



# ZONING BOARD OF APPEALS

2 Fairgrounds Road  
Nantucket, Massachusetts 02554  
[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

**Commissioners:** Ed Toole (Chair), Lisa Botticelli (Vice chair), Susan McCarthy (Clerk), Michael J. O'Mara, Kerim Koseatac  
**Alternates:** Mark Poor, Geoff Thayer, Jim Mondani

## ~~ MINUTES ~~

**Thursday, July 11, 2019**

Public Safety Facility, 4 Fairgrounds Road, Community Room –1:00 p.m.

Called to order at 1:00 p.m. and Announcements made.

Staff in attendance: Eleanor Antonietti, Zoning Administrator  
Attending Members: Toole, McCarthy, Botticelli, O'Mara, Poor, Thayer, Mondani  
Absent: Koseatac

Agenda adopted by unanimous consent

### I. APPROVAL OF MINUTES

1. June 13, 2019: Held for the next meeting by unanimous consent.

### II. OLD BUSINESS

1. 051-03 Rugged Scott, LLC Rugged Scott a/k/a Beach Plum 40B Hanley

#### **REQUEST TO CONTINUE TO AUGUST 8, 2019**

The Applicant seeks a determination that a proposed modification to the Comprehensive Permit, as amended, and the plans approved therewith, may be considered insubstantial 1 Update reflects request to continue Rugged Scott matter pursuant to 760 CMR 56.05 (11)(a)(b), and as such, may be authorized by the Zoning Board of Appeals. The proposed modifications for which applicant seeks approval consist of:

- 1) Consent to the waiver of the 50' setback restriction from the southeasterly boundary of the subdivision, only to the extent necessary, to allow for the proposed location of a shed on Lot 29 (2 Blue Flag Path);
- 2) Approval of the siting of the proposed shed approximately 30' from the southeasterly boundary line inclusive of the 5' setback from the boundary line of Lot 29 with buffer Lot 46, and the 25' width of buffer Lot 46.

**A Public Hearing will be held by the Board on July 11, 2019 regarding the 6/4/19 Modification Requests by Applicant Rugged Scott, LLC for Lot 29 of the Beach Plum Village 40B as set forth above ONLY IF the Modifications are not determined by the Board to be insubstantial modification requests.**

In the event of a Public Hearing:

Close of Public Hearing Deadline January 6, 2020 (180 days from Initial Public Hearing)

Decision Action deadline February 14, 2020 (40 days from close of Public Hearing)

Voting Toole, McCarthy, Botticelli, O'Mara, Thayer

Alternates Poor, Mondani

Recused None

Documentation None

Representing None

Public None

Discussion Not opened at this time.

Motion **Motion to Approve the extension to August 8, 2019.** (made by: O'Mara) (seconded by: Thayer)

Vote Carried 5-0

2. 09-19 Andres J. Recoder & Isabelle Schiavi 22 Bassett Road Brescher

REQUEST TO WITHDRAW WITHOUT PREJUDICE

Requests zoning relief to site a shed no closer to the front yard lot line than the existing structure.

- Voting Toole, McCarthy, Botticelli, O'Mara, Thayer
- Alternates Poor, Mondani
- Recused None
- Documentation None
- Representing None
- Public None
- Discussion None
- Motion **Motion to Approve the withdrawal without prejudice.** (made by: Botticelli) (seconded by: Thayer)
- Vote Carried 5-0

**III. NEW BUSINESS**

None

**IV. OTHER BUSINESS**

1. Election of Officers: For the purpose of electing officers Mr. Toole appointed Mr. O'Mara chair *pro tem*.  
 Chairman – Ed Toole nominated Susan McCarthy for Chair; seconded by Geoff Thayer.  
 Vice Chairman – Geoff Thayer nominated Lisa Botticelli for Vice Chair; seconded by Ed Toole.  
 Clerk – Lisa Botticelli nominated Ed Toole for Clerk; seconded by Jim Mondani.  
**Slate of Officers adopted as nominated by unanimous consent.**
2. Discussion about the Town receiving Safe Harbor based upon the approval of Surfside Crossing.
3. Discussion about receiving various appeals of the Surfside Crossing decision.

**V. ADJOURNMENT**

Motion to Adjourn at 1:10 p.m. (made by: Botticelli) (seconded by: Toole) Carried

Sources used during the meeting not found in the files or on the Town website:

1. None

Submitted by:  
Terry L. Norton