



**UPDATED 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)

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<b>Committee/Board/s</b>	Zoning Board of Appeals
<b>Day, Date, and Time</b>	Thursday, October 13, 2016 at 1:00 PM
<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

**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:**

- September 20, 2016

**IV. OLD BUSINESS:**

- 051-03 Rugged Scott, LLC Release of Lots 2 and 3 from Covenant Hanley
- 20-16 Gerald T. Vento & Margaret Vento, Tr. of Ninety-One Low Beach Road Nominee Trust  
Action deadline December 30, 2016 91 Low Beach Road Cohen  
Applicant is requesting Special Permit relief pursuant Zoning Bylaw Section 139-16.C(2) to validate unintentional side and rear yard setback intrusions. The siting of a tennis court, installed in 2012, was reasonably based on a licensed survey. The court is sited as close as 15.4 feet from the side yard lot line and 18 feet from the rear yard lot line, where a twenty (20) 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 91 Low Beach Road, is shown on Assessor's Map 75 as Parcel 31, and as Lot 912 upon Land Court Plan 5004-65. Evidence of owner's

title is registered on Certificate of Title No. 24350 at the Nantucket County District of the Land Court. The site is zoned Limited Use General 3 (LUG-3).

**V. NEW BUSINESS:**

- 24-16      6 Lily Street LLC & Sconset Partners LLC      6 and 8 Lily Street      Dale  
**CONTINUED TO NOVEMBER 10, 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).
  
- 32-16      Alan A. Shuch, Trustee of the Ann F. Shuch Qualified Personal Residence Trust      45 Quidnet Road      Alger  
Action deadline January 11, 2017  
Applicant is seeking Special Permit relief under By-law Section 139-33.A(1)(a) to extend, alter, or change a pre-existing, non-conforming ancillary structure used as a studio and beach changing area by raising it up above the flood plain so that it no longer floods and adding stairs necessary for access. To the extent necessary, Applicant also seeks a modification of the Board's decision in File No. 007-96 to allow for such work. The Locus is situated at 45 Quidnet Road, is shown on Assessor's Map 21 as Parcel 21, and is Lot 23 on Land Court Plan 8853-L. Owner's title is evidenced by Certificate of Title No. 21927 at the Nantucket Registry District. The site is zoned Residential-20 (R20).
  
- 35-16      Harvey C. Jones, Jr. Tr. Eight Old North Wharf Nominee Trust      8 Old North Wharf      Gifford  
Action deadline January 11, 2017  
Applicant is seeking Special Permit relief pursuant to Zoning By-law Section 139-33.A(2) to allow an increase in the pre-existing nonconforming ground cover ratio upon the pre-existing nonconforming locus. In the alternative and to the extent necessary, applicant requests Variance relief pursuant to Section 139-32 for a waiver of the ground cover ratio provisions in Section 139-16. Applicant is proposing to alter the pre-existing nonconforming dwelling by enclosing an existing porch such that there will be no change to the structure's footprint. The Locus is situated at 8 Old North Wharf, is shown on Assessor's Map 42.3.1 as Parcel 20, as Lot B-1 upon Land Court Plan 10169-B. Evidence of owner's title is registered on Certificate of Title No. 25811 at the Nantucket County District of the Land Court. The site is zoned Residential Commercial (RC).

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**VI. OTHER BUSINESS:**