

CERTIFICATE NO: _____

DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

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 N°: 69 PARCEL N°: 50
 Street & Number of Proposed Work: 137 OLD SOUTH RD.
 Owner of record: NIR RETAIL, LLC
 Mailing Address: 75 PARK PLAZA
BOSTON MA 02116
 Contact Phone #: 617-243-7847 E-mail: SKELLEY@NEDEVELOP
MENT.COM

AGENT INFORMATION (if applicable)

Name: SCOTT KEWEY
 Mailing Address: 75 PARK PLAZA
BOSTON MA 02116
 Contact Phone #: 617 243 7847 E-mail: SKWEY@NEDEVELOP
MENT.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: \$ _____
 Must be acted on by: _____
 Extended to: _____
 Approved: _____ Disapproved: _____
 Chairman: _____
 Member: _____
 Member: _____
 Member: _____
 Member: _____
 Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

New Dwelling Addition Garage Driveway/Apron Commercial Historical Renovation Deck/Patio Steps Shed
 Color Change Fence Gate Landscaping Move Building Demolition Revisions to previous Cert. No. _____
 Pool (Zoning District _____) Roof Other _____
 Size of Structure or Addition: Length: 91' Sq. Footage 1st floor: 6256 Decks/Patio: Size: _____ 1st floor 2nd floor
 Width: 74' Sq. footage 2nd floor: _____ Size: _____ 1st floor 2nd floor
 Sq. footage 3rd floor: _____
 Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____
 Height of ridge above final finish grade: North -25' 2" South -25' 2" East -14' West -14'

Additional Remarks

Historic Name: _____ REVISIONS* 1. East Elevation
 Original Date: _____ (describe) 2. South Elevation
 Original Builder: _____ 3. West Elevation
 Is there an HDC survey form for this building attached? Yes N/A 4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" Block Block Parged Brick (type) _____ Poured Concrete Piers
 Masonry Chimney: Block Parged Brick (type) _____ Other _____
 Roof Pitch: Main Mass 3 /12 Secondary Mass _____ /12 Dormer _____ /12 Other _____
 Roofing material: Asphalt: 3-Tab Architectural
 Wood (Type: Red Cedar, White Cedar, Shakes, etc.) METAL-SEAM
 Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
 Manufacturer _____ Rough Opening _____ Size _____ Location _____
 Gutters: Wood Aluminum Copper Leaders (material) _____
 Leaders (material and size): _____
 Sidewall: White cedar shingles _____ Clapboard (exposure: _____ inches) Front Side
 Other METAL - ALUMINUM PANEL
 Trim: A. Wood Pine Redwood Cedar Other _____
 B. Treatment Paint Natural to weather Other POLAR WHITE
 C. Dimensions: Fascia 6" Rake 12" Soffit (Overhang) 12" Corner boards _____ Frieze _____
 Window Casing 3" Door Frame _____ Columns/Posts: Round _____ Square _____
 Windows*: Double Hung Casement All Wood Other _____
 True Divided Lights(muntins), single pane SDL's (Simulated Divided Lights) Manufacturer WINTECH
 Doors* (type and material): TDL SDL Front PDL - METAL INS. Rear PDL - METAL INS. Side PDL - METAL INS.
 Garage Door(s): Type SOLID CORE Material WOOD
 Hardscape materials: Driveways ASPHALT Walkways N/A Walls N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall ASH GRAY, POLAR WHITE Clapboard (if applicable) _____ Roof CHARCOAL GRAY
 Trim ASH GRAY TO MATCH Sash ASH GRAY TO MATCH Doors WHITE
 Deck N/A Foundation NATURAL CONCRETE Fence N/A 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 or 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 _____ Signature of owner of record [Signature] Signed under penalties of perjury

137 Old South Rd



Property Information

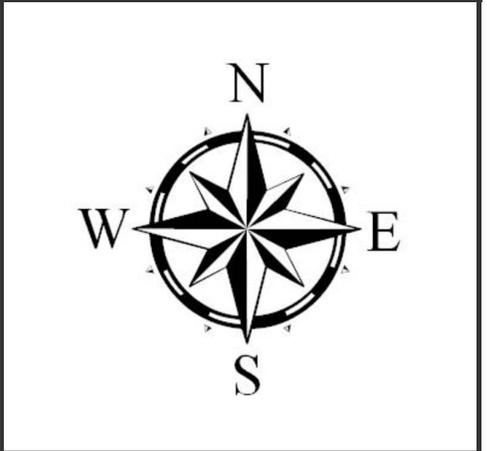
Property ID	69 50
Location	137 OLD SOUTH RD
Owner	NIR RETAIL LLC



**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



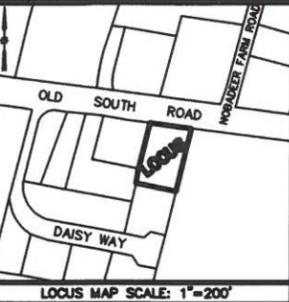
GROUND COVER/OPEN SPACE SUMMARY

PROPOSED GROUND COVER RATIO	47%
PROPOSED OPEN SPACE	15%
MINIMUM OPEN SPACE REQUIRED 20% (SECT. 139-11.E(1))	

PARKING SUMMARY
(REF. NANTUCKET ZONING BYLAW S.139-18)

PARKING SPACES REQUIRED		
#137 OLD SOUTH ROAD		
COMMERCIAL INDUSTRIAL & INDUSTRIAL USES	7	
6,256 SF X 1 SP/900 SF GFA		
RC-2 APARTMENT 4 BEDROOMS X 1 PER BEDROOM	4	
TOTAL	11	

PARKING SPACES	REQUIRED	PROVIDED
STANDARD	10	3
ACCESSIBLE	1	1
TOTAL	11	4



LOCUS MAP SCALE: 1"=200'
MAP 69 PARCEL 50
LOT AREA=14,910±S.F.

REFERENCES:
OWNER: NIR RETAIL LLC
DEED REFERENCE: (PARCEL TWENTY-THREE) LC CERT. NO. 21819
PLAN REFERENCE: PLAN FILE NO. 14342-L
ASSESSORS REFERENCE:
MAP: 69 PARCEL: 50

ZONING CLASSIFICATION:
DISTRICT: RC-2
MINIMUM LOT SIZE = 5,000 S.F.
MINIMUM FRONTAGE = 40'
FRONT YARD SETBACK = 10'
SIDE YARD SETBACK = 5'
REAR YARD SETBACK = 5'
MAX. GROUND COVER RATIO = 50%

OVERLAY DISTRICTS:
1. NANTUCKET WELLHEAD PROTECTION DISTRICT (DEP ZONE II)
2. TOWN OVERLAY DISTRICT

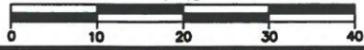
UTILITY PERMITS REQUIRED:
1. SEWER APPLICATION AND PERMIT-DPW.
2. APPLICATION FOR WATER AND FIRE SERVICE-WWC.
3. CONTRACTOR TO COORDINATE SERVICES WITH NATIONAL GRID, COMCAST AND VERIZON.
4. CERTIFICATE OF WATER QUALITY COMPLIANCE-WANNACOMET WATER COMPANY.

NOTES:
1. FLOOD HAZARD ZONE X (AREA OF MINIMAL FLOODING) FIRM PANEL NO. 25019C0089G EFFECTIVE DATE: JUNE 9, 2014.
2. PORTION OF SITE MAPPED NHESP PRIORITY HABITAT OF RARE SPECIES.

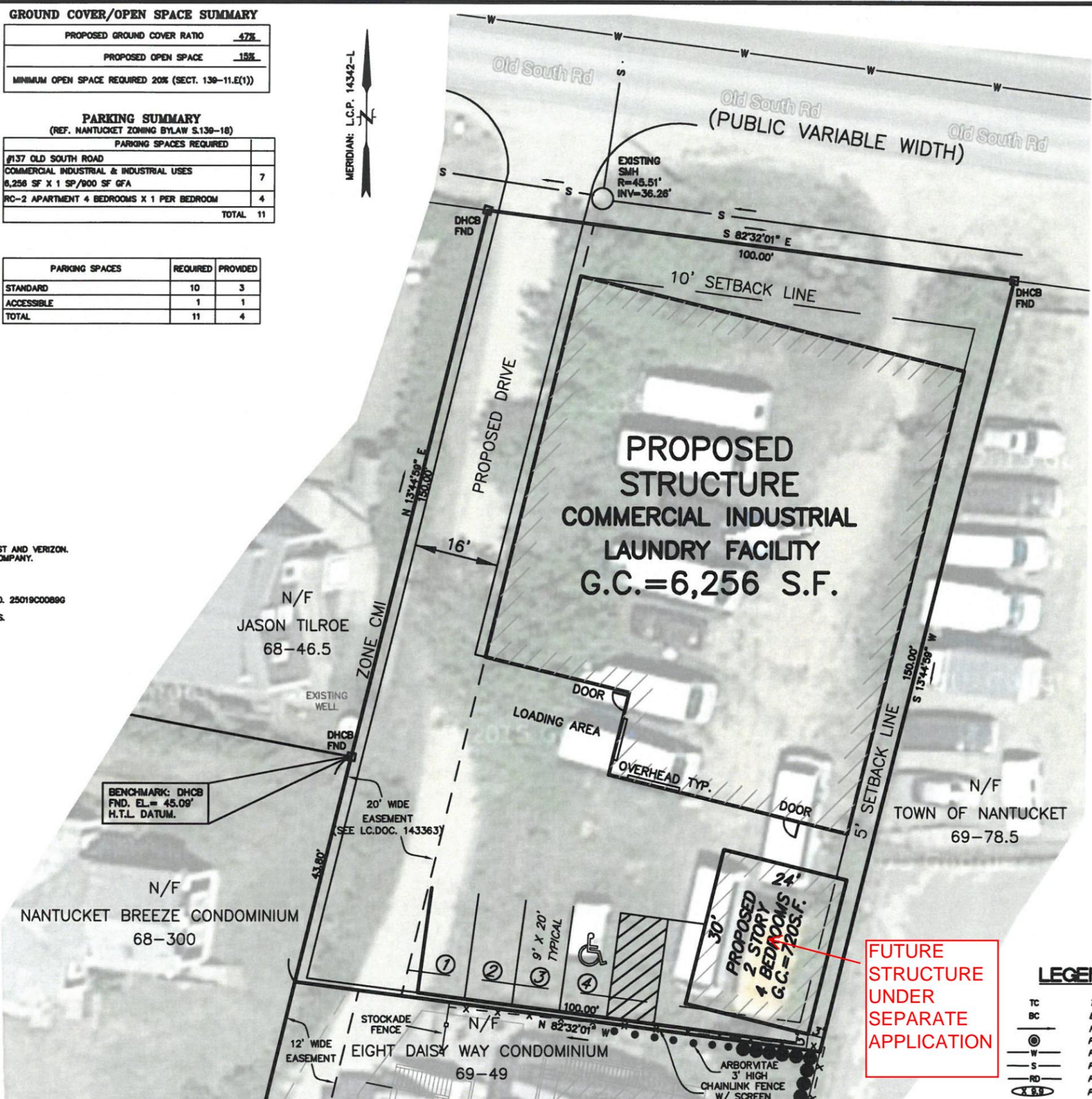


MAJOR COMMERCIAL DEVELOPMENT SITE DEVELOPMENT PLAN

#137 OLD SOUTH ROAD
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=10' DATE: JULY 11, 2016
PREPARED FOR:
NIR RETAIL LLC
NANTUCKET SURVEYORS, LLC
5 WINDY WAY
NANTUCKET, MA 02554
(508) 228-0240
GRAPHIC SCALE
1"=10'



MERIDIAN: L.C.P. 14342-L



FUTURE STRUCTURE UNDER SEPARATE APPLICATION

LEGEND

TC	TOP OF CURB
BC	BOTTOM OF CURB
→	FLOW DIRECTION ARROW
⊙	PROPOSED SEWER MANHOLE
—W—	PROPOSED WATER SERVICE
—S—	PROPOSED SEWER LINE
—RD—	PROPOSED ROOF DRAIN
⊙ X 9.9	PROPOSED SPOT GRADES
X 9.9	EXISTING SPOT GRADE
—17—	EXISTING CONTOUR
—17—	PROPOSED CONTOUR

- SOIL EROSION SEDIMENT CONTROL NOTES:**
- LAND DISTURBANCE WILL BE KEPT TO A MINIMUM NECESSARY FOR CONSTRUCTION OPERATIONS; RESTABILIZATION WILL BE SCHEDULED AS SOON AS PRACTICAL.
 - CATCH BASINS WILL BE PROTECTED WITH PRODUCT KNOWN AS "SILT SACK" THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
 - EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION.
 - ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
 - ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED.
 - SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.
 - NIR RETAIL LLC, AS THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE NANTUCKET PLANNING BOARD OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.

- CONSTRUCTION AND STABILIZATION SEQUENCE NARRATIVE:**
- PRE-CONSTRUCTION MEETING WITH TOWN DEPARTMENTS, APPLICANT, CONTRACTOR AND SITE ENGINEER.
- PHASE I SITE CLEARING:**
- INSTALL ANTI-TRACKING PAD AT CONSTRUCTION ENTRANCE.
 - INSTALL SEDIMENT CONTROL BARRIER AS DIRECTED BY THE ENGINEER. PROTECT ALL CATCH BASINS WITH SEDIMENTATION CONTROL UNITS UNTIL PROJECT IS COMPLETED.
- PHASE II SITE CONSTRUCTION:**
- PROCEED WITH EXCAVATION FOR FOUNDATION.
 - PROTECT ALL CATCH BASINS WITH SEDIMENTATION CONTROL UNITS UNTIL PROJECT IS COMPLETED.
 - PLACE FOOTING.
 - POUR FOUNDATION WALL.
 - INSTALL DRAIN SYSTEM.
 - INSTALL UTILITIES.
 - BACKFILL SITE, GRADE AS REQUIRED.
 - INSTALL LANDSCAPING.
 - LOAM AND SEED, STABILIZE SITE.
- PHASE III SITE STABILIZATION:**
- REMOVE ALL CONSTRUCTION DEBRIS.
 - MAINTAIN ALL EROSION CONTROL UNTIL DISTURBED AREAS HAVE BEEN STABILIZED WITH NEW GROWTH FOR A PERIOD OF 60 DAYS.
 - REMOVE ALL EROSION CONTROL AND CLEAN UP SITE.

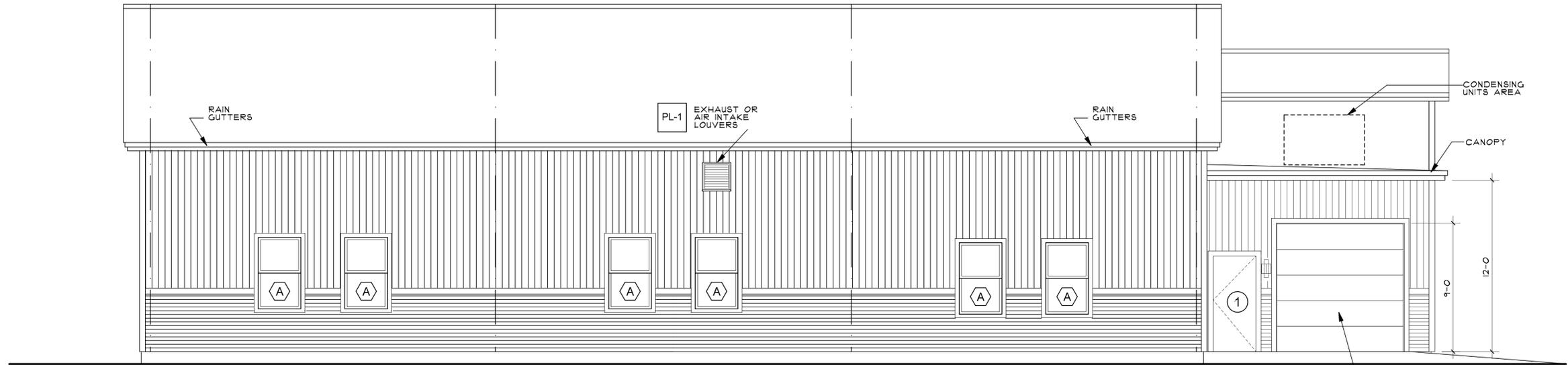
ZONING RELIEF REQUESTED

SECTION 139-11. MAJOR COMMERCIAL DEVELOPMENT
SECTION 139-11.E(1) OPEN SPACE (20% TO 15%)
SECTION 139-11.G SIDE/REAR YARD SETBACK (5' TO 3')
SECTION 139-18.D PARKING SPACES (11 TO 4)
SECTION 139-23.B(2)(b) TRAFFIC STUDY REQUIREMENT PURSUANT TO 139-23.C

NANTUCKET PLANNING BOARD
MAJOR COMMERCIAL DEVELOPMENT SPECIAL PERMIT

BARRY RECTOR, CHAIRMAN _____
LINDA WILLIAMS, VICE-CHAIRWOMAN _____
NATHANIEL LORELL _____
JOSEPH MAROULINGER _____
JOHN TRUDEL _____
DATE APPROVED _____
DATE SIGNED _____
FILE NO. _____

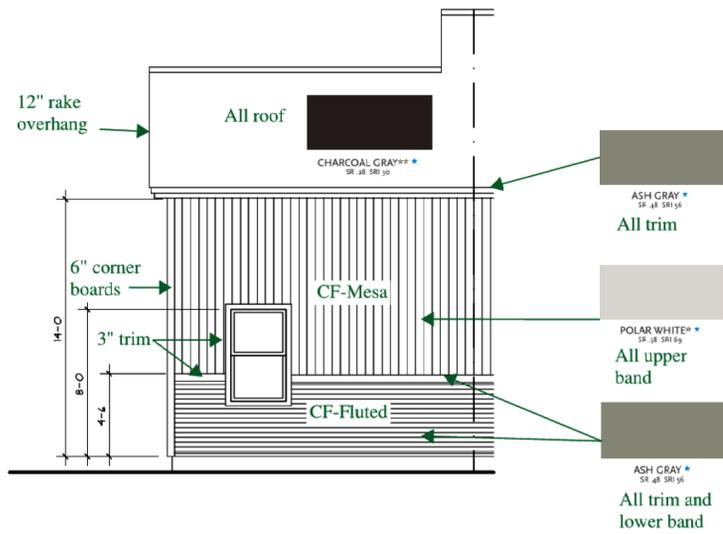
NOTE:
THIS PLAN IS INTENDED FOR PERMITTING PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION BY NANTUCKET SURVEYORS, LLC.



2 West Elevation (RIGHT SIDE)
A2.0 SCALE: 3/16" = 1'-0"

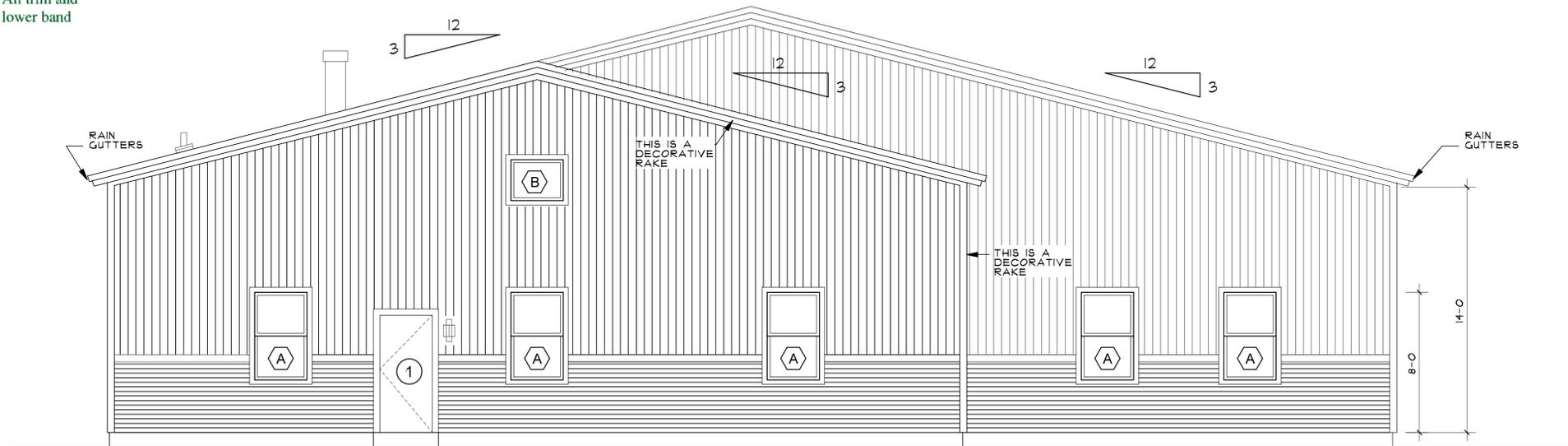
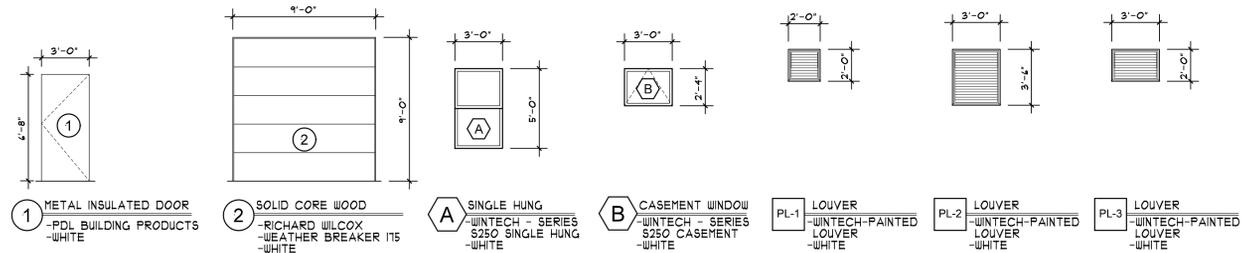
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Date:	Revision:
08/01/16	PROGRESS SET
08/21/16	PROGRESS SET
08/26/16	PROGRESS SET



3 METAL PANEL COLORS
A2.0 SCALE: NO SCALE

DOOR, WINDOW AND LOUVER SCHEDULE



1 North Elevation (FRONT)
A2.0 SCALE: 3/16" = 1'-0"

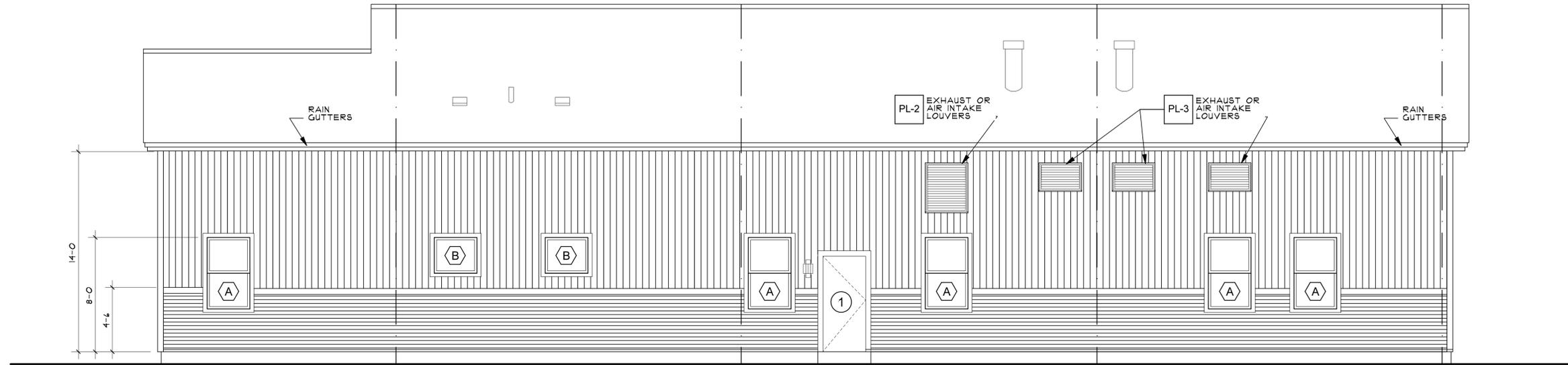
NIR - LAUNDRY FACILITY

170 Old South Road
Nantucket, MA

ELEVATIONS

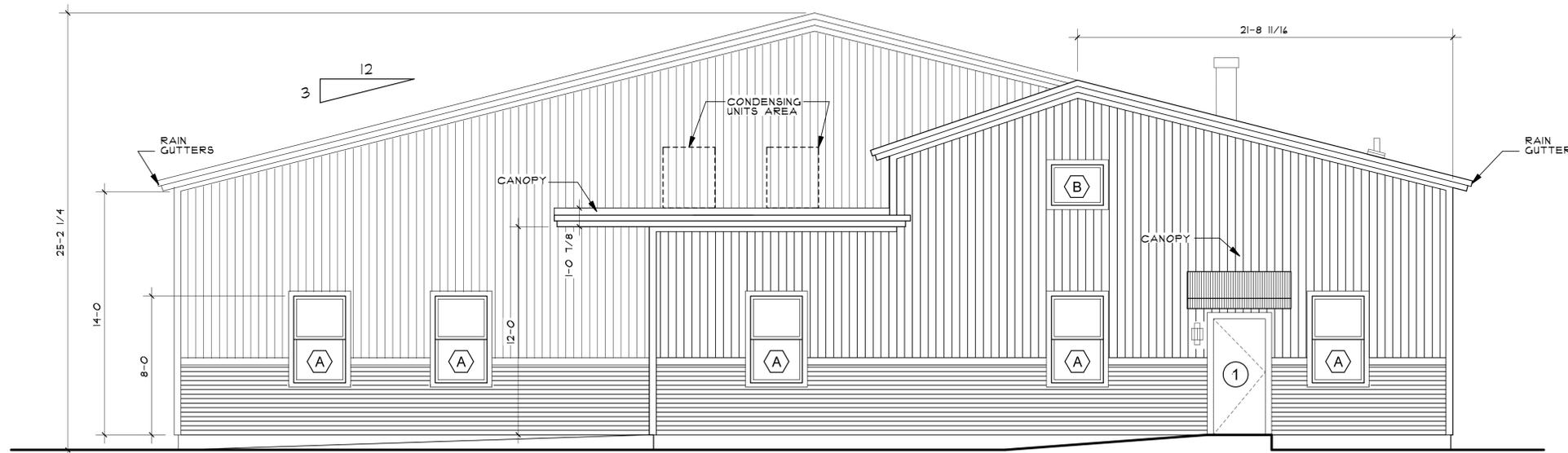
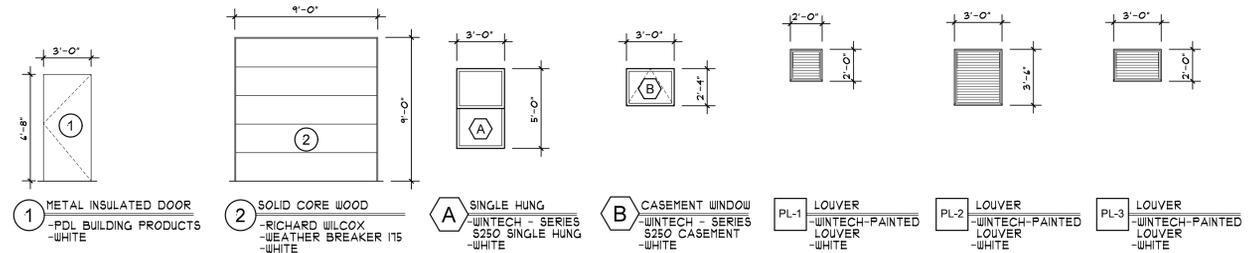
Date:	Sep 1, 2016
Project No.	21618
Scale:	AS NOTED
Drawn:	OBMP
Drawing No.	

A2.0



2 East Elevation (LEFT SIDE)
A3.0 SCALE: 3/16" = 1'-0"

DOOR, WINDOW AND LOUVER SCHEDULE



1 South Elevation (REAR)
A3.0 SCALE: 3/16" = 1'-0"

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08/01/16	PROGRESS SET
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NIR - LAUNDRY FACILITY

170 Old South Road
Nantucket, MA

ELEVATIONS

Date:	Sep 1, 2016
Project No.	21618
Scale:	AS NOTED
Drawn:	OBMP
Drawing No.	

A3.0