

PUBLIC NOTICE

A **HYBRID PARTICIPATION PUBLIC HEARING** of the **NANTUCKET ZONING BOARD OF APPEALS** is scheduled for **1:00 PM** on **Thursday January 8, 2026**, in the **Public Safety Facility Building** at 4 Fairgrounds Road, Nantucket, MA, 02554 and **remote participation via Zoom Webinar** and live streamed on the Nantucket Government TV YouTube Channel. A complete copy of each application is on file with the Zoning Board of Appeals at the Office of Planning and Land Use Services at 2 Fairgrounds Road, Nantucket, MA 02554. Requests to review an electronic copy of the complete application materials may be submitted via e-mail to nsheriff@nantucket-ma.gov. Written comments for the **January 8, 2026**, meeting received by **3:00 PM** on **Thursday, January 1, 2026**, will be provided to the Board in advance of the meeting.

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

Jim Conroy & Roberta W. Conroy

FILE No. 2025-0028

The Applicant requests relief by Variance pursuant to Zoning Bylaw Section 139-32 from the provisions of Section 139-16 (intensity regulations) to remove an existing shed, relocate the Cottage to a conforming location, and relocate the Primary Dwelling up to 0 ± feet from the front yard lot line. Locus is situated at 18 Madequecham Valley Road, shown on Assessor's Map 89 Parcel 15 and as Lot 5 on Land Court Plan 14990-E. Evidence of owner's title is registered on Certificate of Title No. 26561 at the Nantucket County District of the Land Court. The site is zoned Limited Use General 3 (LUG-3).

Elizabeth Stuntz, as Trustee of Ocean Avenue Nominee Trust

FILE No. 2025-0032

The Applicant requests modification of a previously issued Special Permit under Board of Appeals File No. 24-24, granted pursuant to Zoning By-law 139-33.A. The modification includes eliminating a bicycle shed and replacing it with a bicycle platform approximately 4.4 feet from the front lot line, reinstating an existing bridge approximately 14.4 feet from the front lot line, and replacing a brick walkway and steps with a boardwalk and steps. In the alternative, the applicant requests Variance relief based on soil conditions and topography which are unique to locus. Locus is situated at 20 Ocean Avenue, shown on Assessor's Map 73. 2.4 Parcel 20 and as Lot 12 on Land Court Plan 9595-H. Evidence of owner's title is recorded in Book 703, Page 115 with the Nantucket County Registry of Deeds. The site is zoned Limited Use General 3 (LUG-3).

Seven Pleasant LLC

FILE No. 2025-0033

The Applicant requests relief by Special Permit pursuant to Zoning Bylaw Sections 139-33.A to replace a pre-existing hot tub/spa with a new hot tub/spa in a new location on the premises. Locus is situated at 7 Pleasant Street, shown on Assessor's Map 42. 3.3 Parcel 158. Evidence of owner's title is recorded in Book 21, Page 100 with the Nantucket County Registry of Deeds. The site is zoned Residential Old Historic (ROH).