



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, January 9, 2020 at 1:00 PM
Location / Address	4 Fairgrounds Road, Nantucket, MA PSF COMMUNITY ROOM
Signature of Chair or Authorized Person	Eleanor W. Antonietti, Zoning Administrator

WARNING: IF THERE IS NOT A QUORUM OF MEMBERS OR IF THE MEETING POSTING IS NOT IN COMPLIANCE WITH THE OPEN MEETING LAW, NO DELIBERATIONS MAY TAKE PLACE BUT THE MEMBERS MAY APPEAR AND ANNOUNCE A NEW SCHEDULE.

AGENDA

BELOW ARE 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:

- December 12, 2019

IV. OLD BUSINESS (CONTINUED PUBLIC HEARINGS AND VOTES MAY TAKEN)

- 18-19 Peter L O’Brien and Natalia V. O’Brien 36 Low Beach Road Cohen
REQUEST TO WITHDRAW WITHOUT PREJUDICE

V. NEW BUSINESS (INITIAL PUBLIC HEARINGS AND VOTES MAY BE TAKEN):

- 01-20 Jill A. Araujo 40 Hooper Farm Rd. Reade
Action Deadline April 8, 2020
Applicant seeks to Modify Variance, granted in File No. 030-10 to allow applicant and former spouse to divide their property into two lots, by removing conditions which prohibit additional ground cover and a secondary dwelling. Locus is conforming as to ground cover ratio having

1,646 sq. ft. of ground cover where maximum allowable would be 25% of lot area (10,000 sq. ft) or 2,500 sq. ft. The Locus is situated at 40 Hooper Farm Road, shown on Assessor's Map 67 as Parcel 272, and as Lot 1 upon Plan No. 2010-37. Evidence of owner's title is recorded in Book 1302, Page 147 on file at the Nantucket County Registry of Deeds. The site is zoned Residential 10 (R-10).

- 02-20 Nicole Gross and Karl Gross 72 Cato Lane Beaudette
Action Deadline April 8, 2020

Applicants seek a Special Permit pursuant to Sections 139-30 and 139-16.C of the Nantucket Zoning By-Law, to validate an unintentional set back intrusion with the siting of a solar hot water heater into the required 10' side yard set-back. In the alternative, Applicants request relief by Variance pursuant to Section 139-32 of the By-Law from the setback provisions of Section 139-16.A. The Locus is situated at 72 Cato Lane, shown on Assessor's Map 66 as Parcel 457, and as Lot 2 upon Plan No. 2008-21. Evidence of owner's title is recorded in Book 1152, Page 103 on file at the Nantucket County Registry of Deeds. The site is zoned Residential 10 (R-10).

VI. OTHER (VOTES MAY BE TAKEN)

- 051-03 Rugged Scott a/k/a Beach Plum 40B Holland / Posner
DISCUSSION of implementing policy in fulfillment of obligation to allow abutting property owners non-resident family membership privileges and access to the common amenities (Clubhouse/Pool/Lawn/Tennis Court Facility) in Beach Plum Village, as per provisions in Section 3.2(o) regarding Management Issues in the original Comprehensive Permit and Section 9 of the "Settlement Agreement".

VII. ADJOURNMENT (VOTE WILL BE TAKEN)
