



TOWN OF NANTUCKET BOARD OF APPEALS NANTUCKET, MA 02554

Minutes
Thursday, January 15, 2009
1:00 PM
2 Fairgrounds Road

Board Members in attendance: Dale Waine, Ed Toole, Lisa Botticelli, Kerim Koseatac, Burr Tupper, and Mark Poor.

Staff: John Brescher and Venessa Moore

I. Call to Order:

Sitting Chairman Ed Toole called the meeting to order at 1:05 P.M.

II. Approval of the Agenda

A motion was made (Koseatac) and duly seconded to approve the agenda. The vote was 5-0 in favor.

III. Approval of the Minutes

A motion was made (Koseatac) and duly seconded to approve the Minutes (December 11, 2008). The vote was 5-0 in favor.

IV. Old Business

- **085-06 Reis 80 Miacomet Avenue Reade C**
Action Deadline March 26, 2009. Continued to March 13, 2009
- **030-07 Burnham 12½ Sherburne Turnpike Reade C**
Action Deadline March 26, 2009. Continued to March 13, 2009
- **033-08 Tetawkimmo Comm. Assoc. Tr. Barnard Valley Rd. Philbrick C**
Action Deadline January 23, 2009. Continued to February 12, 2009.
- **034-08 Longfin, LLC Barnard Valley Rd. Hunter C**
Action Deadline January 23, 2009. Continued to February 12, 2009.
- **035-08 Longfin, LLC Barnard Valley Rd. Hunter C**
Action Deadline January 23, 2009. Continued to February 12, 2009.
- **083-08 53 Orange Street Partners, LLC 53 Orange Street Glidden**
Action Deadline March 11, 2009.

Attorney Jessie Glidden spoke on behalf of the Applicants.

At the last meeting, the representatives for the Applicants and the abutters requested a continuance in order to come to an agreement regarding a construction methodology. Attorney Glidden presented the Board with an updated methodology that was agreeable to both parties.

A motion was made (Koseatac) and duly seconded to approve the requested relief. The vote was 4-0 in favor.

V. New Business

- **058-08 Aslansan 1 Brock's Court Zieff C**
Action Deadline December 11, 2008. Continued to February 12, 2009.
- **086-08 Longfin, LLC Barnard Valley Road Hunter C**
Action Deadline April 15, 2009. Continued to February 12, 2009.
- **085-08 Nantucket Park and Rec 81 Milestone Road Self**
Action Deadline April 15, 2009.

Jimmy Manchester and Charles Bartlett spoke on behalf of Nantucket Park and Recreation.

Prior to the presentation by the Applicants, Marcus Silverstein clarified what the Applicants are requesting. Mr. Silverstein indicated that the Applicants are requesting a waiver of Nantucket Zoning Bylaw Section 139-19.B(1).

In turn, the Applicants indicated that they believe that because they are surrounded by a wooded area, they do not need to screen the interior parking area.

Debbie Deeley, speaking as an abutter, spoke against the Land Bank allowing the land to be used for this recreational use.

After hearing this, Ed Toole wondered why the Applicants were not before the Board for a recreational use permit. Marcus Silverstein, after consulting with Staff, informed the Board that the Applicants will need a recreational use permit for the fields and they have not yet applied for such permit.

Dusty Ramos, speaking as an abutter, suggested that screening should remain for the purpose of aesthetics.

Ellen Anderall, an abutter, stated that she thought that vegetation on the locus is a good thing and encouraged as much as possible.

Cheryl Beaton, speaking as an abutter, stated that she was against artificial turf fields and that more trees are needed in order to off-set global warming.

Jackie Edwards also stated that she was against artificial turf fields.

A motion was made (Toole) and duly seconded to waive the screening requirement of Nantucket Zoning Bylaw Section 139-19.B(1). The vote was 1-4 (Toole, Waine, Poor, Botticelli opposed) in favor.

- **087-08 Third Point, LLC 3 Highland Avenue Jensen C**
Action Deadline April 15, 2009. Continued to February 12, 2009.

- **088-08 DeBenedictis 7 Brewster Road Self**
Action Deadline April 15, 2009.

Jeff Karlson spoke on behalf of the Applicants.

Mr. Karlson explained that the pool was a granite pool and it would be very difficult to relocate out of the setback.

The Board requested to hear from the surveyor, Chip Hart, to see if they could better understand how this error occurred.

A motion was made (Toole) and duly seconded to continue the application to the February 12th meeting. The vote was 5-0 in favor.

- **089-08 Adequate Holdings, LLC 35 Eel Point Road Alger**
Action Deadline April 9, 2009.

Attorney Sarah Alger spoke on behalf of the Applicants.

Attorney Alger explained that the discrepancy in ground cover dealt with the interpretation of the overhangs.

A motion was made (Toole) and duly seconded to approve the requested relief. The vote was 5-0 in favor.

- **090-08 Tulloch, Tr. 5 Village Way Reade C**
Action Deadline April 15, 2009. Continued to February 12, 2009.

- **091-08 SeaFarer Inn, Inc. 76 Main Street Cantrell**
Action Deadline April 15, 2009.

David Cantrell represented himself.

Mr. Cantrell explained to the Board that he was requesting to add another guest room to his guest house.

Attorney Richard Loftin, representing one of the abutters, questioned the validity of the use as grandfathered. Further, Attorney Loftin indicated that his client is against the increased congestion caused by the addition of this room.

A motion was made (Waine) and duly seconded to approve the requested relief. The vote was 5-0 in favor.

VII. Adjournment

A motion was made (Toole) and duly seconded to adjourn the meeting at 3:00 P.M.