

PUBLIC NOTICE

A **HYBRID PARTICIPATION PUBLIC HEARING** of the **NANTUCKET ZONING BOARD OF APPEALS** is scheduled for **1:00 PM** on **Thursday, March 12, 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 **March 12, 2026**, meeting received by **3:00 PM on Thursday, March 5, 2026**, will be provided to the Board in advance of the meeting.

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

Mayflower Crescent LLC

FILE No. 2026-0035

The Applicant is seeking relief by Variance pursuant to Zoning Bylaw Section 139-32 to construct a zoning shed with an approximate 22-foot front yard setback where 35 feet is required. The proposed shed will not exceed 200 square feet of ground cover or 16 feet in height, will have no heat or plumbing, and will not be used for habitation. Locus is situated at 74 Monomoy Road, shown on Assessor's Map 43 Parcel 151 and as Lots A, B, and C on Land Court Plan 14409-A. Evidence of owner's title is registered in Certificate of Title No. 27078 at the Nantucket Registry District of the Land Court. The site is zoned Limited Use General 1 (LUG-1).

308 Madaket Holdings LLC

FILE No. 2025-0036

The Applicant is seeking relief by Special Permit pursuant to Zoning Bylaw Sections 139-2, 139-7A, and 139-30 to install a Residential Recreational Outdoor Water Feature (Large swimming pool) and spa with a surface area of approximately 880 square feet. Locus is situated at 308 Madaket Road and shown on Assessor's Map 60.2.1 as Parcel 67 and as Lot 306 on Land Court Plan 3092-20. Evidence of Owner's title is registered as Certificate of Title No. 29374 at the Nantucket Registry District of Land Court. The site is zoned Village Residential (VR).

Michelle & Steven Garfinkel

FILE No. 2025-0036

The Applicant is seeking relief by Special Permit pursuant to Zoning Bylaw Sections 139-2 and 139-30, and to the extent necessary a Variance pursuant to Section 139-32, to install a Residential Recreational Outdoor Water Feature (Large swimming pool) containing approximately 312 square feet of surface area. The proposed pool is approximately 18.6 feet from the rear lot line where 20 feet is required; alternatively, the pool may be relocated to comply with the required 20-foot setback. Locus is situated at 13 Starbuck Road and shown on Assessor's Map 60 as Parcel 113 and as Lot 310 on Land Court Plan 3092-21. Evidence of Owner's title is registered as Certificate of Title No. 26013 at the Nantucket Registry District of Land Court. The site is zoned Village Residential (VR).