



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)

Committee/Board/s | Zoning Board of Appeals

Day, Date, and Time | Thursday, March 9, 2017 at 1:00 PM

Location / Address | 4 Fairgrounds Road, Nantucket, MA
PSF First Floor Community Room

Signature of Chair or Authorized Person | 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:

- February 9, 2017

IV. OLD BUSINESS:

- 41-16 Linda Mason 23 Monomoy Road Beaudette
Action deadline April 15, 2017
Applicant is seeking Special Permit relief pursuant to Zoning By-law Section 139-33.A to allow an increase in the pre-existing nonconforming ground cover ratio upon the pre-existing nonconforming locus. The proposed work consists of removing the pre-existing nonconforming dwelling and replacing it with a larger dwelling which will be sited so as to cure the nonconforming side and front yard setbacks. The Locus is situated at 23 Monomoy Road, is shown on Assessor's Map 54 as Parcel 205, and as Lot 17 upon Land Court Plan 10937-C. Evidence of owner's title is registered on Certificate of Title No. 22059 at the Nantucket County District of the Land Court. The site is zoned Limited Use General 1 (LUG-1).

V. NEW BUSINESS:

- 06-17 Tyler Thurston and Erin Thurston 6 & 8 Miacomet Avenue
Action deadline June 7, 2017
Applicant is seeking relief by Special Permit pursuant to Zoning By-law Section 139-18.D from the provisions of Section 139-18.A(4) in order to provide required parking on an adjacent lot. The Locus consists of Lots A & B, a subdivision of a portion of 6 and all of 8 Miacomet Avenue. Pursuant to Section 139-18.B, parking requirements will be 6 spaces for Lot A and 5 spaces for Lot B. Applicant is proposing to provide 1 required space for Lot A, via Access Easement, on adjacent Lot B. The existing lots are shown on Assessor's Map 67 as Parcels 223.4 & 223.6, upon Plan Book 22, Page 100 and Plan File 50-P. Evidence of owner's title is in Book 1549, Page 256 and Book 1490 Page 193 on file at the Nantucket County Registry of Deeds. The site is zoned Residential Commercial (RC-2).

- 07-17 Nantucket Islands Land Bank, Owner, & Carl M. Jelleme, Applicant
Action deadline June 7, 2017 27 Quaise Road Jelleme
Applicant is requesting Special Permit relief pursuant to Zoning Bylaw Section 139-33A(1) to extend a pre-existing nonconforming residential use. Specifically, applicant proposes to add a second floor to a garage which was rendered pre-existing nonconforming as to use, pursuant to Section 139-33.L, by virtue of the removal of the primary dwelling, to which it is was accessory, by the owner, an instrumentality of the Commonwealth of Massachusetts. Locus is situated at 27 Quaise Road, shown on Assessor's Map 26 as Parcel 11, and upon Plan Book 20, Page 116. Evidence of owner's title is in Book 709, Page 43 on file at the Nantucket County Registry of Deeds. The site is zoned Limited Use General 3 (LUG-3).

VI. OTHER BUSINESS:

VII. ADJOURNMENT.