



**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** | Friday, March 29, 2019 at 4:30 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:**

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

- 20-18 Surfside Crossing, LLC                      Surfside Crossing 40B                      Freeman / Reade / Hanley
- Extended Close of Public Hearing Deadline April 4, 2019                      (180 days from Initial Public Hearing)
- Decision Action deadline May 13, 2019                      (40 days from close of Public Hearing)

**ORIGINAL APPLICATION:** The Applicant is seeking a Comprehensive Permit in accordance with M.G.L. Chapter 40B, pursuant to a project eligibility letter issued by MassHousing, in order to allow a multi-family project consisting of 156 for-sale dwelling units comprised of 60 stand-alone single-family cottages on fee simple lots and 96 condominium units in 6 multi-family buildings, with 25% (39 units, 15 cottages and 24 condominium units) designated as affordable units, with a total of 389 bedrooms. The existing lots will be subdivided into 60 fee simple lots, 4 open space lots, and a 3.6 acre condominium lot. Off-street parking will consist of 2 spaces per cottage and 148 spaces designated for the condominiums.

Infrastructure and amenities will be provided, however, the proposed project is proposed to connect to municipal water and sewer infrastructure.

**MODIFIED PROPOSAL under consideration:** The Applicant is seeking a Comprehensive Permit in accordance with M.G.L. Chapter 40B, pursuant to a project eligibility letter issued by MassHousing, in order to allow a multi-family project consisting of 100 for-sale dwelling units comprised of 40 stand-alone single-family cottages on fee simple lots and 60 condominium units in 5 multi-family buildings, with 25% (25 units, 10 cottages and 15 condominium units) designated as affordable units, with a total of 285 bedrooms. The existing lots will be subdivided into 40 fee simple lots, a 3.3 acre condominium lot, a 0.5 acre community lot, and 2.8 acres of open space lots. A total of 244 parking spaces will be provide consisting of 80 off-street parking spaces (2 per cottage), 124 spaces for the condominiums, 20 spaces for the recreational community building, and 20 overflow on street spaces. Infrastructure and amenities will be provided, however, the proposed project is designed to connect to municipal water and sewer infrastructure.

The application and supporting materials are available for public review at the Zoning Board of Appeals office at 2 Fairgrounds Road between the hours of 7:30 A.M. and 4:30 P.M., Monday through Friday. The Locus is situated at 3, 5, 7 and 9 South Shore Road and is shown on Assessor's Map 67 as Parcels 336, 336.9, 336.8, and 336.7 and is shown as Lots 4, 3, 2, and 1 on Plan Book 25, Page 50 as recorded at the Nantucket Registry of Deeds. The total lot area of the combined parcels is approximately 13.5 acres. Evidence of owner's title is recorded in Book 1612, Page 62 at the Nantucket Registry of Deeds. The property is located in a Limited Use General 2 (LUG-2) and within the Public Wellhead Recharge District.

**ANY PERSON INTERESTED IN THE PROCEEDINGS OR  
WHO WISHES TO BE HEARD SHOULD APPEAR  
AT THE TIME AND PLACE OF THE PUBLIC HEARING.**

**PRIMARY DISCUSSION ITEMS shall include in pertinent part:**

- CONTINUED SITE PLAN REVIEW – zoning / dimensional parameters, traffic, drainage, landscaping
- ARCHITECTURE & DESIGN
- STORMWATER
- SEWER
- WAIVER REQUESTS
- CONDOMINIUM ASSOCIATION & HOMEOWNERS ASSOCIATION – DOCUMENTS & FEES
- PUBLIC COMMENT

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