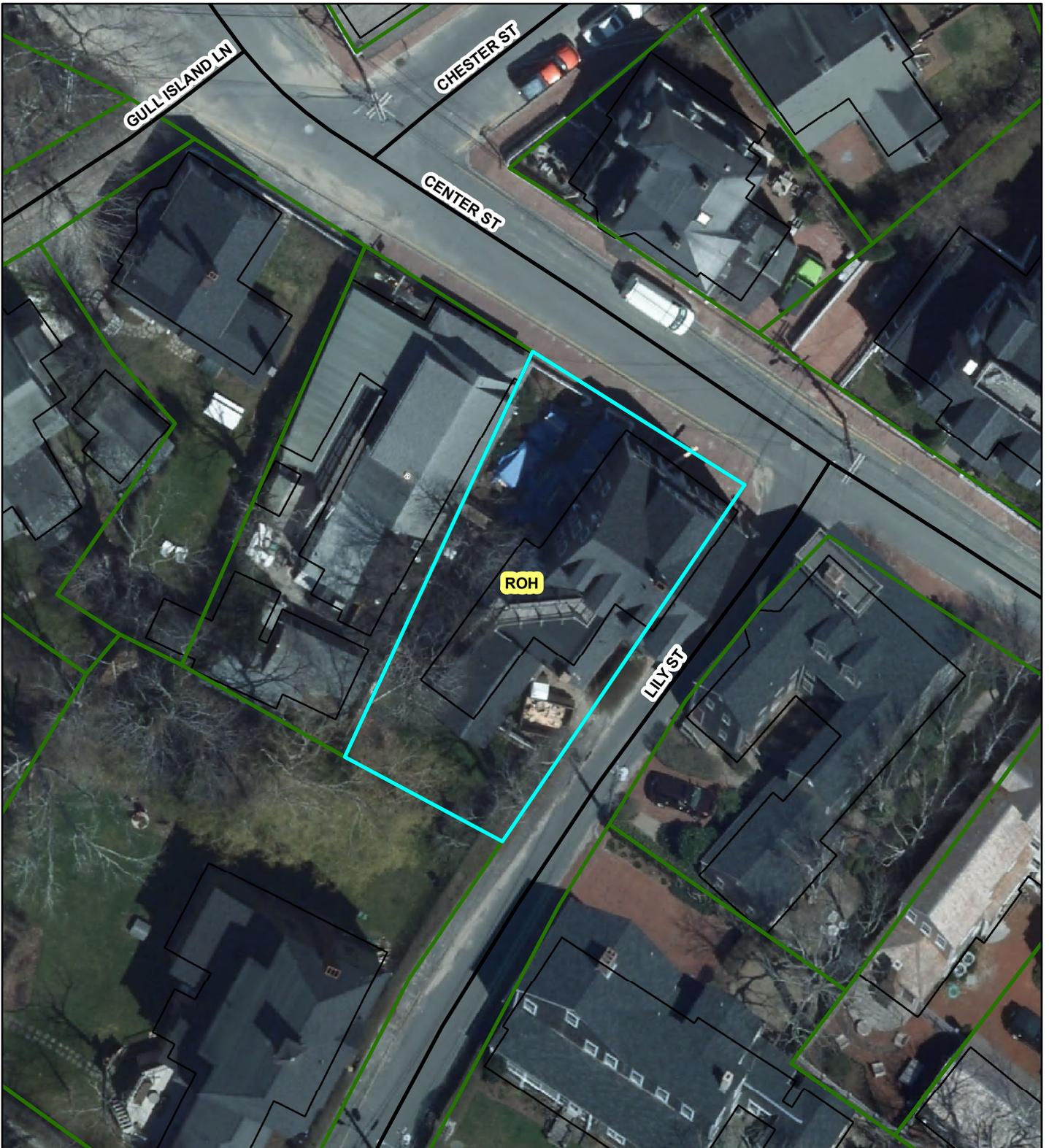




#37-16 Inn Partners Regatta, LLC
78 Center Street
Map 42.4.3 Parcel 98
Transient Residential Facility Use - Special Permit



GLIDDEN & GLIDDEN, P.C.
ATTORNEYS AT LAW
P. O. Box 1079
37 CENTRE STREET
NANTUCKET, MASSACHUSETTS 02554
508-228-0771
FAX 508-228-6205
OFFICE@GLIDDENANDGLIDDEN.COM

RICHARD J. GLIDDEN
JESSIE M. GLIDDEN BRESCHER
JOHN B. BRESCHER

JAMES K. GLIDDEN
(1917 – 2009)

September 2, 2016

Ms. Leslie Snell
Deputy Director of Planning
Planning and Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

RE: Special Permit Request
File No. 37-16, Inn Partners Regatta, LLC, 78 Centre Street, Nantucket

Dear Leslie,

At the August 8, 2016 Planning Board meeting, the Planning Board asked for additional information relative to the Special Permit request File No. 37-16, Inn Partners Regatta, LLC. Specifically, the Board asked the owner to explore the possibility of shifting the proposed addition further from Lily Street. After further review with my client's team and the revisions that will need to be made to accomplish such a request, the owner has concluded that altering the plans to make such an accommodation is not feasible.

To that end, the owner is electing to use Lily Street as their front yard setback, which is permissible under the Nantucket Zoning Bylaw because the Locus abuts two streets: Lily Street and Centre Street. After consulting with Staff, it was determined that the Zoning Bylaw permits a homeowner to choose their front yard setback when their property abuts two or more streets or ways and they have adequate frontage on each street or way. In this instance, the Locus has adequate frontage on both Lily Street and Centre Street. By electing to use Lily Street as the front yard, the front yard setback in the Residential Old Historic (ROH) district is zero (0) feet and the proposed addition meets the setback requirements and therefore would not be in violation of any zoning intensity regulations.

The analysis, therefore, that the Board must apply is determining whether or not the proposed addition/alteration is substantially more detrimental to the neighborhood than the existing nonconformity. In this instance, by electing to use Lily Street for the front

yard setback, the only nonconformity that exists is along Centre Street because the structure is 3.7 feet from the side yard lot line and the stoop is 0.4 feet over the lot line. The proposed addition to the structure, therefore, is entirely within the allowed setbacks and the addition would be allowed as a matter of right if not for the encroachment along Centre Street. The Zoning Board of Appeals and the Zoning Administrator (and previously, the Zoning Enforcement Officer) have routinely allowed such relief when the additions/alterations are entirely within the allowable buildable footprint of the Locus. I have attached sample Zoning Administrator and Zoning Board of Appeals decisions for other properties along Lily Street that have received relief for similar work.

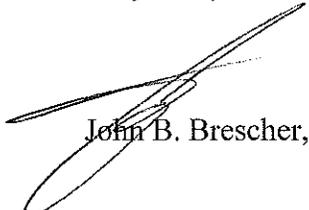
Furthermore, I have enclosed, for reference, site plans from the Building Department for 31 Lily Street, 29 Lily Street, 22 Lily Street, 74 & 76 Centre Street, 27 Lily Street, 25 Lily Street, and 32 Lily Street, as well as an aerial GIS map to show the proximity of the neighboring structures to Lily Street. As one can see from these site plans (which were the only plans on file for the abutting properties on Lily Street), nearly all of the properties (except 22 Lily Street) are within one (1) foot of the public layout of Lily Street. Therefore, by having an alteration that is 1.1 feet from the layout of Lily Street, this alteration would not be substantially more detrimental neighborhood because by using Lily Street as the front yard setback, the alteration conforms to the zoning requirements of the ROH and many neighboring properties are just as close (if not closer) to the layout of Lily Street than this property.

With respect to the use of the premises as a transient residential facility, the standard the Planning Board must use is determining whether or not this proposed use is in harmony with the general purpose and intent of the Bylaw. Because the definition of transient residential facility was changed at 2015 Annual Town Meeting to allow those guest houses within 0.25 miles of the Commercial Downtown District to be allowed by Special Permit relief, it would seem as though this situation is what the Bylaw contemplated when that revision was made and approved by Town Meeting. Rather than having a preexisting nonconforming use, the owner has the ability to have the existing use allowed by Special Permit relief.

I hope the Board finds this information helpful in better understanding the proposal as it relates to the neighborhood. As discussed at the hearing, there was a lengthy and thoughtful hearing before the Historic District Commission and the owner has tried to balance the concerns of the neighborhood, the Zoning Bylaw, and his desired alterations.

If you have any questions, please do not hesitate to contact me. Trusting you find everything in order, I remain,

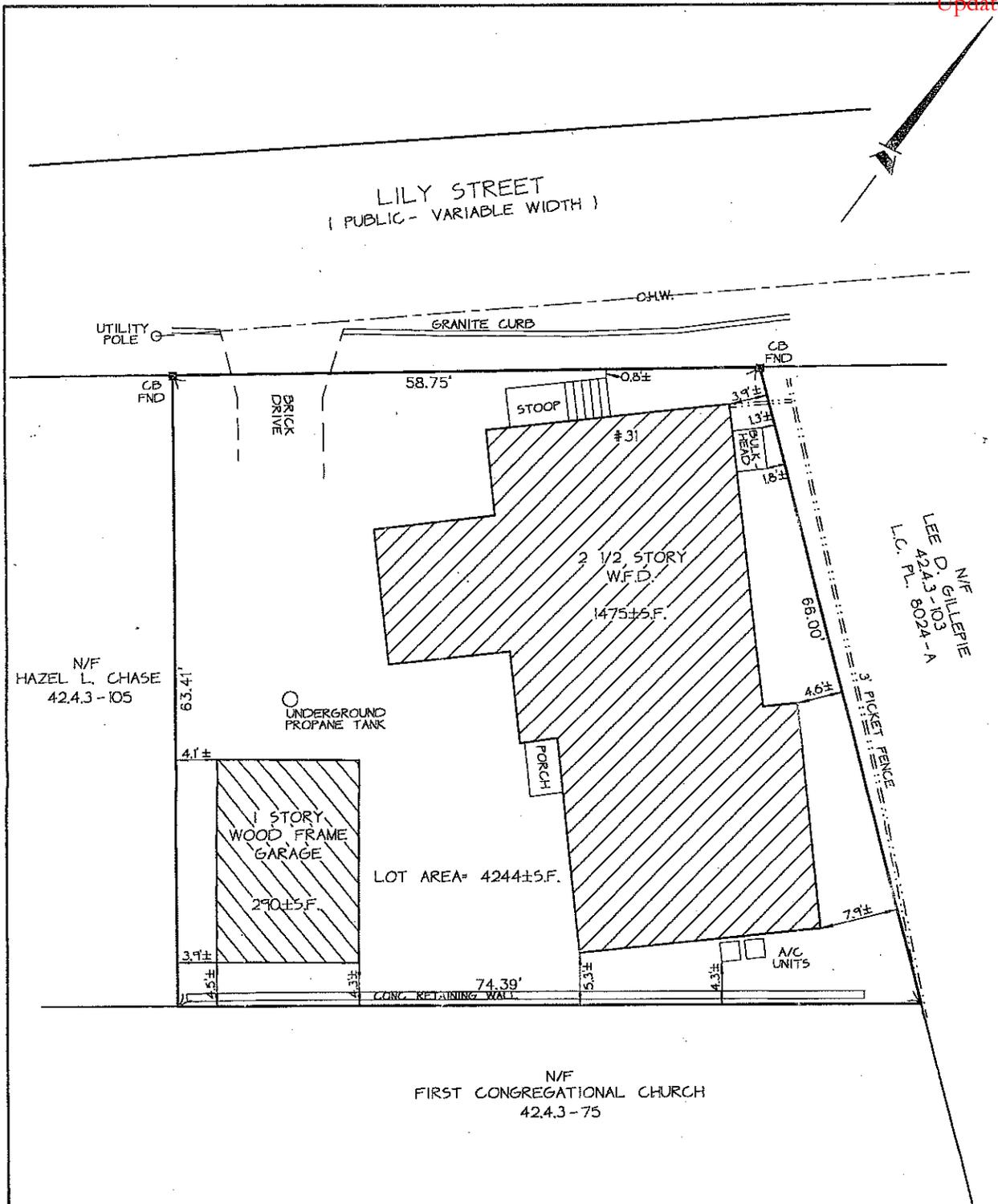
Very Truly Yours,



John B. Brescher, Esq.

Enclosure(s)

Cc:



N/F
LEE D. GILLETTE
42.4.3-103
L.C. PL. 8024-A

N/F
HAZEL L. CHASE
42.4.3-105

N/F
FIRST CONGREGATIONAL CHURCH
42.4.3-75

NOTE:
SEE Z.B.A. DECISION RECORDED
IN L.C. DOC. #88953

CURRENT ZONING: ROH
MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONTYARD SETBACK: NONE
SIDE AND REAR SETBACK: 5 FT.
ALLOWABLE G.C.R.: 50% (30% FOR LOTS UNDER 5000S.F.)
EXISTING G.C.R.: 41.6% ±

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN
RELIES ON CURRENT DEEDS AND PLANS OF RECORD,
VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON.
THIS PLAN IS NOT REPRESENTED TO BE A TITLE
EXAMINATION OR A RECORDABLE SURVEY.

N.B.254/130



Richard K. Earle

AS-BUILT PLOT PLAN
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=10' DATE: JAN. 28, 2002
DEED REFERENCE: CERT. 19359
PLAN REFERENCE: LC.PL.23275-A
ASSESSOR'S REFERENCE:
MAP: 42.4.3 PARCEL: 104
PREPARED FOR:

ELEANOR CONSTANCE BISCHOF
NANTUCKET SURVEYORS INC.
5 WINDY WAY
NANTUCKET, MA. 02554

N-5677

ZONING CLASSIFICATION: R.O.H.

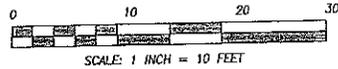
MINIMUM LOT SIZE = 5,000 SQ. FT.
MINIMUM FRONTAGE = 50 FT.
FRONT YARD SETBACK = NONE
REAR YARD SETBACK = 5 FT.
SIDE YARD SETBACK = 5 FT.
GROUND COVER RATIO = 50%

*EXISTING GROUND COVER = 29.6 %

*SEE NANTUCKET ZONING BY-LAW FOR ALLOWABLE GROUND COVER

REFERENCES:

PLAN BY SHUGRUE DATED: 2.5.2000
L.C.C. 23275
PLAN BY EMACK DATED: 11.1.2005



CONCRETE BOUND

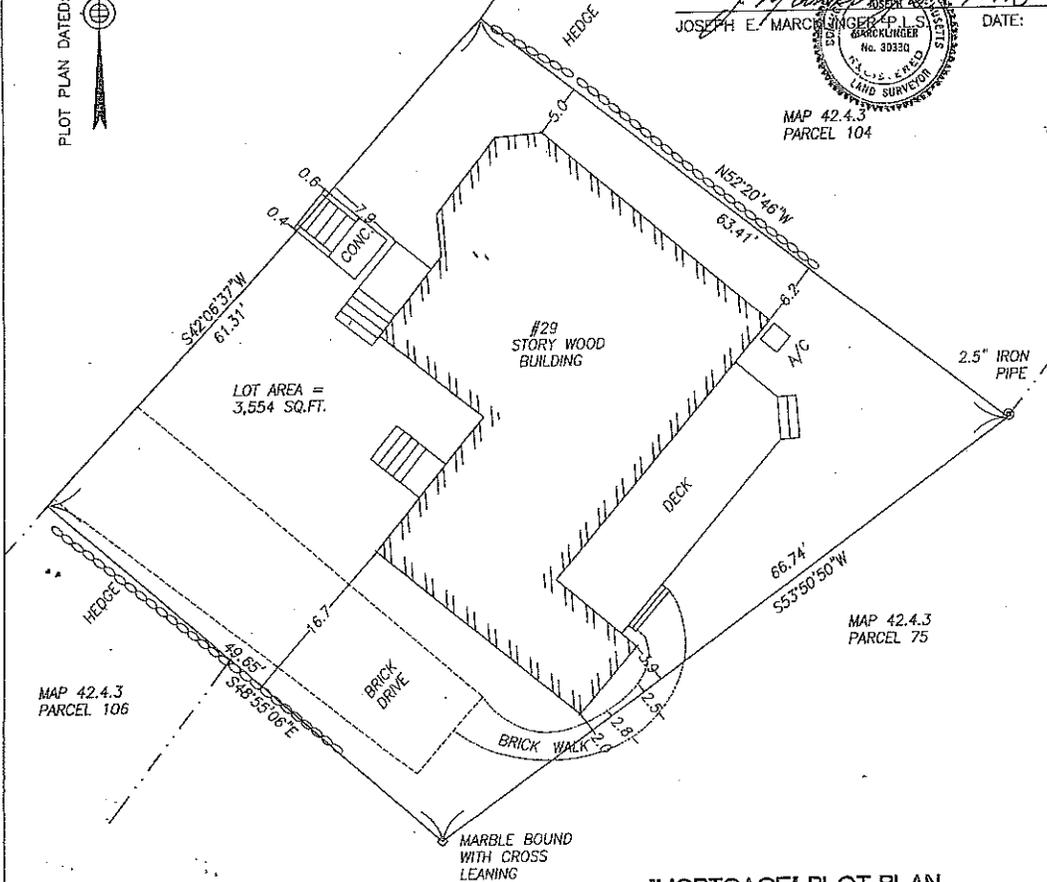
N37°15'21"E
58.88' (MEAS.)
58.75' (RECORD)

I CERTIFY THAT THE BUILDING IS
LOCATED AS SHOWN HEREON.
THE SITE IS SITUATED IN "ZONE X"
AS SHOWN ON F.I.R.M 25019C00866

JOSEPH E. MARCKLINGER P.L.S.
LAND SURVEYOR
No. 30330
DATE: 5/8/15

MAP 42.4.3
PARCEL 104

PLOT PLAN DATED: 2.25.2000



"MORTGAGE" PLOT PLAN
NANTUCKET MA.

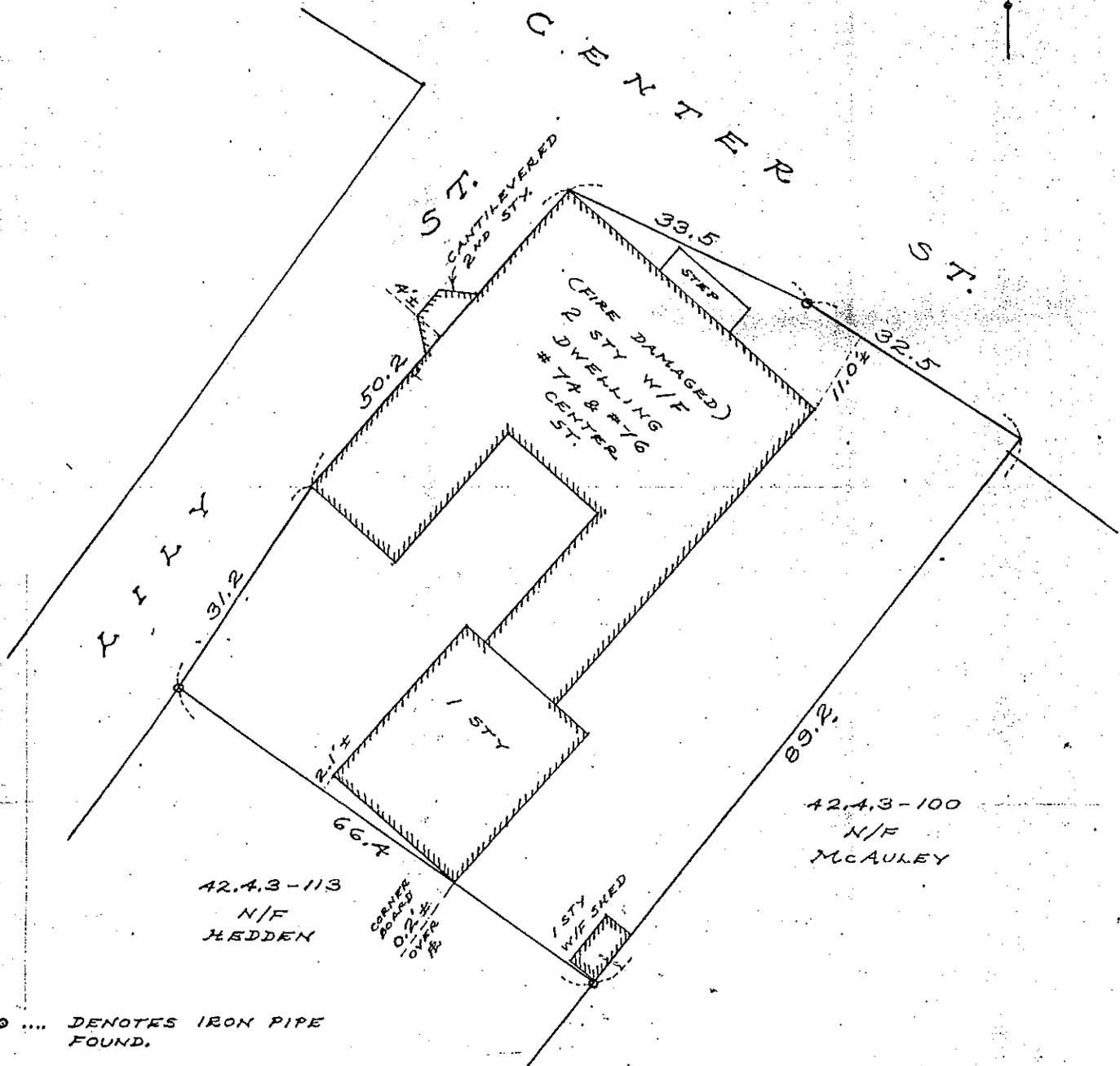
29 LILY STREET
ASSESSORS MAP 42.4.3, PARCEL 105
(NANTUCKET COUNTY)

DEED BOOK 656, PAGE 63
PREPARED FOR: VINCENT ANDREWS III
SCALE 1 IN. = 10 FT.
LENDER: CITIBANK MAY 8, 2015

J. MARCKLINGER & ASSOCIATES.
PROFESSIONAL LAND SURVEYOR
P.O. BOX 896
NANTUCKET, MA. 02554
(310) 945-7054

ZONING: R-OH

NOTE: THE BUILDINGS SHOWN HEREON DO NOT CONFORM TO CURRENT ZONING REQUIREMENTS OF THE TOWN OF NANTUCKET AS REGARDS REAR OR SIDE LINE SETBACK (5 FT. REQUIRED)



42.4.3-100
N/F
MCAULEY

42.4.3-113
N/F
HEDDEN

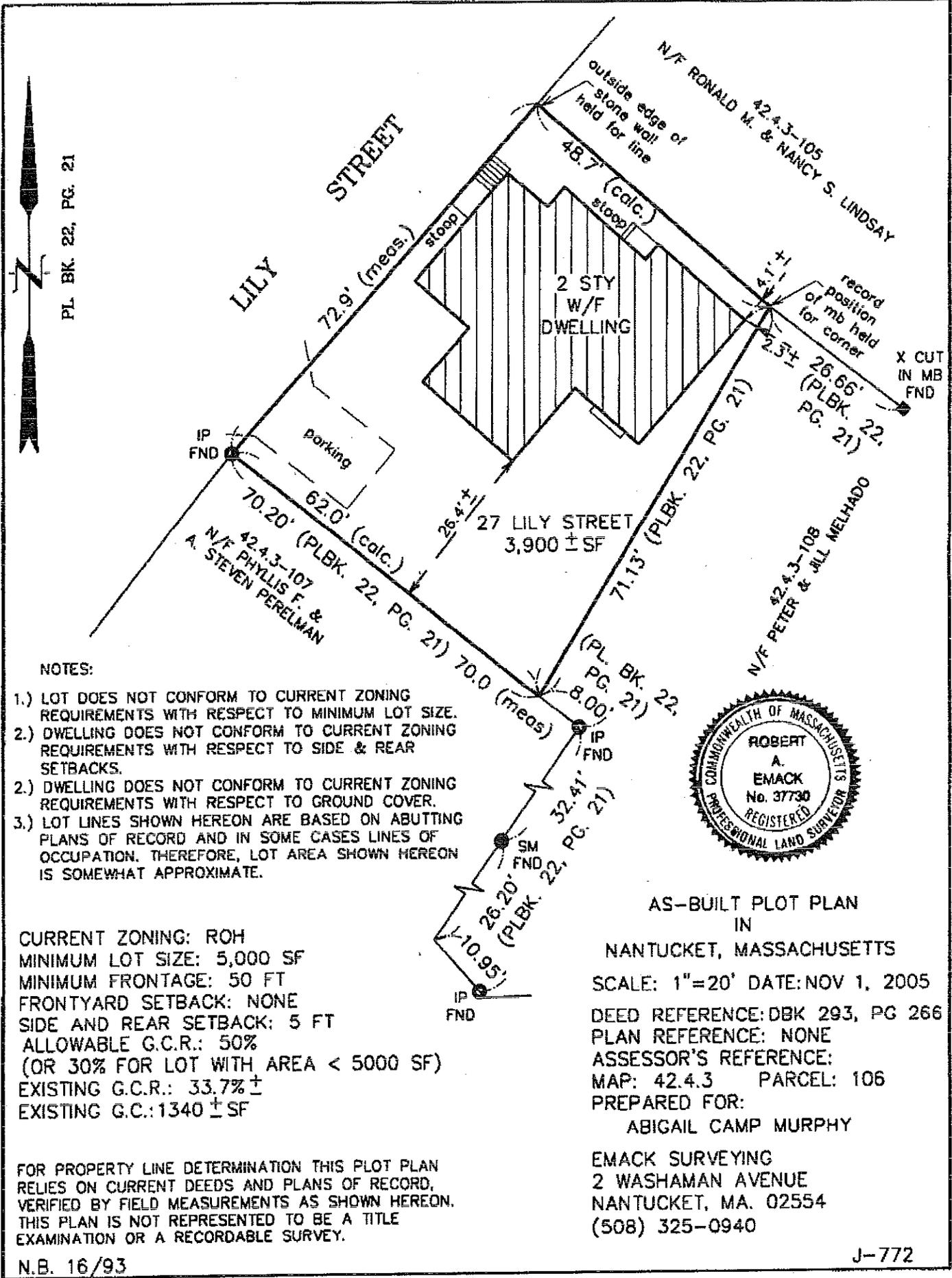
○ DENOTES IRON PIPE FOUND.



Charles W. Hart

TO: UNIVERSITY FINANCIAL SERVICES CORP.

I HEREBY CERTIFY THAT I HAVE EXAMINED THE PREMISES AND THAT ALL EASEMENTS, ENCROACHMENTS AND BUILDINGS ARE LOCATED ON THE GROUND AS SHOWN TO THE BEST OF MY KNOWLEDGE AND ABILITY.



PL BK. 22, PG. 21

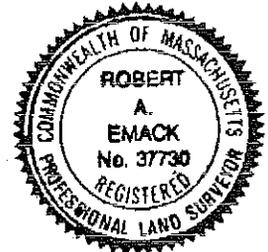
NOTES:

- 1.) LOT DOES NOT CONFORM TO CURRENT ZONING REQUIREMENTS WITH RESPECT TO MINIMUM LOT SIZE.
- 2.) DWELLING DOES NOT CONFORM TO CURRENT ZONING REQUIREMENTS WITH RESPECT TO SIDE & REAR SETBACKS.
- 2.) DWELLING DOES NOT CONFORM TO CURRENT ZONING REQUIREMENTS WITH RESPECT TO GROUND COVER.
- 3.) LOT LINES SHOWN HEREON ARE BASED ON ABUTTING PLANS OF RECORD AND IN SOME CASES LINES OF OCCUPATION. THEREFORE, LOT AREA SHOWN HEREON IS SOMEWHAT APPROXIMATE.

CURRENT ZONING: ROH
 MINIMUM LOT SIZE: 5,000 SF
 MINIMUM FRONTAGE: 50 FT
 FRONTYARD SETBACK: NONE
 SIDE AND REAR SETBACK: 5 FT
 ALLOWABLE G.C.R.: 50%
 (OR 30% FOR LOT WITH AREA < 5000 SF)
 EXISTING G.C.R.: 33.7% ±
 EXISTING G.C.: 1340 ± SF

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

N.B. 16/93



AS-BUILT PLOT PLAN
 IN
 NANTUCKET, MASSACHUSETTS
 SCALE: 1"=20' DATE: NOV 1, 2005
 DEED REFERENCE: DBK 293, PG 266
 PLAN REFERENCE: NONE
 ASSESSOR'S REFERENCE:
 MAP: 42.4.3 PARCEL: 106
 PREPARED FOR:
 ABIGAIL CAMP MURPHY

EMACK SURVEYING
 2 WASHAMAN AVENUE
 NANTUCKET, MA. 02554
 (508) 325-0940

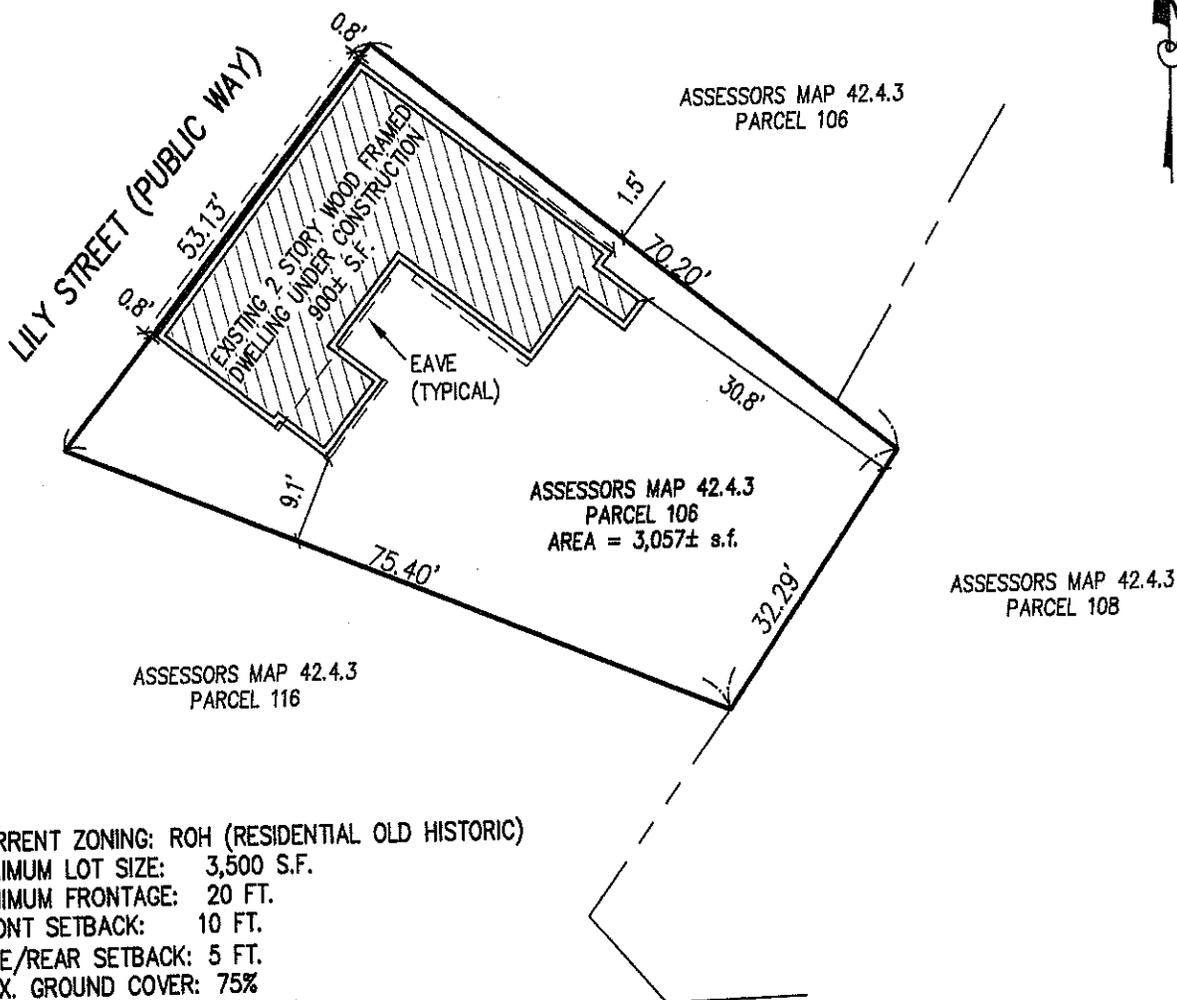
J-772

PLAN REFERENCES:

ASSESSORS MAP 42.4.3, PARCEL 107

PLAN BOOK 15, PAGE 106

PLAN BOOK 27, PAGE 21



CURRENT ZONING: ROH (RESIDENTIAL OLD HISTORIC)
 MINIMUM LOT SIZE: 3,500 S.F.
 MINIMUM FRONTAGE: 20 FT.
 FRONT SETBACK: 10 FT.
 SIDE/REAR SETBACK: 5 FT.
 MAX. GROUND COVER: 75%
 EXISTING GROUND COVER: 29%

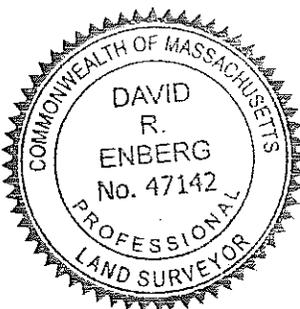
PLAN

SCALE: 1" = 20'

I HEREBY CERTIFY THAT THE EXISTING DWELLING SHOWN
 HEREON IS LOCATED AS IT EXISTED ON THE GROUND
 AS OF 9-13-07.

DATE 9-17-07 PLS. Jed N. Roy

DRAWN BY: MAP
 C16722.dwg



Coastal Engineering Co., Inc. © 2007

COASTAL
ENGINEERING
COMPANY, INC.
 260 Cranberry Hwy. Orleans, MA 02653
 508.255.6511 Fax: 508.255.6700

PLOT PLAN OF LAND
 FOR
WORKSHOP APD
 NANTUCKET, MA

25 LILY STREET

SHEET NO.

C1.4.1

PROJECT NO.

C16722.00

SCALE

AS NOTED

DATE

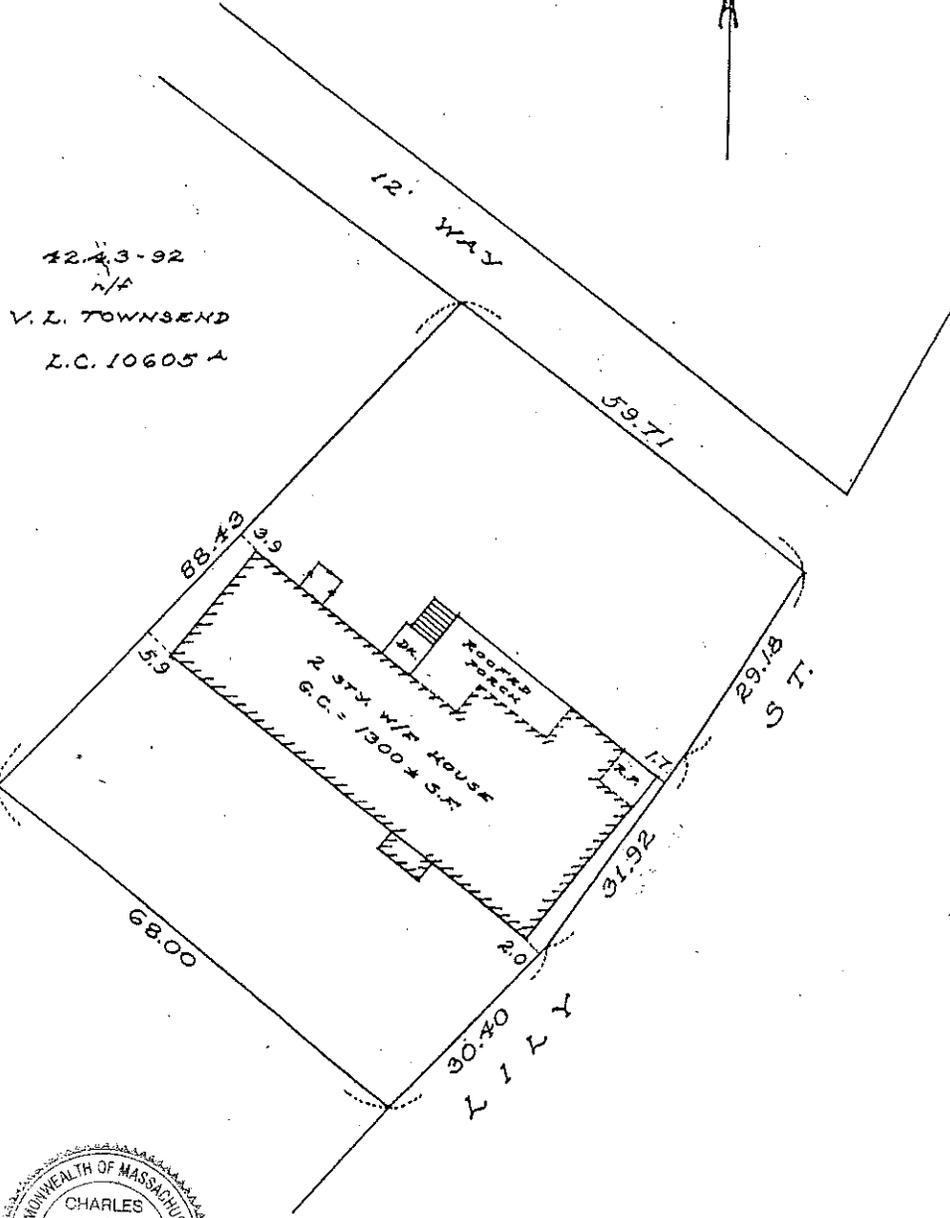
9-17-07

ZONING CLASSIFICATION: R-04..

EXISTING:

MIN. AREA: 5000 S.F.
MIN. FRONTAGE: 50 FT.
FRONT YARD S.B.: NONE
REAR & SIDE S.B.: 5 FT.
GROUND COVER (%): 50%

5916 ± S.F.
SEE PLAN



I CERTIFY, AS OF RECORD MAP NO. 42.43-92, THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

Charles W. Hart

PROFESSIONAL LAND SURVEYOR

BUILDING LOCATION PLAN OF LAND IN NANTUCKET, MASS.

SCALE: 1" = 20' DATE: 8-1-02

Owner: JOANNE T. LAWRENCE GRAY.
Deed: 449-99 CWH PLAN TO BE RECORDED
Locus: 32.4117 ST.

CHARLES W. HART & ASSOCIATES, Inc.
SANFORD BOAT BUILDING
49 SPARKS AVENUE
NANTUCKET, MASS. 02554

(508) 223-8910

H-4424

ASSESSOR MAP: 42.43, PARCEL: 40. NOT TO BE RECORDED.



2015 00001417

Bk: 1484 Pg: 161 Page: 1 of 4
 Doc: DECISIO 05/28/2015 02:21



**TOWN OF NANTUCKET
 ZONING ADMINISTRATOR
 NANTUCKET, MASSACHUSETTS 02554**

Date: April 24, 2015

To: Parties in Interest and Others concerned with the Decision of
 The Zoning Administrator in the Application of the following:

Application No: ZA 09-15 *

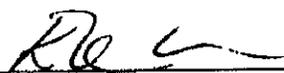
Owner/Applicant: Joan M. Parkos Moran, as Trustee of the Joan
 M. Parkos Moran 1994 Revocable Declaration of Trust &
 Timothy J. Moran, as Trustee of the Timothy J. Moran
 Revocable Declaration of Trust

* PLEASE MARGINALLY NOTE THIS DECISION in Book 1463, Page 145

Enclosed is the Decision of the Zoning Administrator which has this day
 been filed with the office of the Nantucket Town Clerk.

An Appeal from this Decision to the Zoning Board of Appeals may be
 taken pursuant to Nantucket Zoning Bylaw Section 139-29.C. (3)

Any action appealing the Decision must be brought by filing a notice of
 appeal, specifying the grounds thereof, with the Town Clerk, pursuant
 to Nantucket Zoning Bylaw Section 139-29.C. (6)


 Eleanor Weller Antonietti,
 Zoning Administrator

cc: Town Clerk
 Building Commissioner/Zoning Enforcement Officer

**TOWN OF NANTUCKET
NANTUCKET ZONING ADMINISTRATOR
2 Fairgrounds Road
Nantucket, Massachusetts 02554**

1A Lily Street
Assessor's Map 42.3.4 Parcel 90
Residential Old Historic (ROH)

Book 1410, Page 272
Plan Book 12, Page 50

DECISION:

1. Upon review of the Application submitted by the Applicant, the Zoning Administrator determined pursuant to Nantucket Zoning By-Law § 139-33.A(1)(b) that the proposed alteration, extension, and structural change to the pre-existing non-conforming structure do not increase its non-conforming nature.
2. The Applicant proposes to alter previously granted administrative relief in order to allow demolition and re-construction of a portion of the pre-existing nonconforming dwelling within the existing footprint. Prior relief, granted in ZA Decision No. 18-14, recorded in Book 1463, Page 145 with the Nantucket Registry of Deeds, granted approval to elevate the entire structure, remove and replace a failed foundation, and set the structure back down on the new foundation without any change to the footprint. The proposed and approved work included an approximate three (3) foot increase in roof ridge height of the southern mass, resulting in a vertical extension of the southerly side yard setback intrusion which will be no closer to the side yard lot lines than the existing structure. The structure is sited within the side and rear yard setbacks. The proposed alterations have been granted Historic District Commission approval by virtue of Certificate of Appropriateness No. 62106.
3. In the process of performing the approved work, the walls of the southern mass, which were to be vertically extended, proved to be structurally insufficient to support the load due to rotten load-bearing studs, previously concealed by interior and exterior sheathing. This unforeseen circumstance led to the unavoidable demolition of the structurally unsound walls to allow for reconstructed walls which would adequately support the additional height of this portion of the dwelling. The overall result of the reconstruction remains unchanged from that approved in the prior decision. However, the relief granted requires modification to reflect the partial demolition and reconstruction as it pertains specifically to the southern mass of the dwelling.
4. The Locus, as shown on plot plan entitled, "Mortgage Plot Plan; Nantucket, MA.; 1A Lily Street", prepared by J. Marcklinger & Associates, Inc., dated September 17, 2013, a reduced copy of which is attached herewith as "Exhibit A", is an undersized lot of record in the Residential Old Historic zoning district. It is pre-

existing nonconforming with respect to lot area, having a lot size of 2,619 square feet where the minimum required lot size is 5,000 square feet, and with respect to frontage, having 18.65 feet of frontage where fifty (50) feet of frontage is required. It contains a 516 square foot dwelling with a total ground cover ratio of about 19.7%, where 50% is allowed. The dwelling is sited as close as 1.9 feet from the southwestern side yard lot line, 1.6 feet from the northern side yard lot line, and 2.2 feet from the easterly rear yard lot line where the required side and rear yard setbacks are five (5) feet. The premises contain one parking space where one (1) is required. These nonconformities pre-exist the 1972 adoption of Nantucket's Zoning By-law.

- 5. Although the height of the southern mass of the structure would increase within the required five (5) foot setback area, it would come no closer to the southern side yard lot line than the existing structure. Therefore, because the proposed alterations, including demolition and reconstruction of a portion of the southern mass, will not result in an increase to the pre-existing non-conforming side yard setback, the Zoning Administrator finds that the proposed work will not increase the pre-existing nonconforming nature of the Locus.

Eleanor Weller Antonietti

 Eleanor Weller Antonietti
 Zoning Administrator

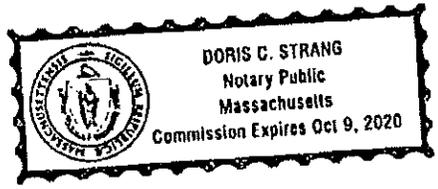
ATTEST: A TRUE COPY
[Signature]
 NANTUCKET TOWN CLERK

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss
 On the 24 day of April, 2015, before me, the undersigned notary public, personally appeared Eleanor Weller Antonietti, the above-named Zoning Administrator of Nantucket, Massachusetts, personally known to me to be the person whose name is signed on the preceding document, and acknowledged that she signed the foregoing instrument voluntarily for the purposes therein expressed.

Doris C. Strang

 Notary Public:



My Commission Expires:
 I CERTIFY THAT 20 DAYS HAVE ELAPSED AFTER THE DECISION WAS FILED IN THE OFFICE OF THE TOWN CLERK, AND THAT NO APPEAL HAS BEEN FILED PURSUANT TO GENERAL LAWS 40A, SECTION 11.
[Signature] TOWN CLERK

MAY 26 2015



2014 00003588

Bk: 1463 Pg: 145 Page: 1 of 8
Doc: DECISIO 12/11/2014 10:26



RECEIVED
NOV 10 10 57 2 AM
TOWN OF NANTUCKET
ZONING ADMINISTRATOR
NANTUCKET, MASSACHUSETTS 02554

Date: November 10, 2014

To: Parties in Interest and Others concerned with the Decision of
The Zoning Administrator in the Application of the following:

Application No: ZA 18-14

Owner/Applicant: Joan M. Parkos Moran, as Trustee of the Joan
M. Parkos Moran 1994 Revocable Declaration of Trust &
Timothy J. Moran, as Trustee of the Timothy J. Moran
Revocable Declaration of Trust

Enclosed is the Decision of the Zoning Administrator which has this day
been filed with the office of the Nantucket Town Clerk.

An Appeal from this Decision to the Zoning Board of Appeals may be
taken pursuant to Nantucket Zoning Bylaw Section 139-29.C.(3)

Any action appealing the Decision must be brought by filing a notice of
appeal, specifying the grounds thereof, with the Town Clerk, pursuant
to Nantucket Zoning Bylaw Section 139-29.C.(6)


Eleanor Weller Antonietti,
Zoning Administrator

cc: Town Clerk
Building Commissioner/Zoning Enforcement Officer

**TOWN OF NANTUCKET
NANTUCKET ZONING ADMINISTRATOR
2 Fairgrounds Road
Nantucket, Massachusetts 02554**

1A Lily Street
Assessor's Map 42.3.4 Parcel 90
Residential Old Historic (ROH)

Book 1410, Page 272
Plan Book 12, Page 50

DECISION:

1. Upon review of the Application submitted by the Applicant, the Zoning Administrator determined pursuant to Nantucket Zoning By-Law § 139-33.A(1)(b) that the proposed alteration, extension, and structural change to the pre-existing non-conforming structure do not increase its non-conforming nature.
2. The Applicant proposes to alter the pre-existing nonconforming dwelling within the existing footprint. The structure is sited within the side and rear yard setbacks. The work consists of raising the structure to remove and replace a failed foundation. The structure will be set back down on the new foundation without any change to the footprint. The roof ridge height of the southern mass of the structure will be raised by approximately three (3) feet. This alteration, while resulting in a vertical extension of the southerly side yard setback intrusion, will be no closer to the side yard lot lines than the existing structure. The proposed alterations have been granted Historic District Commission approval by virtue of Certificate of Appropriateness No. 62106.
3. The Locus, as shown on plot plan entitled, "Mortgage Plot Plan; Nantucket, MA.; 1A Lily Street", prepared by J. Marcklinger & Associates, Inc., dated September 17, 2013, a reduced copy of which is attached herewith as "Exhibit A", is an undersized lot of record in the Residential Old Historic zoning district. It is pre-existing nonconforming with respect to lot area, having a lot size of 2,619 square feet where the minimum required lot size is 5,000 square feet, and with respect to frontage, having 18.65 feet of frontage where fifty (50) feet of frontage is required. It contains a 516 square foot dwelling with a total ground cover ratio of about 19.7%, where 50% is allowed. The dwelling is sited as close as 1.9 feet from the southwestern side yard lot line, 1.6 feet from the northern side yard lot line, and 2.2 feet from the easterly rear yard lot line where the required side and rear yard setbacks are five (5) feet. The premises contain one parking space where one (1) is required. These nonconformities pre-exist the 1972 adoption of Nantucket's Zoning By-law.
4. Although the height of the southern mass of the structure would increase within the required five (5) foot setback area, it would come no closer to the southern side yard lot line than the existing structure. Therefore, because the proposed

alterations, as shown on four sheets of the proposed site plans approved by the Historic District Commission with Certificate of Appropriateness No. 62106 entitled, "Moran Residence; 1A Lily St.", a reduced copy of which is attached herewith as "Exhibit B", will not result in an increase to the pre-existing non-conforming side yard setback, the Zoning Administrator finds that the proposed work will not increase the pre-existing nonconforming nature of the Locus.

Eleanor Weller Antonietti

Eleanor Weller Antonietti
Zoning Administrator

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss

On the 10th day of November, 2014, before me, the undersigned notary public, personally appeared Eleanor Weller Antonietti, the above-named Zoning Administrator of Nantucket, Massachusetts, personally known to me to be the person whose name is signed on the preceding document, and acknowledged that she signed the foregoing instrument voluntarily for the purposes therein expressed.

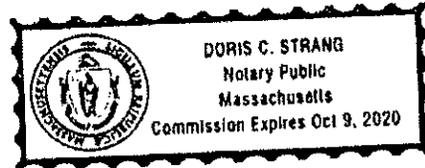
Doris C. Strang

Notary Public:

My Commission Expires: 10/09/2020

DEC 1 2014

I CERTIFY THAT 20 DAYS HAVE ELAPSED AFTER THE DECISION WAS FILED IN THE OFFICE OF THE TOWN CLERK, AND THAT NO APPEAL HAS BEEN FILED, PURSUANT TO GENERAL LAWS 40A, SECTION 11



TOWN CLERK

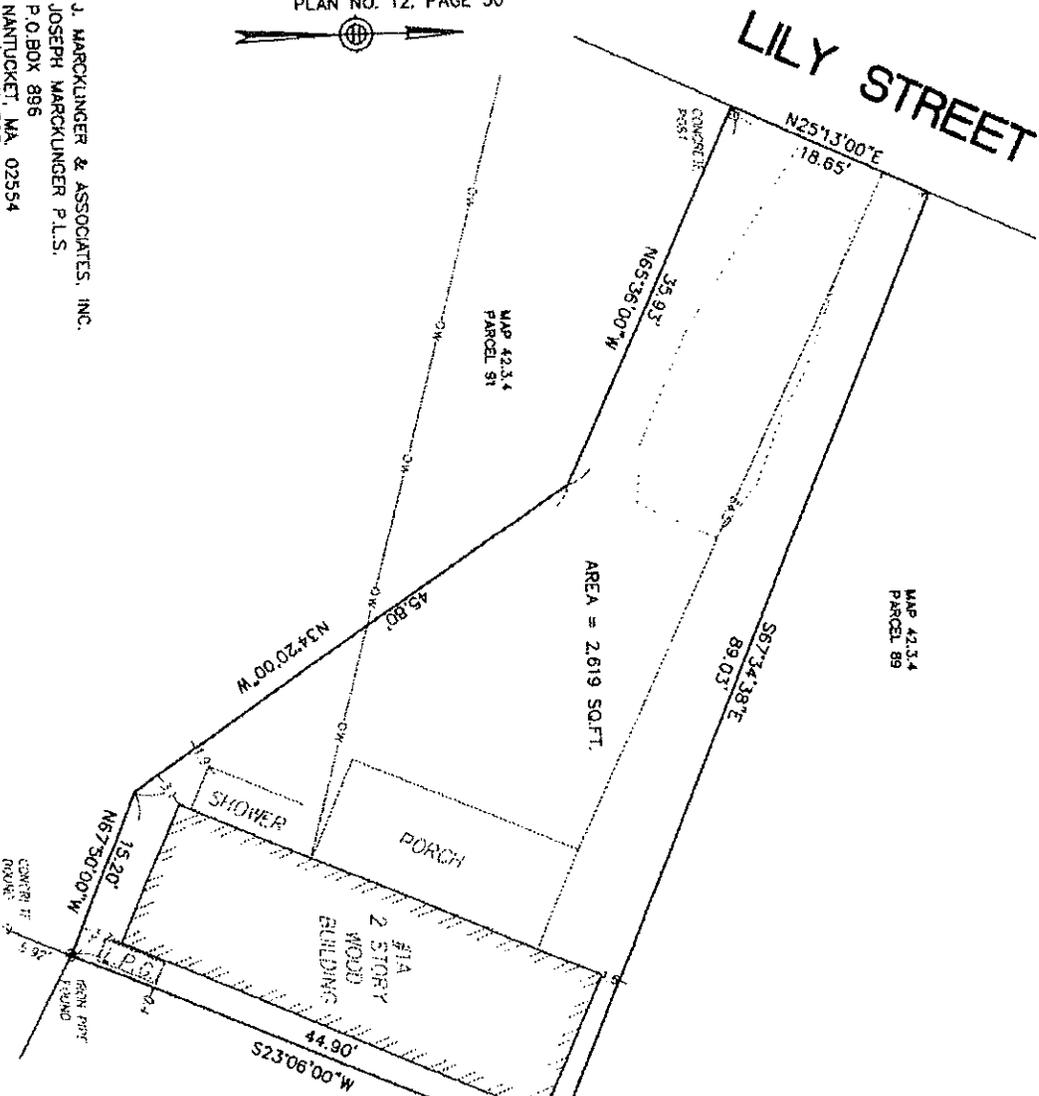
Doris C. Strang

ATTEST A TRUE COPY

Doris C. Strang
NANTUCKET TOWN CLERK

PLAN NO. 12, PAGE 50

J. MARCKLUNGER & ASSOCIATES, INC.
JOSEPH MARCKLUNGER P.L.S.
P.O. BOX 886
NANTUCKET, MA 02554
(310) 945-7054



AREA = 2,619 SQ.FT.

MAP 42.3.4
PARCEL 89

MAP 42.3.4
PARCEL 84

"MORTGAGE" PLOT PLAN

NANTUCKET, MA.
1A LILY STREET
(NANTUCKET COUNTY)

ASSESSORS MAP 42.3.4, PARCEL 90
DEED BOOK 963, PAGE 226 PLAN BOOK 12, NO. 50
PREPARED FOR: RICHARD J. GLIDDEN, TRUSTEE
1A LILY STREET TRUST
SCALE: 1 IN. = 10 FT
SEPTEMBER 17, 2013

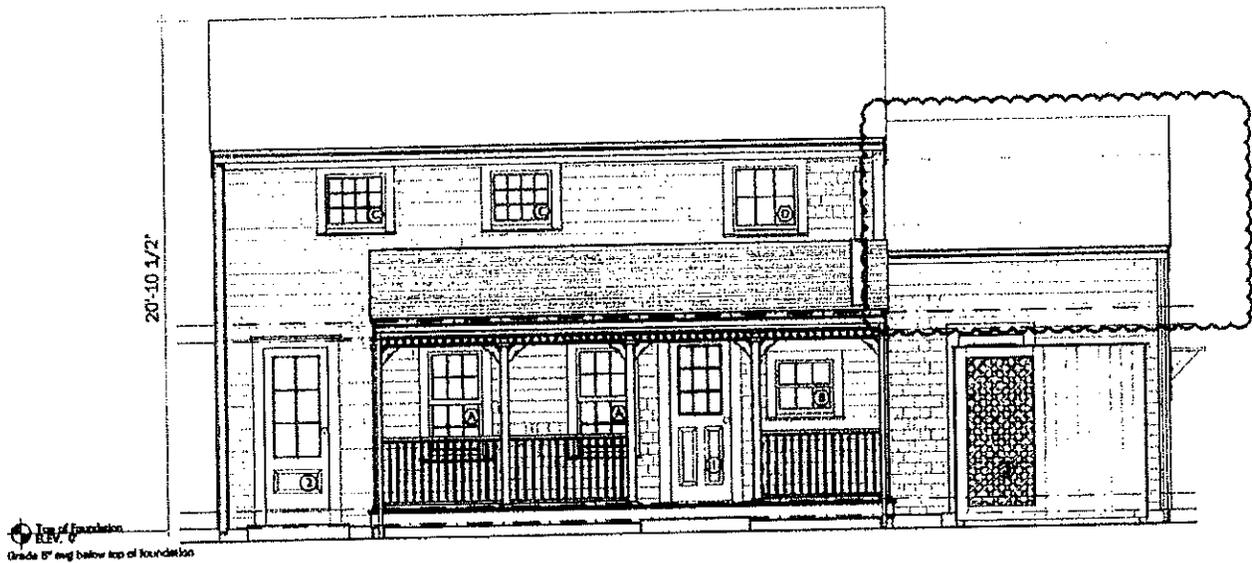
ZONING CLASSIFICATION: ROH
MINIMUM LOT SIZE = 5,000 SQ. FT.
MINIMUM FRONTAGE = 50 FT.
FRONT YARD SETBACK = 0 FT.
REAR YARD SETBACK = 5 FT.
SIDE YARD SETBACK = 5 FT.
GROUND COVER RATIO = 50%
EXISTING GROUND COVER RATIO = 19.7%

I CERTIFY THAT THE BUILDING IS
LOCATED AS SHOWN HEREON AND
THE SITE IS SITUATED IN "ZONE C"
AS SHOWN ON F.E.M.A. MAP SHEET 0011 D,
COMMUNITY PANEL #25203000-110

JOSEPH E. MARCKLUNGER P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF MASSACHUSETTS
DATE:



EXHIBIT A

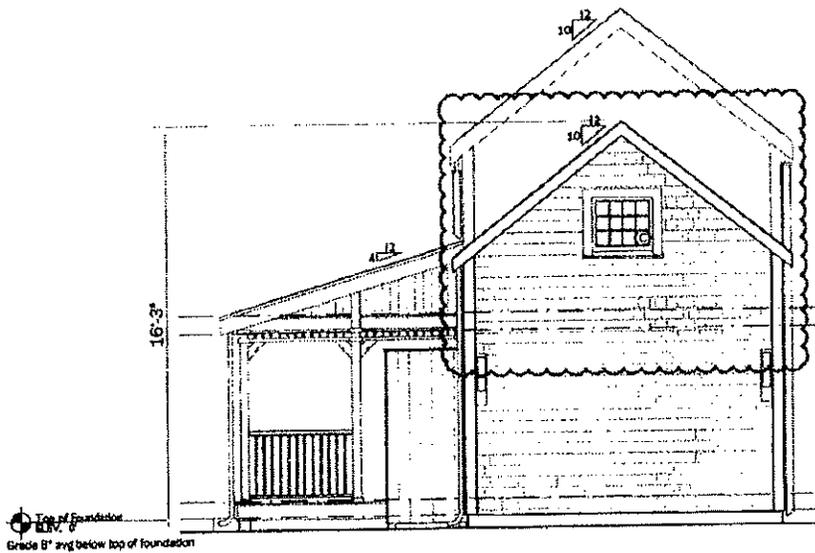
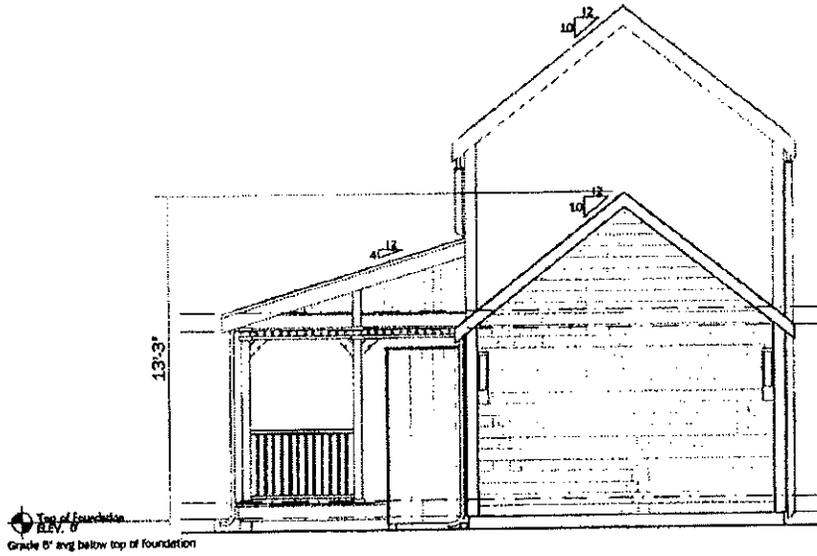


Moran Residence
1A Lily St
Nantucket, MA 02554

West Elevation
existing and proposed

HDC New Business
8-6-2014

"EXHIBIT B"(2)

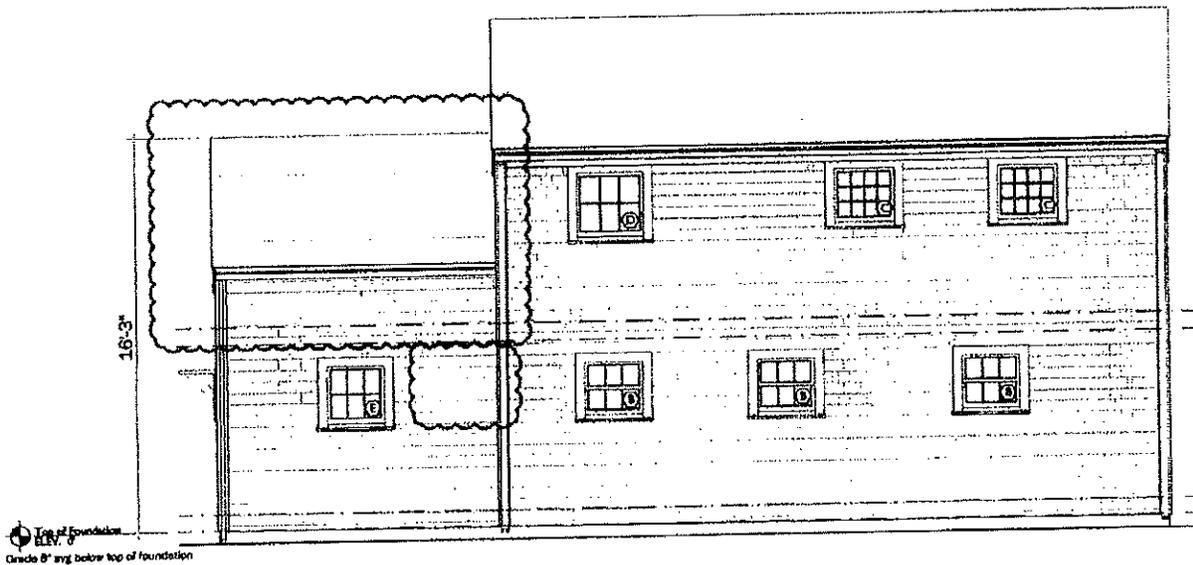
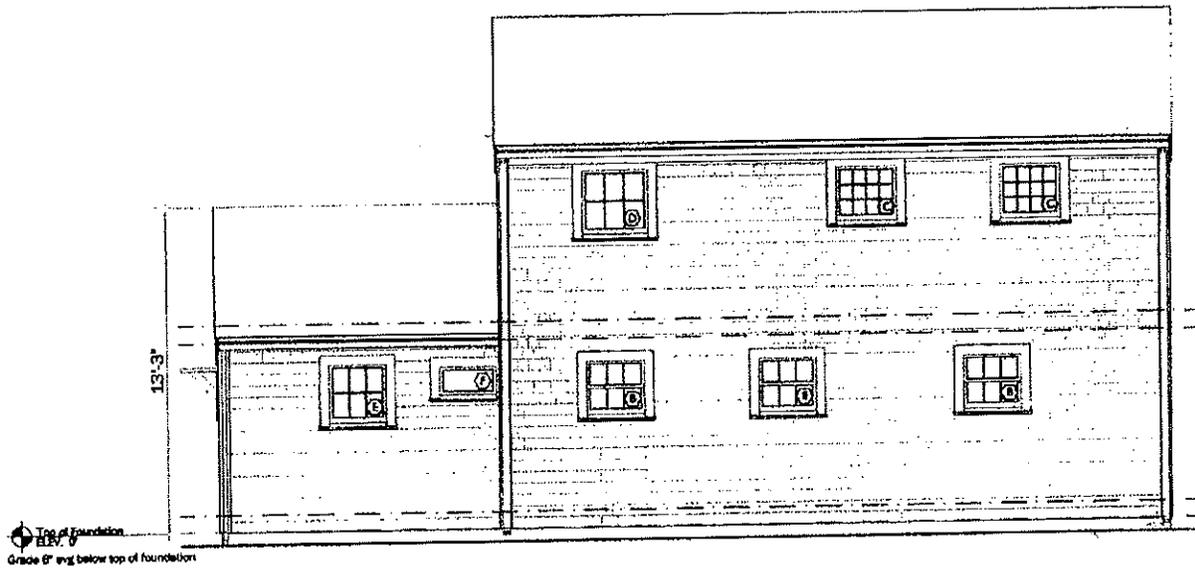


Moran Residence
1A Lily St
Nantucket, MA 02554

South Elevation
existing and proposed

HDC New Business
8-6-2014

"EXHIBIT B"

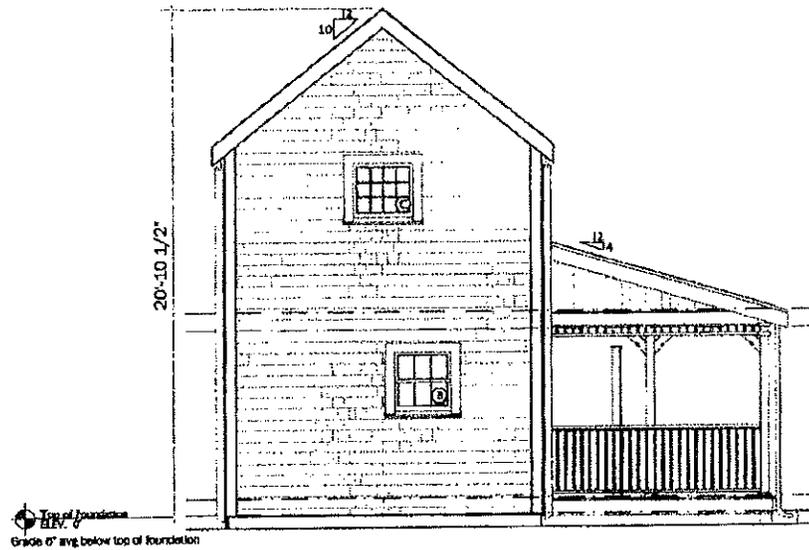
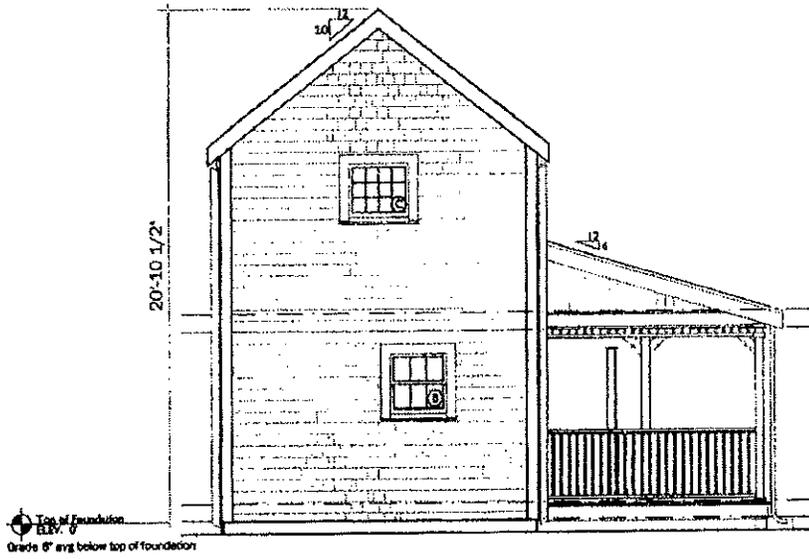


Moran Residence
1A Lily St
Nantucket, MA 02554

East Elevation
existing and proposed

HDC New Business
8-6-2014

"EXHIBIT B"



NANTUCKET COUNTY Received & Entered
Attest: Jennifer H. Ferrarini, Registrar of Deeds

Moran Residence
1A Lily St
Nantucket, MA 02554

North Elevation
existing and proposed

HDC New Business
8-6-2014

BOOK 0384 PAGE 275
TOWN OF NANTUCKET



BOARD OF APPEALS

NANTUCKET, MASSACHUSETTS 02554

Date: March 11, 1992

CERTIFICATE OF GRANTING OF ~~XXXXXXXXXXXX~~ SPECIAL PERMIT
(Massachusetts General Laws, Chapter 40A, Section 11)

The BOARD OF APPEALS of the TOWN OF NANTUCKET, hereby certifies that a ~~XXXXXXXXXXXX~~ SPECIAL PERMIT has been GRANTED:

To: (Owner/Applicant) CHARLES DOUGLAS (009-92)

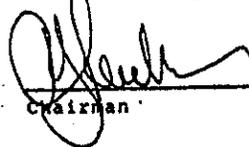
Address: Apartment 7J 320 Central Park West, NYC, NY 10025

affecting the rights of the Owner/Applicant with respect to land or building at: 13 Lily Street, Assessor's Map 42.3.4, Parcel 9,

Deed Reference: 133, 436

And the BOARD OF APPEALS further certifies that the attached Decision is a true and correct copy of its Decision GRANTING the ~~XXXXXXXXXXXX~~ SPECIAL PERMIT and that copies of the Decision and of all plans referred to in the Decision have been filed with the Planning Board and the Town Clerk.

The BOARD OF APPEALS calls to the attention of the Owner/Applicant that General Laws, Chapter 40A, Section 11 (last paragraph) provides that no ~~XXXXXXXXXXXX~~ SPECIAL PERMIT, or any EXTENSION, MODIFICATION or RENEWAL thereof, shall take effect until (a) a copy of the Decision is certified by the Town Clerk that TWENTY (20) days have elapsed after the Decision has been filed in the office of the Town Clerk and no appeal has been filed (or, if such appeal has been filed, that it has been dismissed or denied) and (b) the certified copy is recorded in the Registry of Deeds for the County of Nantucket and indexed in the grantor index under the name of the Owner of Record or is recorded and noted on the Owner's Certificate of Title. The fee for such recording or registering shall be paid by the Owner/Applicant.


Chairman


Clerk

BOOK 0384 PAGE 276

ZONING BOARD OF APPEALS
14 South Water Street
Nantucket, Mass. 02554

Map 42.3.4
parcel 9
ROH

13 Lily Street
133/436

At a Public Hearing of the ZONING BOARD OF APPEALS held at 1:00 P.M., Friday, February 7, 1992, in the Town and County Building, Broad Street, Nantucket, Massachusetts, on the Application of CHARLES DOUGLAS, Apt. TJ, 320 Central Park West, New York, NY 10025, Board of Appeals File No. 009-92, the Board made the following Decision:

1. Applicant is seeking relief by Special Permit under §139-33A to allow alteration or extension of a structure said to be pre-existing and nonconforming on a lot nonconforming as to lot area. The structure is nonconforming as to side yard setback being 2.01 feet from the lot line abutting Snake Alley; a 5 foot side yard setback is required in the district. The lot contains 4,650± S.F.; the minimum lot area allowed in the district is 5,000 S.F. The proposed addition is 396± S.F., to be located on the site of an existing porch, which will be removed, and will not come closer to the lot line than the existing structure. The premises are located at 13 LILY STREET, Assessor's Map 42.3.4, parcel 9. The property is zoned ROH.
2. The Decision is based on the Application and materials submitted with it, the testimony and evidence presented at the hearing, a letter in support of the Application, and a favorable recommendation from the Planning Board.
3. Applicant presented evidence that the structure on the lot is pre-existing nonconforming structure on a nonconforming undersized lot, and that the structure encroaches on the required side yard setback abutting Sunset Pass a/k/a Snake Alley as specified in paragraph 1. The Applicant plans to enclose an area now occupied by a patio with lattice covering.
4. By unanimous vote (Williams, Waine, O'Mara, Dooley, and Mitchell in favor) the Board finds that the structure and uses are valid pre-existing nonconforming structures and uses and that the proposed alteration will not further encroach on the setback and will not be substantially more detrimental to the neighborhood than the existing structure and uses, and the Board GRANTS the Special Permit requested under §139-33A to allow the proposed alteration substantially in compliance with the plans in the file, marked Exhibit A, which were submitted by the Applicant, upon the following condition:
 - A. The alteration shall not further encroach on the setback abutting Sunset Pass of 2.01 feet.

BOOK 0384 PAGE 277

Application No. 009-92

Decision

Date: March 11, 1992

Linda F. Williams
Linda F. Williams

Dale Waine
Dale Waine

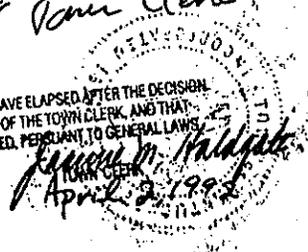
Michael O'Mara
Michael O'Mara

Peter Dooley
Peter Dooley

Kate Mitchell
Kate Mitchell

Rec'd 3-11-92 RJC
Asst Town Clerk

I CERTIFY THAT 20 DAYS HAVE ELAPSED AFTER THE DECISION
WAS FILED IN THE OFFICE OF THE TOWN CLERK, AND THAT
NO APPEAL HAS BEEN FILED PURSUANT TO GENERAL LAWS
40A, SECTION 11



NANTUCKET COUNTY
Received and Entored
APR 02 1992 11:55AM
Attest Sandra M. Chadwick
Register

BOOK 0438 PAGE 072



TOWN OF NANTUCKET
BOARD OF APPEALS

NANTUCKET, MASSACHUSETTS 02554

Date: January 14, 1994

CERTIFICATE OF GRANTING OF ~~VARIANCE~~ SPECIAL PERMIT
(Massachusetts General Laws, Chapter 40A, Section 11)

The BOARD OF APPEALS of the TOWN OF NANTUCKET, hereby certifies that a ~~VARIANCE~~ SPECIAL PERMIT has been GRANTED:

To: (Owner/Applicant) CATHERINE CONOVER (113-93)

Address: 1666 Connecticut Avenue, N.W., Suite 300, Washington, D.C. 20009

affecting the rights of the Owner/Applicant with respect to land or building at: 14 Lily Street, Assessor's Map 42.4.3, Parcel 45, as shown in Plan Book 35, Page 16, Lot 2

Deed Reference: 374/308

And the BOARD OF APPEALS further certifies that the attached Decision is a true and correct copy of its Decision GRANTING the ~~VARIANCE~~ SPECIAL PERMIT and that copies of the Decision and of all plans referred to in the Decision have been filed with the Planning Board and the Town Clerk.

The BOARD OF APPEALS calls to the attention of the Owner/Applicant that General Laws, Chapter 40A, Section 11 (last paragraph) provides that no ~~VARIANCE~~ SPECIAL PERMIT, or any EXTENSION, MODIFICATION or RENEWAL thereof, shall take effect until (a) a copy of the Decision is certified by the Town Clerk that TWENTY (20) days have elapsed after the Decision has been filed in the office of the Town Clerk and no appeal has been filed (or, if such appeal has been filed, that it has been dismissed or denied) and (b) the certified copy is recorded in the Registry of Deeds for the County of Nantucket and indexed in the grantor index under the name of the Owner of Record or is recorded and noted on the Owner's Certificate of Title. The fee for such recording or registering shall be paid by the Owner/Applicant.

Robert W. Davis
Chairman

[Signature]
Clerk

BOOK 0438 PAGE 073

TOWN OF NANTUCKET

BOARD OF APPEALS

NANTUCKET, MASSACHUSETTS 02554



Date: January 14, 1994

To: Parties in Interest and Others concerned with the Decision of the BOARD OF APPEALS in the Application of the following:

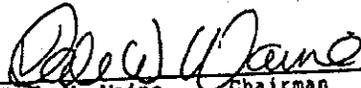
Application No.: 113-93

Owner/Applicant: CATHERINE CONOVER

Enclosed is the Decision of the BOARD OF APPEALS which has this day been filed in the office of the Nantucket Town Clerk.

An Appeal from this Decision may be taken pursuant to Section 17 of Chapter 40A, Massachusetts General Laws.

Any action appealing the Decision must be brought by filing an complaint in court within TWENTY (20) days after this day's date. Notice of the action with a copy of the complaint and certified copy of the Decision must be given to the Town Clerk so as to be received within such TWENTY (20) days.


Dale W. Waine Chairman

cc: Town Clerk
Planning Board
Building Commissioner

BOOK 0438 PAGE 074

Map 42.4.3
Parcel 45
ROH District

14 Lily Street
Deed Book 374, Page 308;
Plan Book 35, Page 16

NANTUCKET ZONING BOARD OF APPEALS
NANTUCKET, MASSACHUSETTS

DECISION:

The Board of Appeals, at a public hearing held on Friday, December 10, 1993, at 12:00 P.M. in the Town and County Building, Nantucket, Massachusetts, made the following DECISION on the application (113-93) of CATHERINE CONOVER, of 1666 Connecticut Avenue, N.W., Suite 300, Washington, D.C. 20009.

1. Applicant seeks a Variance under Nantucket Zoning By-Law Section 139-16A to validate the citing of an existing deck. The deck is cited 4.1± feet from the side yard lot line, at its closest point, in a district that requires a 5 foot side yard setback. In the alternative, Applicant seeks a Special Permit under Nantucket Zoning By-Law Section 139-33A.5 to allow the deck to be reconfigured so as to come no closer to the side yard lot line than the pre-existing non-conforming dwelling, which is located 4.4± feet from the side yard lot line at its closest point, in a district that requires a 5 foot setback. The premises are located at 14 LILY STREET, Assessor's Map 42.3.1, Parcel 45, and shown in Plan Book 35, Page 16 as Lot 2. The property is zoned RESIDENTIAL-OLD HISTORIC.

2. Our findings are based upon the application papers, plans, and representations, and testimony received at the Hearing

BOOK 0438 PAGE 075

on December 10, 1993. The Planning Staff made an unfavorable recommendation in connection with the Variance request and no recommendation in connection with the alternative Special Permit relief. The one concern expressed by an abutter was, in fact, relating to an entirely different property. No neighbors, therefore, came forward in support or in opposition to the project.

3. The Applicant states that the siting of the historic single-family residence in a manner that is not parallel to the property line with the result that the deck constructed in line with the pre-existing dwelling intrudes further into the setback area than the house itself, the topography of the lot sloping toward the Lily Pond which makes this deck a second floor deck at the rear of the house, and the de minimis nature of the intrusion into the setback (less than 1 foot) justifies the variance request. The Board finds that the statutory requirements for variance relief are not met on these facts. Accordingly, by unanimous vote, the Board hereby DENIES the requested Variance to validate the deck as presently constructed.

4. Turning to the alternative relief requested, a Special Permit under Section 139-33A.5 would allow the deck to be erected in the side yard setback area provided it is constructed no closer to the side property line than the validly grandfathered pre-existing dwelling upon a finding that the deck is not substantially more detrimental to the neighborhood than the pre-existing non-conformities. The deck operates as a natural extension of the house and it appears that it will have no

BOOK 0438 PAGE 076

detrimental effect on the neighborhood. The Applicant recognizes that relief by Special Permit will necessitate reconfiguring the deck so that no part of it is closer to the side property line than the existing house.

5. For the reasons set herein, the Board, by unanimous vote hereby finds that the deck shown on the plan, even reconfigured to be no closer to the side property line than the existing residential structure, is an intensification of the pre-existing non-conformity. The Board, by a vote of 4 in favor (Waine, Williams, Hourihan, and O'Mara) and one against (Angelastro), hereby GRANTS a SPECIAL PERMIT under 139-33A.5, finding that the deck (once reconfigured to be no closer to the side property line than the residential structure) is not substantially more detrimental to the neighborhood than the pre-existing non-conforming dwelling.

David W. Waine
David W. Waine

Linda F. Williams
Linda F. Williams

William P. Hourihan Jr
William P. Hourihan, Jr

Michael O'Mara
Michael O'Mara

Michael Angelastro



Dated: *January 14*, 1994

RECEIVED
TOWN CLERK'S OFFICE
NANTUCKET, MA 02554

JAN 14 1994

TIME: _____
CLERK: *Sandra M Chadwick*

wpc/dec93/mdpzbalily
FEB 04 1994 10:41 AM
NANTUCKET COUNTY SANDRA M CHADWICK
REC'D ENTERED ATTEST REGISTER

End of Instrument _____

BOOK 0532 PAGE 320



TOWN OF NANTUCKET
BOARD OF APPEALS
NANTUCKET, MASSACHUSETTS 02554

Date: March 19, 1997

CERTIFICATE OF GRANTING OF VARIANCE AND/OR SPECIAL PERMIT
(Massachusetts General Laws, Chapter 40A, Section 11)

The BOARD OF APPEALS of the TOWN OF NANTUCKET, hereby certify that a ~~VARIANCE and/or~~ SPECIAL PERMIT has been GRANTED:

To: (Owner/Applicant) Edward J. Meehan and Warren J. Meehan,

Trustees of Meehan Family Trust (012-97)

Address: c/o Reade and Alger, Box 2669, Nantucket, MA 02584

affecting the rights of the Owner/Applicant with respect to land or building at: 21 Lily Street, Assessor's Map 42.4.3, Parcel 89,

Plan Book 15, Page 13, Lot B

Deed Reference: 235/49

And the BOARD OF APPEALS further certifies that the attached Decision is a true and correct copy of its Decision GRANTING the ~~VARIANCE and/or~~ SPECIAL PERMIT and that copies of the Decision and of all plans referred to in the Decision have been filed with the Planning Board and the Town Clerk.

The BOARD OF APPEALS calls to the attention of the Owner/Applicant that General Laws, Chapter 40A, Section 11 (last paragraph) provides that no ~~VARIANCE and/or~~ SPECIAL PERMIT, or any EXTENSION, MODIFICATION or RENEWAL thereof, shall take effect until (a) a copy of the Decision is certified by the Town Clerk that TWENTY (20) days have elapsed after the Decision has been filed in the office of the Town Clerk and no appeal has been filed (or, if such appeal has been filed that it has been dismissed or denied) and (b) the certified copy is recorded in the Registry of Deeds for the County of Nantucket and indexed in the grantor index under the name of the Owner of Record or is recorded and noted on the Owner's Certificate of Title. The fee for such recording or registering shall be paid by the Owner/Applicant.

[Signature]

[Signature]

BOOK 0532 PAGE 321

NANTUCKET ZONING BOARD OF APPEALS
37 Washington Street
Nantucket, Massachusetts 02554

Assessor's Map 4243, Parcel 89
Deed Book 235, Page 49
Residential Old Historic

Lot B
Plan Book 15, Page 13
21 Lily Street

DECISION:

1. At a public hearing of the Nantucket Zoning Board of Appeals, on Friday, February 14, 1997, at 1:00 P.M., in the Selectmen's Meeting Room, in the Town and County Building, Broad Street, Nantucket, Massachusetts, the Board made the following decision on the application of Edward J. Meehan and Warren J. Meehan, Trustees of Meehan Family Trust, under Declaration of Trust dated August 20, 1985, recorded with Nantucket Deeds in Book 235, Page 45, Owner, and Patricia Harrington Schreiber and Phillippe S. Schreiber, Applicant, c/o Reade & Alger Professional Corporation, Post Office Box 2669, Nantucket, Massachusetts 02584, File No. 012-97:

2. Applicant requests a FINDING, pursuant to Mass. Gen. Laws c. 40A, §6, and Nantucket Zoning By-law (the "By-law") §139-33.A, that the addition of a full second story within the footprint of a structure, said to pre-exist the 1972 effective date of the By-law, will not be substantially more detrimental to the neighborhood than the existing structure. The locus is non-conforming as to ground cover, having a ground cover ratio of about 32.34%, in a district that allows a maximum ground cover ratio of 30% for this 3,540± square-foot lot, non-conforming as to lot area, where a minimum lot area of 5,000 square feet is required. In the alternative, Applicant requests a SPECIAL PERMIT under By-law §139-33.A, to allow construction of said addition, which will not increase the non-conforming nature of said lot.

The subject property (the "Locus") is located at 21 Lily Street, Assessor's Map 4243, Parcel 089, Plan Book 15, Page 13, Lot B. The property is zoned Residential Old Historic.

3. Our decision is based upon the application and accompanying materials, and representations and testimony received at our public hearing. There was no Planning Board recommendation. One neighbor, through a representative present at the hearing and two letters to the Board, voiced a concern over the effect of the height of the proposed addition on the view from the first floor of his dwelling.

4. Applicant represents that the dwelling upon the Locus has existed since a time prior to the 1972 effective date of the By-law. The height of the existing dwelling is 19± feet above grade; the height of the dwelling after the construction of the proposed addition will be 29± feet above grade. Under the By-

BOOK 0532 PAGE 322

law, height of up to 30 feet is permissible. The Applicant presented photographic evidence that most, if not all of the properties surrounding the Locus are improved by two-story residential structures.

5. Based upon the foregoing, the Board finds that the dwelling upon the Locus pre-exists the By-law; and that the proposed addition of a second story to the existing dwelling, within the existing footprint, will intensify the zoning non-conformity of the Locus in that the existing dwelling exceeds the permitted ground cover ratio of 30%. The Board further finds that the proposed addition of a second story to the existing dwelling, within the existing footprint, will not be substantially more detrimental than the existing non-conforming structure to the neighborhood and that it is in harmony with the general purpose and intent of the By-Law.

6. Accordingly, by UNANIMOUS vote, the Board votes to GRANT the requested relief by SPECIAL PERMIT under By-law 5139-33.A to allow the proposed second-story addition to the existing dwelling, within the existing footprint, upon the following condition that the addition shall be performed in substantial conformity with the plans approved by the HDC in its Certificate of Appropriateness No. 23799, or such other plans as may hereafter be approved by the HDC; provided that the height of such dwelling after the addition shall not exceed 29 feet above finished grade.

Dated: March 19, 1997

Michael J. O'Mara

Linda E. Williams

Edward S. Apple

Dale W. Waine

Nancy Sevreng

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I CERTIFY THAT 30 DAYS HAVE ELAPSED AFTER THE DECISION WAS FILED IN THE OFFICE OF THE TOWN CLERK AND NO APPEAL HAS BEEN FILED PURSUANT TO GEN. LAWS, CH. 40A, SECTION 11
Rebecca J. Collinson
TOWN CLERK

RECEIVED
TOWN CLERK'S OFFICE
NANTUCKET, MA 02554
MAR 19 1997
3:30 PM
AST
CLERK
S. BEAULIE

APR 09 1997

APR 09 1997
NANTUCKET COUNTY
REC'D ENTERED

1:45 PM
SANDRA M CHADWICK
ATTEST REGISTER

2

End of
Instrument



BOOK 0662 PAGE 108

TOWN OF NANTUCKET

BOARD OF APPEALS

NANTUCKET, MASSACHUSETTS 02554

Date: March 15, 2000

To: Parties in Interest and Others concerned with the Decision of the BOARD OF APPEALS in the Application of the following:

Application No.: 017-00

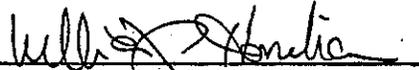
Owner/Applicant: GARRETT HEHER, TRUSTEE OF EIGHT LELY

NOMINEE TRUST

Enclosed is the Decision of the BOARD OF APPEALS which has this day been filed in the office of the Nantucket Town Clerk.

An Appeal from this Decision may be taken pursuant to Section 17 of Chapter 40A, Massachusetts General Laws.

Any action appealing the Decision must be brought by filing a complaint in court within TWENTY (20) days after this day's date. Notice of the action with a copy of the complaint and certified copy of the Decision must be given to the Town Clerk so as to be received within such TWENTY (20) days.


William P. Hourihane Jr. Chairman

cc: Town Clerk
Planning Board
Building Commissioner

PLEASE NOTE: MOST SPECIAL PERMITS AND VARIANCES HAVE A TIME LIMIT AND WILL EXPIRE IF NOT ACTED UPON ACCORDING TO NANTUCKET ZONING BY-LAW §139-301 (SPECIAL PERMITS); §139-321 (VARIANCES) ANY QUESTIONS, PLEASE CALL THE NANTUCKET ZONING BOARD OF APPEALS.

BOOK 0662 PAGE 109

TOWN OF NANTUCKET
ZONING BOARD OF APPEALS
37 WASHINGTON STREET
NANTUCKET, MA 02554

Assessors Map: 42.3.4
Parcel: 08
Residential Old-Historic

8 Lily Street
Deed Book 636, Page 338

At a Public Hearing of the NANTUCKET ZONING BOARD OF APPEALS held at 1:00 p.m., Friday, February 11, 2000 in the Conference Room, Town Annex Building, 37 Washington Street, Nantucket, Massachusetts on the Application of Bruce I. Bartlett, 8 Lily Street, Nantucket, MA 02554, Owner and for GARRETT HEHER, TRUSTEE OF EIGHT LILY NOMINEE TRUST, c/o Vaughan, Dale and Hunter, P.C., Whalers Lane, Nantucket, MA 02554, Contract Purchaser of 8 Lily Street, Nantucket, Massachusetts 02554, Board of Appeals No. 017-00, the Board made the following decision:

1. Applicant (Heher) is seeking relief by Special Permit under Nantucket Zoning By-Laws Section 139-33A(4)(a) and (b) (Alteration/expansion of a pre-existing non-conforming structure/use). Applicant proposes to renovate the secondary dwelling by reconstructing the roofline, a portion of which is located within the northerly 5 foot required side yard set back area. There would be no increase in footprint and the new roofline would come no closer to that lot line than the existing structure. The alteration would result in a structure no higher at its highest point than the existing, non-conforming structure. In addition the single story dwelling, the Lot also contains a two-story primary structure. The locus is non-conforming as to side yard set back with the subject dwelling being sited about 1.4 feet at its closest point from the northerly side yard lot line in a district that requires a minimum of five (5) feet.

The Premises is located at EIGHT LILY STREET, Assessors Map 42.3.4, Parcel 8, Deed reference 636/338. The property is owned residential old historic.

2. The Decision is based upon the Application and the material submitted with it and the testimony and evidence presented at the Hearing. The Planning Board made no recommendation, as the matter was not of planning concern. There were no letters on file from abutters in favor of or opposed to the Application. One member of the public present at the Public Hearing told the Board that it was her recollection that the renovation as proposed by the Applicant closely resembled the subject dwelling prior to an earlier renovation.

BOOK 0662 PAGE 110

3. Applicant proposes to renovate the secondary dwelling by reconstructing the roof line, a portion of which is located within the northerly side yard setback area. Applicant's counsel explained that the Premises consists of a lot of land approximately 13,712± square feet in size as improved by a two-story, wood-framed primary dwelling and a single-story, wood-framed secondary dwelling. The lot of land is dimensionally conforming in all respects. The second dwelling is non-conforming as to side yard setback being 1.4± feet, at its closest point, from the northernmost property line in a zoning district with a minimum side yard setback requirement of five (5) feet.

The Applicant, through counsel, proposes to renovate the secondary dwelling by reconstructing the roofline, a portion of which is located within the northerly side yard setback area. All of the work proposed during the renovation to the existing secondary dwelling will be done within the existing footprint and will result in a structure no higher at its highest point than the existing, non-conforming structure. The structure will remain a one (1) single story in nature.

Applicant's counsel stated that the proposed change in the roofline to the pre-existing non-conforming structure resulting in a structure no higher than the existing structure with all the work done within the existing footprint is consistent with other secondary dwellings in the neighborhood.

Applicant submitted, for consideration by the Board, elevations representing the subject cottage as it presently exists, as well as elevations depicting the cottage when renovated as proposed. Additionally, Applicant submitted to the Board color photographs of the subject cottage depicting its present configuration from all four (4) sides.

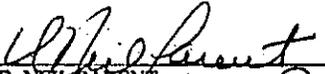
4. Therefore, the Board finds that the alteration and expansion of the structure as proposed would be an increase in the non-conforming nature of the setback intrusion in that it is increasing the height of that portion of the structure that pre-exists within the setback. In addition, the Board finds that said increase would not be substantially more detrimental to the neighborhood than the existing non-conformity by the renovation of the subject dwelling by reconstructing the roofline and north face elevation as proposed by the Applicant as it has virtually no impact on the surrounding neighborhood given there is no increase in footprint of the structure and a de-minimus change to the roofline.

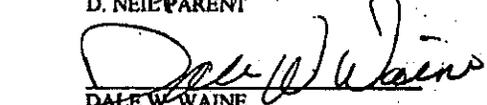
BOOK 0662 PAGE 111

5. Accordingly, by a UNANIMOUS vote, the Board GRANTS the requested Special Permit under Nantucket Zoning By-law, Section 139-33A(4)(a) and (b) to renovate the subject cottage as proposed upon the following condition:

- (a) The dwelling shall be no higher than about 15 feet 6 inches after renovation.

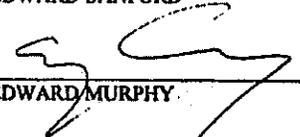
Dated: March 15, 2000
Nantucket, MA


D. NEIL PARENT


DALE W. WAINE


NANCY SEVENS

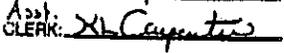
EDWARD SANFORD

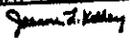

EDWARD MURPHY


MAY 30 2000
I CERTIFY THAT 20 DAYS HAVE ELAPSED AFTER THE DECISION WAS FILED IN THE OFFICE OF THE TOWN CLERK, AND THAT NO APPEAL HAS BEEN FILED, PURSUANT TO GENERAL LAWS 60A, SECTION 11

TOWN CLERK

RECEIVED
TOWN CLERK'S OFFICE
NANTUCKET, MA 02554

MAR 15 2000
TIME: 3:00 p.m.
Asst. CLERK: 

Nantucket County Received & Entered
Date: MAY 31 2000 Time: 10:35 AM
Attest:  Register of Deeds

End of
Instrument



TOWN OF NANTUCKET BOARD OF APPEALS

NANTUCKET, MASSACHUSETTS 02554



Bk: 1052 Pg: 68 Page: 1 of 5
Doc: SP 11/28/2006 09:55 AM

Date: *November 7, 2006*

To: Parties in Interest and Others concerned with the
Decision of the BOARD OF APPEALS in the Application of the
following:

Application No.: 094-06

Owner/Applicant: A. Steven Perelman

Enclosed is the Decision of the BOARD OF APPEALS which has
this day been filed in the office of the Nantucket Town
Clerk.

An Appeal from this Decision may be taken pursuant to
Section 17 of Chapter 40A, Massachusetts General Laws.

Any action appealing the Decision must be brought by
filing an complaint in court within TWENTY (20) days after
this day's date. Notice of the action with a copy of the
complaint and certified copy of the Decision must be given
to the Town Clerk so as to be received within such TWENTY
(20) days.

Nancy J. Stevens
Nancy J. Stevens, Chairman

cc: Town Clerk
Planning Board
Building Commissioner

PLEASE NOTE: MOST SPECIAL PERMITS AND VARIANCES HAVE A TIME
LIMIT AND WILL EXPIRE IF NOT ACTED UPON ACCORDING TO NANTUCKET
ZONING BY-LAW §139-30I (SPECIAL PERMITS); §139-32I (VARIANCES)
ANY QUESTIONS, PLEASE CALL THE NANTUCKET ZONING BOARD OF APPEALS.

**TOWN OF NANTUCKET
ZONING BOARD OF APPEALS
2 FAIRGROUNDS ROAD
NANTUCKET, MA 02554**

Assessor's Map 42.4.3/107
25 Lily Street
ROH

Plan Book 15, Page 106

Deed Ref: Book 1018, Page 322

DECISION:

1. At a Public Hearing of the Nantucket Zoning Board of Appeals held at 1:00 P.M., Friday, November 3, 2006, in the Conference Room, 2 Fairgrounds Road, Nantucket, MA on the Application of **A. STEVEN PERELMAN**, with a mailing address of 2 Hawthorne Way, Avon, CT 06001, Board of Appeals File No. **094-06**, the Board made the following Decision:

2. Applicant is seeking relief by **SPECIAL PERMIT** under Nantucket Zoning By-law Section 139-33A (alteration/expansion of a pre-existing, nonconforming structure/use). Applicant proposes to expand the interior living space of the existing single-family dwelling by constructing a shed dormer within the existing footprint and within the required northeasterly five-foot side yard setback area, but without coming any closer to the lot line than the existing structure. There would be other alterations made to the structure and about 62 square feet of new ground cover added that would be conforming as to ground cover and setback requirements and would not need relief from this Board. To the extent necessary, Applicant is seeking relief under the aforementioned section to allow the existing structure to be lifted off the foundation and be replaced on substantially the same location on a new foundation without making the nonconforming setback distance more nonconforming and would possibly entail a minimal height increase within the required northeasterly side yard setback area of not more than one foot due to the placement of a new foundation under the structure. The Locus is nonconforming as to lot size with the lot containing about 3,057 square feet of area in a district that requires a minimum lot size of 5,000 square feet; and as to side yard setback with the structure being sited as close as about 2'1" from the northeasterly side yard lot line in a district that requires a minimum setback of five feet.

The Premises is located at **25 LILY STREET**, Assessor's Map 42.4.3, Parcel 107, Plan Book 15, Page 106. The property is zoned Residential-Old-Historic.

2. Our Decision is based upon the application and accompanying materials, and representations and testimony received at our public hearing. There was no Planning Board recommendation, as the matter did not present any issues of planning concern. There were no letters received regarding this matter on file.

Except for the presentation of the Applicant's representative, there was no support or opposition presented at the public hearing.

3. Applicants, through counsel, stated that as part of the overall renovation of the pre-existing nonconforming single-family dwelling, it is proposed that a shed dormer be added to the second floor of the northeasterly side of the building to increase the second floor interior living space. The dormer would be placed within the existing footprint of the dwelling without coming any closer to the northeasterly side yard lot line and without raising the existing ridge height of the structure as a result of the inclusion of the dormer. The structure is clearly visible on the 1938 and 1957 aerial photographs in the Town records substantially in its present configuration and siting and is thus validly grandfathered as to siting. The other proposed renovations and addition of approximately 62 square feet of new ground cover would not create any new nonconformity and be conforming as to ground cover and setback requirements. The house would be raised up off of the foundation and a new foundation constructed under it with the house being placed back down in its current location. Applicant represented that the building elevation plans were still pending before the Historic District Commission for approval. Applicant also proposes to construct a new parking space as the lot currently provides no parking space.

4. Therefore, based upon the foregoing, the Board of Appeals finds that the addition of a shed dormer on the northeasterly side of the building as proposed would increase the nonconforming massing of the structure within the required northeasterly five-foot side yard setback area. However, the Board further finds that said increase would be de minimis in nature and would not be substantially more detrimental to the neighborhood than the existing nonconforming structure. The Board further finds that a grant of special permit relief for the proposed raising of the structure and placement back on a new foundation substantially in the same location and with substantially the same height would be consistent with previous relief granted by this Board in the same district, and would be in harmony with the general purpose and intent of the Zoning By-law, and would not be substantially more detrimental to the neighborhood than the pre-existing nonconformity. The Board expressed concern about changes in maximum height within the required northeasterly required side yard setback area due to the construction of the new foundation under the house and establishment of a benchmark for the existing height prior to the work commencing. The Applicant stated that there was no intention of raising the height and the structure was currently not in violation of the maximum ridge height allowed of 30 feet. Nevertheless, the Board felt that allowing a ridge height increase of no more than three inches to allow for the adjustment to the foundation would be appropriate and determined that such an alteration would not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

5. Accordingly, by UNANIMOUS vote, the Board GRANTS relief by Special Permit pursuant to Nantucket Zoning By-law Section 139-33A(5) to allow the extension/expansion of the dwelling unit as proposed by addition of the shed dormer within the northeasterly roof plane and to place a new foundation under the dwelling, along with other alterations and expansion of the dwelling that do

not require relief from this Board as part of the overall renovation of the structure, subject to the following conditions:

- a. The shed dormer approved hereunder shall not be larger than twelve feet in length and be of a shed dormer design;
- b. The ridge height of the dwelling unit shall not be increased more than three (3") inches above the existing ridge height as a result of the placement of the new foundation under the dwelling;
- c. There shall be no exterior construction related to this project between May 15 to September 15 of any given year;
- d. The owner shall take reasonable steps to protect the boundary line area along the northeasterly lot line during construction so as to not negatively impact the immediate abutter's property; and
- e. The re-siting of the structure shall be done in substantial conformity with the "Plan", dated October 26, 2006, prepared by Coastal Engineering Company, Inc., a reduced copy of which is attached hereto as Exhibit A.

Dated: November 7, 2006

Nancy J. Sevens
Nancy J. Sevens

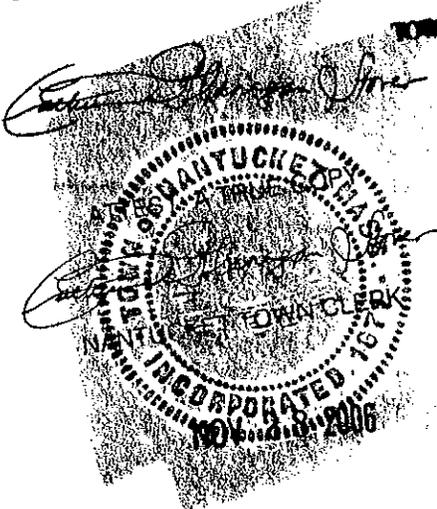
Michael J. O'Mara
Michael J. O'Mara

Edward S. Toole
Edward S. Toole

David Wiley
David Wiley

Burr Tupper
Burr Tupper

I CERTIFY THAT 20 DAYS HAVE ELAPSED AFTER THE DECISION WAS FILED IN THE OFFICE OF THE TOWN CLERK, AND THAT NO APPEAL HAS BEEN FILED, PURSUANT TO GENERAL LAWS 40A, SECTION 11



TOWN CLERK

NOV -7 2006 3:27

RECEIVED

CKA.H

COASTAL ENGINEERING COMPANY, INC.
140 Commercial Hwy, Orleans, MA 01903
Tel: 555.6511 Fax: 555.2570

NO.	DATE	REVISION
1-1-00		

PROJECT: 73 LILY STREET, NANTUCKET, MA

SHEET TITLE: WORKSHOP APP PLAN SHOWING EXISTING CONDITIONS

SCALE: AS NOTED

DATE: 9-24-06

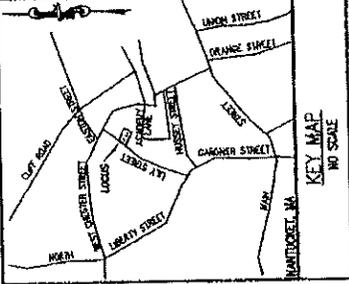
DRAWN BY: JMAP

CHECKED BY:

PROJECT NO.: C16722.00

DATE: AUGUST 2006

PLS. Mr. [Signature]



LEGEND

EXISTING

UTILITY POLE

WOOD FENCE

CENTRAL

SPOT GRADE

PLAN REFERENCES:

ASSESSORS MAP 42-4.3, PARCEL 107

PLAN BOOK 15, PAGE 116

PLAN BOOK 21, PAGE 21

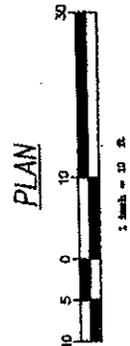
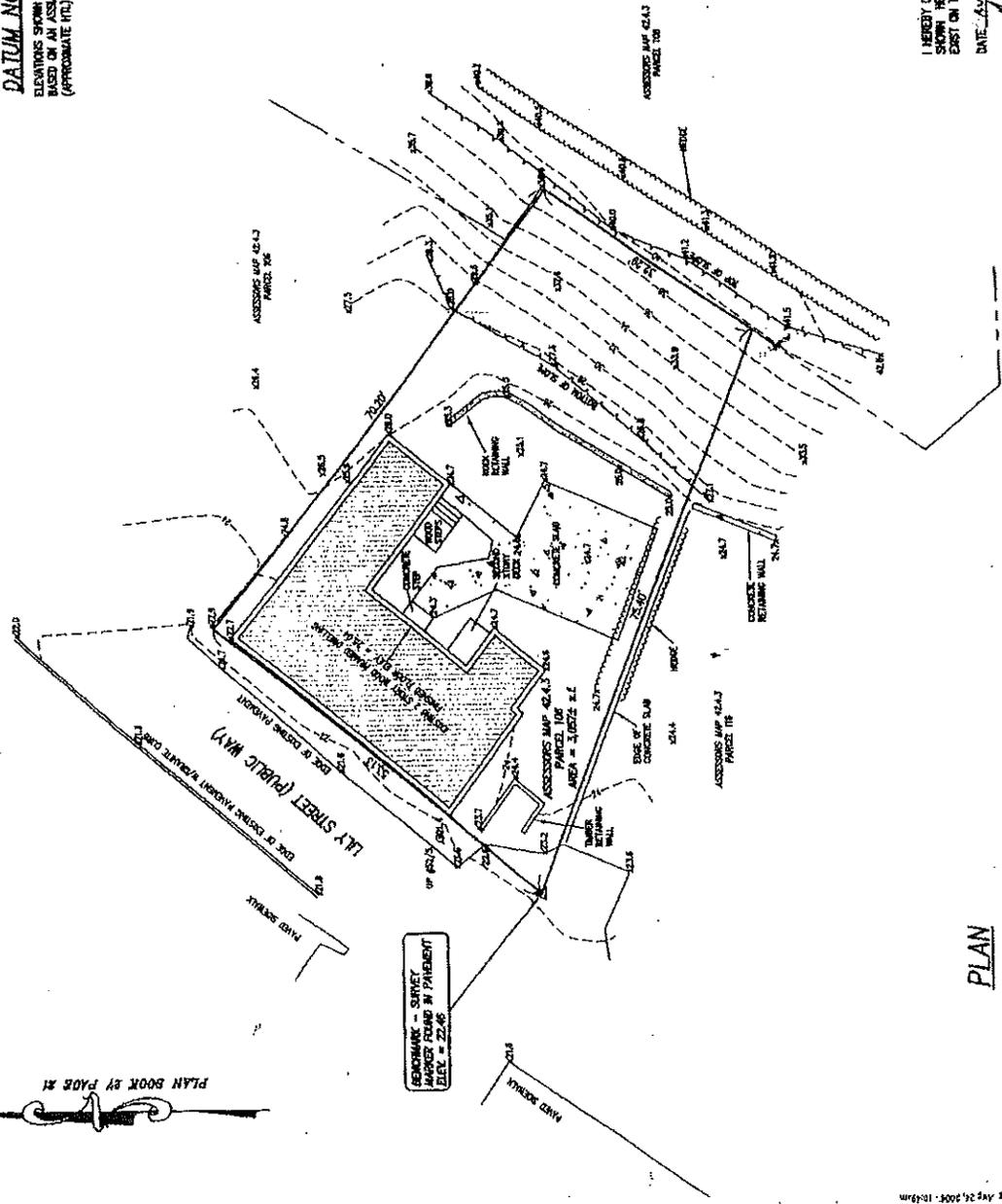
DATUM NOTE:

ELEVATIONS SHOWN HEREIN ARE BASED ON AN ASSUMED DATUM (APPROXIMATE MTL)

I HEREBY CERTIFY THAT THE CONDITIONS SHOWN HEREON ARE LOCATED AS THEY EXIST ON THE GROUND AS OF 9-19-06

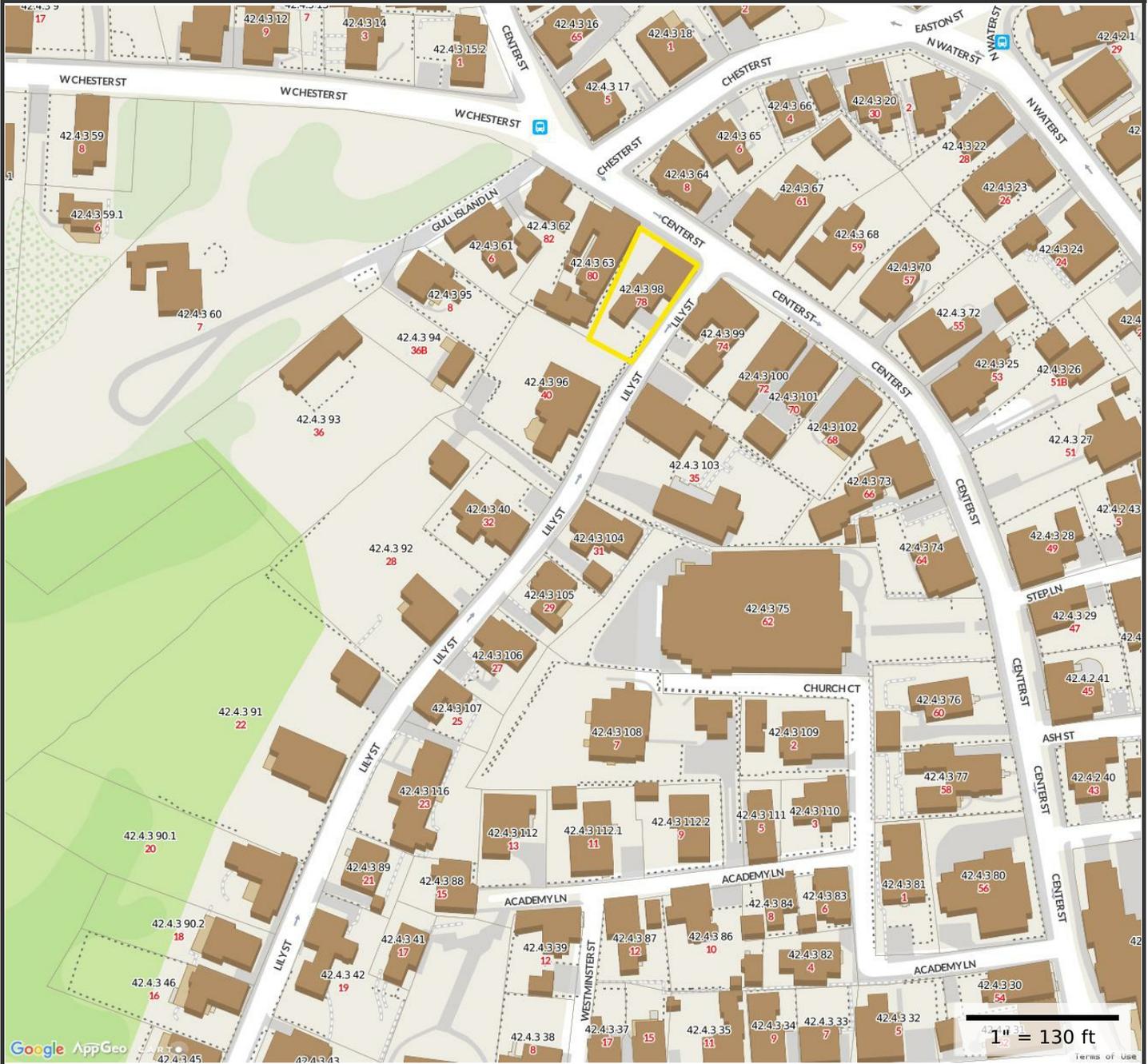
DATE: AUGUST 2006

PLS. Mr. [Signature]



NANTUCKET COUNTY Received & Entered
Attest: Jennifer H. Ferreira's Registrar of Deeds

CKA.H



Property Information

Property ID 42.4.3.98
Location 78 CENTER ST
Owner REGATTA CENTERBOARD HOLDINGS LLC

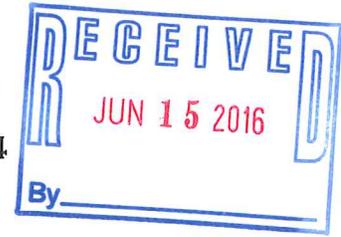


**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated December, 2014
Properties updated January, 2015

GLIDDEN & GLIDDEN, P.C.
ATTORNEYS AT LAW
P. O. BOX 1079
37 CENTRE STREET
NANTUCKET, MASSACHUSETTS 02554
508-228-0771
FAX 508-228-6205
OFFICE@GLIDDENANDGLIDDEN.COM



RICHARD J. GLIDDEN
JESSIE M. GLIDDEN BRESCHER
JOHN B. BRESCHER

JAMES K. GLIDDEN
(1917 – 2009)

June 13, 2016

Ms. Leslie Snell
Deputy Director of Planning
Planning and Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

RE: Special Permit Request
Regatta Inn, 78 Centre Street, Nantucket

Dear Leslie,

Enclosed on behalf of Inn Partners Regatta, LLC, the owner/applicant of the Locus situated at 78 Centre Street, is a request for a Special Permit relief from the Planning Board. The Applicant hereby requests the following:

1. Special Permit relief pursuant to Nantucket Zoning Bylaw Section 139-30 for uses allowed by Special Permit (139-7a). Specifically, the applicant is requesting Special Permit relief for a transient residential facility use. The Regatta Inn Guest House has been continuously in use since before the adoption of the Zoning Bylaw. However, as it is a grandfathered use, it has never received any planning or zoning board of appeals relief. Furthermore, pursuant to Nantucket Zoning Bylaw Section 139-2 – Definitions – Transient Residential Facilities are allowed by Special Permit in the Residential Old Historic (ROH) district if the Locus is 0.25 miles from the Commercial Downtown District. As such, the applicant is requesting Special Permit relief for this permitted use in the ROH.
2. Pursuant to Section 139-33, the applicant is requesting Special Permit relief in order to alter and expand the pre-existing nonconforming structure upon the Locus per the attached plans. The existing structure is preexisting nonconforming with respect to setbacks and height, being as close as 0.4 feet from the southeasterly side yard lot line and having steps approximately 0.4

feet over the front yard lot line in a zoning district that require a side yard setback of five (5) feet and a front yard setback of zero (0) feet, respectively. The structure also has a roof peak elevation of 45.7 feet in a district that that allows for a maximum height of thirty (30) feet. Said alterations to the structure will not increase the nonconforming nature of the structure because the proposed addition will be no closer to the lot lines than the existing structure, as shown on the plan enclosed as part of this application.

3. Pursuant to Section 139-18.D, relief from the requirements of the Section 139-18 (parking) of the Town Code. Specifically, the applicant is requesting a waiver of seventeen (17) spaces. Per the Section 139-18.B., the parking requirement for a “rooming, lodging, or guest house” is for 3 spaces + 1 space for every rental unit over 2. Because there are 16 rental units, 18 parking spaces are required and only one (1) is provided.
4. Minor Site Plan review pursuant to 139-23.B.

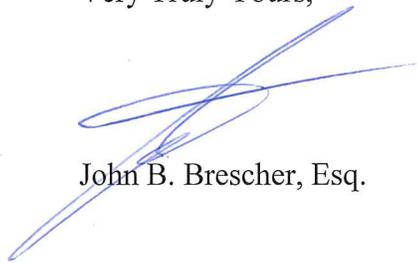
I have also enclosed the filing fee of \$250.00 made payable to the Town of Nantucket and two (2) copies of the application and supporting documentation.

Please prepare public notice for public hearing on the application at the Planning Board’s July 11, 2016 meeting.

Also please note that I reserve the right to supplement this application with further materials at a later time.

If you have any questions, please do not hesitate to contact me. Trusting you find everything in order, I remain,

Very Truly Yours,



John B. Brescher, Esq.

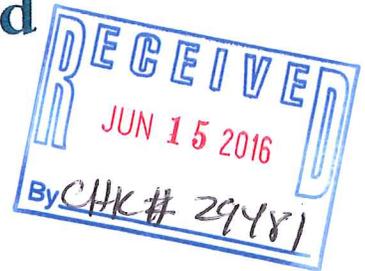
Enclosure(s)
Cc:



JUN 14 2016

Nantucket Planning Board

Application for a Special Permit



Date: 6-14-16

File #: 37-16

Name of development: _____

Owner(s) name(s): Inn Partners Regatta, LLC

Mailing address: 359 Main Street, Chatham, MA

Phone number: 228-0771 Fax number: _____ E-mail: john@gliddenandglidden.com

Applicant's name: Same

Mailing address: _____

Phone number: _____ Fax number: _____ E-mail: _____

Engineer / surveyor's name: Bracken Engineering, Inc.

Mailing address: 19 Old South Road, Nantucket, MA 02554

Phone number: 508-325-0044 Fax number: _____ E-mail: don@brackeneng.com

Location of lot(s):

Street address 78 Center Street

Tax Assessors Map 42.4.3 Parcel 98

Nantucket Registry of Deed: Plan Book 14 and Page 13 **OR**

Plan File # _____ **OR** Land Court Plan # _____ at Certificate # _____

Size of parcel: 5,557 +/- sq. ft. Zoning District: ROH

Special Permit sought: (check one)

- Cluster subdivision
- Commercial WECS
- Driveway Access/Curb Cut Special Permit
- Harbor Overlay District (HOD)
- Major Commercial Development (MCD)

- Multi-family Special Permit
- Moorlands Management District Subdivision or Construction (MMD)
- NEHOD (Neighborhood Employee Housing Overlay District)
- MRD (Major Residential Development)
- MIPOD (Mid-Island Planned Overlay District)
- Other Uses Requiring a Special Permit (specify all uses and *Nantucket Code* sections)

Section	Description
<u>139-7</u>	<u>Transient Residential Facility Use</u>
<u>139-33</u>	<u>Expansion of pre-existing nonconforming structure</u>
<u>139-18(D)</u>	<u>Parking waiver</u>
<u>139-23.B</u>	<u>Minor site plan review</u>

Specify all associated Zoning Code relief sought:

Section	Description
<u>see attached</u>	

Only the zoning relief expressly requested above will be considered as part of this application.

If applying for a Major Commercial Development, specify how the application will comply with Section 139-11 (J) of the *Zoning Code of the Town of Nantucket*, also known as the Town's Affordable Housing Effort:

Planning Board filing fee due: \$ _____

Engineering Inspection Escrow Deposit due: \$ _____

I/ we hereby certify that the applicant(s) cited above have been authorized by me/ us to file a Special Permit application with the Planning Board on property that I/ we own.

Owner(s)' Signature(s)

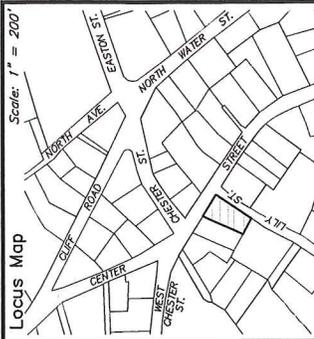
Applicant's Signature

I/we Jeff Ippoliti
John B. Brecher, the undersigned, hereby authorize _____ to act as agent(s) on my/our behalf and to make any necessary revisions on this filed application as they may be requested by the Board to meet its governing rules and guidelines.

[Signature]
Owner(s) signature(s)

Check List:

- Planning Board Special Permit abutters list – to be obtained at the Tax Assessor's office
- Completed application form entitled "Application to the Planning Board for a Special Permit"
- Application fee of \$250.00 payable to Town of Nantucket
- Abutters fee of \$6.11 per abutters payable to Pitney Bowes Reserved Funds
- Four (4) sets of mailing labels with each abutter's name and address
 - 1" x 2 5/8" size, typed labels, are preferred
 - duplicate labels are not necessary if the same owner is listed for more than one abutting property
- Completed application form
- Town Clerk's stamped application (provide 2 copies-one for Town Clerk and one for Planning Board)



- Notes**
1. LOCUS: #78 CENTER STREET MAP 42.4.3 PARCEL 98
 2. OWNER: 78 CENTRE STREET, LLC
c/o PAUL BENK
WARREN, RHODE ISLAND 02885
 3. DEED REF: Bk:1352 Pg:228
 4. PLAN REF: Bk:14 Pg:13
 5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0086-G dated 06/08/2014.
 6. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.
 7. BUILDING WAS CONSTRUCTED CIRCA 1950 PER ASSESSORS RECORDS.
 8. LOT SUBJECT TO PROTECTION UNDER ZONING B/LAW 139-35.

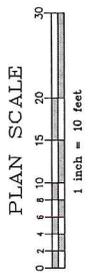
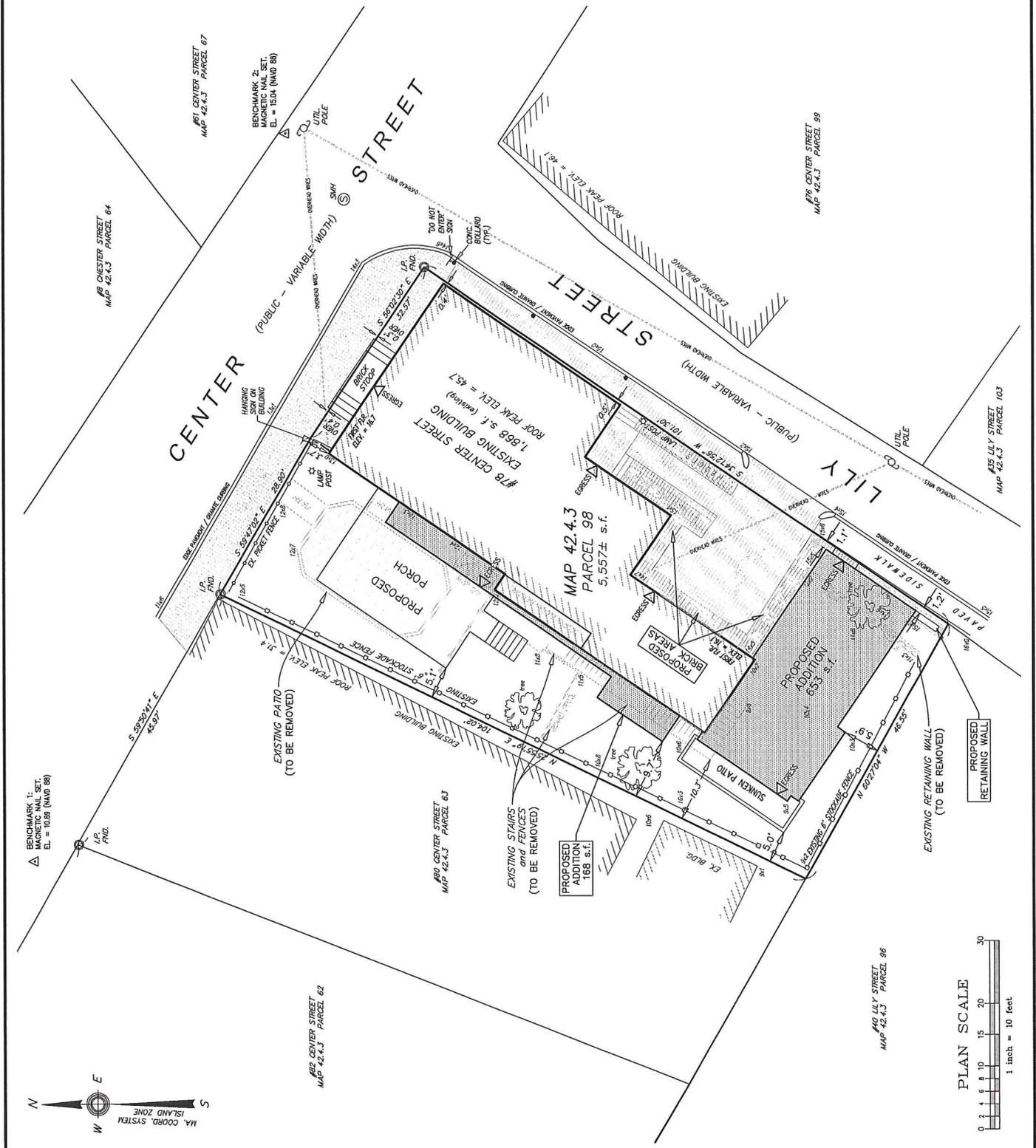
ZONE: ROH REQUIRED	EXISTING	PROPOSED
LOT AREA: 5,000 s.f.	5,557± s.f.	5,557± s.f.
FRONTAGE: 50'	60'+	60'+
FRONT YARD: 0'	0.4' OVR	0.4' OVR
SIDE/REAR YARD: 5'	0' (6' MIN)	0.4' OVR
GROUND COVER: (278± s.f.)	(289± s.f.)	(289± s.f.)
OPEN SPACE: 20% (MIN)	55%	33.9%
	(111± s.f. MIN)	(185± s.f.)

Prepared By:
BRACKEN ENGINEERING, INC.
 48 HERRING POND ROAD
 BUZZARDS BAY, MA 02532
 (PH) 508.538.0070
 (FAX) 508.533.2223
 (E) 508.535.0044
 www.brackeneng.com

PROPOSED SITE PLAN
 IN NANTUCKET, MASSACHUSETTS
 Prepared For:
78 CENTRE STREET, LLC
 #78 CENTER STREET
 MAP 42.4.3 PARCEL 98

No.	Date	Revision Description	By
1			

Date: JUNE 13, 2016
 Drawn: [Blank]
 Checked: [Blank]
 Sheet: 1 of 1



1435

The Regatta Inn
78 Centre Street
Nantucket, MA 02554



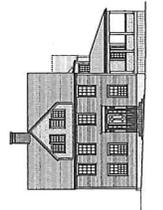
Site Plan, Locus Map

Site Information
Map # P-04
Current Zoning: 42.03 RH
Front Setback: 5 FT
Side Setback: 5 FT
Rear Setback: 5 FT
Max. Lot Area: 5,209 sq. ft.
Min. Lot Area: 1,000 sq. ft.
Proposed G.C.C.: 0.25
Lot Coverage G.C.C.: 0.25
Notes: Information for this plan was taken from the Nantucket Planning Board's records. All information is subject to change without notice. Survey data is for information only.

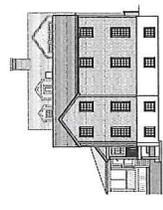
SHEET INDEX
G.1.1 Site Plan, Locus Map
A.1.1 Proposed North Elevation
A.1.2 Proposed South Elevation
A.1.3 Proposed West Elevation
A.1.4 Proposed East Elevation
A.2.1 Elevation
A.2.2 Elevation
A.2.3 Elevation

G.1.1
1435

NO OTHER PARTS OF THIS PROJECT ARE TO BE CONSIDERED VALID UNLESS THEY ARE APPROVED BY THE BOARD OF ZONING OFFICERS AND THE BOARD OF HEALTH OFFICERS. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THIS PLAN.



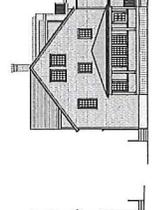
Proposed North Elevation
1/8" = 1'-0"



Proposed South Elevation
1/8" = 1'-0"



Proposed West Elevation
1/8" = 1'-0"

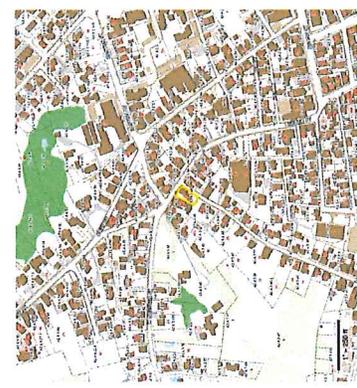


Proposed East Elevation
1/8" = 1'-0"

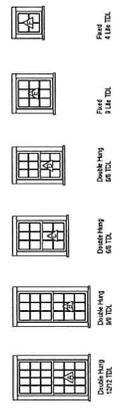
The Regatta Inn
78 Centre Street
Nantucket, MA 02554

05.02.16

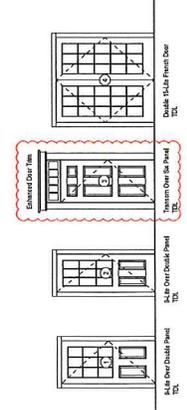
H. D. C. Approval Through Staff



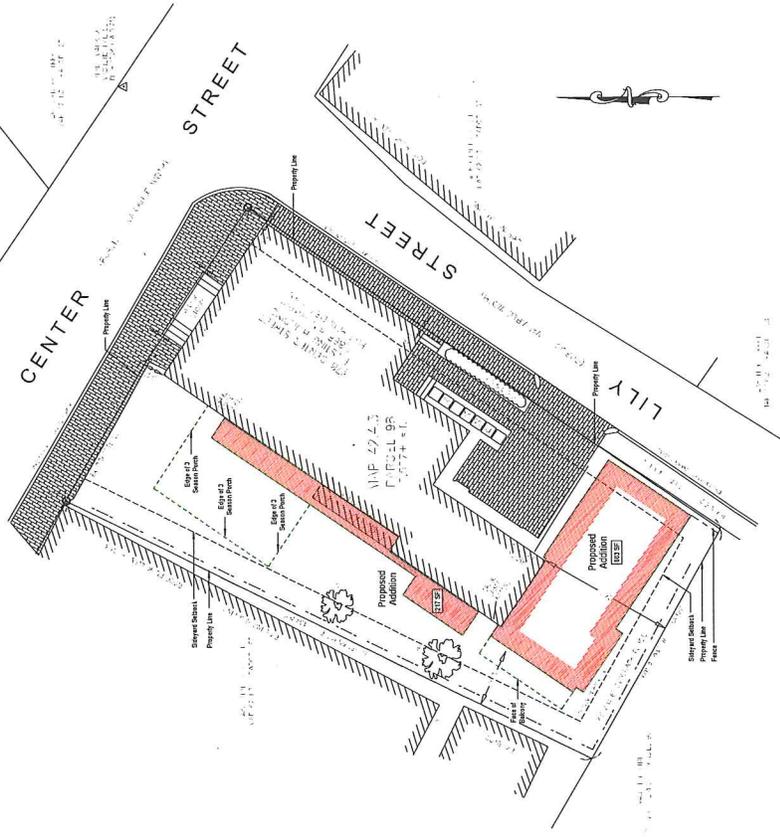
1 Locus Map
3/8" = 1'-0"



2 Window Types
3/8" = 1'-0"



3 Door Types
3/8" = 1'-0"



4 Proposed Site Plan
1/4" = 1'-0"

1435

The Regatta Inn
78 Centre Street
Nantucket, MA 02554



Third Floor Plans

Site Information

Map # Pond
 Current Owner
 Front Setback
 Side Setback
 Rear Setback
 Max. Lot Area
 Existing Z.C.
 Proposed Z.C.
 Planning C.C.
 Other Applicable C.C.

42.43 FT
 R2H
 0 FT
 0 FT
 0 FT
 5,200 sq. ft.
 R2H
 R2H
 25.0 sq. ft.
 25.0 sq. ft.

Information for this plan was taken from the
 original architectural drawings, as they exist,
 and is not intended to be a replacement for a
 survey or other field data. The architect
 assumes no responsibility for the accuracy of
 the information shown on this plan.

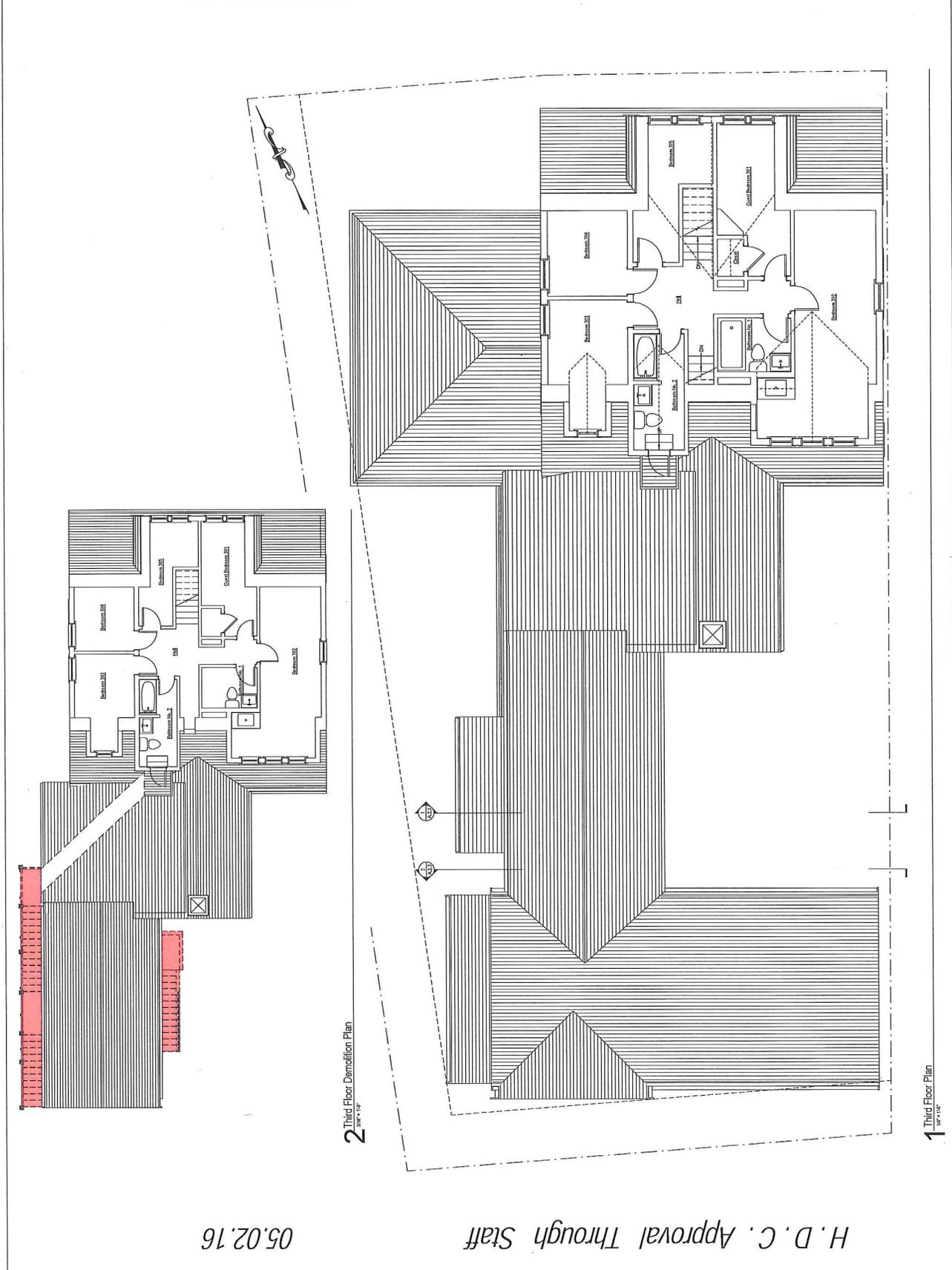
SHEET INDEX

- G.1.1 Site Plan, Lot and Map
- G.1.2 Second Floor Plan
- A.1.1 First Floor Plan
- A.1.2 Second Floor Plan
- A.1.3 Third Floor Plan
- A.1.4 Fourth Floor Plan
- A.2.1 Elevation
- A.2.2 Elevation
- A.2.3 Elevation

A.1.3
1435

NOTED: THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS FOUND THEM TO BE AS SHOWN ON THE PLANS. THE ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE SITE AND HAS NOT OBTAINED A SURVEY OF THE SITE. THE ARCHITECT HAS NOT OBTAINED A SURVEY OF THE SITE. THE ARCHITECT HAS NOT OBTAINED A SURVEY OF THE SITE.

REVISIONS



2 Third Floor Demolition Plan
1/8" = 1'-0"

1 Third Floor Plan
1/8" = 1'-0"

05.02.16

H. D. C. Approval Through Staff

1435

The Regatta Inn
78 Centre Street
Nantucket, MA 02554



Elevations

Site Information

Map # Project: 42-1318
Owner: C.M. Crisler
Project Name: The Regatta Inn
Site Address: 78 Centre Street
City: Nantucket, MA
State: MA
County: Nantucket
Project No.: 42-1318
Drawing No.: 1435-01
Date: 05/02/16

Information for the site plan was taken from the
Nantucket Planning Board's 2011 Comprehensive
Zoning Ordinance, as amended, and the
Nantucket Planning Board's 2011 Comprehensive
Zoning Ordinance, as amended.

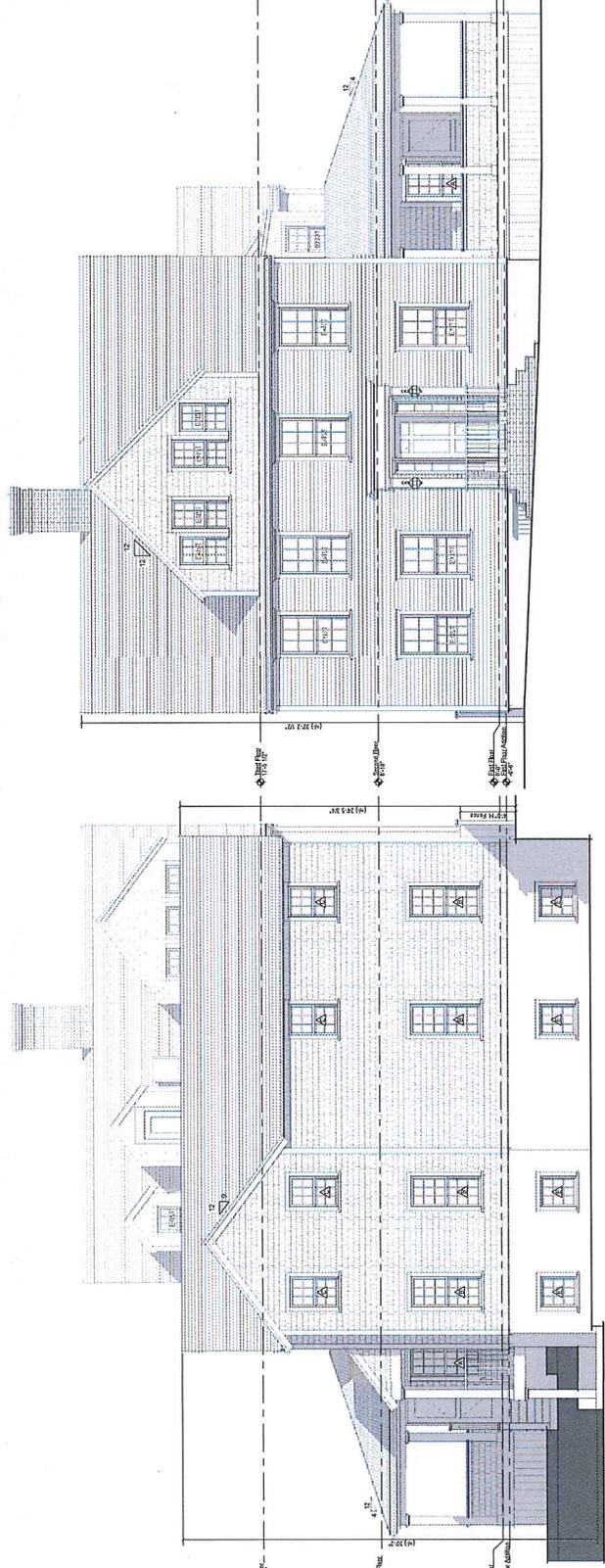
SHEET INDEX

- GL-1 Site Plan, Lot and Map
- GL-2 Site Plan, Lot and Map
- GL-3 Site Plan, Lot and Map
- GL-4 Site Plan, Lot and Map
- GL-5 Site Plan, Lot and Map
- GL-6 Site Plan, Lot and Map
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- GL-98 Site Plan, Lot and Map
- GL-99 Site Plan, Lot and Map
- GL-100 Site Plan, Lot and Map

A.2.1
1435

NOTICE: THIS DRAWING IS THE PROPERTY OF C.M. CRISLER ARCHITECTS, P.C. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF C.M. CRISLER ARCHITECTS, P.C.

Revisions



2 North Elevation
10'-0" = 1'-0"

1 South Elevation
10'-0" = 1'-0"

05.02.16

H. D. C. Approval Through Staff

1435

The Regatta Inn
78 Centre Street
Nantucket, MA 02554



Elevations

Site Information

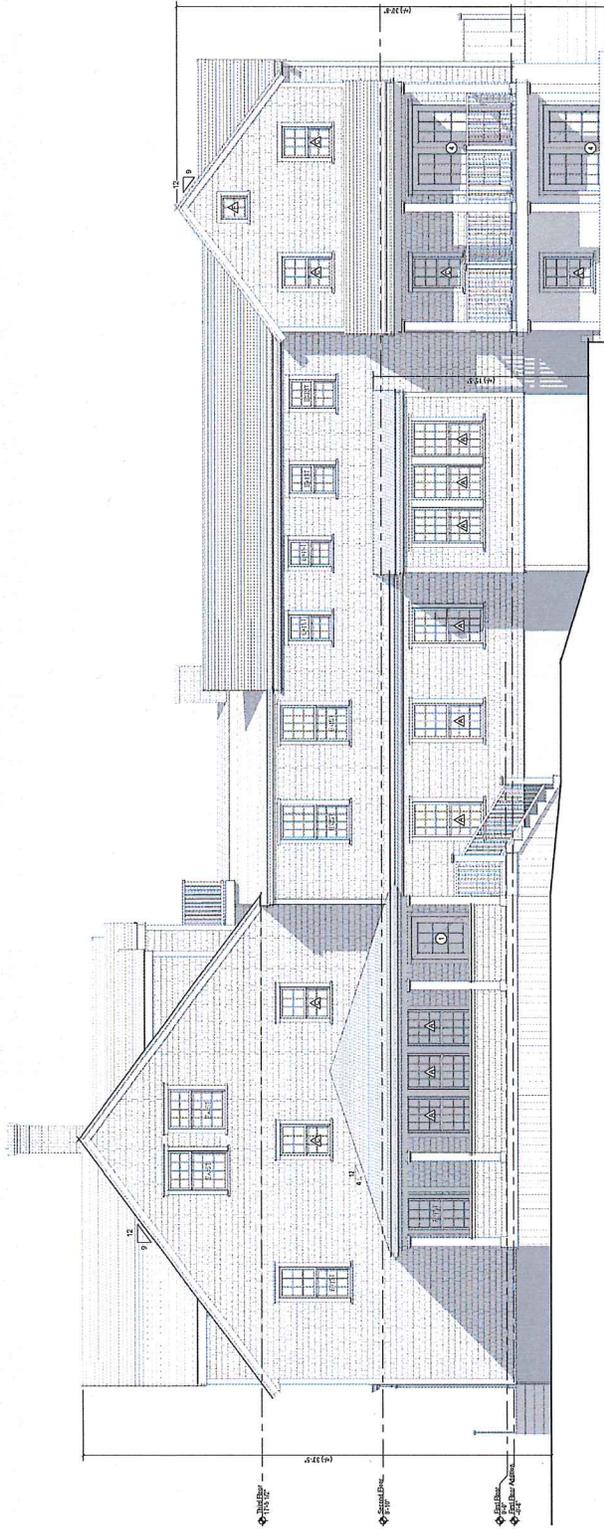
M.S. Project: 424338
 Client: CM.E.C.I.
 Project Name: The Regatta Inn
 Project Address: 78 Centre Street, Nantucket, MA 02554
 Project Date: 05/02/16
 Project Scale: 1/8" = 1'-0"
 Project Status: Approved
 Project Notes: See attached site plan for location of building on site.
 Information for this site plan was taken from the Nantucket Planning Board's website, dated 05/02/16.
 Site Plan was prepared by CM.E.C.I. on 05/02/16.
 Site Plan was approved by the Nantucket Planning Board on 05/02/16.

SHEET INDEX

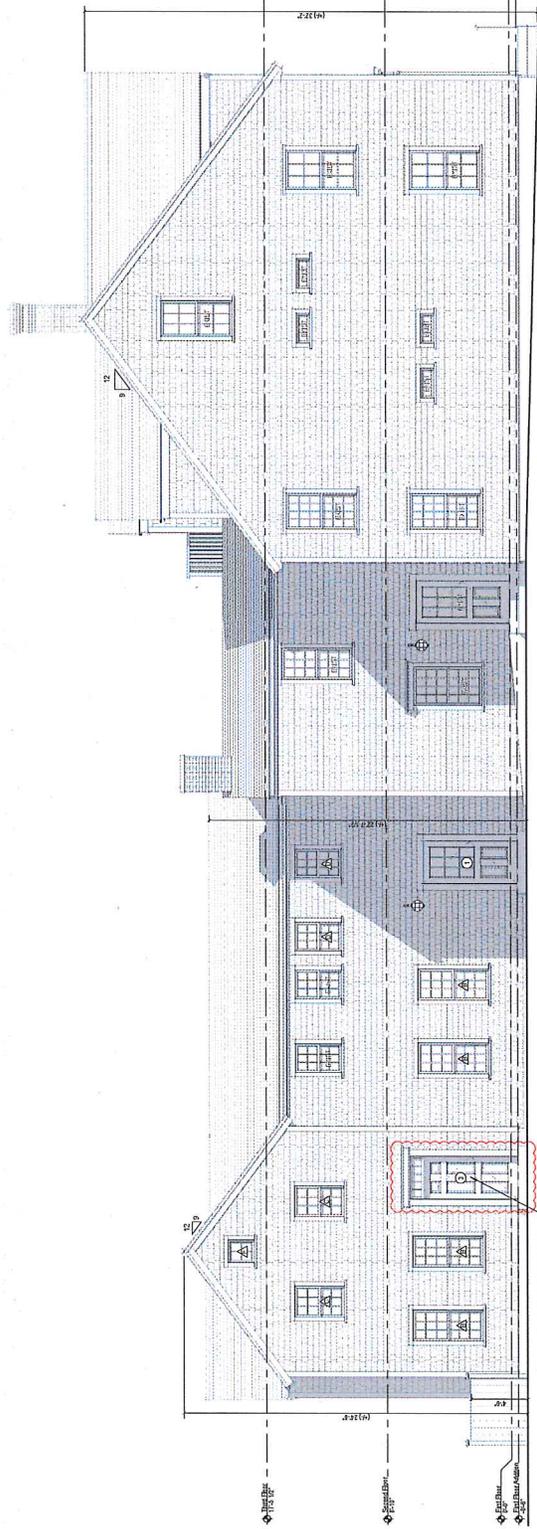
- G.1 Site Plan, Utility Map
- A.1.1 First Floor Plan
- A.1.2 Second Floor Plan
- A.1.3 Elevations
- A.2.1 Elevation
- A.2.2 Elevation

A.2.2
1435

Revisions



1 West Elevation
1/8" = 1'-0"



2 East Elevation
1/8" = 1'-0"

05.02.16

H. D. C. Approval Through Staff

1435
The Regatta Inn
78 Centre Street
Nantucket, MA 02554



Building Sections

Site Information

Map & Permit 42-2319
Contract No. 1435
Date 08/11/16
Project Name The Regatta Inn
Project Location 78 Centre Street, Nantucket, MA
Project Owner The Regatta Inn
Project Architect E.M.C.I.I.U.S.
Project Engineer E.M.C.I.I.U.S.
Project Designer E.M.C.I.I.U.S.

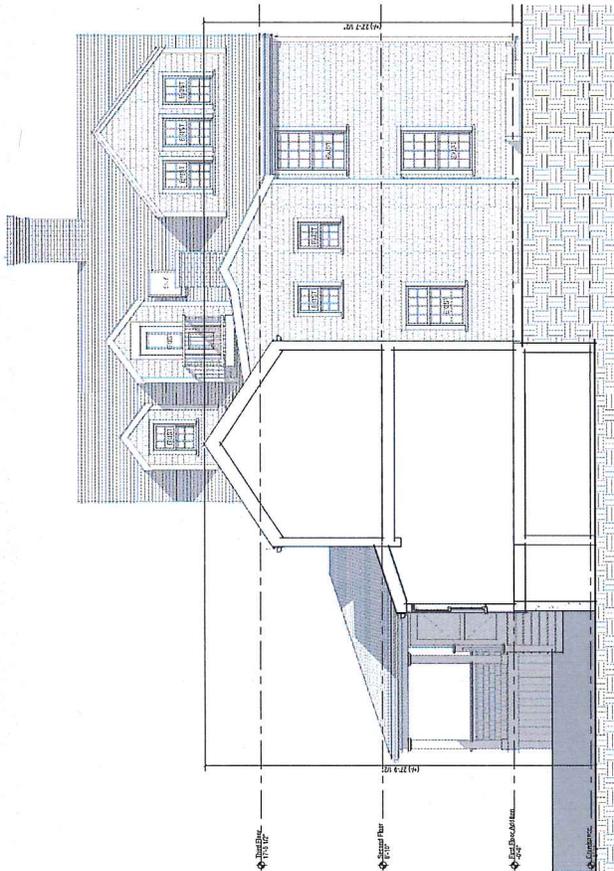
Information for this set of plans was taken from the
original architectural drawings, which were prepared
by the architect. The architect is not responsible for
any errors or omissions in these drawings.

SHEET INDEX

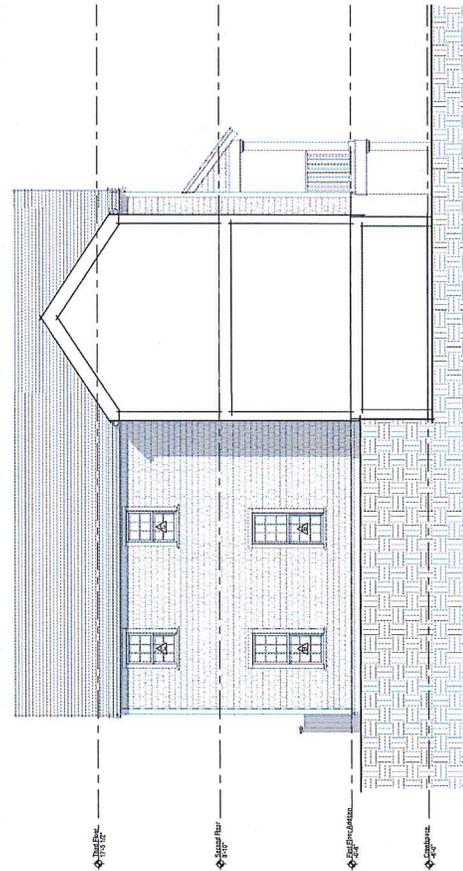
- C.1.1 Site Plan, Lower Map
- C.1.2 Site Plan, Upper Map
- A.1.1 First Floor Plan
- A.1.2 Second Floor Plan
- A.1.3 Third Floor Plan
- A.2.1 Elevations
- A.2.2 Building Sections

A.2.3
1435

REVISIONS



1 Building Section Facing North
1/8" = 1'-0"



2 Building Section Facing South
1/8" = 1'-0"

05.02.16

H. D. C. Approval Through Staff

CERTIFICATE NO: 65711

DATE ISSUED: 4/12/16

Updated 9-6-16

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970; for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP NO: 42.4.3 PARCEL NO: 98
Street & Number of Proposed Work: 78 CENTRE STREET
Owner of record: Paul Bent
Mailing Address: 34 Oyster Point
Warren, RI, 02885
Contact Phone #: 908-938-2420 E-mail: p.bent@att.net

AGENT INFORMATION (if applicable)

Name: Emeraldis Development
Mailing Address: 8 Williams Ln
Nantucket, MA, 02554
Contact Phone #: 508-325-4995 E-mail: matt@emeraldis-development.com

FOR OFFICE USE ONLY
Date application received: 2/24/16
Must be acted on by: 4/21/16
Extended to: 6/22/16
Approved: [Signature]
Chairman: [Signature]
Member: [Signature]
Notes: Comments - Restrictions - Conditions
Beef up trim around
need floor on south new
addition on Lily St

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.
New Dwelling [X] Addition [X] Garage [] Driveway/Apron [] Commercial [X] Historical Renovation [] Deck/Patio [] Steps [] Shed []
Color Change [] Fence [X] Gate [] Hardscaping [] Move Building [] Demolition [] Revisions to previous Cert. Not Alteration [X]
Pool (Zoning District []) Roof [] Other: 3 story Addition, 3 season porch, commercial kitchen renovation
Size of Structure or Addition: Length: 44'4" Sq. Footage 1st floor: 869 Decks/Patio: Size: [] 1st floor [] 2nd floor
Width: 17'8" Sq. Footage 2nd floor: 655 Size: [] 1st floor [] 2nd floor
Sq. Footage 3rd floor: 0
Difference between existing grade and proposed finish grade: North N/A South 3' East N/A West 3'
Height of ridge above final finish grade: North 15'0" South 33'7" East 31'7" West 33'7"

Additional Remarks
Historic Name: 78 CENTRE ST. REVISIONS: 1. East Elevation
Original Date: 1800S (describe) 2. South Elevation
Original Builder: UNKNOWN 3. West Elevation
(Is there an HDC survey form for this building attached?) [X] Yes [] N/A 4. North Elevation
*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed: varies [] Block [] Block Parged [] Brick (type) [] Poured Concrete [] Piers
Masonry Chimney: [] Block Parged [] Brick (type) [] Other
Roof Pitch: Main Mass 9/12 Secondary Mass 4/12 Dormer N/A/12 Other
Roofing material: [X] Asphalt [X] 3-Tab [] Architectural
[] Wood (Type: Red Cedar, White Cedar, Shakes, etc.)
Fence: Height: [] Type: [] Length: []
Skylights (flat only): Manufacturer [] Rough Opening [] Size [] Location []
Gutters: [X] Wood [] Aluminum [] Copper [] Leaders (material)
Leaders (material and size):
Sidewall: [X] White cedar shingles [] Clapboard (exposure: 3.5 inches) Front [] Side []
[] Other
Trim: A. Wood [] Pine [] Redwood [X] Cedar [] Other
B. Treatment: [X] Paint [] Natural to weather [] Other
C. Dimensions: Fascia 1x8 Rake 1x6 Soffit (Overhang) N/A Corner boards 5/2 Frieze N/A
Window Casing 3/4 Door Frame 3/4 Columns/Posts: Round N/A Square 7/4
Windows*: [X] Double Hung [] Casement [] All Wood [X] Other: FIXED
[] True Divided Lights (muntins), single pane [] SDL's (Simulated Divided Lights) Manufacturer: BOSTON SASH
Doors* (type and material): [X] TDL [] SDL Front: BOSTON SASH Rear: BOSTON SASH Side: BOSTON SASH
Garage Door(s): Type: N/A Material:
Hardscape materials: Driveways: N/A Walkways: N/A Walls: N/A
* Note: Complete door and window schedules are required.

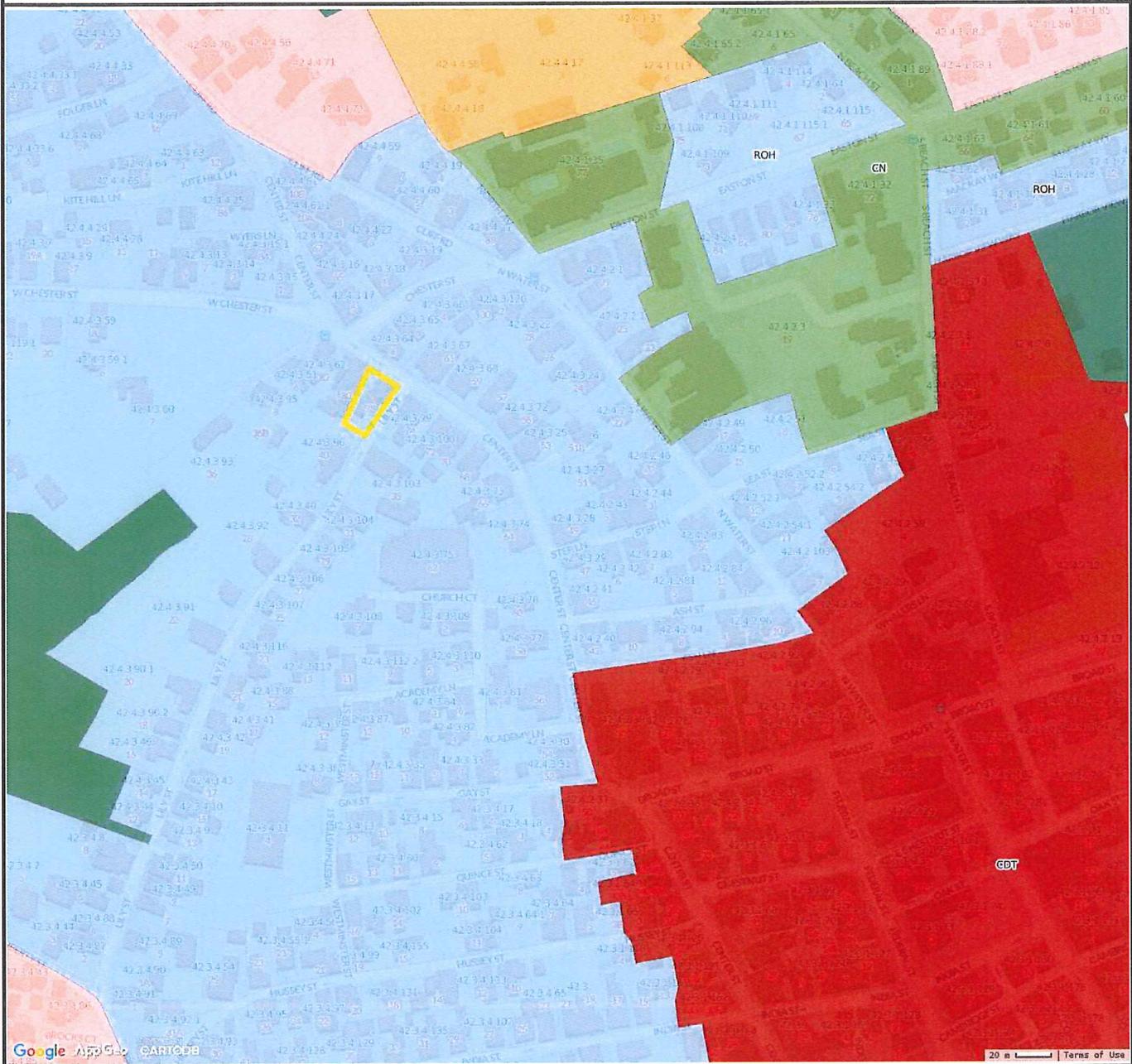
COLORS

Sidewall: NATURAL Clapboard (if applicable): EXISTING GRAY Roof: BLACK
Trim: WHITE Sash: WHITE Doors: WHITE
Deck: NATURAL Foundation: NATURAL Fence: WHITE Shutters: N/A

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications of the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.
Date: 02/24/16 Signature of owner of record: [Signature] Signed under penalties of perjury

Zoning Districts



Property Information

Property ID 42.4.3 98
 Location 78 CENTER ST
 Owner 78 CENTRE STREET LLC



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated December, 2014
 Properties updated January, 2015

Holly Backus

From: Holly Backus
Sent: Tuesday, July 05, 2016 11:29 AM
To: 'Thomas Lowy'
Cc: Catherine Ancero
Subject: RE: #37-16 Inn Partners Regatta,LLC 78 Centre St

Good Morning Mr. Lowy,

Thank you for your email. It will be provided to the Planning Board prior to the meeting for their consideration. The meeting will be next Monday, July 11th at 5:30PM in the Public Safety Facility Community Room.

Please let me know if you have any questions or if I can be of further assistance.
Take care,

Holly E. Backus
Land Use Specialist
Town of Nantucket

From: Thomas Lowy [<mailto:graciesmansion@gmail.com>]
Sent: Sunday, July 03, 2016 2:16 PM
To: Holly Backus
Subject: FW: #37-16 Inn Partners Regatta,LLC 78 Centre St

From: Thomas Lowy <graciesmansion@gmail.com>
Date: Sunday, July 3, 2016 at 2:08 PM
To: <hbackus@nantucketma.gov>
Cc: Whitney Gifford <wag@readelaw.com>
Subject: #37-16 Inn Partners Regatta,LLC 78 Centre St

Dear Sirs,

My wife and I are the direct abutters of the Regatta Inn on Centre St. We have been informed that the Inn has submitted plans for a large extension and that you will be hearing their application on the 12th of this month at 5:30. We would like to share with you our objections to the scale and style of the proposed extension.

We believe that the applicants are adding too many rooms and too tall a building on an already crowded lot. The addition of so many more people and cars, with no additional parking or sunlight will be a detriment to our quality of life. If the Inn is already in violation of the parking rules, why in the world would the Board want to exacerbate the situation. The current design will be a blight on Lily Street. As far as we can see, from the plans, some of the rooms are below grade and it is not very clear what the rooms in the attic will be used for. More guest rooms? Staff rooms?

On the south elevation, the plans that have been revealed to us seem to be about as charming as a penitentiary in some Eastern European ex Soviet bloc republic. The sheer mass of the south facing wall

will be oppressive to us and block our current views significantly. Not to mention the lovely trees that will have to come down to make way for the new construction. The west side of the new extension looks like a retirement community by Marriott. None of it seems to have “Nantucket in Mind”. Recent changes to the plans have not gone very far to address our objections and in some ways have exacerbated the inappropriate massing on the south side. Moreover the plans indicate that the applicants plan to take down the fence that is currently dividing our properties and annex part of our land. I hope the Board is not capable of giving anyone permission to take our land.

The plans that we have seen do not include any provisions for air conditioning or heating units nor do they show any details for storm windows or screens. Multiple window unit air conditioners will be deafening to us. We are already oppressed by the noise of 2 giant and very visible and odiferous exhaust fans from the roof of the American Seasons restaurant. If central air is proposed for the Inn, where will the compressors be sited? In our faces on south facing land that can't be built on or on the Lily Street side to oppress pedestrians? I don't imagine that they want them in front of the ticky tacky balconies which are practically in our master bedroom.

Please feel free to contact us by phone or email for any clarification of our position.

Sincerely yours,

Thomas and Beth Lowy

40 Lily Street

Nantucket

228 2422

CC: Whitney Gifford Esq.

Holly Backus

From: John Brescher [john@gliddenandglidden.com]
Sent: Tuesday, August 02, 2016 9:24 AM
To: Holly Backus
Subject: FW: 78 Centre Street

John B. Brescher, Esquire
Glidden & Glidden, P.C.
37 Centre Street / PO Box 1079
Nantucket, Massachusetts 02554
508-228-0771
508-228-6205 (fax)
john@gliddenandglidden.com

From: John Brescher
Sent: Tuesday, August 02, 2016 9:09 AM
To: 'graciesmansion@gmail.com' <graciesmansion@gmail.com>
Cc: 'Holly Visco' <hjv@sfapc.com>; 'Leslie Snell' <LSnell@nantucket-ma.gov>; 'Don' <Don@brackeneng.com>
Subject: FW: 78 Centre Street

Good morning Mr. Lowy:

Please see below from Don Bracken of Bracken Engineering regarding the location of the lot line. Don confirmed that their survey is accurate and set points at each lot corner. The Bracken Engineering team would be happy to review this information with you or your surveyor.

Thanks.

Best,
John

John B. Brescher, Esquire
Glidden & Glidden, P.C.
37 Centre Street / PO Box 1079
Nantucket, Massachusetts 02554
508-228-0771
508-228-6205 (fax)
john@gliddenandglidden.com

From: Don [<mailto:Don@brackeneng.com>]
Sent: Monday, August 01, 2016 3:39 PM
To: John Brescher <john@gliddenandglidden.com>; Jeff Ippoliti <jeff@359main.com>
Cc: Paul Benk <p.benk@att.net>; Dmitri Kapalis <DKapalis@emeritusdevelopment.com>; Matthew MacEachern <Matt@emeritusdevelopment.com>
Subject: RE: 78 Centre Street

Hello All:

After the last Planning Board meeting we checked our research and survey calculations for the lot line the neighbor questioned. We set a point at each end of the lot line. At the street there is a nail in the top of a fence post and in the back there is a bean pole.

John- do you want to reach out to the neighbor and let them know? If he wants to hire his own surveyor we are obligated to share our information.

Don Bracken, PE
President

Bracken Engineering, Inc.
49 Herring Pond Road
Buzzards Bay, MA 02532
(t) 508-833-0070
(f) 508-833-2282

19 Old South Road
Nantucket, MA 02584
(t) 508-325-0044

<http://www.brackeneng.com>

This Electronic Message contains information
From Bracken Engineering, Inc.,
which may be privileged. The information is intended
to be for the use of the addressee only. If you are not
the addressee, note that any disclosure, copy, distribution
or use of the contents of this message is prohibited.

Catherine Ancero

From: Holly Backus
Sent: Monday, August 08, 2016 2:05 PM
To: (barry.rector@verizon.net); (CZARINALINDA@COMCAST.NET); (johnft3@yahoo.com); (natlowell@comcast.net); Carl Borchert (grounds987@outlook.com); David Callahan ; Joseph Marcklinger (jomarck@yahoo.com)
Cc: Catherine Ancero
Subject: FW: re. Public Hearing #37-16 16, Inn Partners Regatta, LLC, 78 Center Street

For your consideration.

Holly E. Backus
Land Use Specialist
Town of Nantucket

From: Ian Golding [<mailto:almac1@comcast.net>]
Sent: Monday, August 08, 2016 1:53 PM
To: Holly Backus
Subject: Fwd: re. Public Hearing #37-16 16, Inn Partners Regatta, LLC, 78 Center Street

Begin forwarded message:

From: Ian Golding <almac1@comcast.net>
Subject: re. Public Hearing #37-16 16, Inn Partners Regatta, LLC, 78 Center Street
Date: August 8, 2016 at 1:50:38 PM EDT
To: lwsnell@nantucket-ma.gov
Cc: Barry Rector <barry.rector@verizon.net>, Laura Wasserman <laurajwasserman@hotmail.com>

Dear Chairman Rector,

As persons holding the legal power of attorney to represent the Nantucket Home Nom Trust, owner of #6 74 Center St and an abutter to the Regatta Inn at 78 Center Street, we would like to register our opposition to the request for a Special Permit that the above applicant has made to your Board, specifically, the special permit relief for a transient residential facility use and relief to alter and extend the preexisting use.

Apart from altering, in our opinion in detrimental fashion, the character of the surrounding area by greatly adding to the size of the building, we are also worried that having a monolithic structure opposite our own property will reduce the value of our property.

We therefore respectfully ask the Nantucket Planning Board to deny this application if it has the legal means to do so.

Sincerely,

Ian Golding
Laura Wasserman

on behalf of the Ann Marcia Wasserman Trust
Nantucket Home Nom Trust