

Nantucket Zoning Board of Appeals



PUBLIC NOTICE

A **PUBLIC HEARING** of the **NANTUCKET ZONING BOARD OF APPEALS** is scheduled for **1:00 PM** on Thursday, September 8, 2016 in the **Public Safety Facility Building** at 4 Fairgrounds Road, Nantucket, MA, 02554. The complete application materials may be reviewed at the Zoning Board of Appeals office at 2 Fairgrounds Road, Nantucket, MA 02554 between the hours of 7:30 A.M. and 4:30 P.M., Monday through Friday. Please submit written comments for the September 8, 2016 meeting to the Nantucket Zoning Board of Appeals at the above address, fax to (508) 228-7298, or e-mail to eantonietti@nantucket-ma.gov. Comments received in writing by 4:00 PM on Thursday, September 1, 2016, will be provided to the Board in advance of the meeting.

OLD BUSINESS:

DONALD J. MACKINNON, TRUSTEE OF NANTUCKET 106 SURFSIDE REALTY TRUST – a/k/a SURFSIDE COMMONS 40B, FILE NO. 04-16
GERALD T. & MARGARET VENTO, TR. OF NINETY-ONE LOW BEACH ROAD NOMINEE TRUST, FILE NO. 20-16

NEW BUSINESS: The following agenda items will be discussed September 8, 2016:

6 LILY STREET LLC & SCONSET PARTNERS LLC, FILE NO. 24-16
(Public hearing not opened at August meeting) **CONTINUED TO OCTOBER 13, 2016**

ALAN A. SHUCH AS TRUSTEE OF THE ANN F. SHUCH QUALIFIED PERSONAL RESIDENCE TRUST, FILE NO. 32-16
(Public hearing not opened at August meeting) **CONTINUED TO OCTOBER 13, 2016**

SUSAN A. WAGER, FILE NO. 33-16

Applicant is seeking Special Permit relief pursuant to Zoning By-law Section 139-33.A in order to alter the pre-existing nonconforming dwelling on the pre-existing nonconforming lot. The existing dwelling is sited within the easterly side yard setback. The alterations consist of raising the building to install a new foundation as well as conforming additions. As so altered, the structure will be no closer to the easterly lot line and will remain conforming as to height. In the alternative, and to the extent necessary, applicant seeks Variance relief from the provisions of Section 139-16. The Locus, an undersized lot of record, created pursuant to M.G.L. Chapter 41 Section 81L, situated at 3 Meader Street, is shown on Assessor's Map 42.2.3 as Parcel 39, and as Lot 1A in Plan File 2013-15. Evidence of owner's title is registered in Book 1389, Page 220 on file at the Registry of Deeds. The site is zoned Residential Old Historic (ROH).

POLPIS HARBOR , LLC, FILE NO. 34-16

Applicant is seeking Special Permit relief pursuant to Zoning By-Law Section 139-33.A to allow the change of use of a pre-existing nonconforming garage structure to a pool house/cabana. The existing structure is sited within the easterly front yard setback. The proposed alterations will result in a decrease in size such that the structure's footprint and massing will not increase within the setback area. The Locus is situated at 248 and 250 Polpis Road, is shown on Assessor's Map 26 as Parcel 27, as Lot A-7 upon Land Court Plan 13443-E and as Lot A-3 upon Land Court Plan 13443-D. Evidence of owner's title is registered on Certificate of Title No. 25343 at the Nantucket County District of the Land Court. The site is zoned Limited Use General 3 (LUG-3).