



**UPDATED MEETING POSTING**

Original Posting Date 2/8/2019 Original Posting Number 168  
Updated Posting Date 2/8/2019 Posting Number 174

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)

**RECEIVED**  
2019 FEB 13 PM 02:05  
NANTUCKET TOWN CLERK  
Posting Number:186

<b>Committee/Board/s</b>	Zoning Board of Appeals
<b>Day, Date, and Time</b>	Thursday, February 14, 2019 at 1:00 PM
<b>Location / Address</b>	4 Fairgrounds Road, Nantucket, MA <b>PSF COMMUNITY ROOM</b>
<b>Signature of Chair or Authorized Person</b>	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.**

**UPDATED AGENDA<sup>1</sup>**

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:**

- January 10, 2019 – Regular Meeting
- January 16, 2019 – Surfside Crossing 40B PH
- January 23, 2019 – Surfside Crossing 40B PH

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

- 20-18 Surfside Crossing, LLC Surfside Crossing 40B Freeman  
Extended Close of Public Hearing Deadline March 15, 2019 (180 days from Initial Public Hearing)  
Decision Action deadline April 23, 2019 (40 days from close of Public Hearing)  
The primary purpose of the hearing will be the scheduling of the next Continued Public Hearing to a location, date, and time certain.

<sup>1</sup> To reflect request to CONTINUE 2 new business items to March 14<sup>th</sup>.

- 23-18 Adam Ross and Emma Ross 50 Okorwaw Avenue Beaudette  
**REQUEST TO CONTINUE TO MARCH 14, 2019**
  
- 50-18 Milton C. Rowland and Roberta M. Rowland 2 Cottage Court Brescher  
 Action Deadline March 13, 2019  
 Applicants are seeking Special Permit relief pursuant to Zoning By-law Section 139-33.A in order to construct a 27 sq. ft. addition to connect the pre-existing nonconforming shed and garage, both sited as close as 0.1' from the easterly lot line where required side yard setback distance is 5'. Applicant further seeks approval of a change of use of the proposed merged structure into either a secondary dwelling or garage/studio. While the alteration consists of an expansion within the easterly side yard setback, the resulting single structure will be no closer to the side yard lot line than the existing structures. The Locus is situated at 2 Cottage Court, is shown on Assessor's Map 55.4.1 as Parcel 91, and as Lot 3 on Plan Book 15 Page 68. Evidence of owner's title is recorded in Book 1632, Page 92 on file at the Nantucket County Registry of Deeds. The site is zoned Residential Old Historic (ROH).

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

- 01-19 Steven W. Russo, Tr., 43A Union Street Trust 43A Union St Reade  
**REQUEST TO CONTINUE, WITHOUT OPENING, TO MARCH 14, 2019**  
 Applicant is seeking Special Permit relief pursuant to Zoning Bylaw Sections 139-7(a), 139-18, 139-30, and 139-33.A to allow the alteration, expansion, and change of use of a pre-existing nonconforming residential garage structure. Specifically, Applicant proposes to expand and convert the 190 sq. ft. garage into a 463 sq. ft. single family dwelling. The garage is a pre-existing nonconforming structure as to both side yard setback and use. While the existing side yard setback intrusion will remain, the proposed dwelling will be dimensionally compliant as to all other zoning requirements. Applicant is also requesting a parking waiver of the 1 required space pursuant to Section 139-18. The Locus, an undersized lot created pursuant to M.G.L., c. 41 Section 81L, is situated at 43A Union Street, is shown on Assessor's Map 42.3.2 as Parcel 29.1, and as Lot B on Plan No. 2017-98. Evidence of owner's title is recorded in Book 1673, Page 236 on file at the Nantucket County Registry of Deeds. The site is zoned Residential Old Historic (ROH).
  
- 03-19 Estate of Nikki S. Toole; Edward S. Toole, Tr., ECMJ Nominee Trust; Sarah F. Alger, Tr., 15 Sandsbury Nominee Trust 11, 13, and 15 Sandsbury Road Alger  
**REQUEST TO CONTINUE, WITHOUT OPENING, TO MARCH 14, 2019**  
 Applicant is seeking Special Permit relief pursuant to Zoning By-law Sections 139-30 and 139-33.A, or in the alternative Variance relief pursuant to Section 139-32, to reconfigure 3 pre-existing nonconforming lots by way of lot line adjustments between the 3 owners. As proposed, Lot 707 would be less conforming as to area and frontage; Lot 717 would be more conforming as to area and frontage; Lots 718 and 719 would be less conforming as to area and unchanged as to frontage. Development potential as to ground cover and allowed number of bedrooms would remain unchanged as a result of the proposed reconfigurations. Locus is situated at 11, 13, and 15 Sandsbury Road, is shown on Assessor's Map 92.4 as Parcels 272, 284, and 285, and as Lot 707 upon Land Court Plan 5004-36 and Lots 717, 718, 719 upon LCP 5004-42. Evidence of owners' title is registered on Certificate of Title No.s 18503, 23750, and 24616 at the Nantucket County District of the Land Court. The site is zoned Limited Use General Three (LUG-3).
  
- 04-19 Linda A. Yates 21 Derrymore Road Cohen  
 Action Deadline May 15, 2019  
 Applicant is requesting relief by Variance pursuant to Zoning By-law Section 139-32 for a waiver from the 5 foot side yard setback provision in Section 139-16 in order to construct a new dwelling as close as 2 feet from the northerly side yard lot line. The property is located at 21 Derrymore Road, shown on Assessor's Map 41 as Parcel 117 and as Lot 51 upon Land Court Plan 13199-V. Evidence of owner's

title is registered on Certificate of Title No. 22854 at the Nantucket County District of the Land Court.  
The site is zoned Residential -1 (R-1).

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**VI. OTHER (VOTES MAY BE TAKEN)**

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**VII. ADJOURNMENT (VOTE WILL BE TAKEN)**

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