel 145, and as Lot 90 upon Land Court Plan 16514-R. Evidence of owner's title is registered on Certificate of Title No. 20283 at the Nantucket County District of the Land Court. The site is zoned Residential 20 (R-20).
- 23-16 Mark Bono & Elizabeth Gilbert Bono, as Owner, and EK Associates, LLC, as Applicant 15 Black Fish Lane Hanley  
Action deadline October 12, 2016  
Applicant is requesting Special Permit relief pursuant to Zoning By-law Section 139-16.C to either reduce or validate unintentional side yard setback intrusions caused by the siting of an existing garage

as close as 9.5 feet from the easterly lot line, where a ten (10) foot setback is required. In the alternative, and to the extent necessary, Applicant requests relief by Variance pursuant to Section 139-32 to allow said setback intrusion. The Locus is situated at 15 Black Fish Lane, is shown on Assessor's Map 73 as Parcel 108, and as Lot 3 upon Plan No. 2007-55. Evidence of owner's title is in Book 1540, Page 9 on file at the Nantucket County Registry of Deeds. The site is zoned Sconset Residential 20 (SR-20).

- 24-16          6 Lily Street LLC & Sconset Partners LLC          6 and 8 Lily Street          Dale  
**CONTINUED TO AUGUST 11, 2016**  
Applicant is requesting Special Permit relief pursuant Zoning By-law Section 139-33 to reduce the area of 6 Lily Street without creating any new non-conformities and to enlarge the area of 8 Lily Street to allow for a new dwelling with a reduced side yard setback nonconformity. To the extent necessary, applicant further requests Site Plan Review pursuant to Section 139-23. Both properties are improved undersized lots of record. In the alternative, and to the extent necessary, Applicant requests relief by Variance pursuant to Section 139-32 from the provisions of Section 139-16. The properties are located at 6 and 8 Lily Street, are shown on Assessor's Map 73.3.1 as Parcels 109 and 110, and as Lot 5 and portion of Lot 7 upon Plan No. 2014-02. Evidence of owners' titles are in Book 1415, Page 296 and Book 1415, Page 287 on file at the Nantucket County Registry of Deeds. The site is zoned Sconset Old Historic (SOH).
- 25-16          George Gray, LLC          55 Union Street          Alger  
Action deadline October 12, 2016  
Applicant is requesting Special Permit relief pursuant Zoning By-law Section 139-16.C(2) to validate the unintentional side yard setback intrusion of a dwelling sited as close as 4.8 feet from the southerly lot line, where a five (5) foot setback is required. Applicant further seeks clarification and correction of rear yard setback distance referenced in prior Zoning Administrator decision from 2.4 to 2.3 feet. The Locus is situated at 55 Union Street, is shown on Assessor's Map 55.1.4 as Parcel 89, and upon Plan No. 2014-92. Evidence of owner's title is in Book 1459, Page 294 on file at the Nantucket County Registry of Deeds. The site is zoned Residential Old Historic (ROH).
- 26-16          Paul Benk and Lauri LeJeune Benk          8 North Gully Road          Brescher  
Action deadline September 21, 2016  
Applicant is seeking relief by Variance pursuant to Zoning By-law Section 139-32 from the provisions of Section 139-16 to validate the siting of an existing shed/studio within the five (5) foot side and rear yard setbacks. Applicant requests further relief to allow alteration of said structure with the ground cover expansion taking place outside of the setback areas and small portion of upward expansion occurring within the easterly setback area. The Locus is situated at 8 North Gully Road, is shown on Assessor's Map 73.1.3 as Parcel 48, and upon Land Court Plan 38853-A. Evidence of owner's title is registered on Certificate of Title No. 24677 at the Nantucket County District of the Land Court. The site is zoned Sconset Residential 1 (SR-1).
- 27-16          Kite Hill, LLC          5 Kite Hill Lane          Reade  
Action deadline September 23, 2016  
Applicant is seeking relief by Variance pursuant to Zoning By-law Section 139-32 for a waiver of the provisions in Section 139-16. Specifically, applicant seeks to reconfigure Locus by conveying portions of existing lots which comprise locus to 3 Kite Hill Lane and 86 Center Street. The conveyances will result in creation of new nonconformity relative to the shed's siting from the easterly side yard lot line and will intensify the nonconforming regularity factor. The Locus is situated at 5 Kite Hill Lane, is shown on Nantucket Tax Assessor's Map 42.4.4 as Parcel 65, and as upon Land Court Plans 15206-C and 15206-D. Evidence of owners' title is on Certificate of Title No. 26033 at the Nantucket County District of the Land Court. The property is zoned Residential Old Historic (ROH).

