1. No Meeting Agenda

There is no agenda available for this meeting. Please view the minutes.

1.I. New And Old Business Packet For 5/26/20

Documents:

STAFF COMMENT FOR 33 COFFIN ST.PDF

1.II. New And Old Business Packet For 5/26/20

Documents:

1. 121 MADAKET RD- ROOFWALK-WINDOWS.PDF
2. 51 OCEAN AVE- BEACH STAIRS.PDF
3. 63 OLD SOUTH RD- KITCHEN HOOD FAN.PDF
4. 11 S SHORE RD- 5-19-20 SUBMISSION.PDF
4. 11 S SHORE RD- PICTURES FOR 5-26-20.PDF
5. 7A HUSSEY FARM RD - 5-19-20 SUBMISSION.PDF
5. 7A HUSSEY FARM RD- HARDSCAPE.PDF
1. 3 PLEASANT - FENCE.PDF
2. 11 SESAPANA - DECK.PDF
3. 43 UNION ST -REV 70375- REDUCE SIZE.PDF
4. 62 ORANGE ST- OUTDR SHWR-FENCE.PDF
5. 33 COFFIN ST- RENO-DECKS.PDF
6. 28 EEL POINT HARDSCAPING.PDF
7. 8 KINGS WAY - POOL AND HARDSCAPE.PDF
8. 8 KINGS WY-SCREENED PROCH-DECK-SPA.PDF
9. 31 NORTH PASTURE- SOLAR PANELS.PDF
10. 57 QUIDNET RD- ROOF TOP SOLAR.PDF
11. 34 MEADOW VIEW DR- ROOF TOP SOLAR.PDF
12. 27 TOMAHAWK- SOLAR PANELS.PDF
13. 220 EEL POINT RD- HARDSCAPING.PDF
14. 7 NOBADEER FARM RD- FIELD HOUSE.PDF

VIEW

Sconset Advisory Board *Meeting Memorandum* **HDC/SAB**

Date: 5/26/2020 Address 33 COFFIN STREET

Scope of Work: RENOVATION DECKS + BALCONY + WINDOWS

Historic information/known history (✓) Non-Contributing ( ) Contributing ( ) Individually significant

c. 1994

STAFF COMMENTS Name: HOLLY BACKUS, PP

( ) Incomplete application ( ) Historical information needed ( ) No Concerns (✓) Recommend View

( ) Does not meet guidelines Visibility: (Yes) or No

( ) Not appropriate *(As noted below)*

* ADDING SHED DORMERS, CHANGING WINDOWS FROM 6/6 TO 2/2, ADDING FRENCH DOORS, PORCHES
* WHAT IS THE EXISTING ELEVATION?
* ADDING MORE FENESTRATION TO EXISTING WEST ELEVATION — MAYBE SIMPLIFY A BIT?

SAB COMMENTS

( ) Incomplete application ( ) Historical information needed ( ) No Concerns ( ) Recommend View

( ) Does not meet guidelines Visibility: Yes or No

( ) Not appropriate *(As noted below)*

( ) Rob Benchley ( ) Caroline Ellis ( ) Angus Macleod ( ) Mary Will Alternate: Clement Durkes ( )

Signatures *(three members required for quorum)*

OLD BUS.

View

14. Richard Holt **05-0891**	121 Madaket Road	Rev. 72983: roofwalk/wind	40-60.1	Botticelli & Pohl

Voting	Coombs (acting chair), McLaughlin, Camp, Oliver, Watterson
Alternates	Welch, Dutra
Recused	Pohl
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Lisa Botticelli, Botticelli & Pohl
Public	None
Concerns (7:47)	**Botticelli** – Presented project. Feels the view from Cliff Road is a long distance. Could do the roof walk as natural. **Oliver** – Her concern is the view from Cliff Road; the house looks huge. **Camp** – She agrees with Ms. Oliver; the roofwalk will accentuate the height. Thinks a vegetative screen will be needed on both sides. **McLaughlin** – Feels this house meets the requirements for the roofwalk. He wants to view this again. **Watterson** – Agrees with Ms. Camp; this has a prominent presence on a hill; however, it isn't white and there wouldn't be much skirt on this roof. He'd like to view. **Coombs** – Thinks a roof walk will make it too heavy.
Motion	**Motion to View with a mock-up. (Oliver)**
Roll-call Vote	Carried 5-0//Watterson-aye, McLaughlin-aye, Camp-aye, Oliver-aye, Coombs-aye Certificate #

VI. OTHER BUSINESS

Approve Minutes	March 10 & April 21, 2020: **Motion to Approve.** (Coombs) Carried 5-0//Coombs-aye, Camp-aye, McLaughlin-aye, Oliver-aye, Pohl-aye
Review Minutes	April 27, 2020
Other Business	• Next HDC Meeting Monday May 11, 2020 at 4:30pm: Flynn – We will meet on Tuesday May 19th and 26th; don't know the meeting schedule for June and if meetings will still be via ZOOM. • Staff Update on New Checklists: https://www.nantucket-ma.gov/283/Historic-District-Commission Flynn – Described the checklists as posted on the website. Welch – There are minor things that we like to see and should be noted on the checklist. We could discuss that in a small ZOOM meeting. Oliver – Whoever is the staff taking in the applications must use the checklist as well. She and Mr. Welch will get with Ms. Flynn to work out the details. • Discussion of Mission Statement for Town website and possible vote Pohl – Everyone has a copy of the draft mission statement. He has some minor comments. Welch – Reviewed the contents of the mission statement. Oliver – She thinks it's good. Watterson – Bullet points are effective except for the final two; they could stand alone from the first four, which are procedural. Welch – There are several ways to format it; explained why he did it this way. The first four address day-to-day operations. Backus – Feels it's important to add the fact that we have an active Historical Commission and link them to our webpage. Our public outreach coordinator could link the two boards. Welch – Asked to approve this subject to adding the two sentences. **Motion to Approve with the addition of a reference to the Historical Commission.** (Oliver) Carried 5-0//Oliver-aye, Camp-aye, Coombs-aye, Watterson-aye, Pohl-aye
Commission Comments	Backus – May is National Preservation Month; keep an eye out for stuff from Nantucket Preservation Trust

List of additional documents used at the meeting:

1. Website application check lists
2. Draft HDC Mission Statement

Motion to Adjourn at 8:17 p.m. (Welch)
Carried unanimously//Welch-aye, Oliver-aye, Camp-aye, Dutra-aye, Watterson-aye

Submitted by:
Terry L. Norton

Historic Structures Advisory Board 'Sconset Advisory Board Madaket Advisory Board

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°: 40 PARCEL N°. 60.1

Street & Number of Proposed Work: 121 Madaket Road

Owner of record: Richard + Deborah Hohlt

Mailing Address: 7901 Kent Road
Alexandria, VA 22304

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

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 ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 72983

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 16' Sq. Footage 1st floor: _____ Decks/Patio: Size: 5'x54' ☑ 1st floor ☐ 2nd floor

Width: 8' (Roofwalk) 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 _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation Revise fenestration, Add roofwalk
2. South Elevation Add roofwalk, revise fenestration
3. West Elevation Remove outdoor shower, Add roofwalk, extend deck
4. North Elevation Revise fenestration, Add outdoor shower, cont. deck, Add roofwalk, remove previously approved outdoor shower

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

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 _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ 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 _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural to Weather Clapboard (if applicable) _____ Roof Natural to Weather

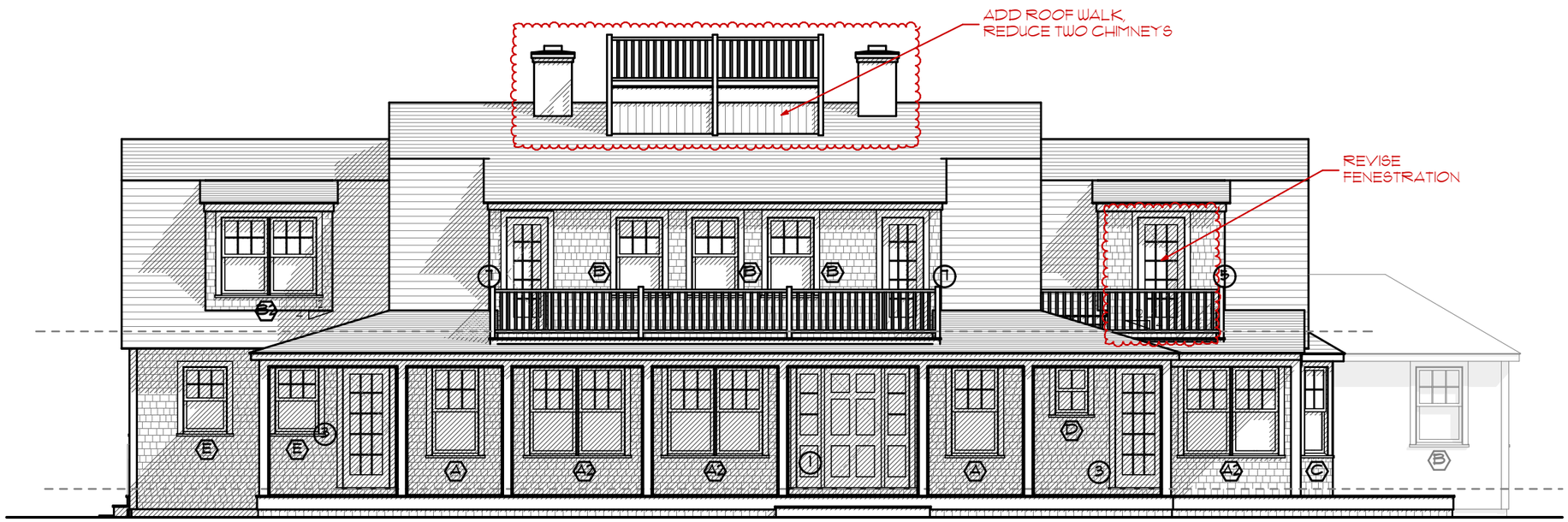
Trim Nantucket Grey Sash Nantucket Grey Doors Nantucket Grey

Deck Natural to Weather Foundation _____ ~~Fence~~ Nantucket Grey (Roofwalk) Shutters _____

* 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 4/29/20 Signature of owner of record _____ Signed under penalties of perjury

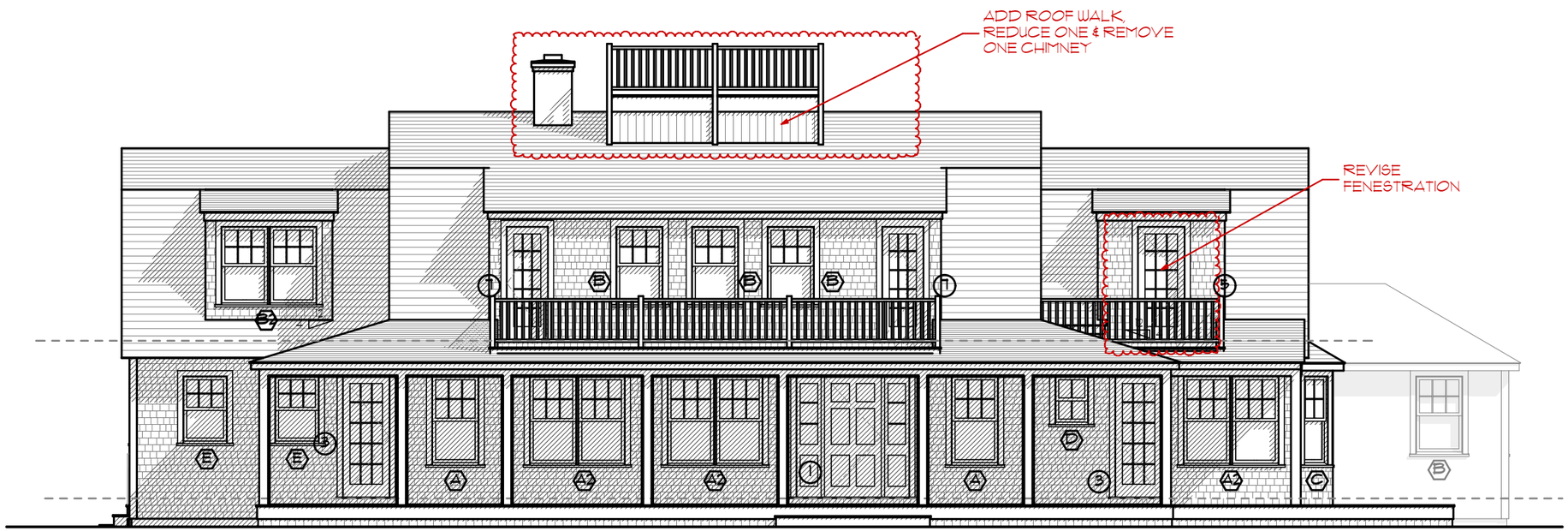


OPTION A

1

MH SOUTH ELEVATION

Scale: 1/8" = 1'-0"



OPTION B

2

MH SOUTH ELEVATION

Scale: 1/8" = 1'-0"

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P 508.228.5455 | P 617.482.4543

DATE | REVISIONS

South Elevation Schemes

Project Title
Project Address
Nantucket, MA 02554

MAP NO: | ZONING INFO:
PARCEL NO: | PROJECT NO: | REVISED:

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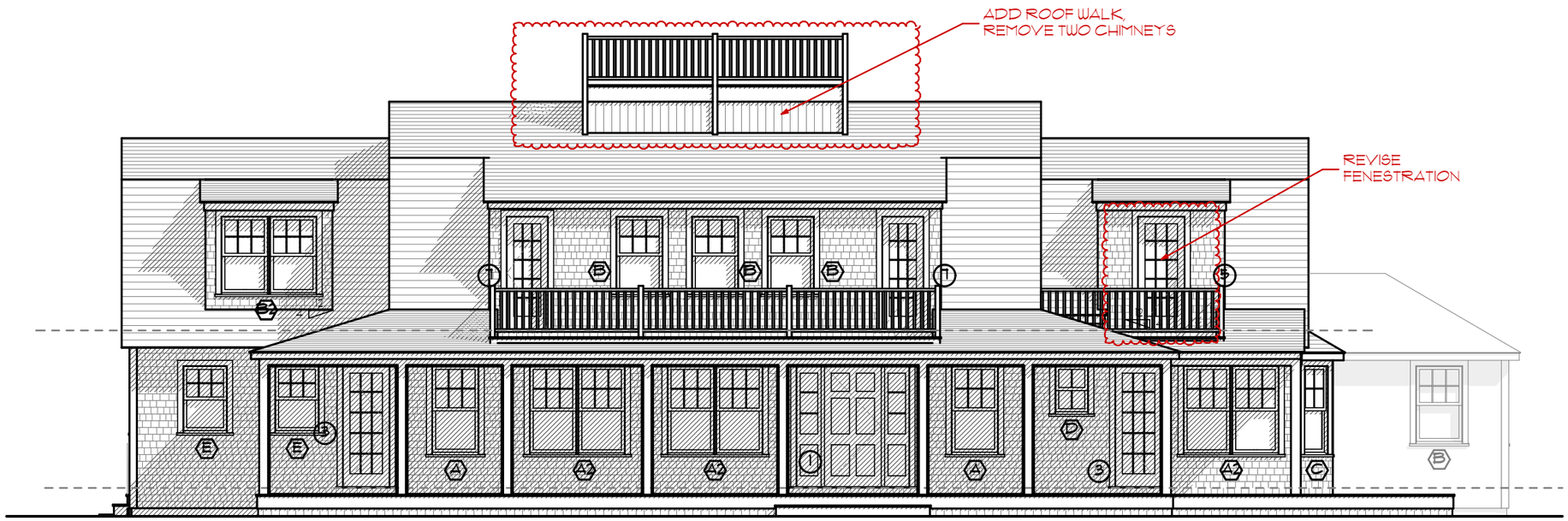
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID #
A-2.1

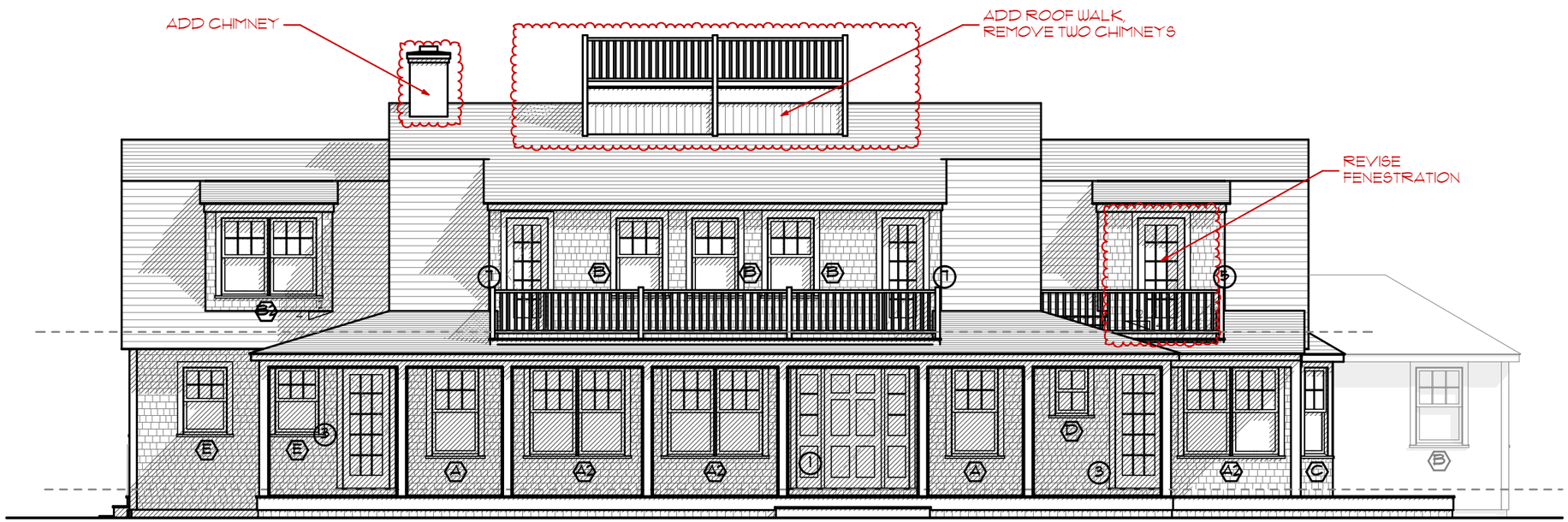


OPTION C

1

MH SOUTH ELEVATION

Scale: 1/8" = 1'-0"



OPTION D

2

MH SOUTH ELEVATION

Scale: 1/8" = 1'-0"

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P 508.228.5455 | P 617.482.4543

DATE | REVISIONS

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Project Title
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ID #
A-2.2

9. Seaver Fam Trust **05-0937**	51 Ocean Avenue	Beach stairs	73.3.2-53	Botticelli & Pohl

Voting	Coombs (acting chair), McLaughlin, Camp, Oliver; Welch
Alternates	Watterson
Recused	Pohl
Documentation	Landscape design plans, site plan, photos, and advisory comments.
Representing	Lisa Botticelli, Botticelli & Pohl
Public	None
Concerns (6:20)	**Botticelli** – Presented project. If you want to view this, the surveyor stakes are still in place. **Camp** – No concerns. This house is a little more publicly visible, so it might be worth a view. **Welch** – Asked the dimensions of the new large landing – staff stated: 10X20. Seeking clarification of what is in the drawing. It seems quite a bit larger than the existing landing. He wasn't able to view this due to where it is; he doesn't know what other beach stairs with landings look like in that area. Agrees a view is fine, even better if staked. **Coombs** – The new landing is much too large; would prefer it be much smaller.
Motion	**Motion to View. (Camp)**
Roll-call Vote	Carried 5-0//Camp-aye; Oliver-aye; Welch-aye; McLaughlin-aye; Coombs-aye — Certificate #

V. OLD BUSINESS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Kimchee Bedding	27 West Chester Street	Enlarge driveway	42.4.3-2	Botticelli & Pohl

Voting	Camp (acting Chair), McLaughlin, Oliver, Watterson
Alternates	None
Recused	Pohl
Documentation	Landscape design plans, site plan, photos, and advisory comments.
Representing	Lisa Botticelli, Botticelli & Pohl
Public	None
Concerns (6:46)	**Botticelli** – She had taken pictures of brick driveways in the area. The correct information isn't being projected. (6:31) Held for Ms. Botticelli to provide the correct information. **Botticelli** – Presented the revisions as depicted in the correct drawings. There are wide driveways in the area. **Oliver** – There are many different driveways along this road; thinks this is fine as proposed. **Watterson** – He likes the application with the fieldstone median. **McLaughlin** – Suggested smaller fieldstones in the strip with more brick exposed. **Camp** – Confirmed the stone strip is 24" to 30". She likes it as proposed.
Motion	**Motion to Approve. (Watterson)**
Roll-call Vote	Carried 4-0//Oliver-aye; McLaughlin-aye; Watterson-aye; Camp-aye — Certificate # **73373**

2. Century House R.E. **02-0617**	10B Cliff Road	Color change	42.4.4-61	Emeritus

Voting	Pohl, Coombs, Camp, Welch
Alternates	None
Recused	Watterson
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.
Representing	Matt MacEachern, Emeritus Development
Public	None
Concerns (6:34)	**MacEachern** – Reviewed previous concerns; the client feels strongly about having grey trim; suggesting "sea haze", which is a light grey. The window sashes are black. Historical research indicated other houses in this area had darker trim. **Coombs** – She likes the existing colors; the grey should be lighter than the "sea haze." She likes Ms. Camp's idea. **Camp** – She would go with "platinum" grey; it's soft and looks good with black sash and platinum clapboard. **Welch** – Appreciates the rendering. He's fine with the grey as proposed; noted the application states gray sash; suggested the applicant consider less of a "Quaker" [monotone] approach and more towards the original light trim and black sash, with the Raisin Torte door color applied to the sash – although muted by storm windows this type of approach would create depth. A slight change provides dimensionality to the façade. He does not support the moccasin clapboard.
Motion	**Motion to Approve through staff with the trim and clapboard to the platinum grey; raison torte for the front door, and black sash. (Camp)**
Roll-call Vote	Carried 4-0//Coombs-aye; Welch-aye; Camp-aye; Pohl-aye — Certificate # **HDC2020-02-0617**

PROPOSED

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.

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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°: 73.3.2 PARCEL N°. 53

Street & Number of Proposed Work: 51 Ocean Avenue

Owner of record: Seaver Family Trust

Mailing Address: 510 West Road
Darien, CT 06840

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

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 ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Beach Stair

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ 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 _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Add new landing 10' x 20' and replace lower beach stair to match existing. Upper stair + landing to remain

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 36" from Deck
Type: TME
Length: 48'-2"

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 _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ 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 _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

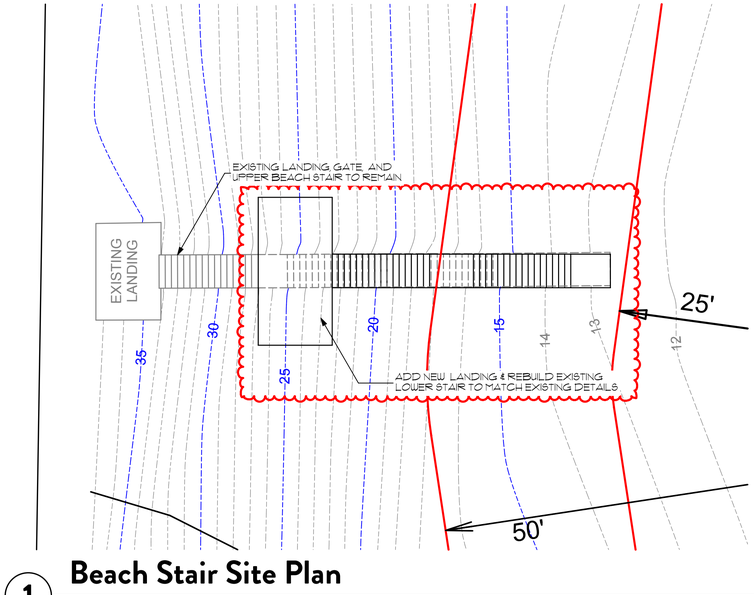
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence Natural to Weather Shutters _____

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

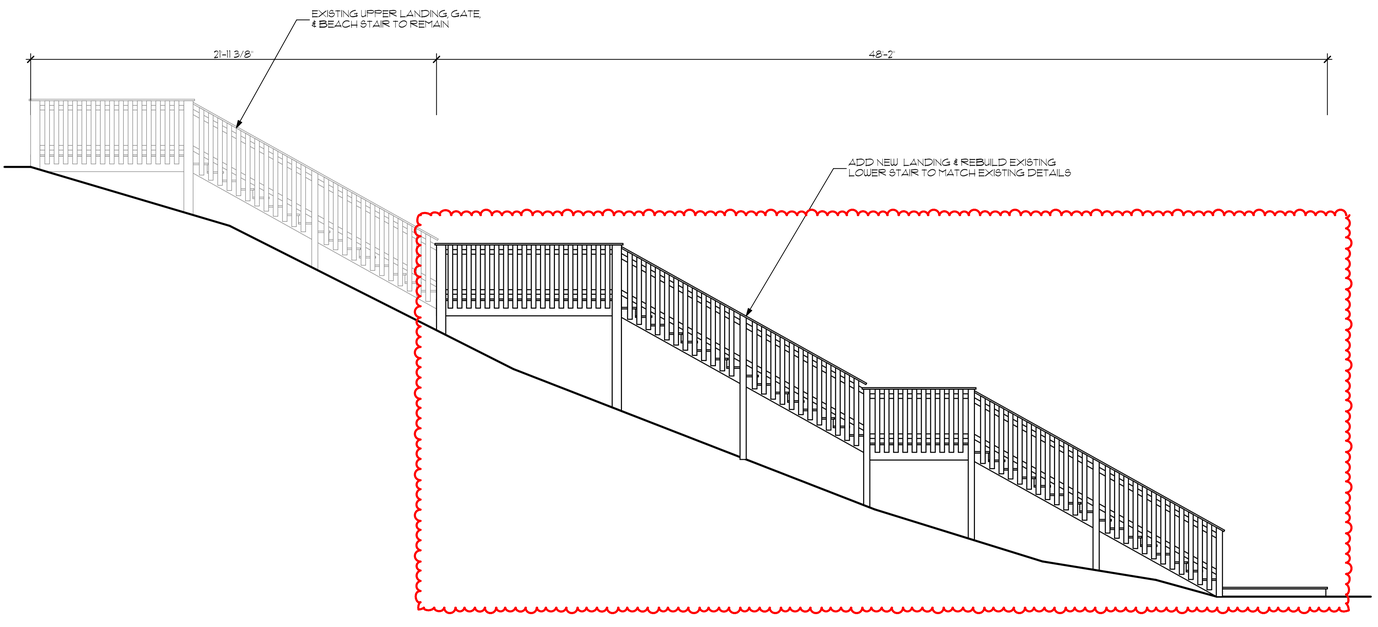
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 5/4/20 Signature of owner of record [signature] Signed under penalties of perjury



1 Beach Stair Site Plan

SCALE: 1" = 10'

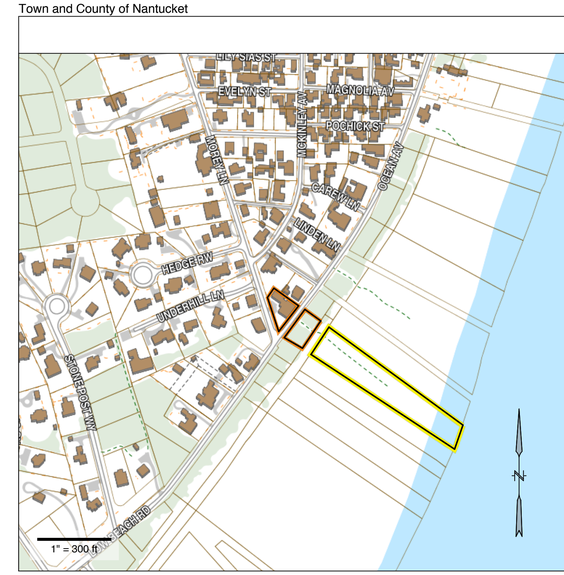


2 Beach Stair

SCALE: 1/4" = 1'-0"

Town and County of Nantucket

May 20, 2013



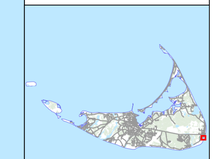
Property Information

Property ID 7332 53
Location 51 OCEAN AV
Owner ALFELD STANLEY F TRUSTEE
ALFA OCEAN NOMINEE TRUST

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

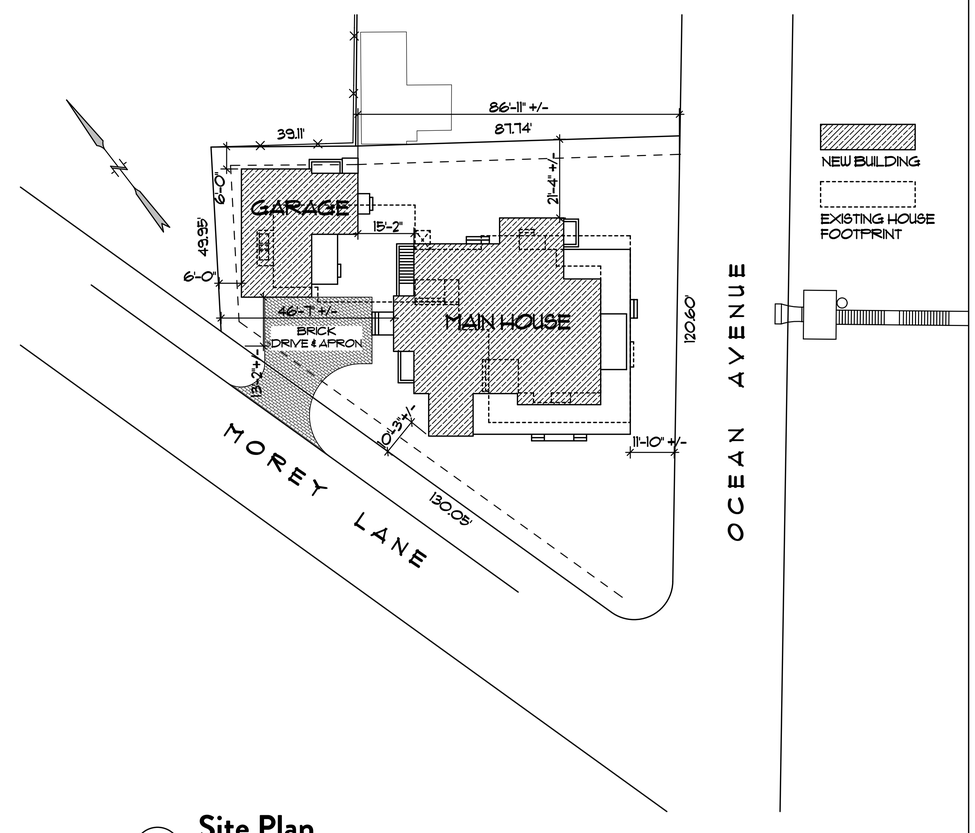
The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated December, 2012



Locus Map

SCALE: 1' = 1'-0"



Site Plan

SCALE: 1" = 20'

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P 508 228 5455 | P 617 482 4543

REVISIONS

DATE

Beach Stair

Beach Stair
51 Ocean Ave
Nantucket, MA 02554

MAP NO: 73.3.2 ZONING INFO: SOH
PARCEL NO: 53 PROJECT NO: 08 REVISED: 5/1/20

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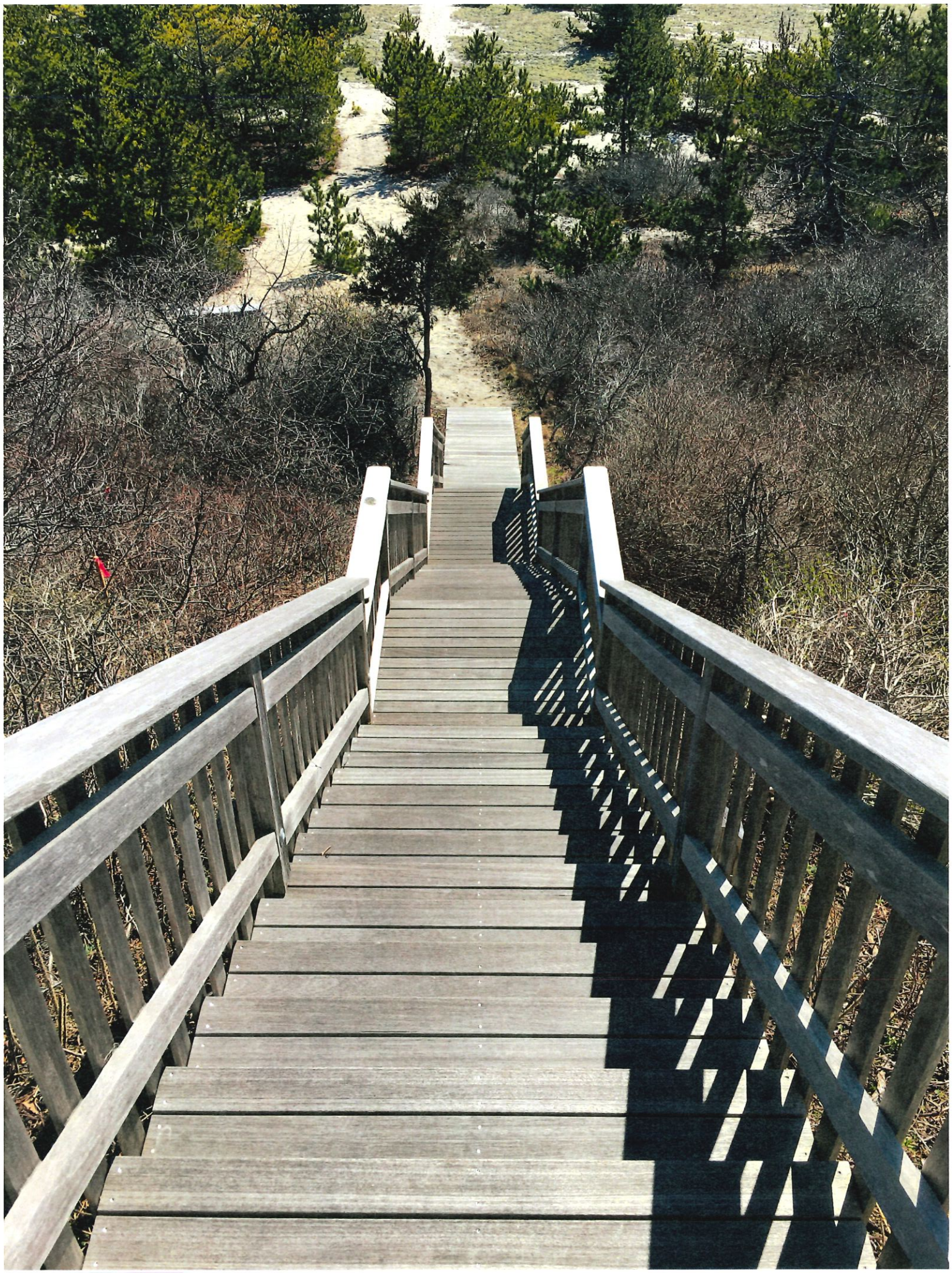
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID #

B-1.1



Sconset Advisory Board *Meeting Memorandum* **HDC/SAB** VIEW

Date: 5/11/2020 Address 57 OCEAN AVE

Scope of Work: ADD NEW 10'X20' LANDING TO EXISTING BEACH STAIRS + REPLACE STAIRS TO MATCH

Historic information/known history ( ) Non-Contributing (✓) Contributing ( ) Individually significant

CONTRIBUTING CONSERVATION LAND ATTACHED VIA OWNERSHIP TO "WINDSONG" CIRCA 1992 (NOT CONTRIBUTING)

STAFF COMMENTS Name: HOLLY BACKUS, PP

( ) Incomplete application ( ) Historical information needed ( ) No Concerns (✓) Recommend View

( ) Does not meet guidelines Visibility: Yes or No

( ) Not appropriate *(As noted below)*

+ ADDITION OF 10'X20' LANDING SHOULD BE DISCUSSED

SAB COMMENTS

( ) Incomplete application ( ) Historical information needed ( ) No Concerns ( ) Recommend View

( ) Does not meet guidelines Visibility: Yes or No

( ) Not appropriate *(As noted below)*

( ) Rob Benchley ( ) Caroline Ellis ( ) Angus Macleod ( ) Mary Will Alternate: Clement Durkes ( )

Signatures *(three members required for quorum)*

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application

*Refer to the HDC Policies and Procedures for Applicants for further information link below:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

Failure to submit the required documents below for an Old Business meeting MAY result in delays.

X	Sign in submission at Front Desk
	HDC case number: (ex HDC2020-xx-xxxx), if applicable 05-0895 NOT LISTED IN MINUTES
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of plans at 3/16" or ¼" scale (circle all that apply) X a. Site Plan X b. North Elevation X c. South Elevation X d. East Elevation X e. West Elevation f. Window/Door Schedule (NOT APPLICABLE)
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Signed Affidavit: see reverse side

Historic District Commission

OLD BUSINESS CHECKLIST

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: Mark W. Poor, Agent Date: 5·15·2020

3. NBGC **02-0694** 67 Sparks Avenue Hardscaping 55-139.4 Edgewater

Voting	Coombs (acting Chair), McLaughlin, Camp, Oliver
Alternates	None
Recused	Watterson
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.
Representing	Paul Cronin, Edgewater
Public	None
Concerns (6:53)	**Cronin** – Reviewed changes made per previous concerns. **Camp** – She's okay with this in general. To Ms. Oliver's point, everything in that area is open; perhaps don't clip the hedge. Plant it substantially but let it grow wild. **Oliver** – She had concerns about the privet; her point was that the hedges are currently wild and less formal, which she prefers in this area. In general, this is fine. **McLaughlin** – Would like a photo from the road looking in the driveway; the road was just put in today.
Motion	**Motion to Approve with the caveat that the privet be allowed to grow naturally. (Camp)**
Roll-call Vote	Carried 4-0//Camp-aye; McLaughlin-aye; Oliver-aye; Coombs-aye Certificate # **HDC2020-02-0694**

4. Richmond Grt Pnt Prop. **05-0909** 63 Old South Road Kitchen hood fan 68-157.2 Self

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates	Welch, Watterson
Recused	None
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Myra Escobar, Richmond Great Point Properties
Public	None
Concerns (7:01)	**Escobar** – She submitted photos of other hoods showing what this might look like; there are two options: out of the roof or out of the wall. **Oliver** – There is no scaled drawing of the hood and how it is attached to the roof or the wall. Without a scaled drawing, we have no idea what we'll end up. **McLaughlin** – It's cheaper to go through the wall and is approvable on the rear. **Coombs** – She could support the hood through the wall or roof as long as it is in the rear. Agrees we need a scaled drawing of the hood and how it's installed; the hood for Fooods turned out to be very large. **Camp** – We need a scaled drawing. She would prefer it go through the roof otherwise it interferes visually with the side; on the roof, it should be situated farther from the gable end. **Pohl** – Agrees with Ms. Oliver about knowing how it will look. Agrees with Ms. Camp about being on the roof. We need scale drawings of both Option B and Option A. He thinks when it is drawn to scale, they will see there isn't enough room on the roof for it as they have it proposed; it should move farther in or be on the wall.
Motion	**Motion to Hold for revisions with scaled drawings of the hood installation. (Camp)**
Roll-call Vote	Carried 5-0//Oliver-aye; Camp; Coombs; McLaughlin; Pohl-aye Certificate #

VI. OTHER BUSINESS

Approve Minutes	April 27, 2020: **Motion to Approve. (Camp)** Carried 5-0//Camp-aye; McLaughlin-aye; Coombs-aye; Oliver-aye; Pohl-aye
Review Minutes	May 4, 2020
Other Business	• Next HDC Meeting Tuesday May 19, 2020 • Meeting Schedule for June 2020: **Pohl** – We have a meeting schedule for June. June has 5 Tuesdays; asked if the June 30th meeting could be for an Organizational Meeting with a presentation from the Historical Commission. They have the opportunity to get grant money, which we don't. The nature of this presentation would be to listen to what they have to say and provide feedback. **Coombs** – Ms. Hillary Rayport wants to work with HDC on a proposal to strengthen historic preservation. **Welch** – He's uncertain about the presentation: would it be how they would be involved in strengthening historic preservation or how HDC could be changed. We should get a copy of their presentation in advance, so we can formulate thoughts before the meeting. **Backus** – As Preservation Planner, she's staff for both commissions and thinks this joint meeting would be a good collaboration and is needed for both commissions and staff. She might have more information on initiatives she's been working on by then. **Motion to hold an Organizational Meeting on June 30th with a presentation by the Historical Commission with material provided to the HDC in advance.** (Coombs) Carried 5-0//Camp-aye; McLaughlin-aye; Oliver-aye; Coombs-aye; Pohl-aye
Commission Comments	None

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°: 68 PARCEL N°. 157.2

Street & Number of Proposed Work: 63 Old South Rd Unit B

Owner of record: Phil Pastan / Richmond Great Point Dev

Mailing Address: 20 Daukin Ln

Nantucket MA 02554

Contact Phone #: 508-901-9030 E-mail: p.pastan@richmondna.com

AGENT INFORMATION (if applicable)

Name: Mayra Escobar

Mailing Address: 8 Nobadeer way

Nantucket MA 02554

Contact Phone #: 508-332-0896 E-mail: mayraescobar82@yahoo.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 ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☒ Other Kitchen Hood Installation

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ 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 _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

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 Installation to be performed on Front right hand side of building.

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ 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 _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

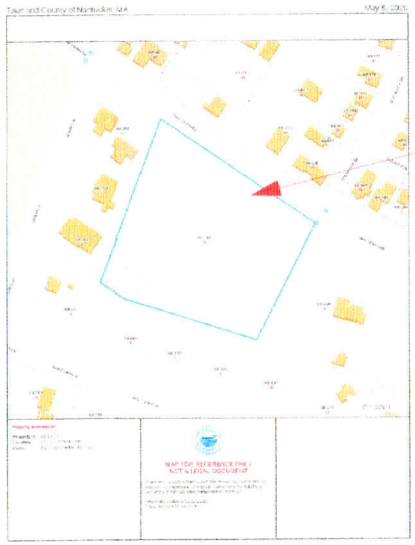
Deck _____ Foundation _____ Fence _____ Shutters _____

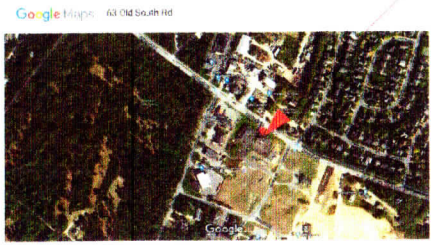
* Attach manufacturer's color samples if color is not from HDC approval list.

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 _____ Signed under penalties of perjury

LOCUS



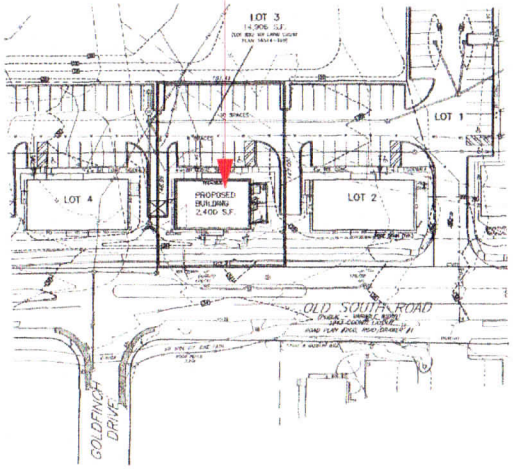


63 Old South Rd
Nantucket, MA 02554

Directions Save Nearby Send to your phone Share

7W7F+98 Nantucket, Massachusetts

Photos



ZONING TABLE		
ZONE	CN	LOT 3
DIMENSIONAL CONTROLS	REQUIRED/ALLOWED	PROVIDED
FRONT YARD SETBACK	30 ft.	30.0 ft.
SIDE YARD SETBACK	5 ft.	14.5 ft.
REAR YARD SETBACK	10 ft.	23.0 ft.
MIN. FRONTAGE	80 ft.	101.4 ft.
MIN. LOT AREA	7,500 s.f.	14,906 s.f.
MAX. BUILDING COVER RATIO	40%	16.1%
MIN. OPEN AREA	30% (MIX)	57.3%

PROPERTY LIES WITHIN THE WELLHEAD PROTECTION DISTRICT

TOTAL OPEN SPACE (LOTS 1-3): 57,680.0 s.f. of 104,312 s.f. (OPEN AREA = 30.0%)

PARKING CALCULATIONS		
LOT NO.	REQUIRED	PROVIDED
LOT 3	RETAIL: 1 space PER 200sf OF GROSS FLOOR AREA (GFA) (2,400sf (GFA)/(sp/200sf) = 12 spaces) (1 space PER 3 employees = 1 each shift (1 employee)/(3sp/employee) = 1 space) total = 13 spaces REQUIRED. HANDICAPPED ACCESSIBLE SPACES REQUIRED = 1sp	16 spaces (1 handicapped accessible)

NOTE:

1) ONE SIGN IS CURRENTLY UNDER CONSIDERATION AND THE PLAN DOES NOT REFLECT THOSE SIGNATURES.

2) REFERENCE TO OLD SOUTH ROAD PAVEMENT AND DRIVEWAY MARKING SHOWN ON PLAN AND PROFILE OF OLD SOUTH ROAD BY THE TOWN OF NANTUCKET - DRAFT SUBMITTAL DATED MAY 3, 2017.

SITE PLAN w/ PARKING

Vicinity Map
Scale: 1" = 2000'-0"

ZONE: CN

MINIMUM LOT AREA = 7,500 s.f.
MINIMUM LOT FRONTAGE = 80 FEET

MINIMUM YARD SETBACKS
(FRONT = 30 FEET)
SIDE = 5 FEET
REAR = 10 FEET

ALLOWABLE MAXIMUM COVER % = 40%

PERVIOUSITY FACTOR (PF) SHALL NOT BE LESS THAN 30%

APPROVED BY THE TOWN OF NANTUCKET PLANNING BOARD

DATE APPROVED _____

FILE # _____

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS IN PREPARING THIS PLAN

FOTES ENGINEERING, INC.

Prepared For:
Owner / Applicant:
RICHMOND GREAT FRONT DEVELOPMENT, LLC
63 Old South Rd
Nantucket, MA 02554

Prepared By:
FOTES ENGINEERING, INC.
P.O. BOX 1130
NANTUCKET, MA 02584
TEL: 508-228-9131
FAX: 508-228-9135
www.fotesengineering.com

Scale: 1" = 20'
Date: June 8, 2018

Drawing Title:
OLD SOUTH ROAD CROSSING
SITE PLAN
OLD SOUTH ROAD
NANTUCKET, MASS.

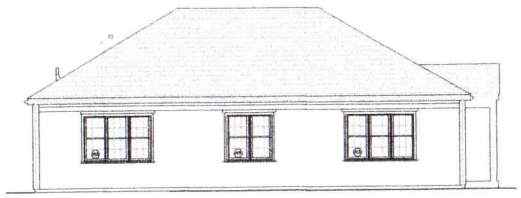
Drawing No.:
C1
SHEET 1 OF 1

PERMITS PLUS, INC.
Technical Assistance Through the Permitting Process
508-228-0417 permits@nantucket.net
P.O. BOX 2393 NANTUCKET, MA 02584

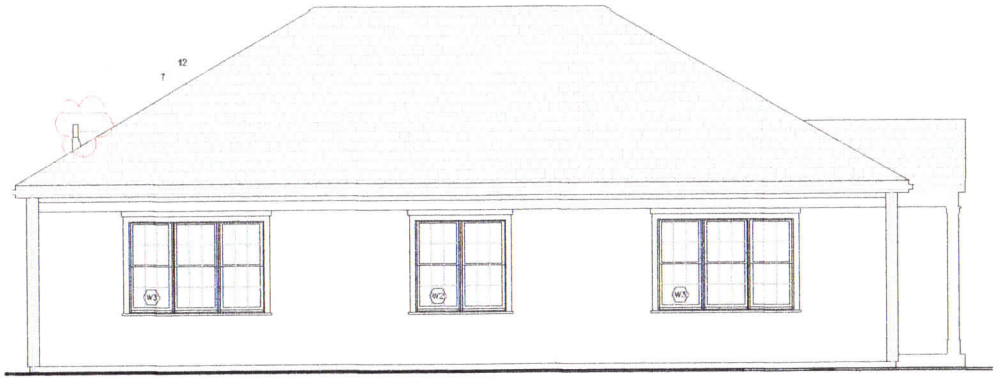
5/21/20

HDC BE / ZBOA
EXHAUST FAN
LOT C
Map No. 68 197 95
Scale: As Noted

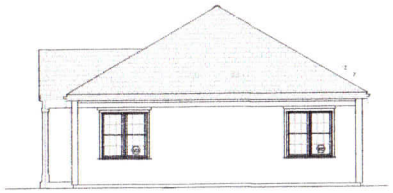
RICHMOND GREAT FRONT DEVELOPMENT, LLC
63 Old South Road
Nantucket, MA 02554
EXISTING SITE PLAN & LOCUS MAP



EXISTING 1/8" = 1'-0"



NORTH ELEVATION 1/4" = 1'-0"



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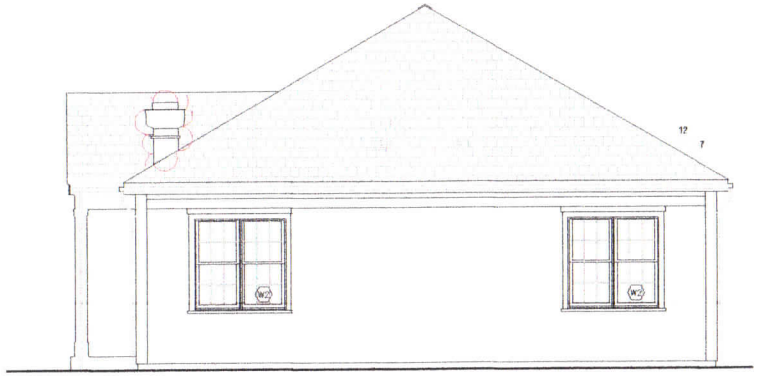


EAST ELEVATION 1/4" = 1'-0"

PERMITS PLUS, INC.
Turnkey Solutions Through In-Building Process
508.228.8111 ☐ 508.775.1000 ☐
FAX 508.775.1001 ☐ NANTUCKET, MA 02554

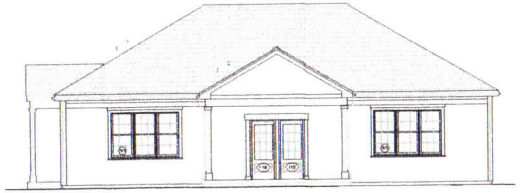
5/21/20

HDC REVISIONS
EXHAUST FAN
LOT C
Map No. 68 157 33
Scale: As Noted

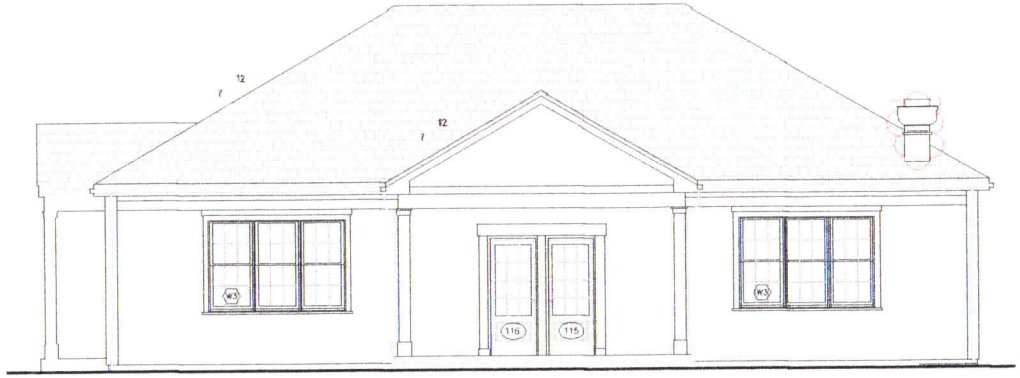
RICHMOND GREAT POINT
DEVELOPMENT LLC
63 Old Sesachacha Road
Nantucket, MA 02554

NORTH & EAST ELEVATIONS

A-1



EXISTING 1/8" = 1'-0"



SOUTH ELEVATION 1/4" = 1'-0"

EXISTING WEST ELEVATION 1/4" = 1'-0"

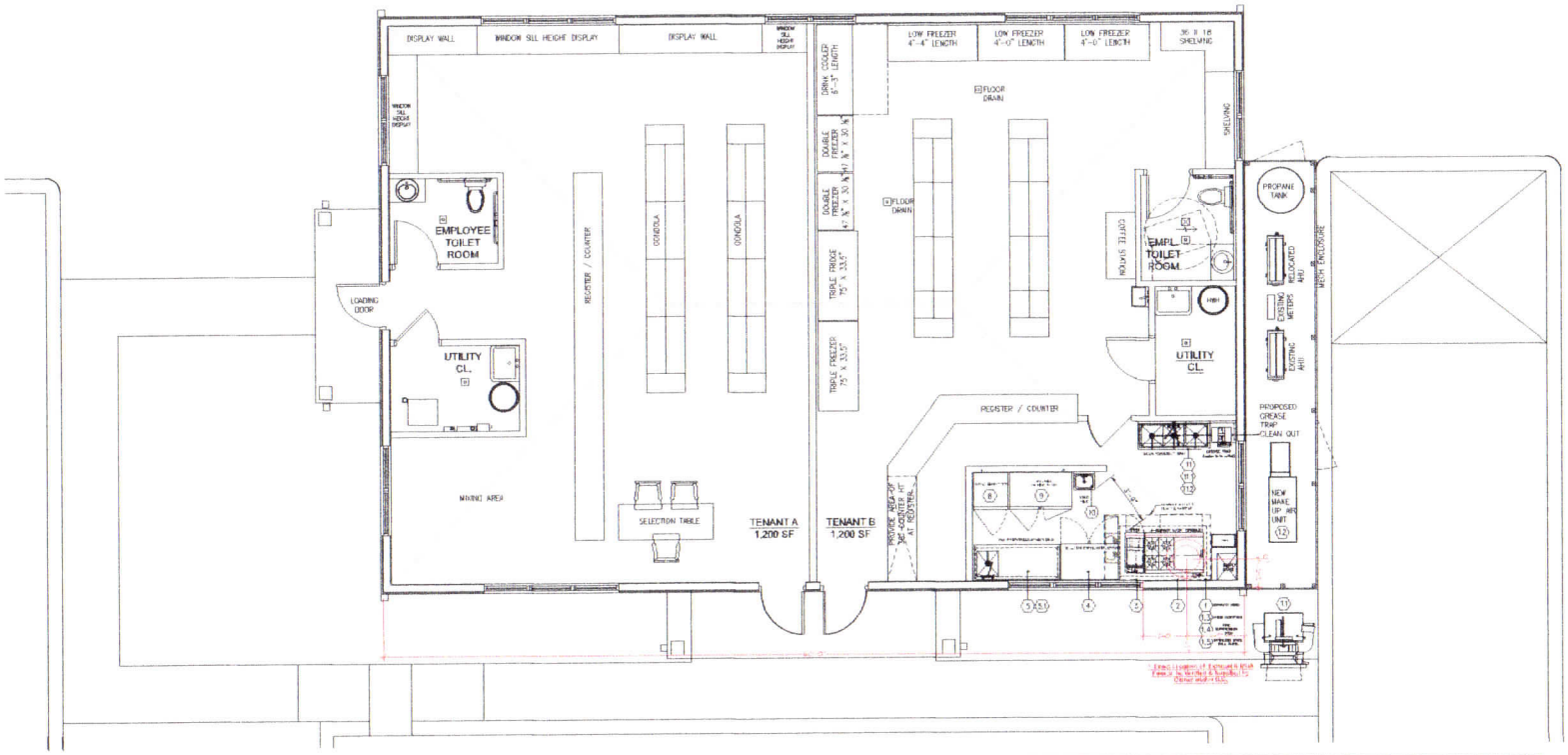
PERMITS PLUS, INC.
Technical Assistance Through the Permitting Process
508.228.0211 permits@nantucket.net
FAX 508.228.7393 NANTUCKET, MA. 02584

5/21/20

HDC REVISIONS
EXHAUST FAN
LOT C
Map No. 68 157 99
Builder: Art Navarro

RICHMOND GREAT POINT DEVELOPMENT, LLC
63 Orange Street
Nantucket, MA 02554
SOUTH & WEST ELEVATIONS

A-2



FOODSERVICE KITCHEN EQUIPMENT SCHEDULE

G.C. SUPPLIED	G.C. INSTALLED	OWNER/VENDOR SUPPLIED	OWNER/VENDOR INSTALLED	Item No.	Quantity	Category	Manufacturer	Model No.	Amps	Voltage	Phase	Cycle	Hp	Kw	NEMA	Connection Type	Electrical Connection Height (in)	Cold Water (in)	Cold Water Conn. Height(in)	Hot Water (in)	Hot Water Conn. Height(in)	Direct Waste Size(in)	Direct Waste Conn. Height(in)	Indirect Waste Size(in)	Waste Type	Gas Size(in)	Gas MBTU	Gas Type	Gas Conn. Height(in)	Equipment Remarks
				1	1	EXHAUST HOOD	HARBOUR	CUSTOM FABRICATE																						
				1.1	1	EXHAUST FAN	HARBOUR	CUSTOM FABRICATE																						
	*			1.2	1	MAKE UP AIR UNIT	HARBOUR	CUSTOM FABRICATE																						
				1.3	1	HOOD CONTROLS	HARBOUR	CUSTOM FABRICATE																						
				1.4	1	FIRE SUPPRESSION SYSTEM	AMEREX	B100 OR EQUAL																						
				1.5	1	STAINLESS STEEL WALL PANELS & TRIM	HARBOUR	CUSTOM FABRICATE																						
	*			2	1	6-BURNER RANGE w/24" GRIDDLE	Southbend	S61GC-FD.																		114"	225.0				
	*				1	CHEESE WELTER (RANGE MTD.)	Southbend	P24-CH																		14"	30.0				
	*				1	Gas Connector Hose Kit	T&S Brass	HG-4D-48K																							
				2.1	1	FULL POT FILLER	Fisher	S2B4-S																		14"	134.0				
	*			3	1	Gas Connector Hose Kit	T&S Brass	HG-4D-48K																						
				3.1	1																									
				4	1	48" WORK TOP REFRIGERATOR	Turbo Air	TWR-48SD-N	2.5	115	1	60	1/5		5-15P	Cord & Plug														
	*			5	1	72" WORK TABLE w/SINK	CSW USA	VST-PS-9072-SE																						
					1	LEVER WASTE	T&S Brass	B-3972																2"						
				5.1	1	Wrist / Splash Mount Faucet	T&S Brass	B-0235-CC										1/2"		1/2"										
				6		Spare Number																								
		*	*	7		Spare Number																								
		*	*	8	1	REACH-IN FREEZER	Turbo Air	M3F24-1-N	4.4	115	1	60	1/3		5-15P	Cord & Plug														
		*	*	9	1	REACH IN 2 DOOR REFRIGERATOR	Turbo Air	M3R47-2-N	2.4	115	1	60	1/3		5-15P	Cord & Plug														
				10	1	17" WALL MOUNT HAND SINK	HARBOUR	HS-17										1/2"		1/2"		1-1/2"								
				11	1	3 COMPARTMENT POT/PAN SINK	CSW USA	SCS3D30N																						
	*	*			1	LEVER SERVICE	T&S Brass	B-0972														1"								
	*	*		11.1	1	PRE-RINSE SPRAY FAUCETS	T&S Brass	B-0133-A,N-0156										1/2"		1/2"										
	*	*		11.2	1	60" WALL MOUNT SHELF	BK Resources	BKWS-1060																						

FOOD SERVICE EQUIPMENT NOTES:
1. ITEMS NOT DENOTED BY AN * WILL BE PROVIDED & INSTALLED BY (HARBOUR FOODS) F.E.C.
2. ALL FINAL GAS, ELECTRICAL & PLUMBING HOOK UPS TO EQUIPMENT AND PLUMBING FIXTURES TO BE PROVIDED BY GC
3. SOME OWNER PROVIDED EQUIPMENT WILL BE PROVIDED & INSTALLED BY OWNERS VENDOR - GC IS RESPONSIBLE TO COORDINATE ALL FIELD CONDITIONS AND REQUIRED MEASUREMENTS WITH VENDORS.
4. ALL METAL PIPE CONDUIT REQUIRED FOR SODA AND BEER LINES TO BE PROVIDED & INSTALLED BY GC. GC TO COORDINATE WITH OWNERS SODA & BEER VENDORS PIPE SIZES, ROUTING REQUIREMENTS AND PULL STRINGS FOR HOSE LINE INSTALLATIONS.

Harbour
Guiding The Food Service Industry Since 1989

Foodservice Design
229 Marginal St. Chelsea, MA 02150
Phone: 617-884-3900
Fax: 617-884-1935
info@HarbourFood.com
www.HarbourFood.com

These Drawings are the sole property of Harbour Food Service and are not to be used in whole or in part without the expressed written consent of Harbour Food Service. Owner and all Contractors to check and verify existing dimensions and conditions in the field before starting construction and to notify Harbour Food Service of any material or detail changes.

GENERAL NOTES

A.
THESE PLANS ARE PREPARED FOR THE CONVENIENCE OF OTHERS TO LOCATE MECHANICAL POINTS OF CONNECTIONS FOR FOODSERVICE EQUIPMENT. THEY ARE AS ACCURATE AS CAN BE DETERMINED AT THIS DATE. DISCREPANCIES MAY DEVELOP BETWEEN UNDERGROUND, SIGNAL, PAINTED CROSSWALKS, AND UTILITY CONNECTION/ROUGH-IN INFORMATION.

B.
HARBOUR FOOD SERVICE IS NOT RESPONSIBLE FOR ANY UTILITY REQUIREMENTS REGARDING EXISTING EQUIPMENT TO BE REUSED. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ELECTRICAL, PLUMBING & HVAC CONTRACTORS TO VERIFY & COORDINATE ALL SERVICE REQUIREMENTS WITH OWNER TO ENSURE PROPER CONNECTIONS.

C.
HARBOUR FOOD SERVICE IS NOT RESPONSIBLE FOR ANY UTILITY REQUIREMENTS REGARDING EQUIPMENT NOT IN HARBOUR EQUIPMENT CONTRACT. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ELECTRICAL, PLUMBING & HVAC CONTRACTORS TO VERIFY & COORDINATE ALL SERVICE REQUIREMENTS WITH OWNER TO ENSURE PROPER CONNECTIONS.

D.
ALL ELECTRICAL, PLUMBING, AND MECHANICAL UTILITY REQUIREMENT INFORMATION LISTED ON THE FOODSERVICE PLANS IS SUBJECT TO CHANGE BASED UPON FINAL EQUIPMENT PROPOSAL SELECTED BY THE OWNER AND OR CONTRACTOR.

PROJECT:

SALVADORIAN MINI-MART

LOT 3
63 OLD SOUTH ROAD
NANTUCKET, MA 02554

REVISIONS

REV:	DATE:	DESCRIPTION:	BY:

APPROVAL

- ☐ APPROVED AS SUBMITTED
- ☐ APPROVED AS NOTED
- ☐ NOT APPROVED/RESUBMIT

DATE:

REVIEW BY:
Preliminary Food Service Equipment Plan & Schedule

PROJECT #:	
DATE:	10-08-19
FILE NAME:	
DRAWN BY:	A.S.
CONT. REP:	ENG
SCALE:	1/4"=1'-0"
SHEET TITLE:	A-5

EXHAUST FAN INFORMATION – Job#4222971

FAN UNIT NO.	TAG	FAN UNIT MODEL #	CFM	ESP.	RPM	H.P.	B.H.P.	Ø	VOLT	FLA	DISCHARGE VELOCITY	WEIGHT (LBS.)	SONES
1		EABDU15	2000	0.750	1156	0.750	0.4780	1	208	3.3	633 FPM	140	13.9

MUA FAN INFORMATION – Job#4222971

FAN UNIT NO.	TAG	FAN UNIT MODEL #	BLOWER	HOUSING	MIN CFM	DESIGN CFM	E.S.P.	RPM	H.P.	B.H.P.	Ø	VOLT	FLA	MCA	MOCP	WEIGHT (LBS.)	SONES
2		EA-A1-G10	G10	A1	–	1400	0.750	870	0.500	0.3790	1	208	4.2	5.3A	15A	217	17.1

FAN SOUND DATA

FAN UNIT NO.	TAG	MOTOR	RPM	SOUND DATA			OCTAVE BAND SOUND DATA								
				LWA	SONES @ 5 ft	DBA @ 5 ft	DISTANCE (ft)	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz
1		Exhaust	1156	76.5	13.9	65	5	75.1	88.6	78.5	68.9	66.2	62.4	54.5	8.3
2		Supply	870	79.9	17.1	68.4	5	82.6	80.3	78.9	75.4	74.3	73.1	67.8	64.8

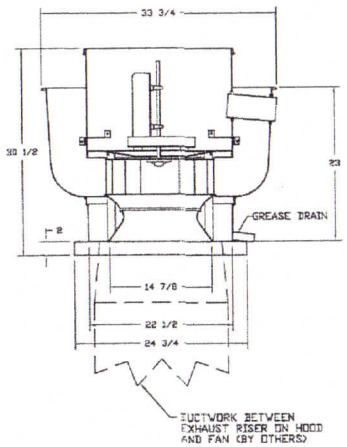
FAN OPTIONS

FAN UNIT NO.	TAG	OPTION (Qty. – Descr.)
1		1 – Grease Box
		1 – Hinge Kit – Ships Loose for Curb Supplied by Others
2		1 – Gravity Backdraft Damper for Size 1 Housing

FAN ACCESSORIES

FAN UNIT NO.	TAG	EXHAUST			SUPPLY			
		GREASE CUP	GRAVITY DAMPER	WALL MOUNT	SIDE DISCHARGE	GRAVITY DAMPER	MOTORIZED DAMPER	WALL MOUNT
1		YES						
2					YES	YES		

FAN #1 EABDU15 – EXHAUST FAN



FEATURES:

- ROOF MOUNTED FANS
- RESTAURANT MODEL
- UL705 AND UL762 AND ULC-S645
- AMCA SOUND AND AIR CERTIFIED
- WIRING FROM MOTOR TO DISCONNECT SWITCH
- WEATHERPROOF DISCONNECT
- HIGH HEAT OPERATION 300°F (149°C)
- GREASE CLASSIFICATION TESTING

NORMAL TEMPERATURE TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 300°F (149°C) UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM, AND WITHOUT ANY DETERIORATING EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

ABNORMAL FLARE-UP TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING BURNING GREASE VAPORS AT 600°F (316°C) FOR A PERIOD OF 15 MINUTES WITHOUT THE FAN BECOMING DAMAGED TO ANY EXTENT THAT COULD CAUSE AN UNSAFE CONDITION.

OPTIONS

GREASE BOX.
HINGE KIT – SHIPS LOOSE FOR CURB SUPPLIED BY OTHERS.

CUSTOMER APPROVAL TO MANUFACTURE

Approved as Noted ☐
Approved with NO Exception Taken ☐
Revise and Resubmit ☐
SIGNATURE _____
Your Title _____ Date _____

ECON-AIR

JOB Nantucket MA	
LOCATION WAKEFIELD, MA.	
DATE 2/11/2020	JOB # 4222971
DWG # 1	DRAWN BY MRG
REV.	SCALE 3/8" = 1'-0"

PERMITS PLUS, INC.
Technical Assistance Through the Permitting Process
☐ 508/278-6711 ☐ permits@comcast.net ☐
FAX (617) 723-1 ☐ NANTUCKET, MA. 02554

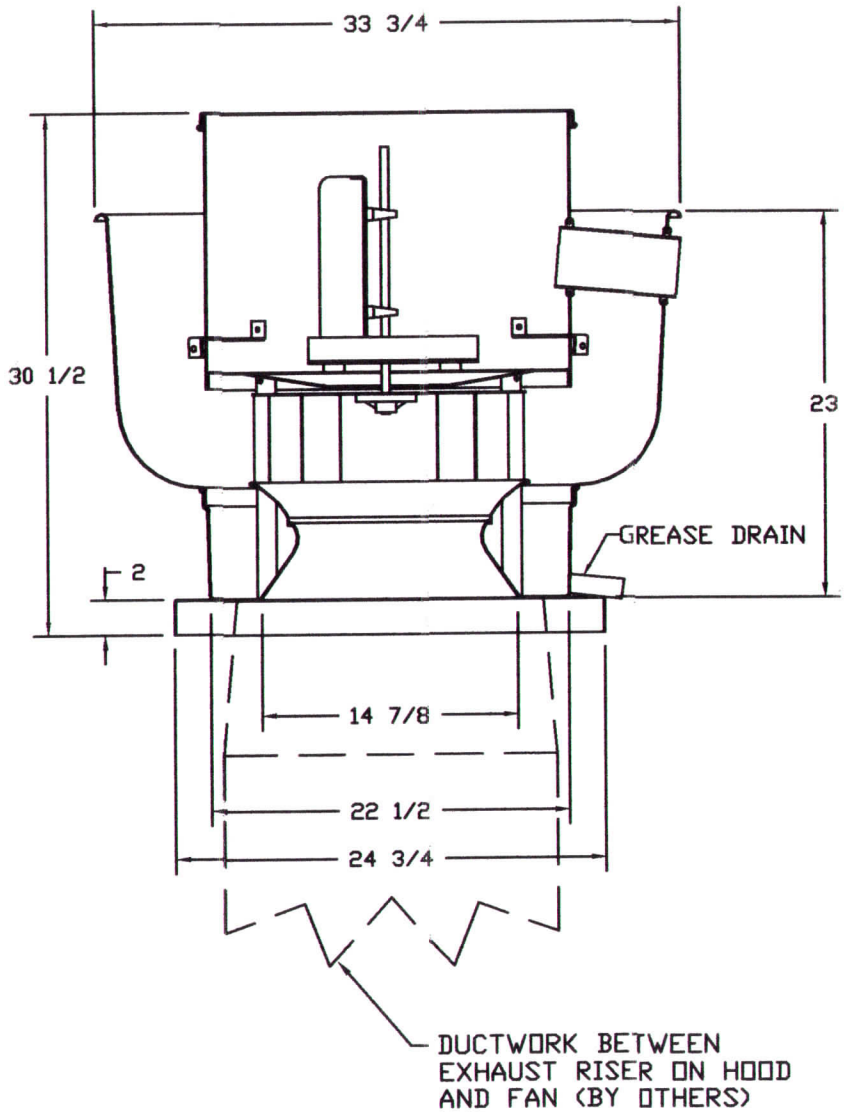
5/21/20

HDC RE/REVIEW
EXHAUST FAN
LOT C
Map No. 68 157 B2
Scale: As Noted

RICHMOND GREAT POINT
REVIVAL DEVELOPMENT LLC
63 Old Sesachacha Road
Nantucket, MA 02554
EXHAUST FAN SPECS.

A-4

FAN #1 EABDU15 - EXHAUST FAN



FEATURES:

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OPTIONS

GREASE BOX.
HINGE KIT - SHIPS LOOSE FOR CURB SUPPLIED BY OTHERS.

CERTIFICATE NO: HDC2020-05-0943 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.

FOR OFFICE USE ONLY ✓13901

Date application received: 5/11/2020 Fee Paid: $ 50

Must be acted on by: 7/18/2020

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 468.1

Street & Number of Proposed Work: 11 S Shore Rd

Owner of record: Chip Webster

Mailing Address: 9 Amelia Drive
Nantucket, MA 02554

Contact Phone #: 508-228-3600 E-mail: chip@chipwebster.com

AGENT INFORMATION (if applicable)

Name: Chip Webster Architecture

Mailing Address: 9 Amelia Drive
Nantucket, MA 02554

Contact Phone #: 508-228-3600 E-mail: amy@chipwebster.com

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 ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 72862
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
No changes Width: _____ 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 No changes South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

REVISIONS* (describe)

1. East Elevation – Door + window revisions
2. South Elevation – Add 40 SF covered porch
3. West Elevation – Add 2 solar panels and AC units
4. North Elevation Madson 2-20 59" x 80" x 6.25"

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED No Changes

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

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 _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ 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 _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

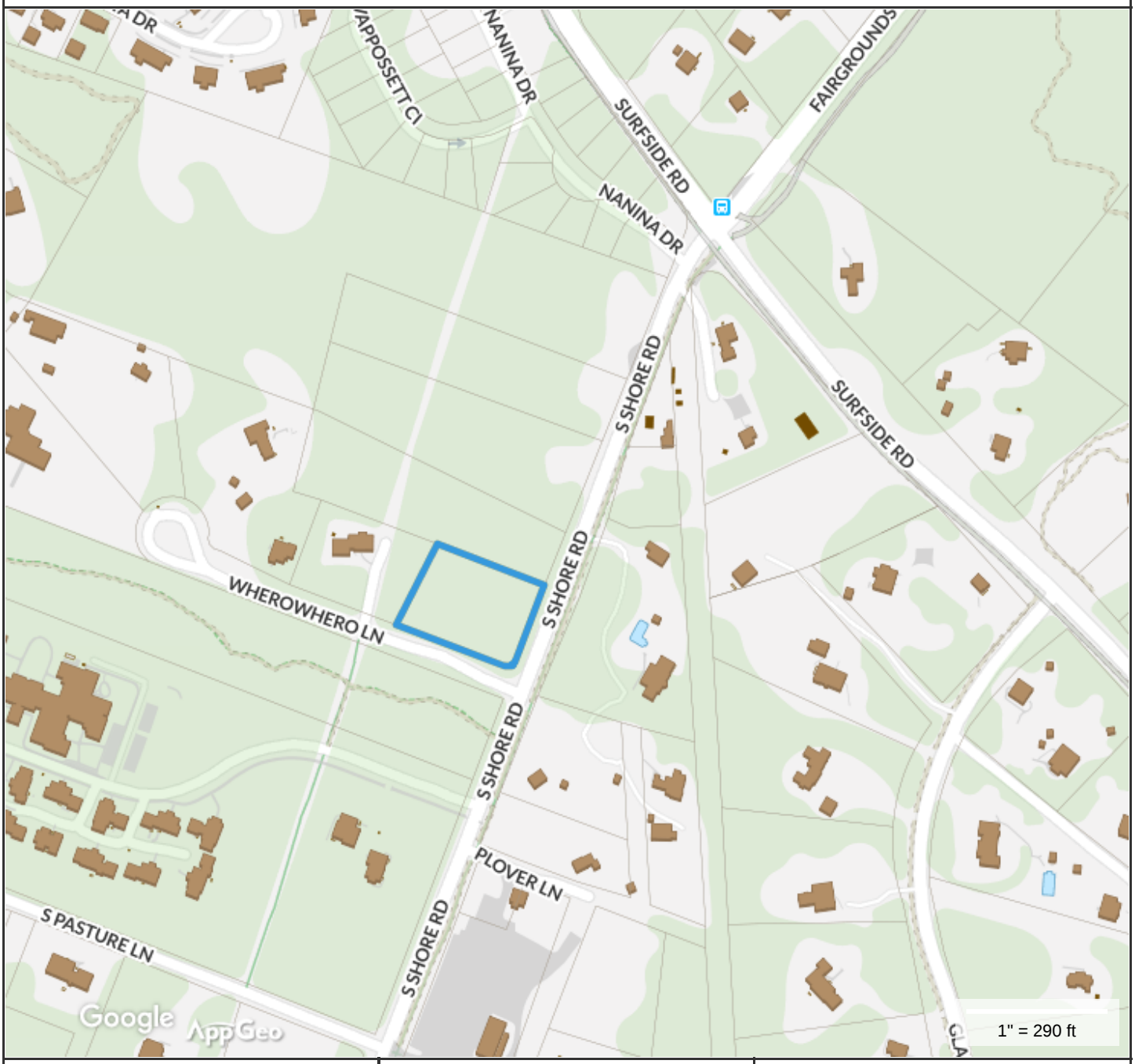
COLORS No Changes

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 5/11/20 Signature of owner of record Amy Ledup * signed under authority of owner Signed under penalties of perjury



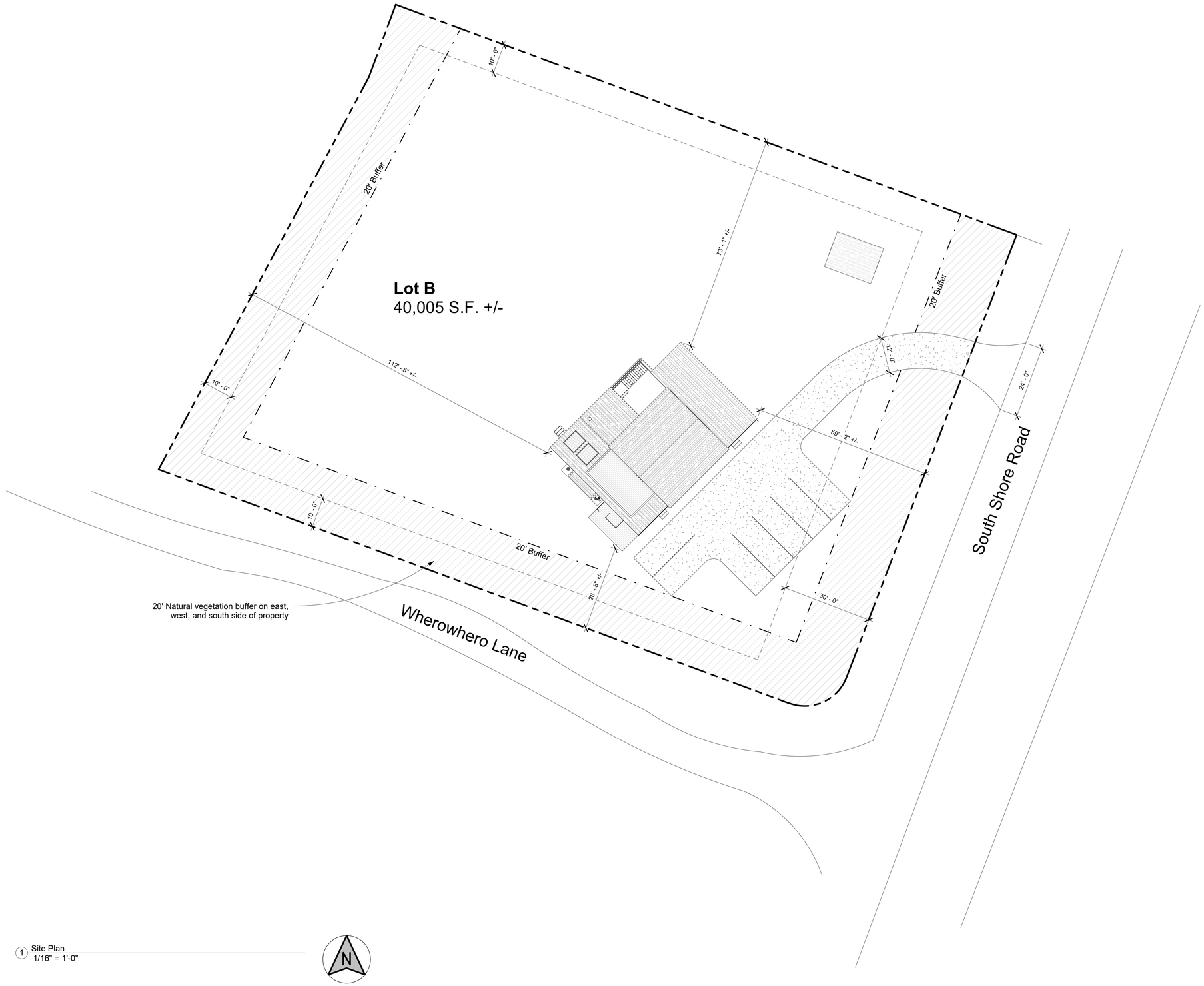
Property Information

Property ID	67 468.1
Location	11 S SHORE RD
Owner	SPLAINE ERIN TR

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.

Geometry updated 11/13/2018
Data updated 11/19/2018



1 Site Plan
1/16" = 1'-0"

CHIP WEBSTER
ARCHITECTURE
9 Amelia Drive Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

Webster
Site Plan
11 South Shore Road, Nantucket, MA

CD - For Construction

#	Date	Note
3	2019.07.08	
4	2019.07.11	HDC Submission
5	2019.08.27	Permit
7	2020.02.05	Permit Amendment
8	2020.05.11	HDC Resubmission

L.1

5/11/2020 12:08:41 PM

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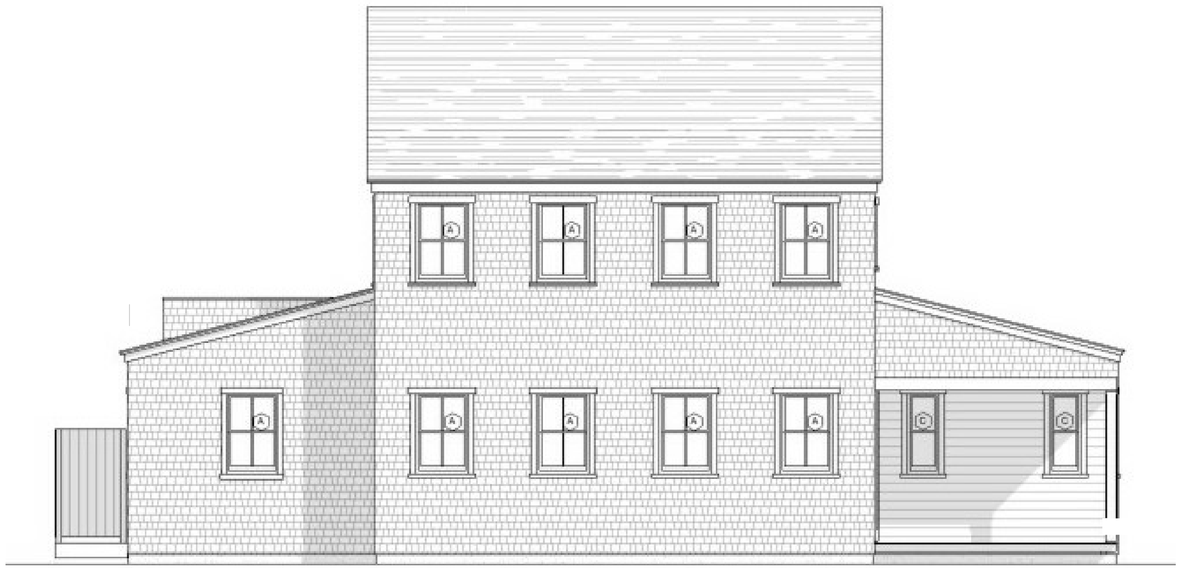

SE Elevation - Previous HDC Approval
1/4" = 1'-0"

NE Elevation - Previous HDC Approval
1/4" = 1'-0"

Previous Submission

Proposed

1 SE Elevation - Proposed
1/4" = 1'-0"

2 NE Elevation - Proposed
1/4" = 1'-0"

CHIP WEBSTER
ARCHITECTURE
9 Amelia Drive Nantucket MA 02554 | 508.228.3600 | www.chipwebster.com

Webster
House
11 South Shore Rd, Nantucket, MA 02554

CD - For Construction

#	Date	Note
1	2019.07.10	HDC Submission
10	2020.04.30	HDC Submission

HDC1

4/30/2020 9:10:55 AM

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NW Elevation - Previous HDC Approval
1/4" = 1'-0"

SW Elevation - Previous HDC Approval
1/4" = 1'-0"

Previous Submission

Proposed

1 NW Elevation - Proposed
1/4" = 1'-0"

2 SW Elevation - Proposed
1/4" = 1'-0"

CHIP WEBSTER
ARCHITECTURE
9 Amelia Drive Nantucket MA 02554 | 508.228.3600 | www.chipwebster.com

Webster
House
11 South Shore Rd, Nantucket, MA 02554

CD - For Construction

#	Date	Note
1	2019.07.10	HDC Submission
10	2020.04.30	HDC Submission

HDC2

4/30/2020 9:11:05 AM

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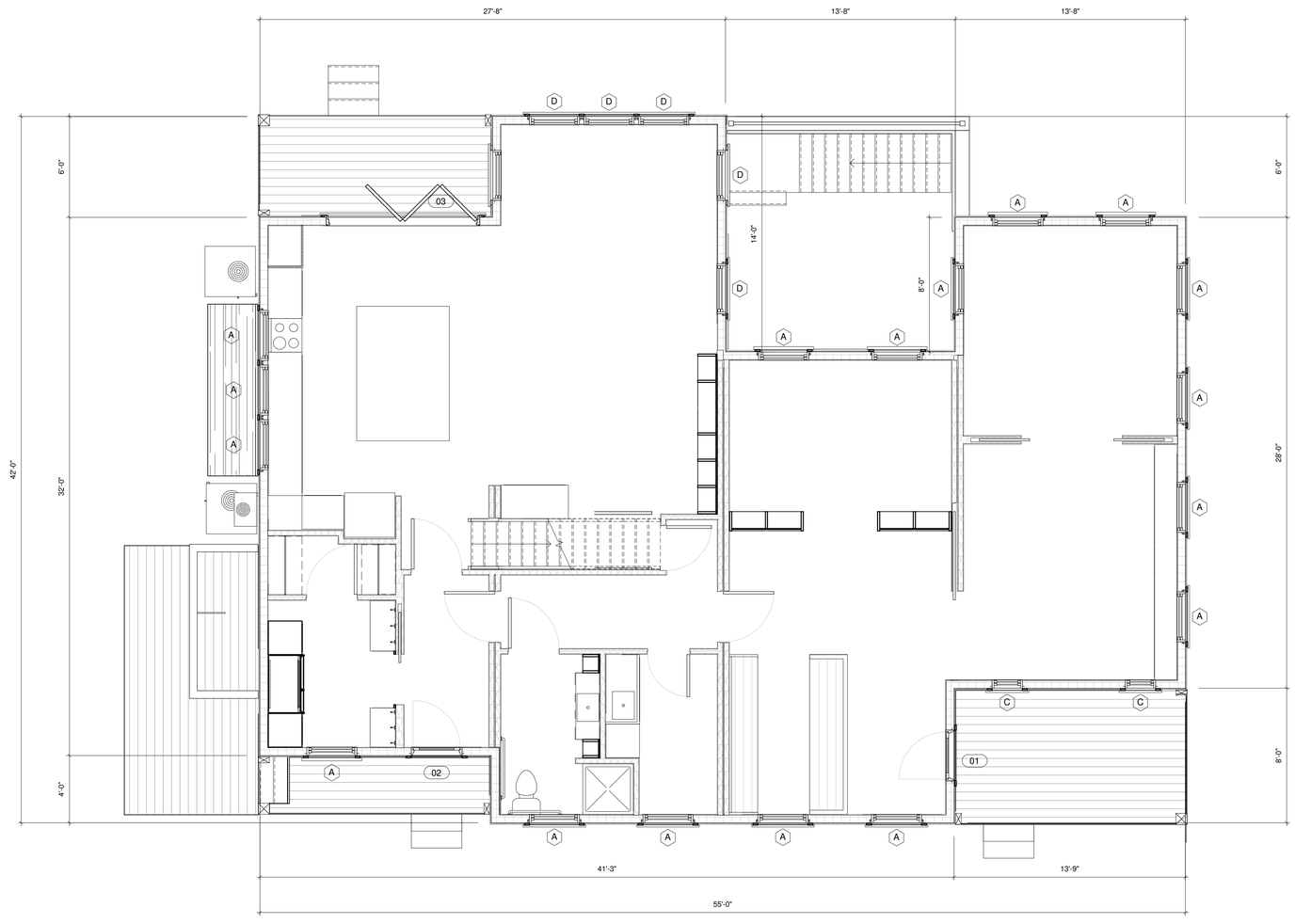
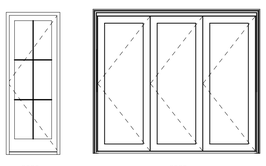
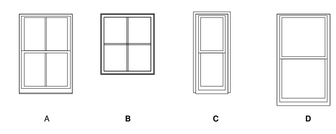


1 HDC - Floor 1
1/4" = 1'-0"



Door Legend
1/4" = 1'-0"



Window Legend
1/4" = 1'-0"

Door Schedule - HDC

Mark	Manufacturer	Model	Rough Width	Rough Height	Finish	Comments
01	Andersen Corporation	400 Series	3' - 0 5/8"	8' - 0"	Black	
02	Andersen Corporation	400 Series	3' - 0 5/8"	8' - 0"	Black	
03	Marvin Windows and Doors	CMOBFD40080	9' - 2 15/32"	8' - 0"	Black	
04	Andersen Corporation	400 Series	3' - 0 5/8"	8' - 0"	Black	
05	Andersen Corporation	400 Series	3' - 0 5/8"	8' - 0"	Black	
06	Marvin Windows and Doors	CSPD6080	6' - 1 5/8"	8' - 0"	Black	
Base Door Specifications	Windows and Doors	CSPD9080	9' - 3 3/4"	8' - 0"	Black	
08	Marvin Windows and Doors	CSPD6080	6' - 1 5/8"	8' - 0"	Black	

Interior Finish: Primed
Hardware: Transitional Style, satin nickel or ORB
Muntin Type: Simulated Divided Lites (SDL)
Screen: Standard swinging screen, high transparency mesh with interchangeable storm panel
Sill: Mahogany or gray Sill & white weather stripping on white doors
Glass: Dual pane, insulated, low-E glass
Impact Protection: Structural plywood panels cut to fit each assembly labeled and stored on site with associated hardware and scheduled for installation when necessary.

Window Schedule - HDC

Type Mark	Manufacturer	Model	Rough Width	Rough Height	Finish	Comments
A	Andersen Corporation	400-Series Tilt-Wash Double Hung	3' - 0 1/8"	4' - 5 3/8"	Black	
B	Andersen Corporation	400-Series Casement	3' - 0 7/16"	3' - 5 5/16"		
C	Andersen Corporation	400-Series Tilt-Wash Double Hung	1' - 10 1/8"	4' - 5 3/8"	Black	
D	Andersen Corporation	400-Series Tilt-Wash Double Hung	3' - 0 1/8"	5' - 1 3/8"	Black	

Base Window Specifications - Call out an deviations on bid

Interior Finish: Primed
Hardware: Traditional, satin nickel
Muntin Type: Simulated Divided Lites (SDL)
Screen: Full screen, high transparency mesh.
Glass: Dual pane, insulated, low-E glass
Impact Protection: Structural plywood panels cut to fit each assembly labeled and stored on site with associated hardware and scheduled for installation when necessary.

CHIP WEBSTER
ARCHITECTURE
9 Amelia Drive Nantucket MA 02554 | 508.228.3600 | www.chipwebster.com

Webster
House
11 South Shore Rd, Nantucket, MA 02554

CD - For Construction

#	Date	Note
1	2019.07.10	HDC Submission
3	2019.07.31	HDC Submission
10	2020.04.30	HDC Submission

HDC3

4/30/2020 9:11:06 AM

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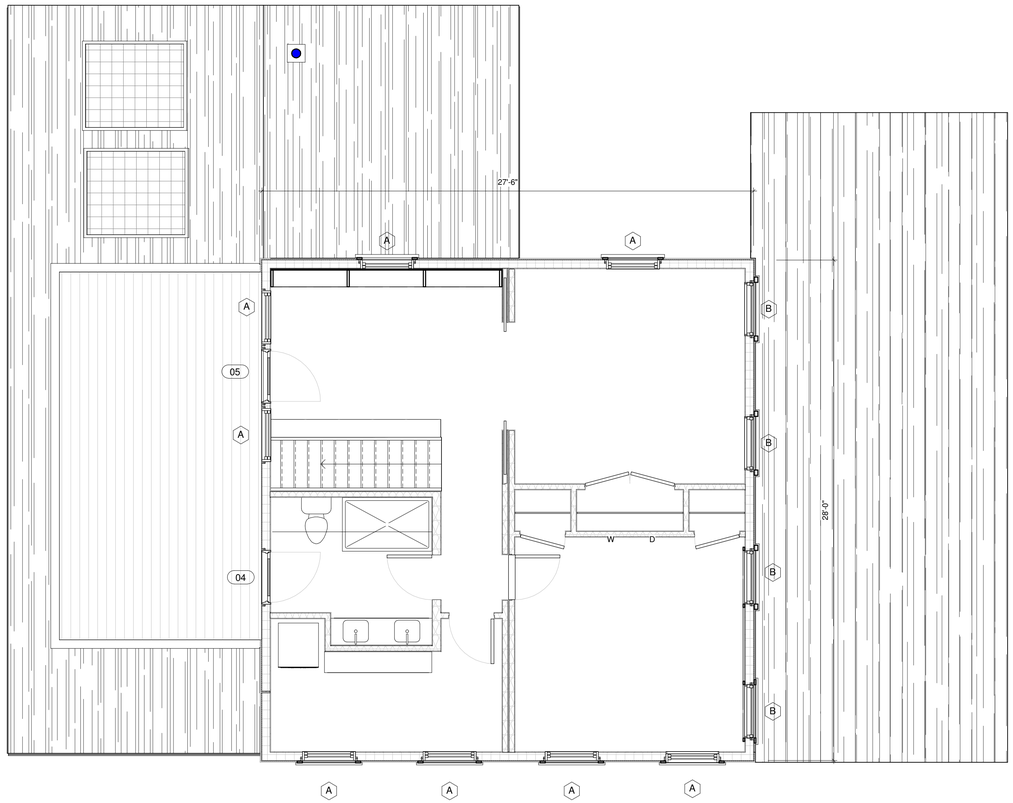

1 HDC - Floor 2
1/4" = 1'-0"

CHIP WEBSTER
ARCHITECTURE
9 Amelia Drive Nantucket MA 02554 | 508.228.3600 | www.chipwebster.com

Webster
House
11 South Shore Rd, Nantucket, MA 02554

CD - For Construction

#	Date	Note
1	2019.07.10	HDC Submission
3	2019.07.31	HDC Submission
10	2020.04.30	HDC Submission

HDC4

4/30/2020 9:11:07 AM

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View OLD BUS

6. Neel Carlton *Et al.* **05-0923** 84 Pocomo Road Rev. 0596: wind/ftprnt chg 15-40 CWA

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates	Welch, Watterson
Recused	None
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Chip Webster, Chip Webster Associates
Public	None
Concerns (8:25)	**Webster** – Presented project. **McLaughlin** – He feels it is architecturally inappropriate No others have concerns due to lack of visibility and placement on the lot.
Motion	**Motion to Approve. (Camp)**
Roll-call Vote	Carried 4-1//Oliver-aye; Coombs-aye; McLaughlin- nay; Camp-aye; Pohl-aye — Certificate # **HDC2020-05-0923**

7. Chip Webster **05-0943** 11 South Shore Road Dr/wind chgs; small solar 67-468.1 Self

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates	Welch, Watterson
Recused	None
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.
Representing	Chip Webster, Chip Webster Associates
Public	None
Concerns (8:31)	**Pohl** – This was pulled off consent with conditions because the solar panels face Wherowhero Lane. **Webster** – Presented project; there is a deed restriction maintaining a 20-foot buffer around the perimeter. **Oliver** – There is also a stove pipe, and we had no information on the panels; her concern is visibility because the vegetation is low. **Coombs** – She believes the metal pipe will be scene; she sees no sense in having the pipe above the solar panels. This area isn't that heavily vegetated and believes the panels will be visible despite the buffer. **Camp** – Suggested a view; she doesn't know the area. **McLaughlin** – The panels and steel pipe will be visible from Wherowhero Road. **Webster** – He would be open to removing the panels from the application at this time. Discussion about an alternate location for the stove pipe or screening it.
Motion	**Motion to View with a picture of the panels. (Camp)**
Roll-call Vote	Carried 5-0//Coombs-aye; Camp-aye; Oliver-aye; McLaughlin-aye; Pohl-aye — Certificate #

8. ~~Dworetzky-Banse 05-0944~~ 8 Shawkemo Road Rev. 11-0095: fenestration 43-90 Botticelli & Pohl

Voting	Coombs (acting chair), McLaughlin, Oliver, Welch, Watterson
Alternates	Camp stepped out
Recused	Pohl
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Lisa Botticelli, Botticelli & Pohl
Public	None
Concerns (8:44)	**Botticelli** – Presented project; doesn't believe the north elevation is visible; the only potential visibility is the south elevation. **Oliver** – Doesn't think there will be much visibility; no concerns. **Welch** – Agrees with Ms. Oliver. On the connector, the stone element with the old-style windows is charming and would like to see more. **Watterson** – All the changes seem appropriate; agrees with Mr. Welch about the stone detail on the connector. No concerns. **McLaughlin** – No comments. Announced he has to leave. **Coombs** – Most of it is appropriate. Asked if the stone chimney could be straight, not tapered.
Motion	**Motion to Approve as submitted. (Oliver)**
Roll-call Vote	Carried 4-0//Watterson-aye; Oliver-aye; Welch-aye; Coombs-aye; McLaughlin-no vote — Certificate # **HDC2020-05-0944**

APPROVED

CERTIFICATE NO: HDC2020-05-0943 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.

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FOR OFFICE USE ONLY ✓13901

Date application received: 5/11/2020 Fee Paid: $ 50

Must be acted on by: 7/18/2020

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 468.1

Street & Number of Proposed Work: 11 S Shore Rd

Owner of record: Chip Webster

Mailing Address: 9 Amelia Drive
Nantucket, MA 02554

Contact Phone #: 508-228-3600 E-mail: chip@chipwebster.com

AGENT INFORMATION (if applicable)

Name: Chip Webster Architecture

Mailing Address: 9 Amelia Drive
Nantucket, MA 02554

Contact Phone #: 508-228-3600 E-mail: amy@chipwebster.com

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 ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 72862
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
No changes Width: _____ 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 No changes South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

REVISIONS* (describe)

1. East Elevation – Door + window revisions
2. South Elevation – Add 40 SF covered porch
3. West Elevation – Add 2 solar panels and AC units
4. North Elevation Madson 2-20 59" x 80" x 6.25"

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED No Changes

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

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 _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ 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 _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS No Changes

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 5/11/20 Signature of owner of record Amy Ledup * signed under authority of owner Signed under penalties of perjury

Google Maps 11 S Shore Rd

STOVE PIPES AND SOLAR PANELS

1- SOLAR PANELS - ORIGINAL LOCATION

2-62 SOUTH SHORE ROAD

3-2 SOUTH PASTURE LANE

4-11 SOUTH SHORE-R

5-6 FIELD AVE.

6-12 FOLGER AVE

7- 4 CORRIEA

8-63 SOUTH SHORE ROAD

9- SHERBOURNE COMMONS -A

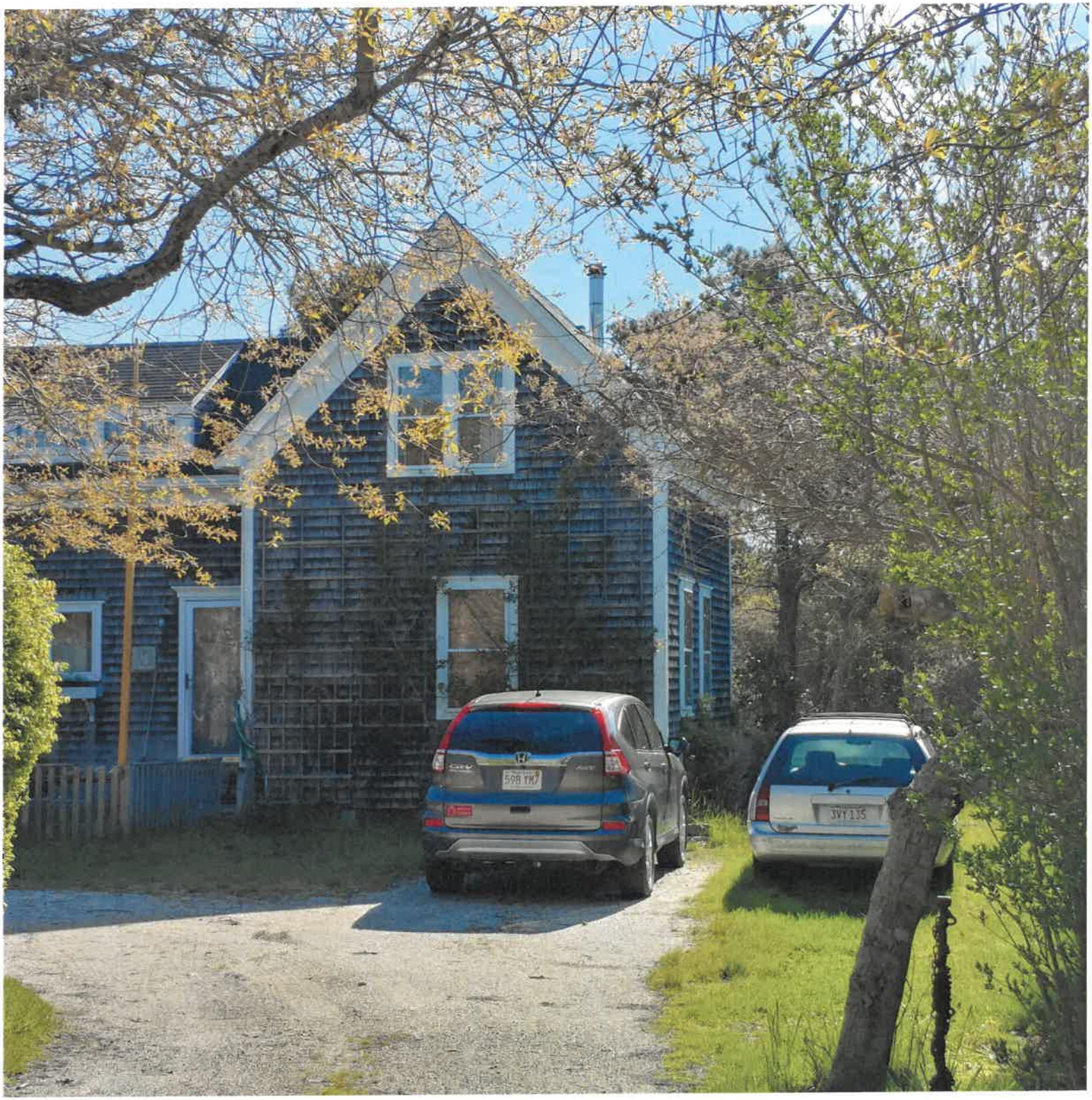
10- SHERBOURNE COMMONS-B

11-SHERBOURNE COMMONS-C

12-10 SOUTH PASTURE LANE

13-8 SOUTH PASTURE LANE

14 - 4 SOUTH SHORE ROAD - A



15-4 SOUTH SHORE ROAD-B

CERTIFICATE NO: _____ DATE ISSUED: _____

Pergola

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°: 56 PARCEL N°. 94.3

Street & Number of Proposed Work: 7A HUSSEY FARM RD

Owner of record: JONATHAN KLATT

Mailing Address: 7A HUSSEY FARM ROAD NANTUCKET, MA 02554

Contact Phone #: 508-825-3120 E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

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: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ 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 _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

PORGE RETAINING WALL AROUND PARKING AREA - SAFETY PICKET FENCE AT UPPER GRADE NTA

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 36"
Type: PICKET
Length: WALL - 18" - 3'11"

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 _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ 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 _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls PARGED OVER CONCRETE

* Note: Complete door and window schedules are required.

no change

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

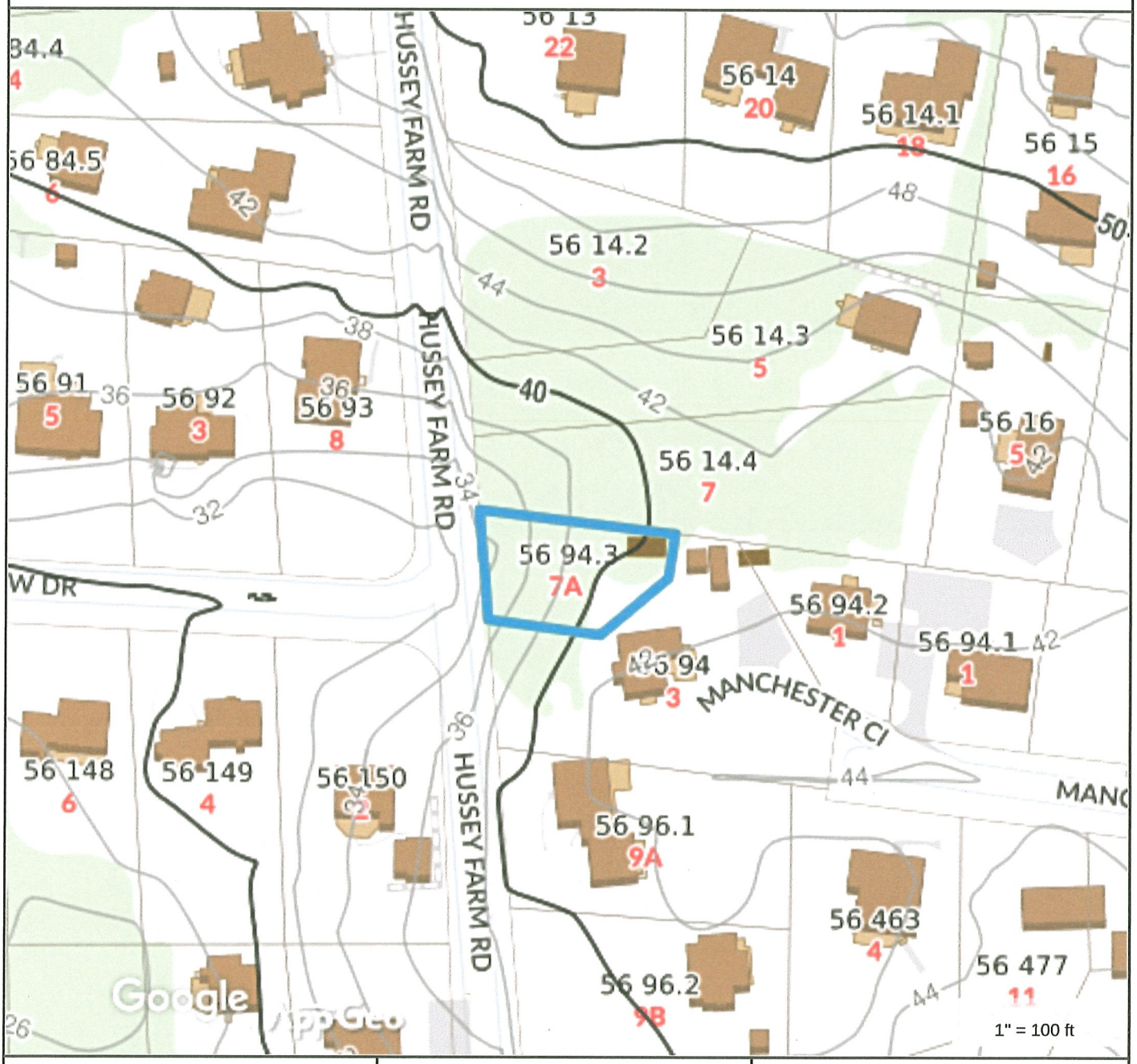
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 3/3/2020 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	56 94.3
Location	7A HUSSEY FARM RD
Owner	KLATT JONATHAN G & SANDRA L

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.

Geometry updated 11/13/2018
Data updated 11/19/2018

Property Information

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MAP FOR REFERENCE ONLY
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Geometry updated 11/13/2018
Data updated 11/19/2018

7A HUSSEY FARM ROAD

THE GRADE CHANGES FROM 32' AT STREET LEVEL TO 38' AT THE FRONT STEPS OF THE HOUSE – PROPERTY SITS AT THE BOTTOM OF A SIGNIFICANT HILL ON BOTH SIDES. THE GRADE DROPS FROM HUMMOCK POND ROAD AT 54' DOWN TO 32' AT THE BASE OF THE DRIVEWAY AND THEN SOUTH UP ANOTHER HILL TO 38'. THE STREETS DRAIN IS AT THE FRONT OF THE HOUSE'S DRIVEWAY AS WELL.

U
M1477

LIMITED 4WD

LOOKING SOUTH UP THE HILL

LOOKING NORTH UP HILL TOWARDS HUMMOCK POND ROAD

4. Jonathan Klatt **03-0821** 7A Hussey Farm Road Retaining wall – pargetted 56-94.3 Linda Williams

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates	Welch, Watterson
Recused	None
Documentation	Landscape design plans, site plan, and photos.
Representing	Linda Williams
Public	None
Concerns (6:01)	**Williams** – Presented project. Suggested carrying the picket fence across the front of the property and eliminating the fence along the left side of the driveway. **Pohl** – It's hard to tell but the parking area looks very flat; it should have more positive pitch toward the road. **Oliver** – She understands the situation; suggested planting vines along the wall to mitigate it. The fence is out of place with no relation to the rest of the lot. Would have preferred a more rural fence style. **Coombs** – She'd like to see something growing rather than the wall. Wants information on water flow on Hussey Farm Road. **McLaughlin** – Wants to see the dimensions for the walls. This wall is already built. Wants this held for complete information. **Camp** – Asked about the material for the driveway – gravel. There is no texture and it's monotone. Suggested sacrificing 1.5 feet at the rear of the drive to allow space to plant privet; that would minimize the cement look. **Watterson** – He believes the grade could be manipulated at the lower portion of the drive to eliminate the need for railing. **Welch** – The Department of Public Works (DPW) doesn't get involved in driveway material. **Pohl** – That requires a lot of fencing because the driveway grade is so low. If it were raised with a different material, it would have looked better. The gravel and concrete apron don't look good. We need a site plan with dimensions of the parking spaces and the wall. Concerns include: concrete apron, the wall, and the fence on top of the wall.
Motion	**Motion to Hold for revisions and additional information. (McLaughlin)**
Roll-call Vote	Carried 5-0//Camp-aye; Oliver-aye; McLaughlin-aye; Coombs-aye; Pohl-aye — Certificate #

5. 11 Davis Ln, LLC **03-0802** 11 Davis Lane New dwelling 82-75 Emeritus

Voting	Welch (acting Chair), McLaughlin, Oliver
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Matt MacEachern, Emeritus Development
Public	None
Concerns (6:22)	**Welch** – Asked if Mr. MacEachern wants to proceed with a 3-person board. Reviewed the March 10th minutes. **MacEachern** – We will proceed. Reviewed changes made per previous concerns. **Oliver** – A lot of her concerns weren't addressed: a main concern was the enormous size of the porches related to the linear form of the house; over-abundance of ganged windows, primarily on the south; north elevation, the long unbroken wall, because the porches aren't sufficient breaks; and the dormers should have less shingle space. **McLaughlin** – There dimensions on the elevations are illegible. North elevation, the four-light windows should be fixed. **Welch** – He agrees with what's been said: the width and lengths of the decks. The depths of the porches are dramatically larger than the depth of the house. Looking at the north elevation, the side porch is flush with the front wall; where the roof makes a jog, the wall should break to assist in creating hierarchy of masses; there needs to be more sense of a primary and secondary mass.
Motion	**Motion to Hold for revisions. (Oliver)**
Roll-call Vote	Carried 3-0//McLaughlin-aye; Oliver-aye; Welch-aye — Certificate #

1

CERTIFICATE NO: _____ DATE ISSUED: _____

Pergola

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.

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TAX MAP N°: 56 PARCEL N°. 94.3

Street & Number of Proposed Work: 7A HUSSEY FARM RD

Owner of record: JONATHAN KLATT

Mailing Address: 7A HUSSEY FARM ROAD NANTUCKET, MA 02554

Contact Phone #: 508-825-3120 E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

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Member: _____

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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. _____

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Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ 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 _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

PORGE RETAINING WALL AROUND PARKING AREA - SAFETY PICKET FENCE AT UPPER GRADE NTA

*Cloud on drawings and submit photographs of existing elevations.

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Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 36"
Type: PICKET
Length: WALL - 18" - 3'11"

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 _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

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Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls PARGED OVER CONCRETE

* Note: Complete door and window schedules are required.

no change

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

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Date 3/3/2020 Signature of owner of record _____ Signed under penalties of perjury

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

*Refer to the HDC Policies and Procedures for Applicants for further information link below:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

Failure to submit the required documents below for an Old Business meeting MAY result in delays.

	HDC case number: (ex HDC2020-xx-xxxx), if applicable 03-0821
✓	Copy of Minutes (application item circled) ✓
✓	Reduced (8 ½ x 11) copy of application
N/A	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
NA	Four (4) Large (24"x36") sets of plans at 3/16" or ¼" scale (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Signed Affidavit: see reverse side

Historic District Commission

OLD BUSINESS CHECKLIST

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Failure to submit the required documents below for an Old Business meeting MAY result in delays.

Signature: _____ Date: 5/20/2020

7A HUSSEY FARM ROAD INFORMATION

1. To clarify, the concrete apron was approved in August 2017. The owner had brought in pictures of the other three concrete aprons on Hussey Farm Road. So this issue is not before the HDC at this time. The lot was required to have an apron when the curb cut was made for the house after it was moved onto the site.
2. The parking area is pitched to the street. However, because of the drainage in the driveway and the gravel surface, no run-off from the lot goes into the drain in their driveway. The drain is actually in the street layout. Applicant was required to put the apron ten feet deep from the edge of pavement. Gravel surface was approved in August 2017 so that is also not before the HDC at this time.
3. Stairs to the rear of the parking area were also approved in August 2017. Due to the steep grade and setback issues of those stairs, the ZBA had to issue a variance to add a few more stairs to reach the upper level of the house. The relief was granted due to the steep and varied grade changes as so stated in the decision attached hereto.
4. The rear wall was approved as shown currently in August 2017. It was approved as concrete and to be parged. There were comments that it had to be screened by some method not spelled out. Applicant chose the vertical boards as shown in one of the pictures attached. They were removed in September in order to parge the walls. Parging of the rear wall was approved in August 2017.
5. A planting bed is not possible in the parking area. There is barely two feet of addition space beyond the 20 feet required for a legal parking space. Applicants own a Suburban and a large van. Nothing would live there due to the location. In addition, a planting bed would block access to the stairs up from the parking area.
6. A split rail fence is not possible. Once the walls rise above 30" a fence has to be put in and a split rail is not code compliant.
7. Raise the grade of the driveway is not possible as well given the stairs. Again, the rear wall was approved in August 2017.
8. The original approval was for the north and south side of the parking area to be bermed to the parking area. That was not possible. Once the house was set, the stairs put in for access to the upper level and the grade finished, the sides of the parking area had to be held by a wall to stabilize them. A berm that steep would not hold on its own and to give a more gradual slope on the north side is not possible given the lot line with the neighbor to the north. A more gradual slope to the south side would but into the front yard severely or run into the middle of the parking area.

9. The width of the opening at the apron is less than 20 feet, at about 19.5 feet. Less width allowed by the zoning code. The parking area is 22 feet wide, zoning requires 18 feet wide minimum. The depth is 22.5 feet with the zoning requirement of 20 feet minimum. There is little space to screen and still access the doors of the vehicles and the rear stairs.

10. THE ISSUES:
    a. The north and south walls were put in rather than berms.
    b. The rear wall has to be parged, all walls with be parged to smooth them out as is common on the island.
    c. The rear wall also has to be screened.
    d. The fence had to be added after the approval in August 2017.

11. PLAN:
    a. The fence will be pulled back from the street on the north and south sides to the 30-inch point of each wall. It is 8.5 feet on the north and 6 feet on the south.
    b. A treatment, as approved by the HDC, will be done to the rear wall, either the vertical wood slats put back, left natural with parging (all walls parged), climbers planted from the upper level to grown down over the wall, or horizontal landscape timbers. Once parged grey the walls should be less impactful.
    c. Would the fence be better painted white like the trim on the house?
    d. A split rail fence can be added across the front to set the yard off, like the others in the neighborhood. A similar fence as around the parking area may be too heavy and formal compared to the rest of the neighborhood across the front. There is a split rail on the south side of the property already to tie into. It would run to the edge of the driveway.

12. MITIGATING FACTORS:
    a. This lot is a covenant lot. Covenant lots are for families that have a lower income level and can qualify to the affordable house. The family does not have disposable cash.
    b. The rear wall, concrete apron, stairs were approved in August 2017.
    c. The lot is the lowest lot on Hussey Farm Road. There is a steep hill to the south and to the north. The lot's grade east to west is the more severe of any other lot in Meadow View Farm area and thus had more restrictions and difficulty dealing with parking areas and house siting.

d. It was a smaller lot than the minimum 20,000 SF required in this zone and thus had fewer options on siting and parking.
e. Raising the parking area would not be possible due to placement of the stairs and the depth of the parking area. It would result in a steep slope to the street, impacted by the inability to change the apron due to the town drain in the apron.

13. REQUEST:

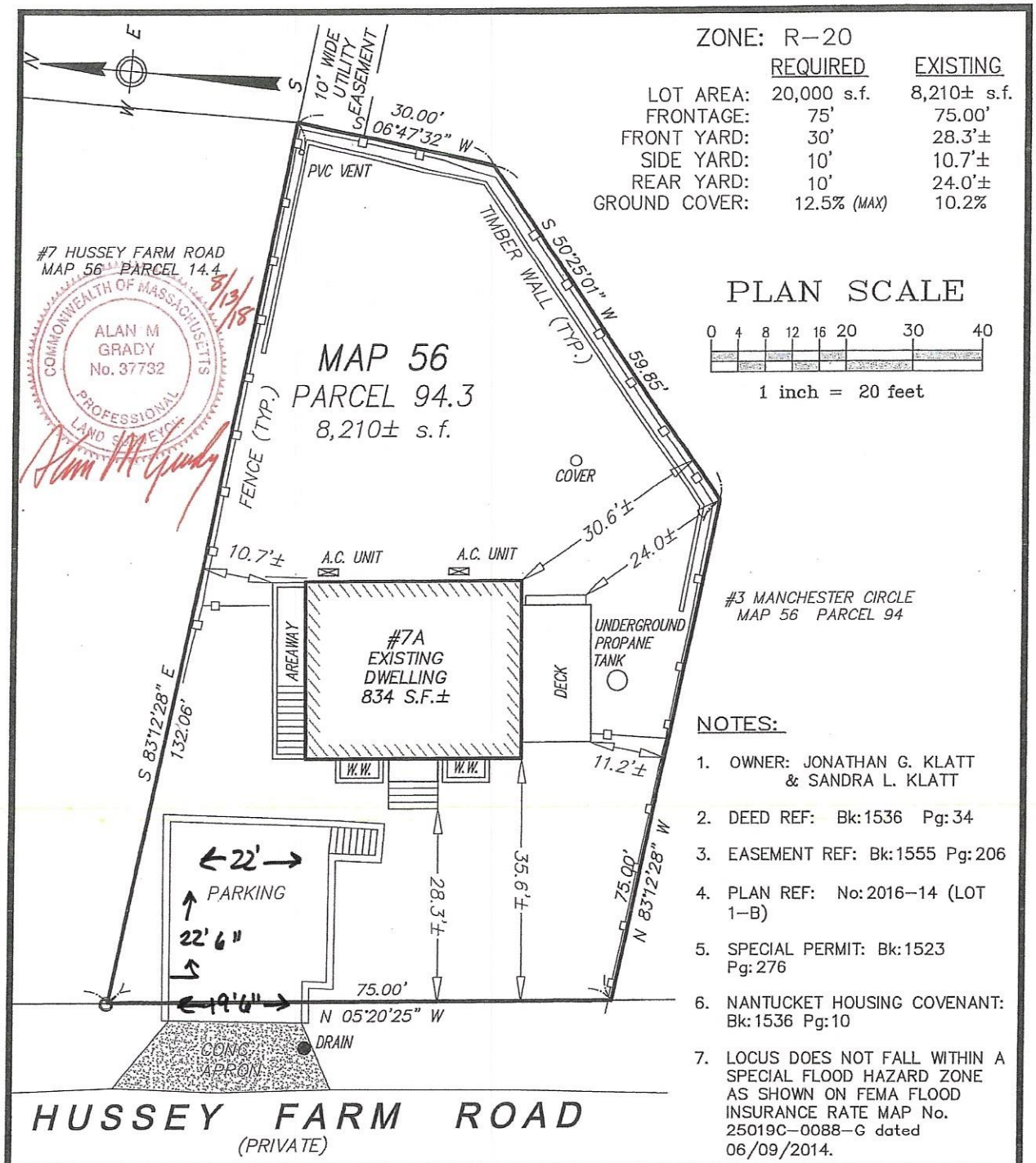
a. Approve a treatment for the rear wall.

b. Approve the fence as pulled back from the street.

c. Approve the north and south walls, parged grey.

NOTE: NO approval required for the concrete apron, rear wall itself, stairs, gravel driveway.

"EXHIBIT A"



NOTES:

1. OWNER: JONATHAN G. KLATT & SANDRA L. KLATT
2. DEED REF: Bk:1536 Pg:34
3. EASEMENT REF: Bk:1555 Pg:206
4. PLAN REF: No:2016-14 (LOT 1-B)
5. SPECIAL PERMIT: Bk:1523 Pg:276
6. NANTUCKET HOUSING COVENANT: Bk:1536 Pg:10
7. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0088-G dated 06/09/2014.

BRACKEN ENGINEERING, INC.

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508-833-0070
(fax) 508-833-2282

19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508-325-0044
www.brackeneng.com

ZBA SKETCH PLAN
IN NANTUCKET, MA

Prepared for: JONATHAN G. KLATT & SANDRA L. KLATT
#7A HUSSEY FARM ROAD
MAP 56 PARCEL 94.3

Date: AUGUST 13, 2018
Checked: AMG
Drawn By: AMG/BEI

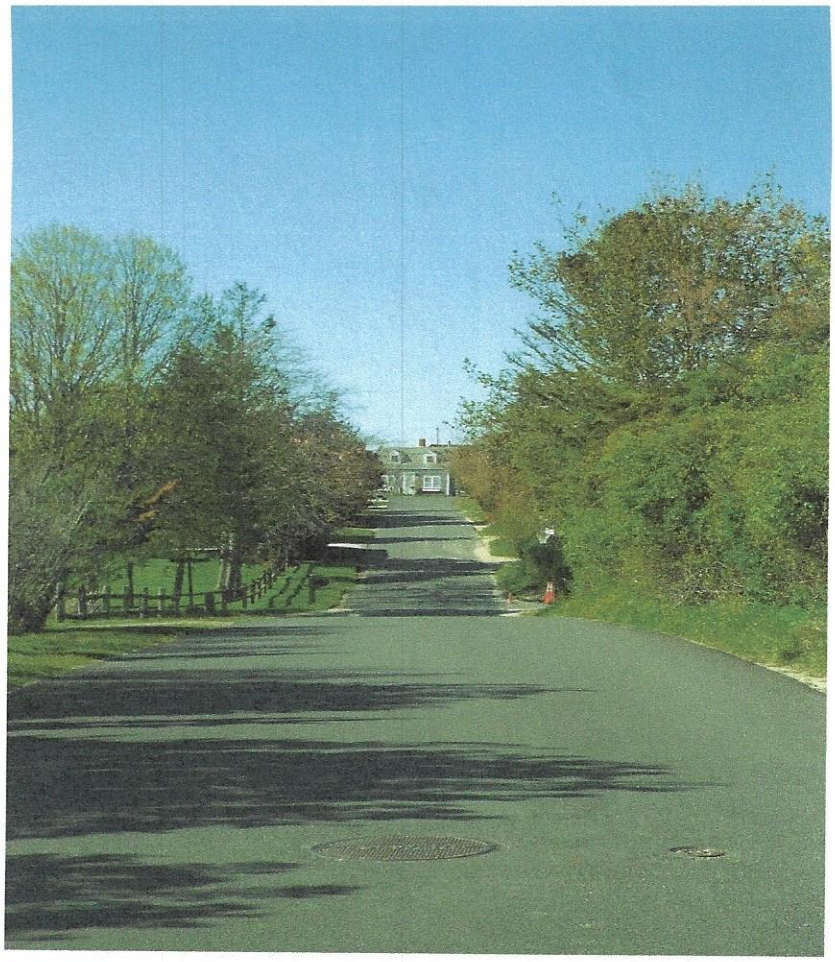
S:\Autocad Drawings\Nantucket\Hussey Farm Road\7A Hussey Farm Road\7A Hussey Farm Road ZBA Plan 2018.dwg

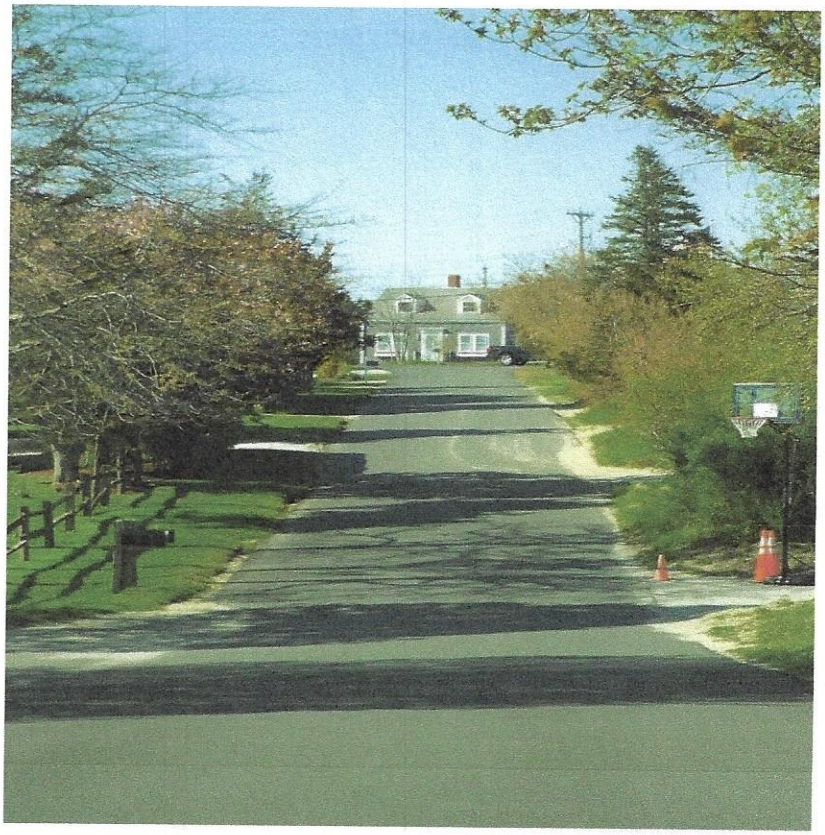
7A HUSSEY FARM ROAD

TOWN STREET DRAIN IN THE APRON WHICH IS IN THE STREET LAYOUT – SAND IS CLEARLY VISIBLE THAT HAS WASHED DOWN GRADE FROM THE SOUTH TO THE DRAIN WHICH THE APPLICANT MAINTAINS

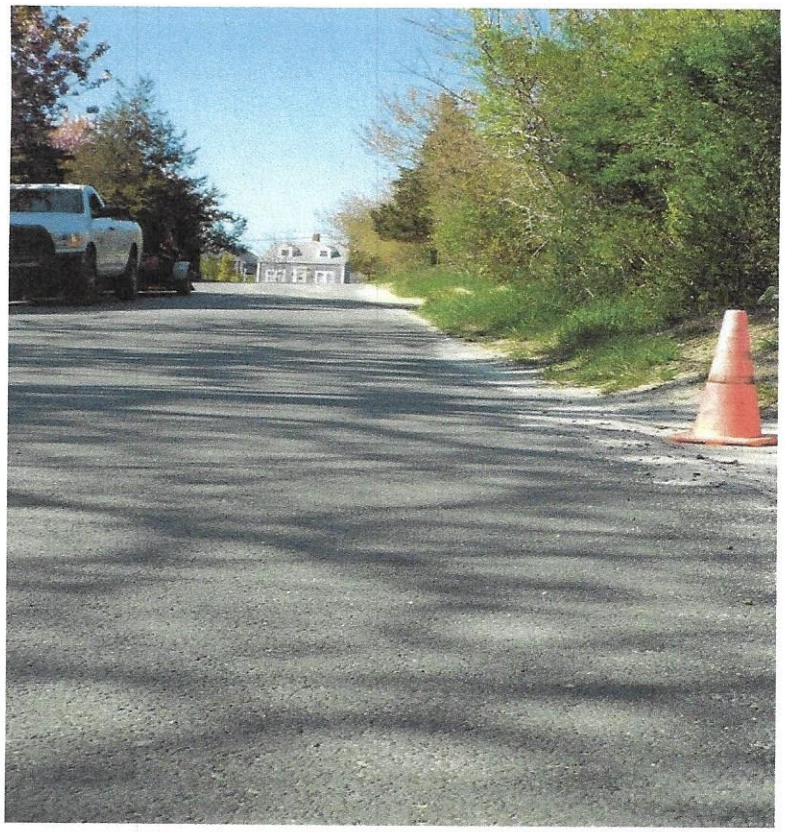
CONCRETE APRON WAS APPROVED IN AUGUST OF 2017 – AND REQUIRED BY TOWN WHEN HOUSE MOVE TO THE LOT FROM ANOTHER LOCATION AND THE LOT SUBDIVIDED TO CREATE THIS COVENANT LOT FOR THIS LOCAL FAMILY

LOOKING NORTH DOWN HILL THEN UP HILL TO HUMMOCK POND ROAD – APPLICANT'S LOT IS NOTED WHERE THE ORANGE TRAFFIC CONE IS SHOWN

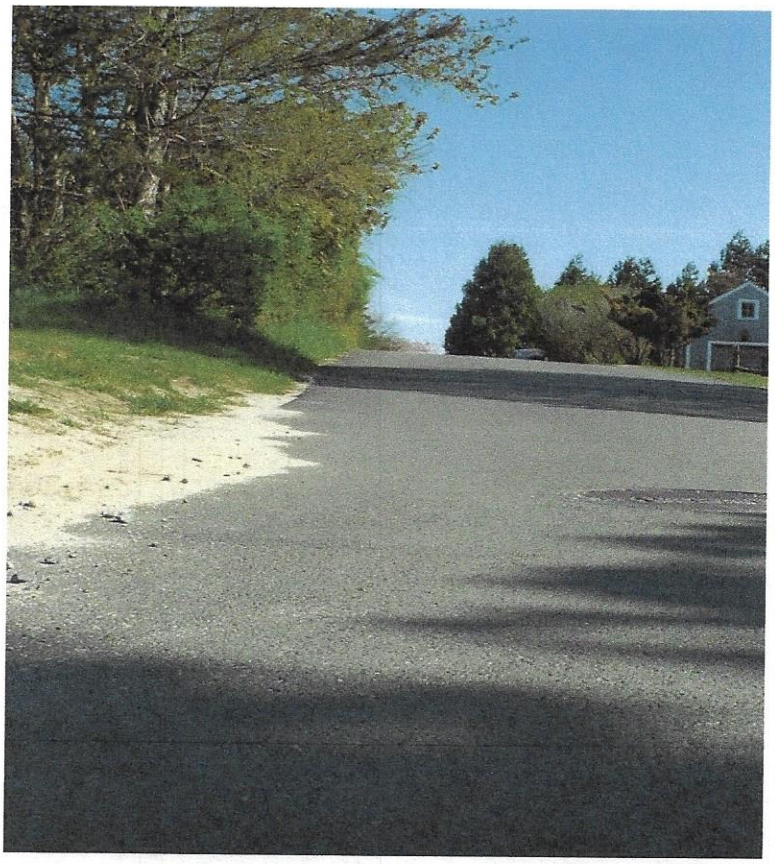




LOOKING NORTH UP HILL TO HUMMOCK POND ROAD



LOOKING SOUTH UP HILL FROM THE DRIVEWAY – WASHING OF SAND DOWN HILL VISIBLE ON THE LEFT



DUE TO THE CHANGE IN GRADE ON THE LOT BERMING THE SIDE AREAS OF THE PARKING AREA WOULD BE IMPOSSIBLE AND TOO STEEP, CREATING A SAFETY HAZZARD FOR THE CHILDREN IN THE FAMILY. TO STABILIZE THE BANKS ON THE NORTH SIDE AND SOUTH SIDE OF THE PARKING AREAS, THE WALLS WERE BUILT AT THE LAST MINUTE AFTER THE HOUSE HAD BEEN SET DOWN ON THE FOUNDATION AND THE PARKING AREA CREATED

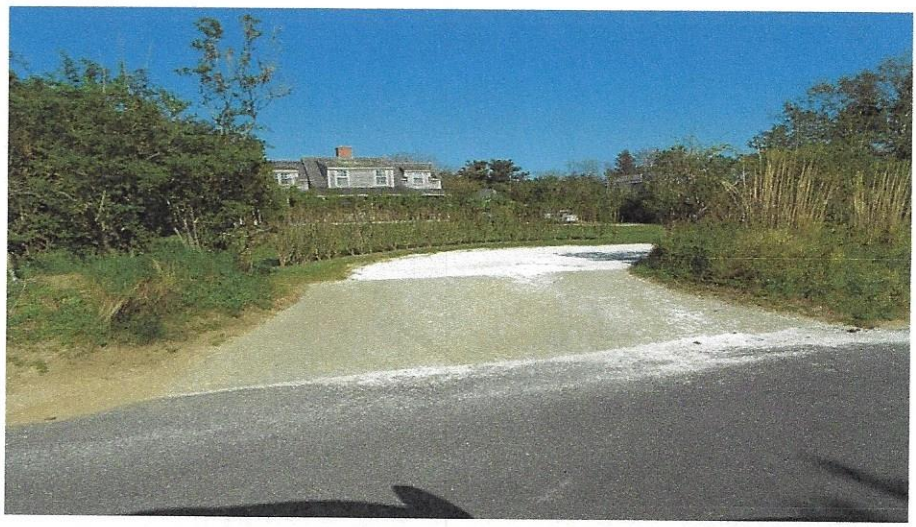
THIS THE AREA THAT THE WALL BECOMES 30" ON THE NORTH WALL OF THE PARKING AREA. THE CODE REQUIRES A FENCE. A SPLIT RAIL FENCE IS NOT CODE COMPLIANT WITHOUT WIRE WOULD WAS NOT APPROPRIATE. THE PLAN IS TO PULL THE FENCE BACK TO THAT POINT AWAY FROM THE STREET

SOUTH WALL OF THE PARKING AREA. THE AREA NOTED IS WHERE THE WALL BECOMES 30". THE PLAN IS TO PULL THE FENCE BACK TO THAT POINT AWAY FROM THE STREET.

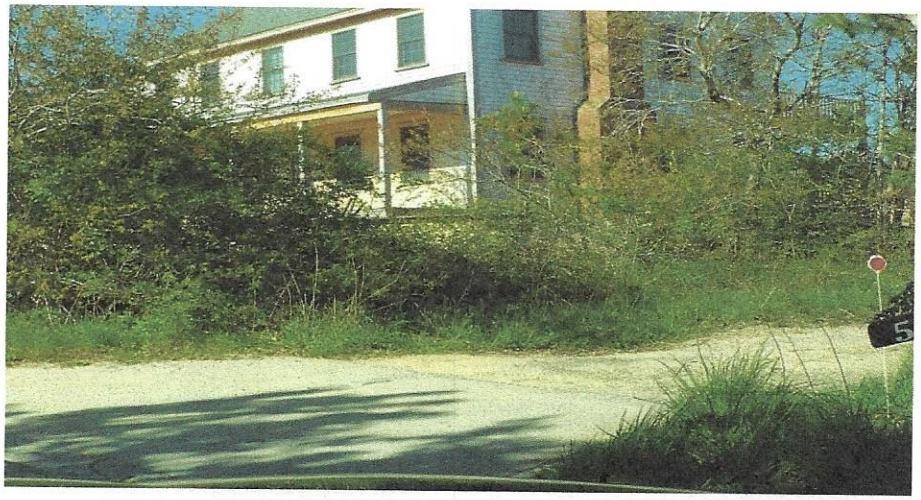
WHEN THE CONCRETE REAR WALL OF THE PARKING AREA/STAIRS AND CONCRETE APRON WERE APPROVED AUGUST, 2017, DUE STEEP GRADE AND APPLICANT SHOWING PICTURES OF THE OTHER CONCRETE APRONS ON HUSSEY FARM ROAD.

9 HUSSEY FARM ROAD – CONCRETE

11 HUSSEY FARM ROAD



5 HUSSEY FARM ROAD



PICTURES FROM FALL OF 2019

FORMER HDC ADMINISTRATOR ASKED FOR THE OWNERS TO COME IN OR REMOVE THE NORTH AND SOUTH WALLS AND FENCE.

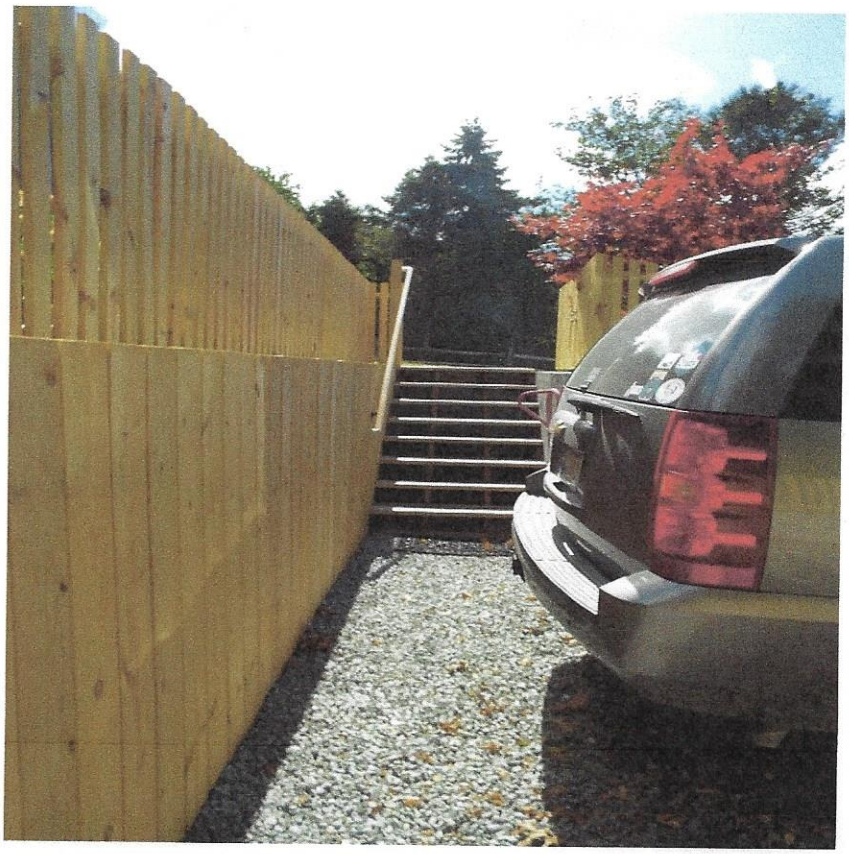
SINCE THAT TIME, THE WALLS THAT EXTENDED BEYOND THE FENCE WAS REMOVED BACK TO THE FENCE LINE.

THE ORIGINAL APPROVAL HAD REQUIRED BERMING ON SIDES, GRADE TOO STEEP SO WHEN THE HOUSE WAS SET, STAIRS UP PUT IN, THE DECISION WAS MADE AT THAT TIME TO PUT THE NORTH AND SOUTH WALLS IN TO HOLD THE STEEP GRADE. THE PARKING AREA IS PITCHED TO THE STREED. APPLICANT STATES THAT WHEN THE WATER IS POURING DOWN FROM BOTH THE HILLS IT EVER COMES INTO THE DRIVEWAY AND HIS DRAINAGE IS SUCH THAT HIS RUN-OFF STAYS ON SITE AND DOES NOT GO INTO THE DRAIN. GRAVEL DRIVEWAY WAS APPROVED IN AUGUST OF 2017.

THE REAR WALL WAS APPROVED AS WELL AS SHOWN, BUT TO BE PARGED. COMMENTS WERE MADE THAT THE REAR WALL HAD TO BE SCREENED SOMEHOW. APPLICANT FIRST DID THIS AND THEN REMOVED IT SO IT COULD BE PARGED. IF THIS IS AN ACCEPTIBLE SOLUTION, HE WOULD PUT THE BOARDS BACK ON THE REAR WALL. OTHERWISE, CLIMBERS WOULD BE PLANTED ON THE TOP AND PULLED DOWN THE WALL. NO PLANTING BED WOULD SURVIVE IN THE PARKNG AREA AS IT ONLY HAS ABOUT TWO EXTRA FEET OUTSIDE OF WHAT IS REQUIRED FOR A LEGAL PARKING SPACE AND WOULD BLOCK THE STAIRWAY UP TO THE HOUSE AS THAT IS AGAINST THE BACK WALL. ONLY SOLUTION IS TO EITHER DO THIS TREATMENT, ALLOW IT TO BE PARGED, OR REQUIRE CLIMBERS FROM THE TOP.

PICTURE OF FRONT YARD, SOUTH SIDE OF THE PARKING AREA TO NOTE GRADE CHANGE AND SLOPE OF DRIVEWAY

PLACEMENT OF STAIRS UP TO THE HOUSE AGAINST THE REAR WALL AS APPROVED BY A VARIANCE FROM THE ZONING BOARD OF APPEALS



AS-BUILT AS OF
SEPTEMBER 2019
LOWER BOARD SINCE
REMOVED PENDING
HDC VOTE
APRON - PREVIOUSLY APPROVED
IN 2017

CERTIFICATE NO: _____ DATE ISSUED: _____

Approved Aug 9 2017

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°: 56 PARCEL N°. 94

Street & Number of Proposed Work: 7A Hussey Farm Rd.

Owner of record: Jonathan and Sandra Klatt

Mailing Address: 6 Midduck Rd.
Nantucket, MA. 02554

Contact Phone #: 508-325-3120 E-mail: klatt@toscanacorp.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: 8/8/17 Fee Paid: $ 50 — 1321

Must be acted on by: 10/21/17

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 ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ 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 _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Front landing and steps (Pressure Treated lumber to match deck)
*Also steps coming out of driveway.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

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 _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ 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 _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways/Apron - Both Concrete Walkways Native Stone Walls Concrete Retaining Wall for driveway - parge finish

* Note: Complete door and window schedules are required.

"NATIVE STONE"

DRIVEWAY + "APRON - BOTH CONCRETE"

"CONCRETE RETAINING WALL FOR DRIVEWAY - PARGE FINISH"

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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.

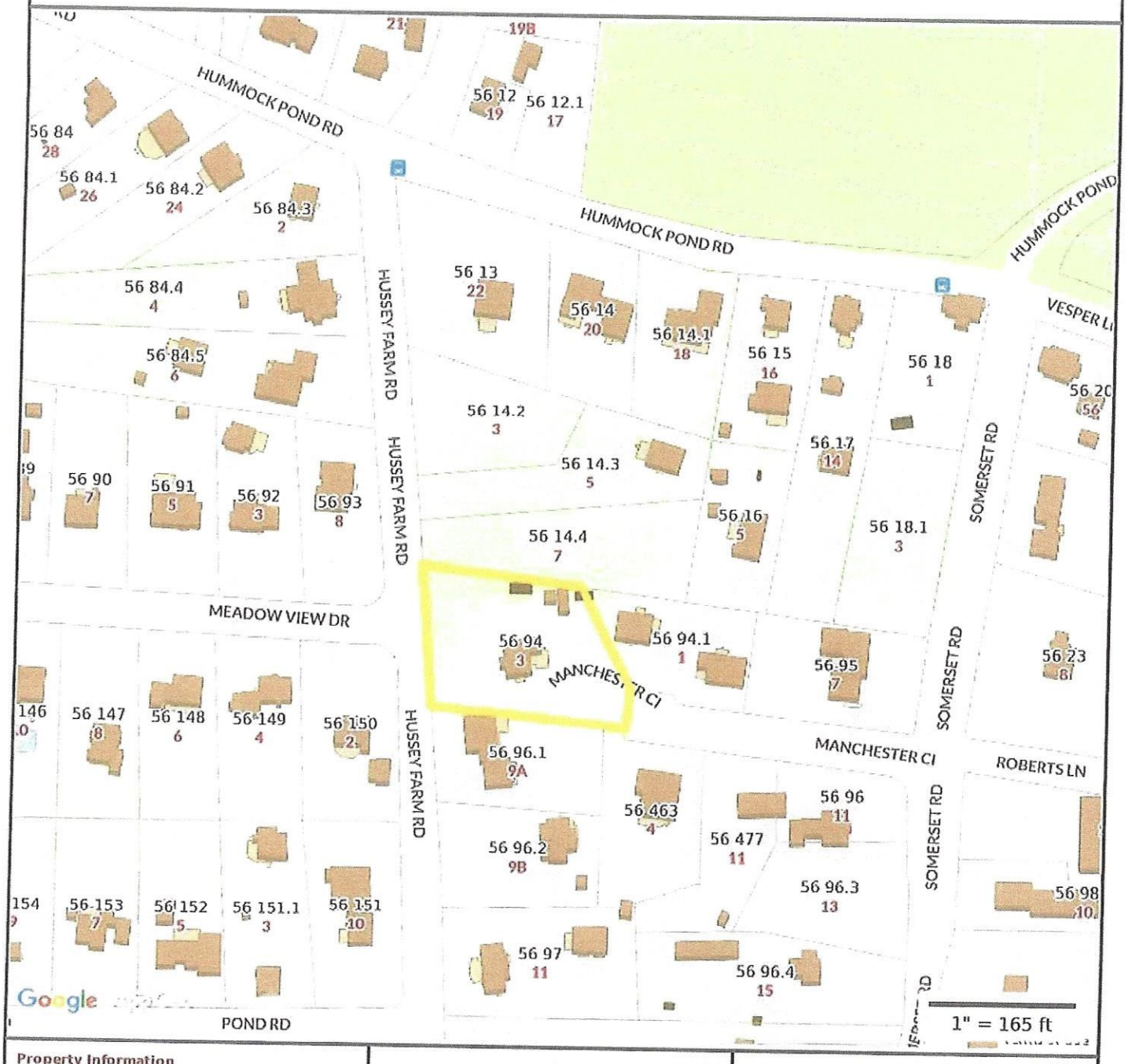
Date 8-7-17 Signature of owner of record _____ Signed under penalties of perjury

17

Town and County of Nantucket, MA

August 7, 2017

Klatt - 7A Hussey Farm Rd.



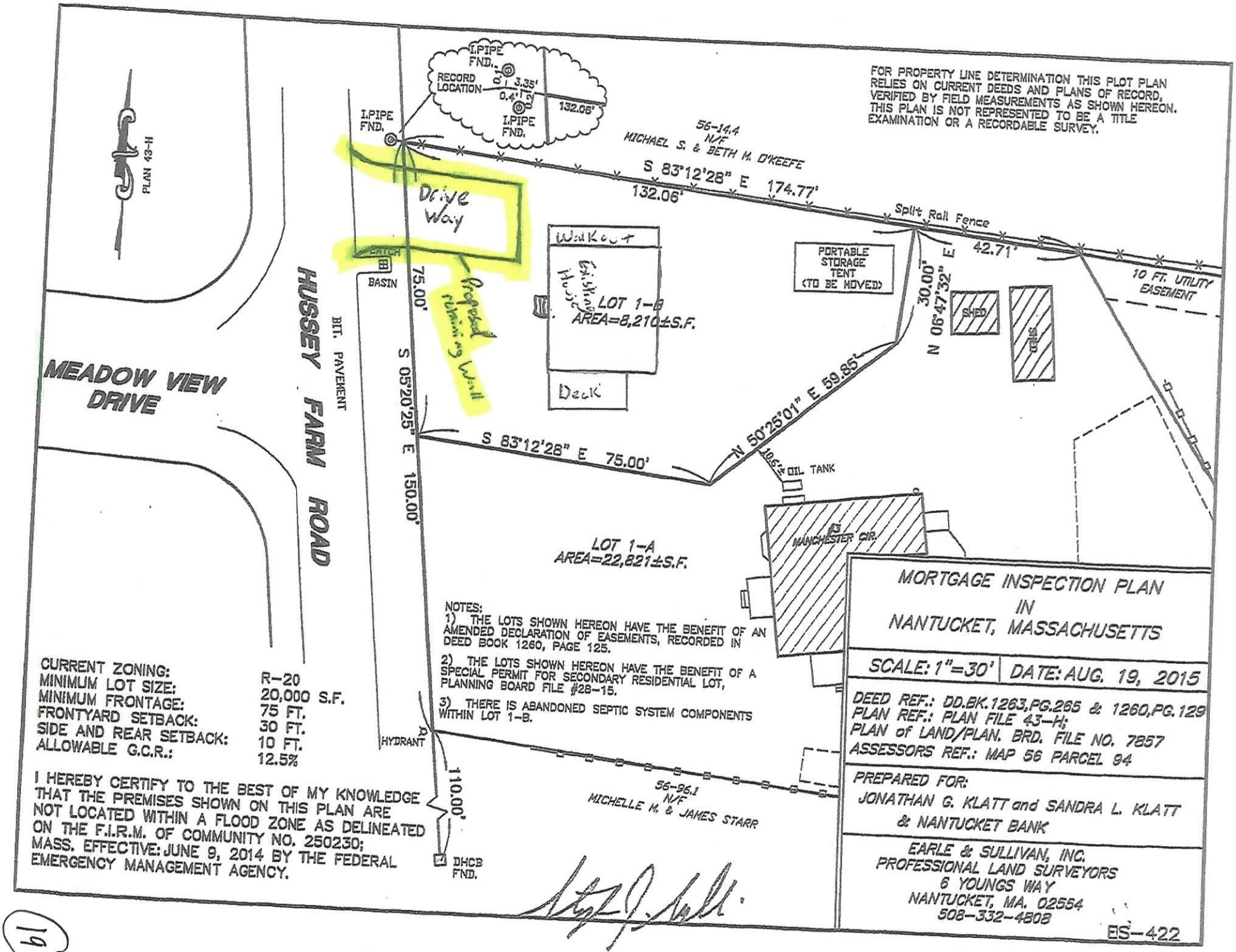
Property Information

Property ID	56 94
Location	3 MANCHESTER CI
Owner	MANCHESTER WILLIAM P & AMY L

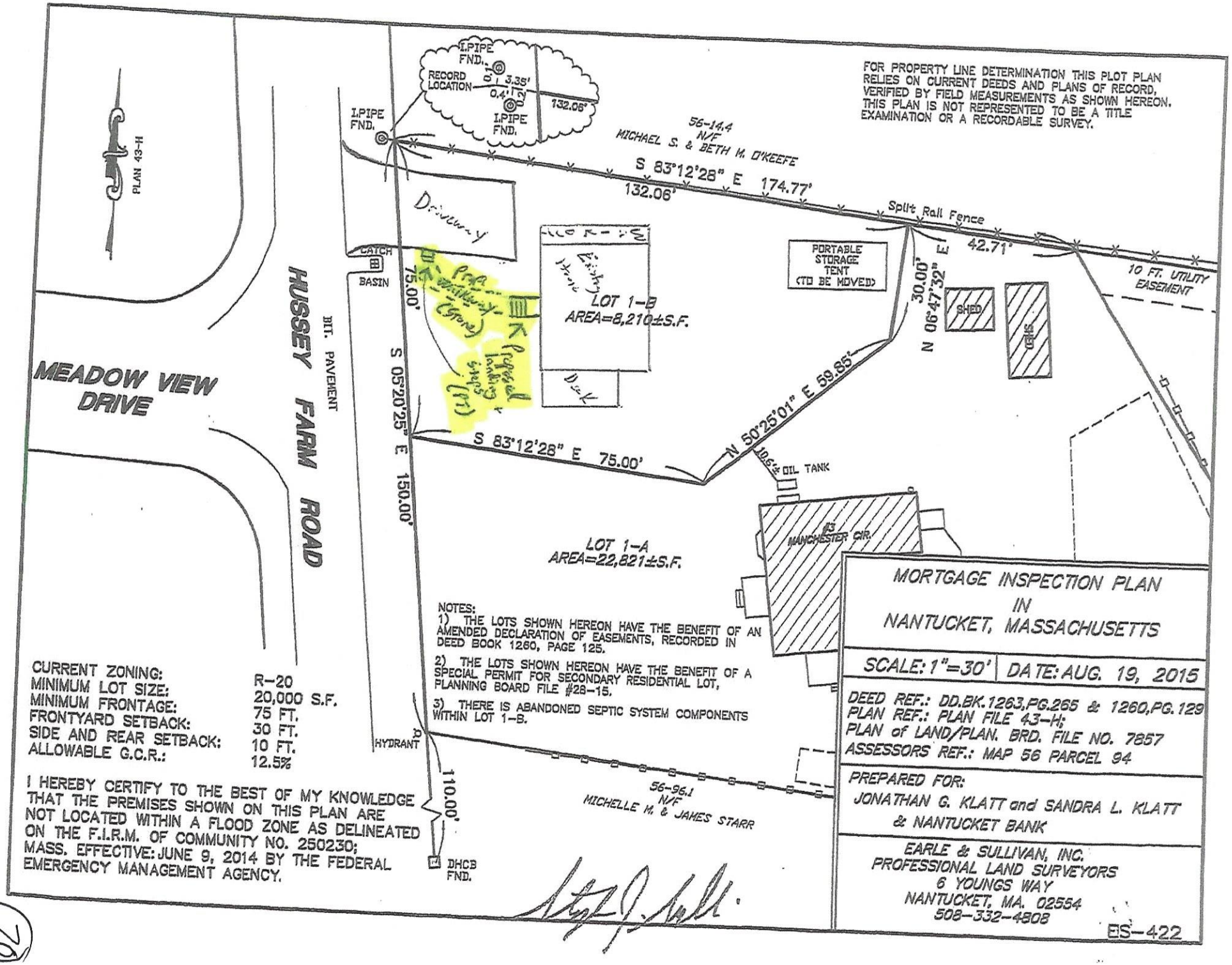
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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 08/07/2017


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.
I.PIPE FND.
RECORD LOCATION
3.35'
0.4'
132.06'
I.PIPE FND.
I.PIPE FND.
56-14.4
N/F
MICHAEL S. & BETH M. O'KEEFE
S 83°12'28" E 174.77'
132.06'
Split Rail Fence
42.71'
10 FT. UTILITY EASEMENT
PLAN 43-H
MEADOW VIEW DRIVE
HUSSEY FARM ROAD
BIT. PAVEMENT
CATCH BASIN
Drive Way
Proposed retaining wall
75.00'
S 05°20'25" E 150.00'
Walkout
Existing House
LOT 1-B
AREA=8,210±S.F.
Deck
PORTABLE STORAGE TENT (TO BE MOVED)
30.00'
N 06°47'32" E
SHED
GRIL
N 50°25'01" E 59.85'
S 83°12'28" E 75.00'
10.6'± OIL TANK
MANCHESTER CIR.
LOT 1-A
AREA=22,821±S.F.
NOTES:
1) THE LOTS SHOWN HEREON HAVE THE BENEFIT OF AN AMENDED DECLARATION OF EASEMENTS, RECORDED IN DEED BOOK 1260, PAGE 125.
2) THE LOTS SHOWN HEREON HAVE THE BENEFIT OF A SPECIAL PERMIT FOR SECONDARY RESIDENTIAL LOT, PLANNING BOARD FILE #28-15.
3) THERE IS ABANDONED SEPTIC SYSTEM COMPONENTS WITHIN LOT 1-B.
CURRENT ZONING: R-20
MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM FRONTAGE: 75 FT.
FRONTYARD SETBACK: 30 FT.
SIDE AND REAR SETBACK: 10 FT.
ALLOWABLE G.C.R.: 12.5%
HYDRANT
110.00'
56-96.1
N/F
MICHELLE M. & JAMES STARR
DHCB FND.
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE NOT LOCATED WITHIN A FLOOD ZONE AS DELINEATED ON THE F.I.R.M. OF COMMUNITY NO. 250230; MASS. EFFECTIVE: JUNE 9, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
MORTGAGE INSPECTION PLAN
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=30'
DATE: AUG. 19, 2015
DEED REF.: DD.BK.1263,PG.265 & 1260,PG.129
PLAN REF.: PLAN FILE 43-H;
PLAN of LAND/PLAN. BRD. FILE NO. 7857
ASSESSORS REF.: MAP 56 PARCEL 94
PREPARED FOR:
JONATHAN G. KLATT and SANDRA L. KLATT
& NANTUCKET BANK
EARLE & SULLIVAN, INC.
PROFESSIONAL LAND SURVEYORS
6 YOUNGS WAY
NANTUCKET, MA. 02554
508-332-4808
ES-422

19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I.PIPE FND.
RECORD LOCATION
0.1'
3.35'
0.4'
0.2'
I.PIPE FND.
132.06'
I.PIPE FND.
56-14.4
N/F
MICHAEL S. & BETH M. O'KEEFE
S 83°12'28" E 174.77'
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Split Rail Fence
42.71'
10 FT. UTILITY EASEMENT
PLAN 43-H
Driveway
CATCH BASIN
75.00'
S 05°20'25" E 150.00'
HUSSEY FARM ROAD
BIT. PAVEMENT
MEADOW VIEW DRIVE
LOT 1-B
AREA=8,210±S.F.
Dock
PORTABLE STORAGE TENT (TO BE MOVED)
30.00'
N 06°47'32" E
SHED
GAS
N 50°25'01" E 59.85'
S 83°12'28" E 75.00'
10.6' OIL TANK
43 MANCHESTER CIR.
LOT 1-A
AREA=22,821±S.F.
HYDRANT
110.00'
DHCB FND.
56-96.1
N/F
MICHELLE M. & JAMES STARR
NOTES:
1) THE LOTS SHOWN HEREON HAVE THE BENEFIT OF AN AMENDED DECLARATION OF EASEMENTS, RECORDED IN DEED BOOK 1260, PAGE 125.
2) THE LOTS SHOWN HEREON HAVE THE BENEFIT OF A SPECIAL PERMIT FOR SECONDARY RESIDENTIAL LOT, PLANNING BOARD FILE #28-15.
3) THERE IS ABANDONED SEPTIC SYSTEM COMPONENTS WITHIN LOT 1-B.
CURRENT ZONING: R-20
MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM FRONTAGE: 75 FT.
FRONTYARD SETBACK: 30 FT.
SIDE AND REAR SETBACK: 10 FT.
ALLOWABLE G.C.R.: 12.5%
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE NOT LOCATED WITHIN A FLOOD ZONE AS DELINEATED ON THE F.I.R.M. OF COMMUNITY NO. 250230; MASS. EFFECTIVE: JUNE 9, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
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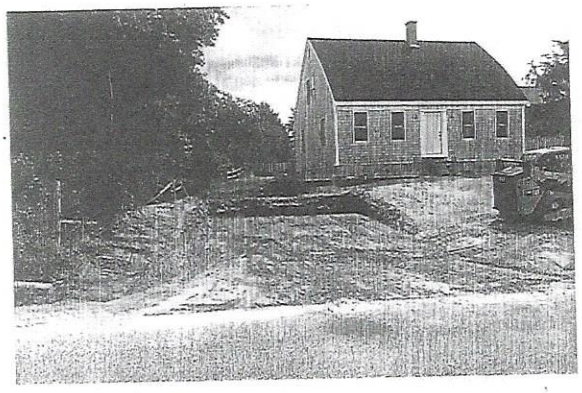


V. PRESENTATION AND DISCUSSION OF AZEK SYNTHETIC BUILDING MATERIALS

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates	Welch, Watterson
Representing	**Mark Merusi**, Azek – Asked this discussion be held for a future meeting. He'll leave material for the board to review.
Concerns (5:21)	**Staff** – This is on the Thursday agenda. The presentation can be done then.

VI. OLD BUSINESS

1. Klatt, Jonathan	7A Hussey Farm	Driveway, retaining wall & steps	56-94	Self

Voting	Coombs (acting chair), McLaughlin, Camp, Oliver, Watterson
Alternates	Welch
Recused	None
Documentation	Landscape design plans, site plan, and photos.
Representing	**Jonathan Klatt** – Noted that other driveways have concrete aprons; retaining wall is 4 feet at its maximum height then goes down to zero.
Public	None
Concerns (5:24)	**Camp** – Four feet of concrete wall is not normally something we approve; would prefer another material or that the land be bermed down to minimize the amount of wall needed or plant vegetation in front of the wall. Discussion about ways to minimize the need for a 4-foot retaining wall or planting screen. **McLaughlin** – Would prefer tiered timber; cement is not appropriate. He's concerned it will set a bad precedent. **Coombs** – Raise the pitch of the driveway to reduce the need for four feet of wall and plant right in front of it.
Motion	**Motion to Approve through staff with the driveway to stop two feet short of the concrete wall and plantings placed between the driveway and the wall and the two sides bermed down to meet the grade at the apron. (Camp)**
Vote	Carried 4-1//McLaughlin opposed **Certificate # 68651**

vb

2. Delay, Martha	14 Cherry Street	Demo/move off	55-380	Self
3. Delay, Martha	14 Cherry Street	New dwelling	55-380	Self

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates	Welch, Watterson
Recused	None
Documentation	None
Representing	None
Public	None
Concerns (5:36)	No comments at this time.
Motion	**Motion to Hold Items 2 & 3 for Thursday, August 31. (Oliver)**
Vote	Carried 5-0 **Certificate #**

4. Three Cliff Lane, LLC	3 Cliff Lane	Hardscape: pool, etc	30-262	Atlantic Landscaping

Voting	Pohl, Coombs, McLaughlin, Oliver, Watterson
Alternates	Welch
Recused	None
Documentation	Landscape design plans, site plan, and photos.
Representing	**Lindsey Congleton**, Atlantic Landscaping, Inc. – Reviewed changes made and information provided per previous concerns.
Public	None
Concerns (5:37)	**Watterson** – He took a look at the site; with the proposed screening, this is approvable. **Oliver** – Agrees with Mr. Watterson. **Coombs** – Asked about the drop at the infinity end of the pool. **McLaughlin** – No concerns.
Motion	**Motion to Approve as submitted. (Coombs)**
Vote	Carried 5-0 **Certificate # 68652**

23

V. NEW BUSINESS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Nant. Islands Land Bank	29 North Cambridge Street	Deck, walkway	38-22	Dane DeCarlo

Voting: Coombs, McLaughlin, Camp, Oliver, Watterson
Alternates: Welch
Recused: None
Documentation: Architectural elevation plans, site plan, photos, and advisory board comments.
Representing: Dane DeCarlo
Public: None
Concerns (4:54): **Staff** – This did not make it onto the MAB agenda, so they didn't review it.
No comments at this time.
Motion: **Motion to Hold for MAB review and to come back September 12. (Camp)**
Vote: Carried 5-0 **Certificate #**

2.	Klatt, Jonathan	7A Hussey Farm	Driveway, retaining wall, etc.	56-94	Self

Voting: Coombs, McLaughlin, Camp, Oliver, Watterson
Alternates: Welch
Recused: None
Documentation: Landscape design plans, site plan, and photos.
Representing: **Jonathan Klatt** – Presented project.
Public: None
Concerns (4:57): Consensus feels more information is necessary.
Oliver – Would like to view. Concerned about the railings around the front window wells.
Coombs – We need more information: dimensions on walls and driveway and apron, materials, photo of previous steps, landscaping plan, and previous approval.
Motion: **Motion to View and hold for further information. (Oliver)**
Vote: Carried 5-0 **Certificate #**

3.	Greene, John	12 Chatham Road	Hardscape: pool, spa, etc	54-228	Atlantic Landscaping

Voting: Coombs, McLaughlin, Camp, Oliver, Welch
Alternates: Watterson
Recused: None
Documentation: Landscape design plans, site plan, and photos.
Representing: **Lindsey Congleton**, Atlantic Landscaping, Inc. – Presented project.
Public: None
Concerns (5:07): No concerns.
Motion: **Motion to Approve as submitted. (Camp)**
Vote: Carried 5-0 **Certificate #** **68628**

4.	O'Reilly, Michael	19 Appleton Drive	Addition & wndw replacement	66-897	CWA

Voting: Coombs, McLaughlin, Camp, Oliver, Watterson
Alternates: Welch
Recused: None
Documentation: Architectural elevation plans, site plan, and photos.
Representing: **Carol-Ann Livingstone**, Chip Webster Associates. – Presented project.
Ethan Griffin, Chip Webster Associates
Public: None
Concerns (5:13): **Camp** – No concerns.
Watterson – North elevation, the gable window should come down and shed dormers move a little closer to the ridge.
Oliver – No concerns.
McLaughlin – No comments.
Coombs – North elevation, suggested a middle window on the first floor. (That's a gas fireplace.)
Motion: **Motion to Approve through staff with the north and south elevation gable windows lowered 12 inches. (Watterson)**
Vote: Carried 5-0 **Certificate #** **68629**

24

TOWN OF NANTUCKET
BOARD OF APPEALS
NANTUCKET, MASSACHUSETTS 02554

NANTUCKET TOWN CLERK
2018 DEC -6 AM 2:59

Date: December 5, 2018

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

Application No.: 32-18

Owner/Applicant: JONATHAN G. KLATT AND SANDRA L. KLATT

Property Description: 7A Hussey Farm Road
Map 56, Parcel 94.3

Enclosed is the Decision of the BOARD OF APPEALS which has this day been filed with 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 Nantucket Superior Court or Land 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.

Eleanor W. Antonietti,
Zoning Administrator

cc: Town Clerk
Planning Board
Building Commissioner/Zoning Enforcement Officer

PLEASE NOTE: MOST SPECIAL PERMITS AND VARIANCES HAVE A TIME LIMIT AND WILL EXPIRE IF NOT ACTED UPON ACCORDING TO NANTUCKET ZONING BY-LAW SECTION 139-30 (SPECIAL PERMITS); SECTION 139-32 (VARIANCES). ANY QUESTIONS, PLEASE CALL THE NANTUCKET ZONING BOARD OF APPEALS OFFICE AT 508-325-7587.

NANTUCKET ZONING BOARD OF APPEALS
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Assessor's Map 56, Parcel 94.3
7A Hussey Farm Road
Residential 20 (R-20)

Deed at Book 1536, Page 34
Plan No. 2016-14
Lot 1-B

DECISION:

1. At a public hearing of the Nantucket Zoning Board of Appeals (the "Board") opened on Thursday, September 6, 2018 and closed on Thursday, October 11, 2018, in the Conference Room, at 4 Fairgrounds Road, Nantucket, Massachusetts, the Board made the following Decision on the application of **JONATHAN G. KLATT AND SANDRA L. KLATT** (the "Applicant"), c/o Cohen & Cohen Law PC, 34 Main Street, 2nd Floor, P.O. Box 786, Nantucket, MA 02554, in **File No. 32-18**.

2. The Applicants seek Special Permit relief pursuant to Zoning Bylaw Section 139-16.C.2 to validate an unintentional frontyard setback intrusion of less than five (5) feet. Specifically, the stairs are as close are 28.3 feet from the front yard lot line where a thirty (30) foot setback is required. In the alternative, the Applicant seeks Variance relief pursuant to Section 139-32 for a waiver from the definition of structure in Section 139-2 that allows for stairs providing access to a structure to be within the setback but only if there are not more than two steps in total (as opposed to two steps within the setback) and they are not more than ten (10) feet in length and two (2) feet in depth. The Locus, an undersized lot created under the Nantucket Housing Needs Covenant program, is situated at 7A Hussey Farm Road, is shown on Tax Assessor's Map 56 as Parcel 94.3, as Lot 1-B on Plan No. 2016-14. Evidence of owners' title is recorded in Book 1536, Page 34 on file at the Nantucket Registry of Deeds. The site is zoned Residential Twenty (R-20).

3. Our decision is based upon the application and accompanying materials, representations, and testimony received at the public hearing. There was no Planning Board recommendation, on the basis that no matters of planning concern were presented. No opposition, written or oral, was presented at the hearings.

4. The property is shown on a plan entitled, "ZBA Sketch Plan in Nantucket, Ma., Prepared for Jonathan G. Klatt & Sandra L. Klatt", dated August 13, 2018, prepared by Bracken Engineering, Inc., attached herewith as "Exhibit A". As shown thereon, the property is undersized with a lot area of 8,210 square feet in the R-20 zoning district where 20,000 sq. ft. is minimum lot size required. Locus, created as a Secondary Lot subdivision under the Nantucket Housing Needs Covenant program, is improved with an 834 sq. ft. single-family dwelling moved onto the lot pursuant to a valid building permit. Although the front wall of the house is sited 35.6 feet from the front yard lot line, in excess of the thirty (30) feet front yard setback

requirement, topography, building code, and the siting of the move-on structure has resulted in a front yard setback intrusion of 1.7 feet. Specifically, the front access of the house requires a three (3) foot landing and four stairs that measure roughly 7.3 feet in length to reach the ground, resulting in a front yard setback distance of 28.3 feet.

5. The Applicant sought a Special Permit pursuant to Zoning By-law Section 139-16.C.2 of the Nantucket Zoning By-law to validate an unintentional setback intrusion not greater than five feet into a required yard and not closer than four feet from a lot line, where the burden of correcting the intrusion substantially outweighs any benefit to an abutter of eliminating the intrusion and where the siting of the structure was reasonably based upon a licensed survey. In the alternative, the Applicant sought a Variance pursuant to Section 139-32 for a waiver from the definition of Structure in Section 139-2.A which was amended by virtue of passage of Article 18 at the 2017 Annual Town Meeting. The amended definition of Structure, in relevant part, reads:

> *Anything constructed or erected, the use of which requires a fixed location on the ground. "Structure" shall be construed, where the context allows, as though followed by the words "or part thereof" and shall include, but not be limited to, buildings, retaining walls which support buildings, platforms,* ***more than two steps providing access to a structure that in total are more than 10 feet in length and two feet in depth in all districts except for R-40, LUG-1, LUG-2, LUG-3, and MMD,*** *[...].*

Therefore, Applicant requests a waiver from the requirement that allows for stairs providing access to a structure to be within the setback but (as currently interpreted by the Zoning Enforcement Officer) only if there are not more than two steps in total (as opposed to two steps within the setback) and they are not more than ten (10) feet in length and two (2) feet in depth.

6. Applicant, through counsel, presented testimony at the public hearings. At the initial public hearing on September 6, 2018, Attorney Steven Cohen explained that the owners bought a vacant portion of former 3 Manchester Circle and moved a house from Eat Fire Spring Rd. to the Locus. The slope of the lot required a landing with stairs and a retaining wall. The inadvertent 1.7 foot encroachment caused by the siting of the landing and stairs was apparently discovered too late in the construction process, but it was thought to be cured with the above-referenced By-law amendment. Cohen maintained that the likely intent of the By-law amendment was a limitation to no more than two steps within the setback. However, the By-law simply reads that you cannot have more than two steps. The Zoning Enforcement Officer has applied a literal reading of this provision and considers the landing and steps to be part of the structure, thus creating a nonconformity because there are more than two stairs.

7. At the continued public hearing on October 11, 2018, Applicant provided correspondence from Steven Sullivan, a professional licensed surveyor, explaining that he had assisted Applicant with setting and staking for excavation, placement of footings, and foundation location which was calculated to be thirty-six (36) feet off and parallel to the sideline of Hussey Farm Road. Additional surveying done by Mr. Sullivan to locate the corner boards shows that the house was built where it had been staked.

8. Applicant demonstrated that the cause for the steps intruding into the front yard setback, even with the house set back to allow for a set of stairs, was due to the shape and topography of the lot and the unusual design of the moved-on structure (a single story structure set on an extra high foundation), circumstances which affect such land and structures but do not generally affect the zoning district in which it is located. Essentially, the steepness of the front yard and the height of the foundation require either substantial grade alterations and retainage, or extra stairs to account for the height and distance. Applicant asserted that, in this case, a literal enforcement of the provisions of this chapter would involve substantial hardship, financial or otherwise, to the applicant, and noted that the desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such By-law.

9. A denial of the requested relief would require a shortening of the foundation, a relocation of the house, or a massive regrading of the front-yard, with substantial retainage, all of which would be extremely expensive, with no fundamental benefit to the neighborhood. Therefore, based upon the foregoing, the Board finds that due to the topography of the lot and shape of structure, a denial of the requested variance relief would result in substantial hardship, financial and otherwise, and that the desirable relief may be granted without substantial detriment to the public good or the neighborhood and can be granted without nullifying or substantially derogating from the intent or purpose of such bylaw.

10. Accordingly, by a **UNANIMOUS** vote, the Board **GRANTS** the requested relief by **VARIANCE** to validate the siting of the dwelling and stairs, the latter deemed to be non-structures pursuant to the definition of Structure in Section 139-2, such that they are exempt from the front yard setback requirement, on the condition that there is no further intrusion into the setback without relief from the Board.

SIGNATURE PAGE FOLLOWS

Assessor's Map 56, Parcel 94.3
7A Hussey Farm Road
Residential 20 (R-20)

Deed at Book 1536, Page 34
Plan No. 2016-14
Lot 1-B

Dated: October 11, 2018

Susan McCarthy

Lisa Botticelli

Kerim Koseatac

Michael J. O'Mara

James Mondani

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

On the 27 day of November, 2018, before me, the undersigned notary public, personally appeared Susan McCarthy, one of the above-named members of the Zoning Board of Appeals of Nantucket, Massachusetts, personally known to me to be the person whose name is signed on the preceding document, and acknowledged that they signed the foregoing instrument as their free act and deed and voluntarily for the purposes therein expressed.

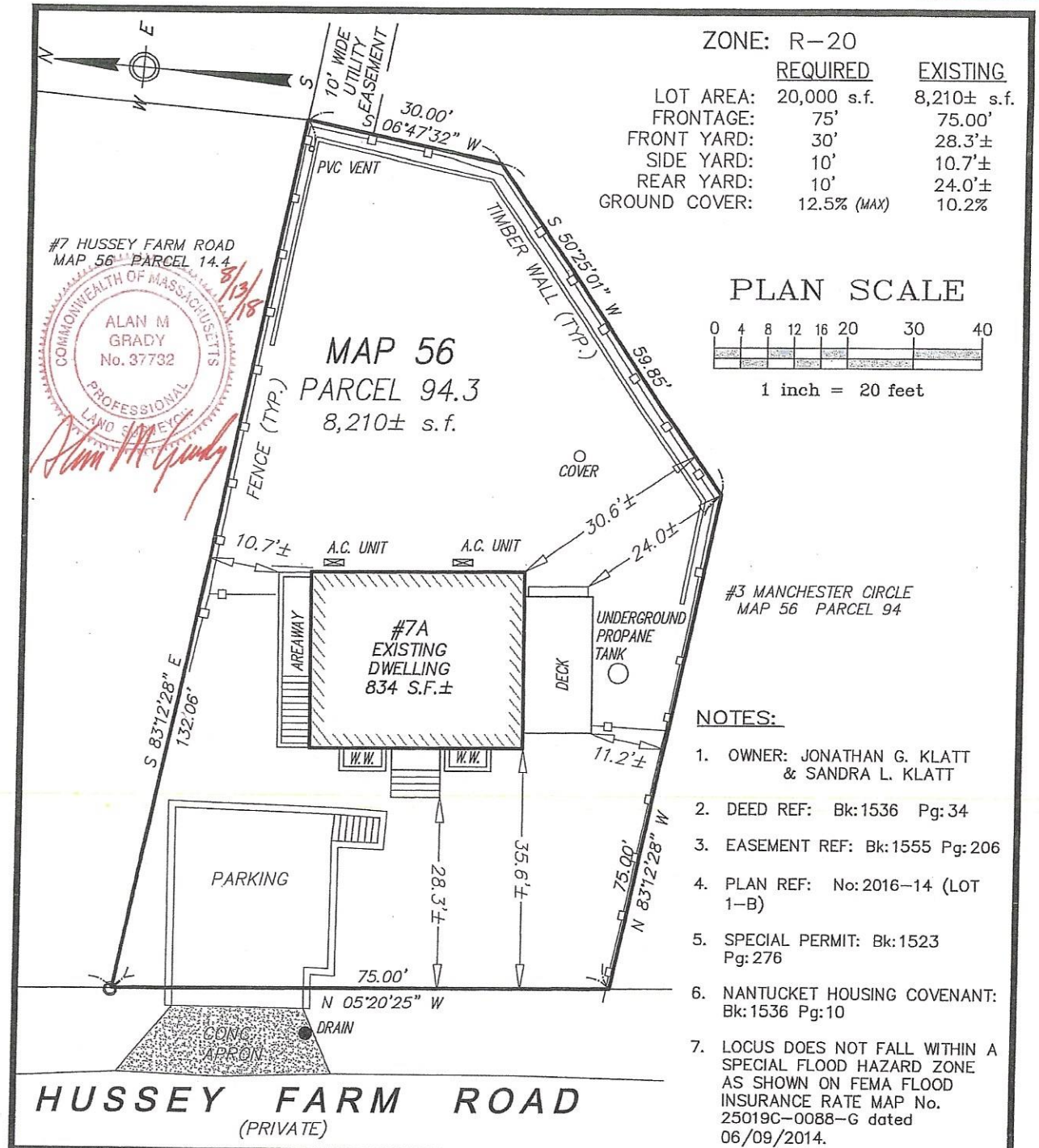
LW Snell

Official Signature and Seal of Notary Public
My commission expires:

LESLIE WOODSON SNELL
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
September 26, 2025

29

"EXHIBIT A"



ZONE: R–20

	REQUIRED	EXISTING
LOT AREA:	20,000 s.f.	8,210± s.f.
FRONTAGE:	75'	75.00'
FRONT YARD:	30'	28.3'±
SIDE YARD:	10'	10.7'±
REAR YARD:	10'	24.0'±
GROUND COVER:	12.5% (MAX)	10.2%

PLAN SCALE

0 4 8 12 16 20 30 40

1 inch = 20 feet

NOTES:

1. OWNER: JONATHAN G. KLATT & SANDRA L. KLATT
2. DEED REF: Bk:1536 Pg:34
3. EASEMENT REF: Bk:1555 Pg:206
4. PLAN REF: No:2016–14 (LOT 1–B)
5. SPECIAL PERMIT: Bk:1523 Pg:276
6. NANTUCKET HOUSING COVENANT: Bk:1536 Pg:10
7. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C–0088–G dated 06/09/2014.

BRACKEN ENGINEERING, INC.

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508–833–0070
(fax) 508–833–2282

19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508–325–0044
www.brackeneng.com

ZBA SKETCH PLAN
IN NANTUCKET, MA

Prepared for:
JONATHAN G. KLATT & SANDRA L. KLATT
#7A HUSSEY FARM ROAD
MAP 56 PARCEL 94.3

Date: AUGUST 13, 2018
Checked: AMG
Drawn By: AMG/BEI

S:\Autocad Drawings\Nantucket\Hussey Farm Road\7A Hussey Farm Road\7A Hussey Farm Road ZBA Plan 2018.dwg

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.

SCAN COPY

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°: 42.3.3 PARCEL N°. 155

Street & Number of Proposed Work: 3 PLEASANT ST

Owner of record: 3 PLEASANT STREET NT

Mailing Address: C/O RHODA WEINMAN TRUSTEE 36 CENTER ST, NANTUCKET, MA 02554

Contact Phone #: 508-228-9600 E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

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 ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ 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 _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. ~~East Elevation~~ NORTH/EAST
2. ~~South Elevation~~
3. ~~West Elevation~~
4. ~~North Elevation~~

Expand opening on front walk to front door - return back to original width as shown in 1900 picture - no change to type/color/height of existing fence

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: NO CHANGE
Type: ✓
Length: OPEN FRONT WALKWAY WIDTH TO @ 74"
FROM @ 44"-60"

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 _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ 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 _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

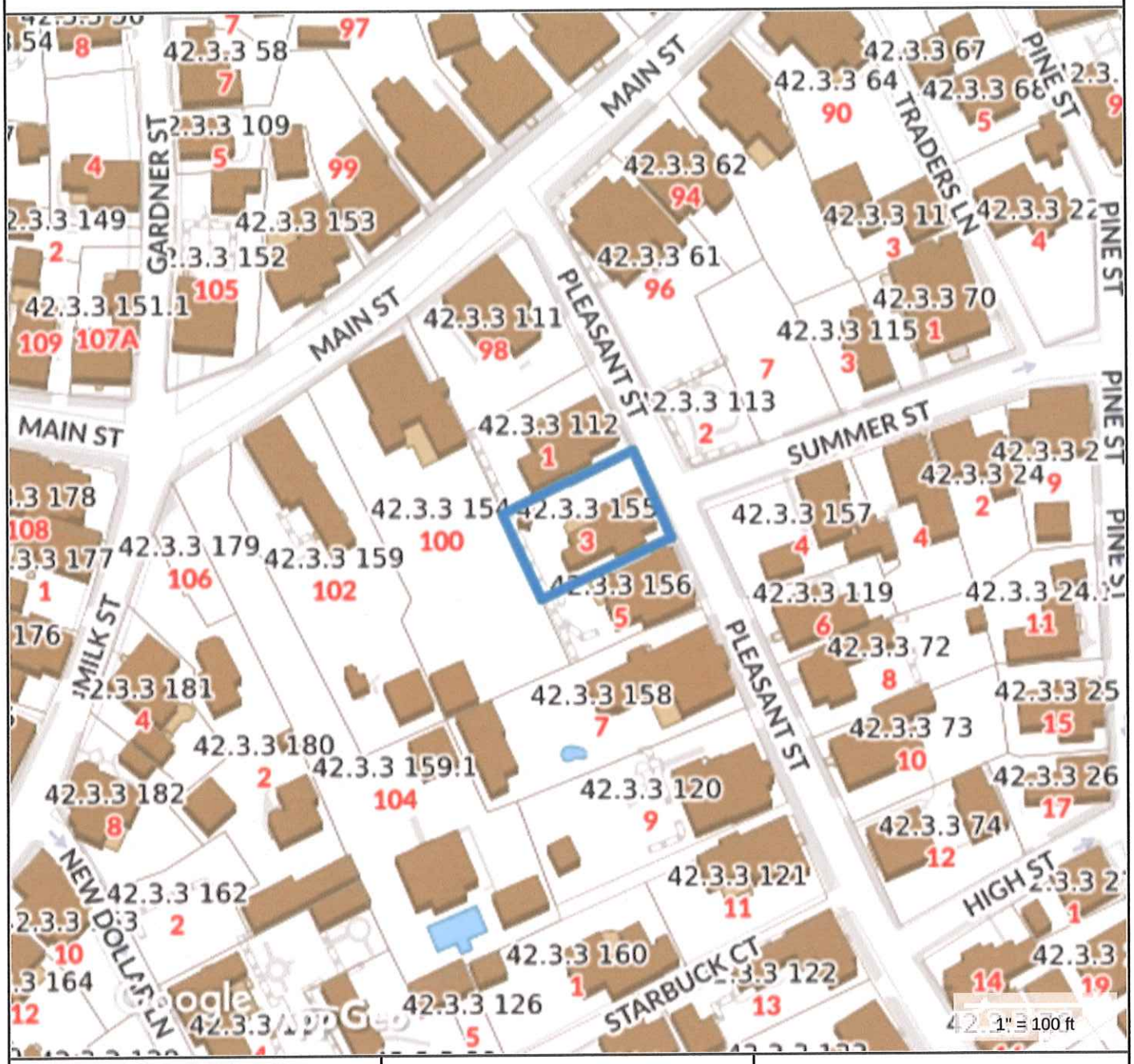
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence WHITE - EXISTING Shutters _____

* 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 3/18/2020 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	42.3.3 155
Location	3 PLEASANT ST
Owner	LARSEN ROBERT R

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.

Geometry updated 11/13/2018
Data updated 11/19/2018

Property Information

Property ID	42.3.3 155
Location	3 PLEASANT ST
Owner	LARSEN ROBERT R

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

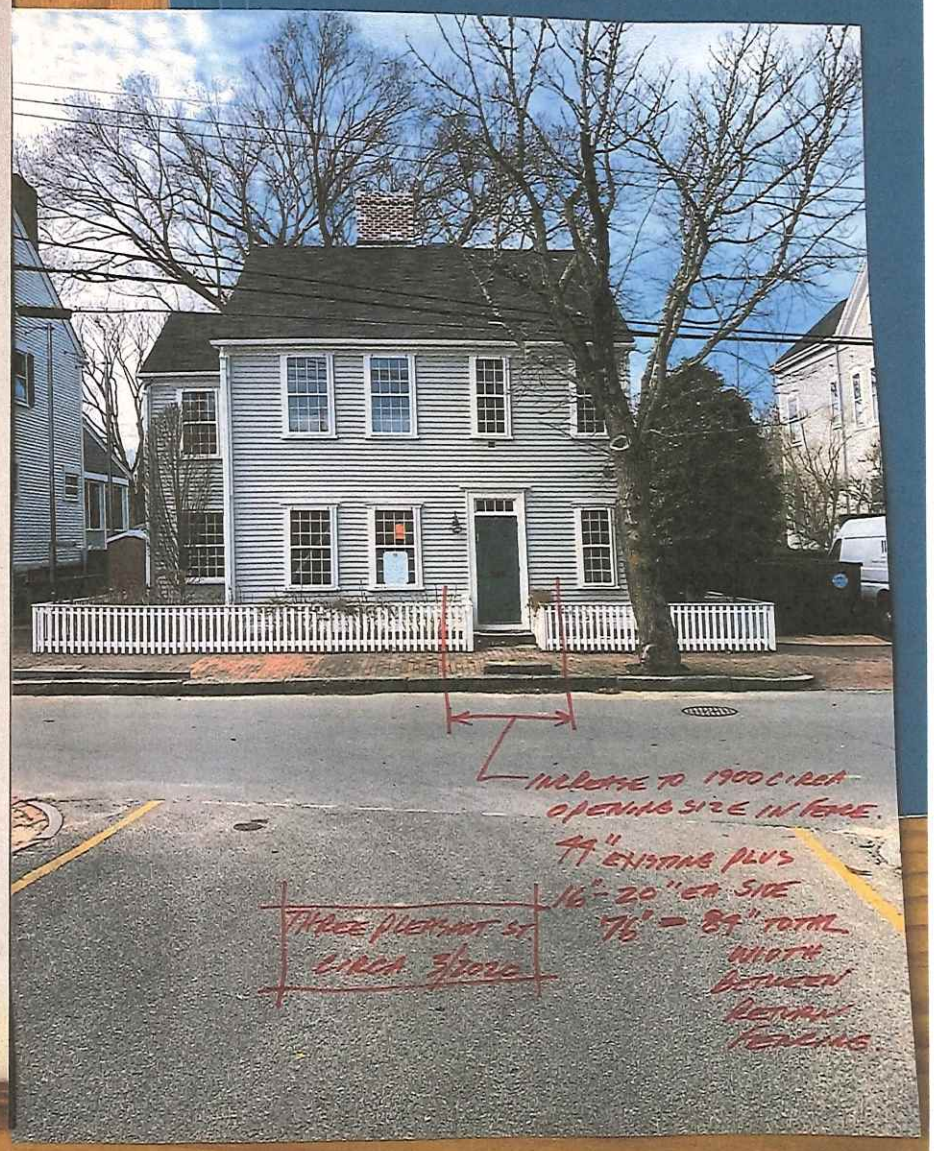
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/13/2018
Data updated 11/19/2018

RECEIVED
MAY 19 2020
BY

3 PLEASANT STREET FENCE ALTERATION

RECEIVED
MAY 19 2020



3 PLEASANT STREET – HISTORIC PHOTOGRAPHS

RECEIVED
MAY 19 2020
By

1900 – ORIGINAL WIDTH – CAPPED PICKET TYPE II

1960 – REPLACED FENCE, OPEN TOP, NARROWED OPENING

CURRENT – CAPPED PICKET TYPE II AGAIN AND STILL NARROWED

Historic Structures Advisory Board *Meeting Memorandum* **HDC/HSAB**

Date: 5/26/2020 Address 3 PLEASANT ST (42.3.3/155)

Scope of Work: FENCE (WHITE) - BACK TO ORIGINAL (C.1900 PHOTO) ENTRANCE WIDTH (76"-84" WIDE)

Historic information/known history ( ) Non-Contributing (✓) Contributing ( ) Individually significant

BUILT 1804 - FOR REUBEN DOW
TYPICAL NANTUCKET 2 1/2 STORY - RIDGE CHIMNEY - 4 BAYED FACADE, 12/12 WINDOWS, FRONT DOOR W/ TRANSOM

STAFF COMMENTS Name: HOLLY BACKUS, PP

( ) Incomplete application ( ) Historical information needed (✓) No Concerns ( ) Recommend View
( ) Does not meet guidelines Visibility: Yes or No
( ) Not appropriate *(As noted below)*

*THE PROPOSAL IS IN KEEPING WITH WHAT WAS THERE ORIGINALLY. PHOTOGRAPHIC EVIDENCE IS PROVIDED. STAFF HAS NO CONCERNS

HSAB COMMENTS

( ) Incomplete application ( ) Historical information needed ( ) No Concerns ( ) Recommend View
( ) Does not meet guidelines Visibility: Yes or No
( ) Not appropriate *(As noted below)*

__( ) Angus MacLeod ( ) Lucy Dillon ( ) Jascin Leonardo Finger ( ) Milton Rowland ( ) Brook Meerbergen
Alternate: None

Signatures *(three members required for quorum)*

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°: 68 PARCEL N°. 26

Street & Number of Proposed Work: 11 Sesapana Road

Owner of record: Daniel Lawson & Michael Grojewski

Mailing Address: 59 Walnut Crescent
Montclair NJ 07042

Contact Phone #: 646-285-1671 E-mail: gnoemail@mac.com

AGENT INFORMATION (if applicable)

Name: ETHAN McMORROW DESIGNS

Mailing Address: PO Box 1052
NANTUCKET MA 02554

Contact Phone #: 2280456 E-mail: ethan67@comcast.net

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 ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 7x20 ☒ 1st floor ☐ 2nd floor
Width: _____ 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 _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1985

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

REVISIONS* (describe)
1. East Elevation - NEW FRONT DECK & ENTRANCE
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

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 _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ 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 _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck NATURAL (TMC) Foundation _____ Fence _____ Shutters _____

* 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 4/28/20 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
clynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Ethan McMorrow

AS AGENT FOR Michael Gnojewski

STREET ADDRESS 11 Sesapana Road

MAP/PARCEL 68 26

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Ethan McMorrow 5/13/2020

Signature Date

11 SESAPANA RD

Location	11 SESAPANA RD	**Mblu**	68/ / 26/ /
Acct#	00005985	**Owner**	ROUILLARD THOMAS & JOAN W TRST
Assessment	$1,050,800	**PID**	5985
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2019	$439,000	$611,800	$1,050,800

Owner of Record

Owner	ROUILLARD THOMAS & JOAN W TRST	**Sale Price**	$0
Co-Owner		**Certificate**	
Address	11 SESAPANA RD NANTUCKET, MA 02554	**Book & Page**	C0022512
		Sale Date	02/13/2007
		Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
ROUILLARD THOMAS & JOAN W TRST	$0		C0022512	99	02/13/2007
ROUILLARD THOMAS P & JOAN	$257,000		C0001/5808	05	06/11/1993
GIBBON RALPH H CAROL PETER	$88,350		C0012/ 145		11/07/1985

Building Information

Building 1 : Section 1

Year Built:	1985
Living Area:	1,974
Replacement Cost:	$482,927
Building Percent Good:	90
Replacement Cost Less Depreciation:	$434,600

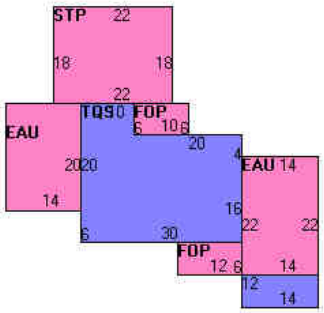
Building Attributes	
Field	**Description**
Style	Colonial

Building Photo

Model	Residential
Grade:	Above Average
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern

(http://images.vgsi.com/photos/NantucketMAPhotos//\00\00\21/86.jpg)

Building Layout



(http://images.vgsi.com/photos/NantucketMAPhotos//Sketches/5985_6936.

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,332	1,332
TQS	Three Quarter Story	660	495
EAU	Attic, Expansion, Unfinished	588	147
FOP	Porch, Open, Finished	132	0
STP	Stoop	396	0
		3,108	1,974

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	1 UNITS	$3,800	1

Land

Land Use

Use Code	1010
Description	Single Fam M01
Zone	LUG3

Land Line Valuation

Size (Acres)	0.88
Frontage	0
Depth	0

Neighborhood 450
Alt Land Appr No
Category

Assessed Value $611,800

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
PAT1	PATIO-AVG			168 S.F.	$600	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2018	$395,700	$611,800	$1,007,500
2017	$384,800	$560,800	$945,600
2016	$374,000	$489,400	$863,400
2015	$341,500	$484,100	$825,600
2014	$341,500	$459,900	$801,400

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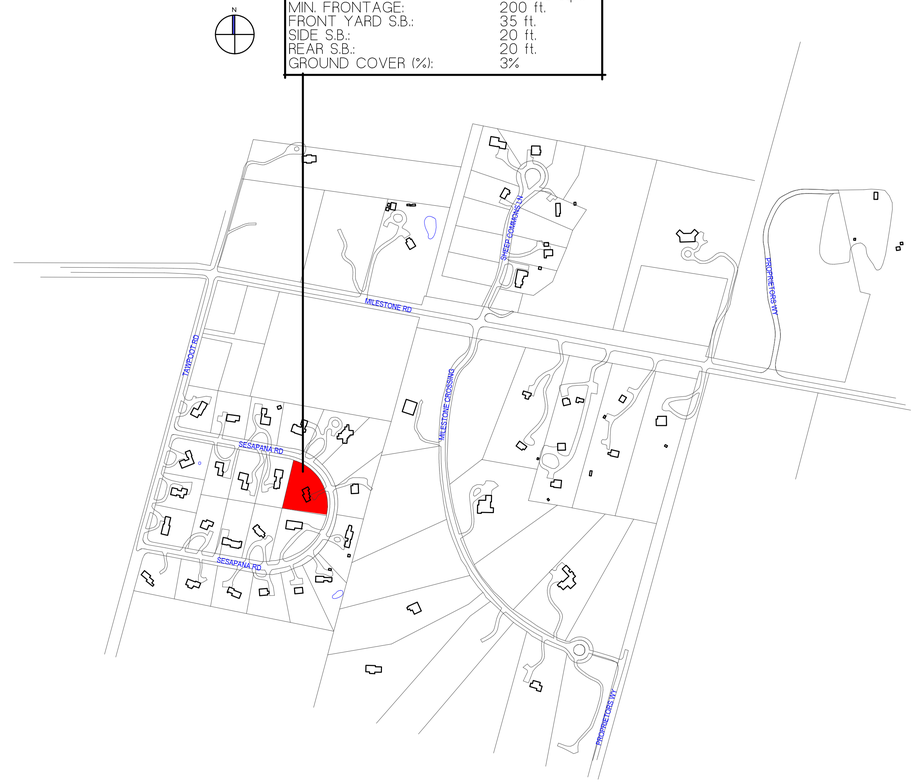
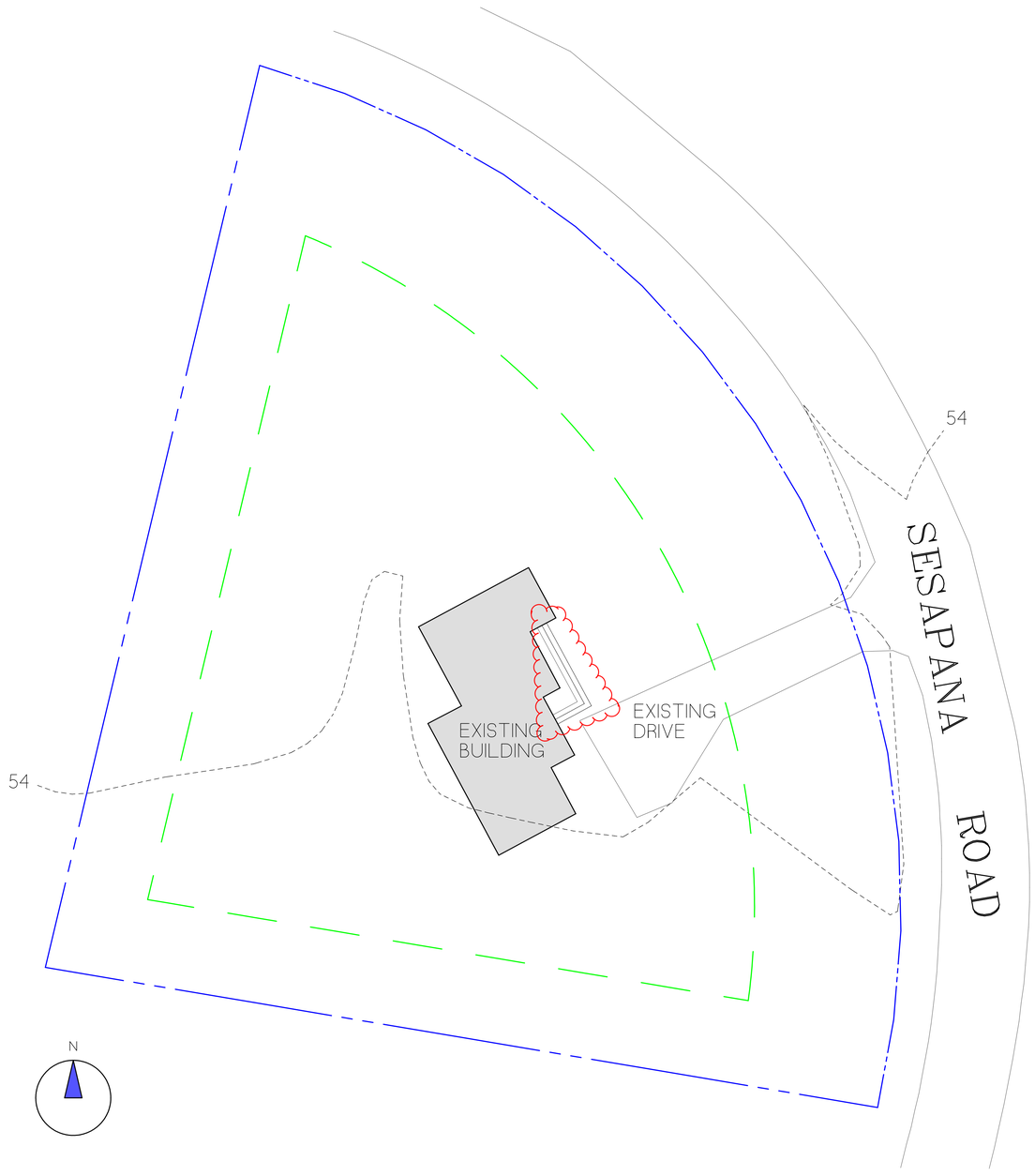
ZONING CLASSIFICATION: L.U.G. 3
MAP: 68 PARCEL: 26

MIN. AREA:	120,000 sqft.
MIN. FRONTAGE:	200 ft.
FRONT YARD S.B.:	35 ft.
SIDE S.B.:	20 ft.
REAR S.B.:	20 ft.
GROUND COVER (%):	3%





NOTE:

INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM THE NANTUCKET G.I.S. MAPS

THIS DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORC DISTRICT COMMISSION USE ONLY. ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION.

NOTE:

ALL MEASUREMENTS ARE +- 1/2" TO THE EXISTING EXTERIOR FINISED CONDITIONS.

REVISIONS:
4/28/2020: AS-BUILT MEASURING
5/10/2020: AS-BUILT PLANS
5/13/2020: HDC PLANS

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RESIDENCE

DRAWN BY: ETHAN McMORROW

P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email: ethan67@comcast.net

MAP: 68 PARCEL: 26

H.D.C. SITE PLAN

ADDRESS:
11 SESAPANA ROAD
NANTUCKET, MA 02554

DATE: 5/13/2020

SCALE: 1/16" = 1'-0"

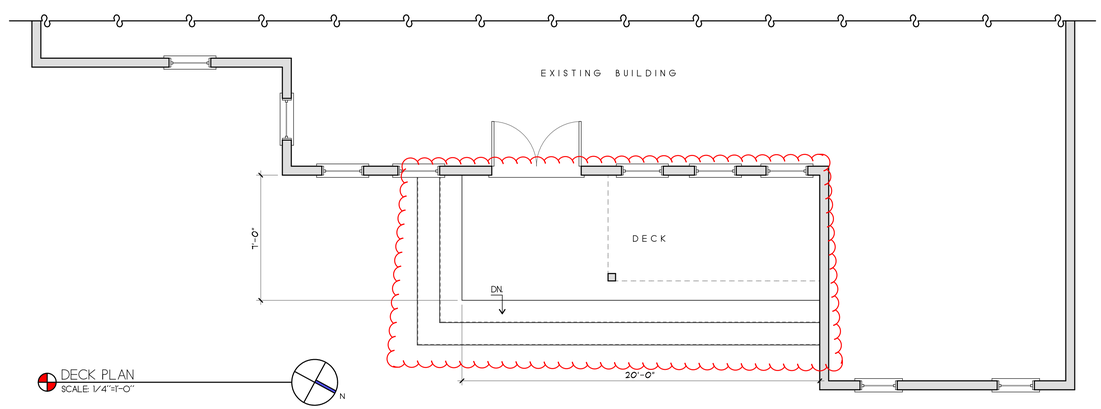
SHEET NO.
S 1

EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"

EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"

SOUTH ELEVATION
SCALE: 1/4"=1'-0"

EAST ELEVATION
SCALE: 1/4"=1'-0"



DECK PLAN
SCALE: 1/4"=1'-0"

REVISIONS:
4/28/2020: AS-BUILT MEASURING
5/10/2020: AS-BUILT PLANS
5/13/2020: HDC PLANS

NOTE:
ALL MEASUREMENTS ARE +- 1/2" TO THE EXISTING EXTERIOR FINISED CONDITIONS.

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RESIDENCE

DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 68 PARCEL: 26

PLANS

ADDRESS:
11 SESAPANA ROAD
NANTUCKET, MA 02554

DATE: 5/13/2020

SCALE: 1/4" = 1'-0"

SHEET NO. a 1

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°: 43.3.2 PARCEL N°. 29

Street & Number of Proposed Work: 43 UNION STREET

Owner of record: MAT MATHEWS

Mailing Address: 258 GREENLEY ROAD
NEW CANAAN CT 06840

Contact Phone #: 203 536.2928 E-mail: _____

AGENT INFORMATION (if applicable)

Name: ETHAN MCMORROW DESIGNS

Mailing Address: PO BOX 1052
NANTUCKET MA 02554

Contact Phone #: 228 0456 E-mail: ethan67@comcast.net

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 ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 70375
☐ Pool (Zoning District _____) ☐ Roof ☐ Other RE DESIGN

Size of Structure or Addition: Length: 19'-0" Sq. Footage 1st floor: 269 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 18'-0" Sq. footage 2nd floor: 269 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North -0- South -0- East -0- West -0-

Height of ridge above final finish grade: North 23'-8" ±8" South _____ East _____ West 22'-8" ±8"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

REDUCE SQFT
RE-DESIGN HOUSE

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass 8 /12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) TO MATCH APPROVED

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other TO MATCH APPROVED
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other TO MATCH APPROVED
C. Dimensions: Fascia TME Rake TME Soffit (Overhang) TME Corner boards TME Frieze TME
Window Casing TME Door Frame TME Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☒ Casement ☒ All Wood ☐ Other TO MATCH APPROVED
☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer BOSTON SASH

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL
Trim TO MATCH APPROVED Sash TO MATCH APPROVED Doors TO MATCH APPROVED
Deck _____ Foundation BRICK TME Fence _____ Shutters _____

* 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 3-30-20 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
clynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Whitney Matthews

AS AGENT FOR Whitney Matthews

STREET ADDRESS 43 Union Street

MAP/PARCEL 43.3.2 29

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 4/24/2020

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Ethan McMorrow 4/24/2020

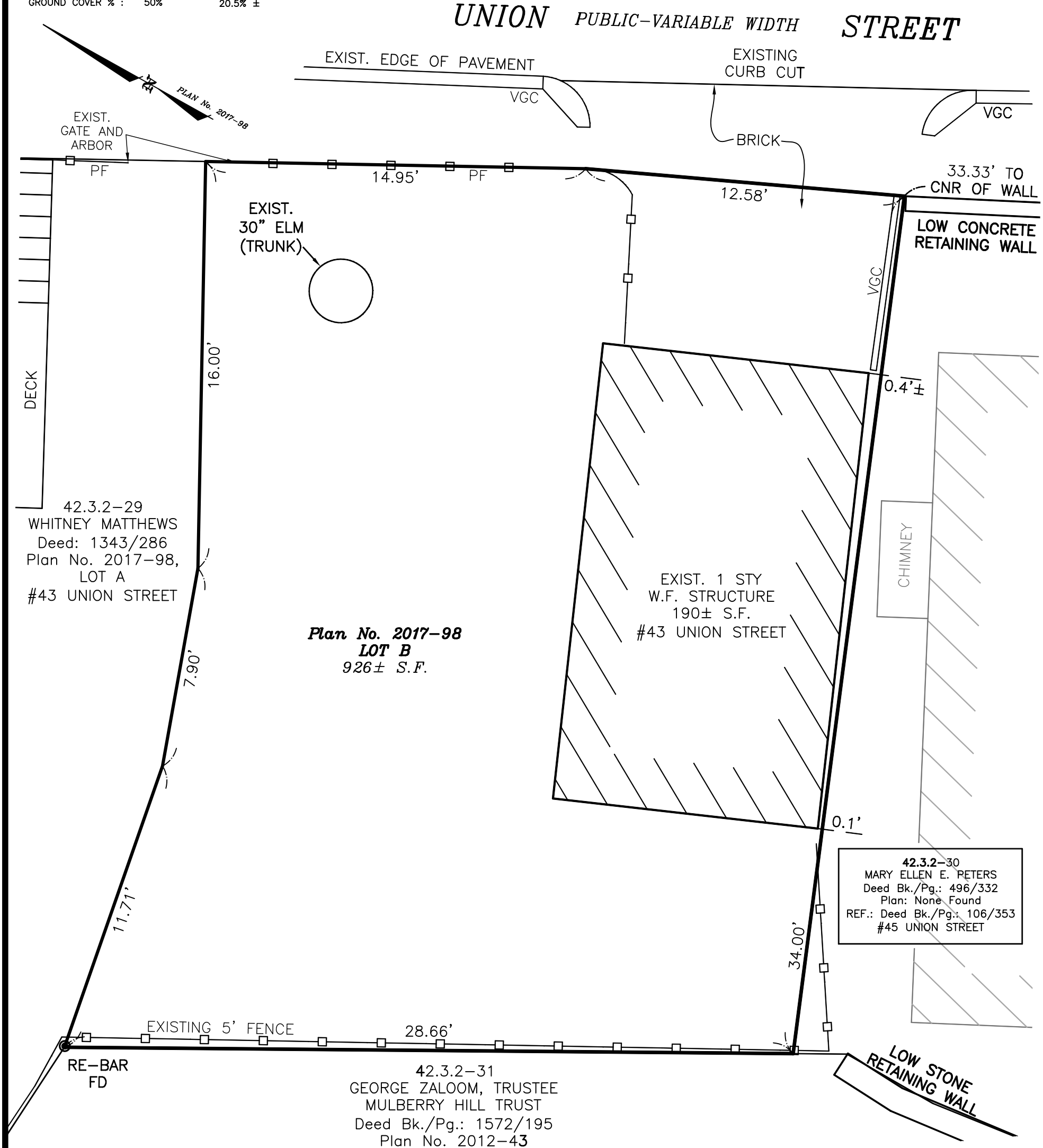
Signature Date

CURRENT ZONING CLASSIFICATION:
Residential Old Historic (R–OH)

		EXISTING:
MINIMUM LOT SIZE:	5000 S.F.	926 S.F.±
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	none	SEE PLAN
REAR/SIDE SETBACK:	5 FT.	SEE PLAN
GROUND COVER % :	50%	20.5% ±

LEGEND

RE–BAR FD ○ DENOTES REBAR FOUND
VGC DENOTES EXIST. VERTICAL GRANITE CURB



Existing Conditions Site Plan to Accompany Zoning Board of Appeals Application

in

Nantucket, Mass.

SCALE: 1"= 4' DATE: November 06, 2018

Owners: WHITNEY H. MATTHEWS

Deed Bk./Pg.: 1343/286 Plan Bk./Pg.: LOT B 2017–98

Tax Map–Parcel: 42.3.2–29.1

Locus: 43A UNION STREET

ORIGINAL SIGNED AND STAMPED COPIES OF THIS PLAN MAY BE PHOTOCOPIED BY THE BOARD OF APPEALS OR THE NANTUCKET REGISTRY OF DEEDS FOR RECORDING PURPOSES. IN CASES OF DISCREPANCIES REGARDING INFORMATION CONTAINED HEREON AND UNAUTHORIZED PHOTOCOPIES OF THIS PLAN, ONLY ORIGINALLY STAMPED AND ENDORSED COPIES SHALL BE ACKNOWLEDGED BY THE CERTIFYING LAND SURVEYOR.

THIS INSPECTION PLAN WAS PREPARED TO ACCOMPANY AN APPLICATION TO THE NANTUCKET BOARD OF APPEALS AND IS NOT TO BE CONSIDERED A FULL INSTRUMENT SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS INSPECTION PLAN IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF NANTUCKET ASSESSOR RECORDS.
THIS PLAN SHALL NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN ITS INTENDED USE STATED ABOVE.

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BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228–9026

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V:\DRAWFILES\B8437\ZBA.dwg 11/6/2018 2:58:39 PM EST

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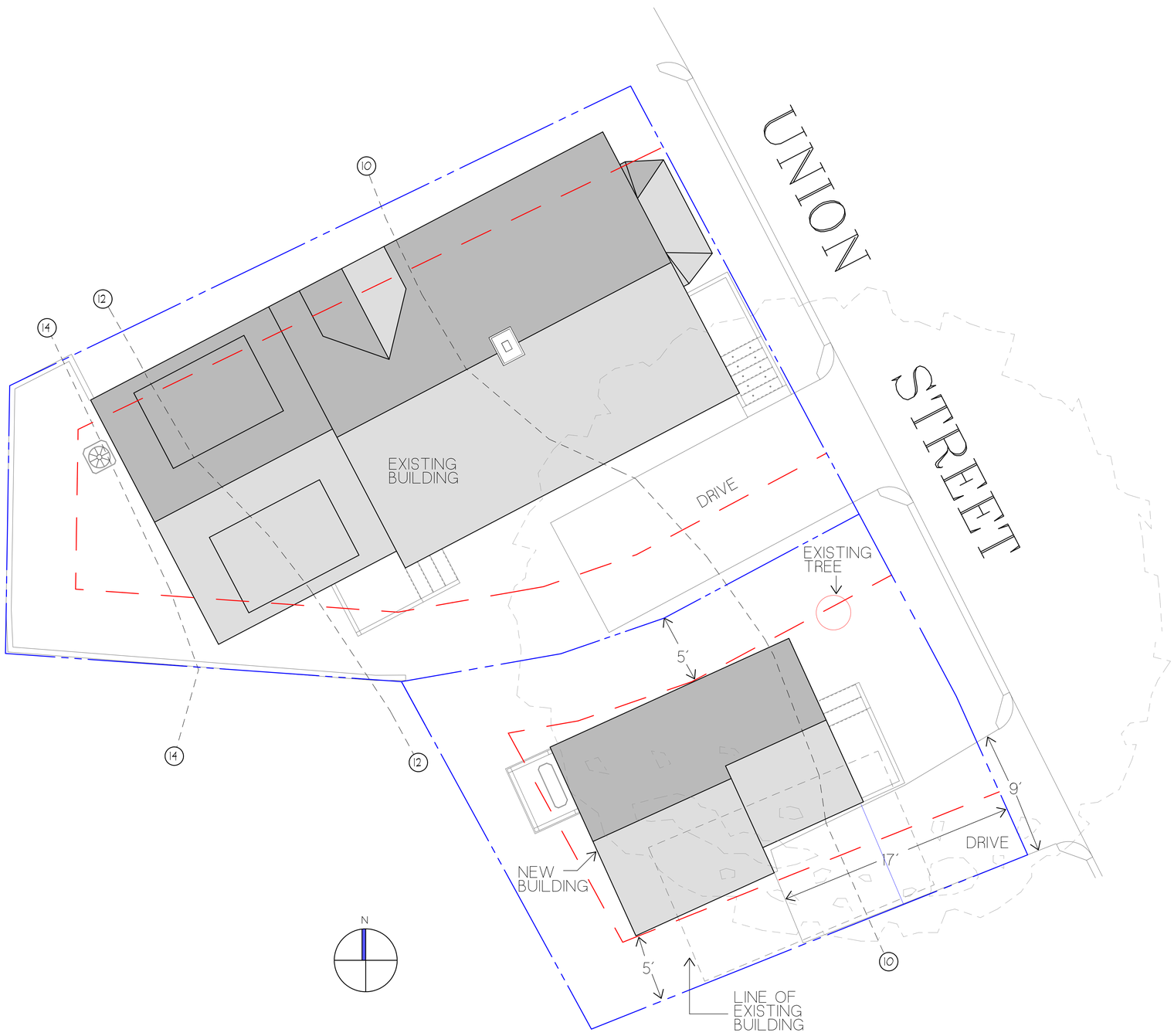
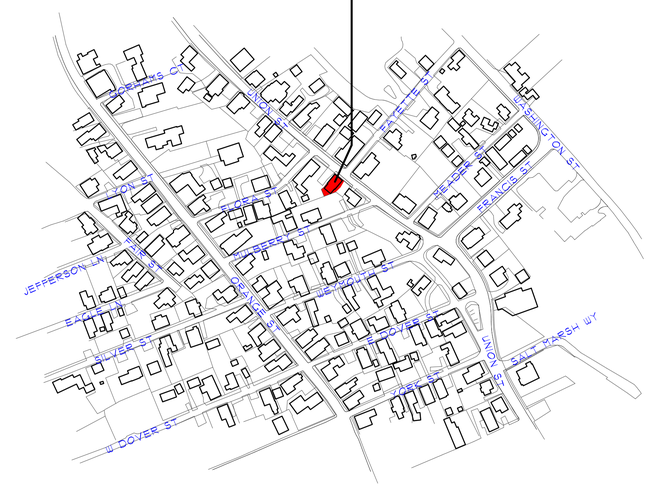


ZONING CLASSIFICATION: R.O.H.
MAP: 42.3.2 PARCEL: 29

MIN. AREA:	5,000 sqft.
MIN. FRONTAGE:	50 ft.
FRONT YARD S.B.:	0 ft.
SIDE S.B.:	5 ft.
REAR S.B.:	5 ft.
GROUND COVER (%):	50%



DOOR & WINDOW SCHEDULE				
SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	BOSTON SASH	2'-6" X 4'-10 1/2"	4	6/6 D.H.
B	BOSTON SASH	2'-6" X 4'-8"	3	6/6 D.H.
C	BOSTON SASH	2'-7" X 2'-6"	2	6 LT. AWNINGS
1	SIMPSON	3'-0" X 6'-8"	1	6 PLN. EXTERIOR WOOD DOOR
1	SIMPSON	3'-0" X 6'-8"	1	12 LT. 1 PNL. EXTERIOR DOOR

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL UNIT DIMENSIONS PRIOR TO ORDERING.
IF THERE ARE ANY QUESTIONS OR DISCREPANCIES PLEASE CONTACT THE DESIGNERS.

REVISIONS:
2/12/2018: AS-BUILT MEASURING
3/09/2018: AS-BUILT PLANS
3/14/2018: PROGRESS PRINT
3/16/2018: HDC PRINT
3/27/2018: PROGRESS PRINT
4/01/2020: HDC REVISION

NOTE:
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NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

NOTE:
INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM THE NANTUCKET G.I.S. MAPS AND A SUPPLIED SURVEY FROM THE LAND REGISTRATION OFFICE BY BLACKWELL & ASSOCIATES INC. DATED MARCH 14, 2018. THIS DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY.
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MATTHEWS RESIDENCE

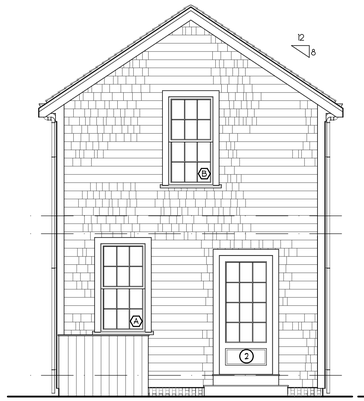
MAP: 42.3.2 PARCEL: 29
H.D.C. SITE PLAN ONLY

ADDRESS:	DATE:	SCALE:
43 UNION STREET NANTUCKET, MA 02554	4/01/2020	1/4" = 1'-0"

SHEET NO.
S 1

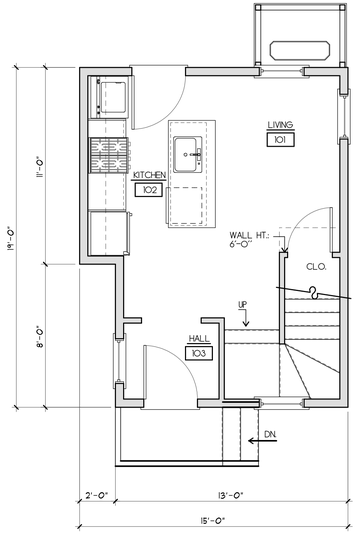
EAST ELEVATION
SCALE: 1/4"=1'-0"

NORTH ELEVATION
SCALE: 1/4"=1'-0"

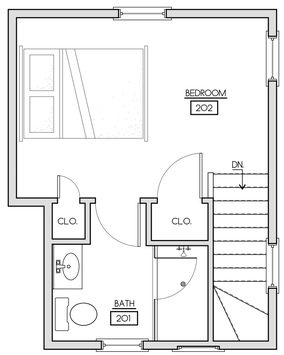


WEST ELEVATION
SCALE: 1/4"=1'-0"

SOUTH ELEVATION
SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0" 269 S.F.



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0" 269 S.F.

REVISIONS:
2/12/2018: AS-BUILT MEASURING
3/09/2018: AS-BUILT PLANS
3/14/2018: PROGRESS PRINT
3/16/2018: HDC PRINT
3/27/2018: PROGRESS PRINT
4/01/2020: HDC REVISION

NOTE:
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MATTHEWS RESIDENCE

MAP: 42.3.2 PARCEL: 29

FLOOR PLANS

ADDRESS:
43 UNION STREET
NANTUCKET, MA 02554

DATE: 4/01/2020

SCALE: 1/4" = 1'-0"

SHEET NO.
a 1

2. Simone, James	20 Hussey Street	Hardscape: fence & paving	42.3.4-130	Atlantic Lndscp

Voting	Pohl, Coombs, McLaughlin, Welch, Dutra
Alternates	None
Recused	None
Documentation	Landscape design plans, site plan, and photos.
Representing	**Lindsay Congleton**, Atlantic Landscaping – Reviewed changes made per previous concerns.
Public	None
Concerns (5:00)	**Dutra –** Suggested no stone trim where the brick meets the asphalt. Consensus agrees with Mr. Dutra.
Motion	**Motion to Approve through staff with no Goshen stone trim where the parking meets the sidewalk. (Welch)**
Vote	Carried 5-0 Certificate # **70374**

3. Mathews, Mat	43 Union Street	New dwelling	43.3.2-29	Ethan McMorrow

Voting	Pohl, Oliver, Welch, Dutra
Alternates	None
Recused	Coombs
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.
Representing	**Ethan McMorrow –** Reviewed the project and explained the redesign to protect the root system of the large tree. Matt Mathews, owner
Public	**Diane Coombs**, 44 Union Street – Her concern is saving the tree.
Concerns (5:04)	**Oliver –** Appreciates the changes. Confirmed the piers won't be visible as piers. Mitered trim should be flat. She likes the shutters. The 6-light awning windows should be double hung or hoppers on the east and north elevations. **Welch –** Had reservations about this being dramatically larger than what exists today. The existing picket fence connects the structure to the street; would like that to remain. The front door should have flat casing with larger headpiece. **Dutra –** Agrees about flattening the trim. Likes the shutters. The north elevation jumps up; clarified that's due to the topography. **Pohl –** The windows and door should have flat soffit and 1X5 casings.
Motion	**Motion to Approve through staff with the "W" windows to be hoppers; window trim to be 5/4 (1¼)-inch sides with 6/4 (1½)-inch top on the front elevation and flat stock elsewhere; and shutters per Drawing 3. (Welch)**
Vote	Carried 4-0 Certificate # **70375**

4. Paton, Kristen	33 Orange Street	Rev. 67837: rnvtn & addtn	42.3.2-199	Val Oliver

Voting	Pohl, Coombs, McLaughlin, Welch, Dutra
Alternates	None
Recused	Oliver
Documentation	Architectural elevation plans, site plan, historic documentation, and advisory board comments.
Representing	**Val Oliver –** Reviewed changes made per previous concerns. **Scott Paton**, owner – The motion should stipulate that the rear ell is being "razed"; agreed to grey trim.
Public	None
Concerns (5:19)	**McLaughlin –** All that will be visible is the 2nd floor rear corner from Plum Street; no concerns. **Welch –** No design concerns; however, any color but white. **Dutra –** No concerns. **Coombs –** Confirmed the antique windows and fabric will be reused. **Pohl –** Grey trim harkens back to the existing structure.
Motion	**Motion to Approve the razing of the rear ell and re-utilizing historic fabric to the extent possible, and through staff with the color to be a typically approvable grey trim, sash, and doors. (Welch)**
Vote	Carried 5-0 Certificate # **70376**

5. Fiumara, Christopher	9 Pilgrim Road	New dwelling	41-216	Emeritus

Voting	Coombs (acting chair), McLaughlin, Dutra
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, and photos.
Representing	**Matt MacEachern**, Emeritus Development – Reviewed changes made per previous concerns.
Public	None
Concerns (5:33)	No concerns.
Motion	**Motion to Approve as submitted.**
Vote	Carried 3-0 Certificate # **70377**

PROPOSED

43 UNION ST

Location	43 UNION ST	**Mblu**	4232/ / 29/ /
Acct#	4232-029	**Owner**	MATTHEWS WHITNEY H
Assessment	$1,156,300	**PID**	9749
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2018	$637,600	$518,700	$1,156,300

Owner of Record

Owner	MATTHEWS WHITNEY H	**Sale Price**	$0
Co-Owner		**Certificate**	
Address	802 WEED STREET NEW CANNAN, CT 06840	**Book & Page**	01343/0286
		Sale Date	09/17/2012
		Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
MATTHEWS WHITNEY H	$0		01343/0286	99	09/17/2012
MATTHEWS CHRISTINE F TRST	$1,495,000		01074/0022	00	04/02/2007
GERDTS CHARLES W & HUME ELIZABETH E	$1,250,000		00922/0176	00	10/29/2004
FULLER JAMES A	$765,000		00831/0301	1O	06/27/2003
BACKUS MARGARET	$0		00831/0299	99	06/27/2003

Building Information

Building 1 : Section 1

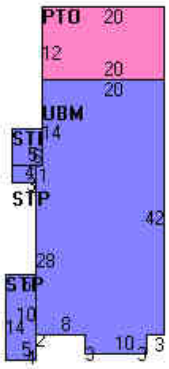
Year Built:	1850
Living Area:	1,339
Replacement Cost:	$740,376
Building Percent Good:	86
Replacement Cost Less Depreciation:	$636,700

Building Attributes	
Field	**Description**
Style	Antique
Model	Residential
Grade:	Very Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	Clapboard
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern

Building Photo

(http://images.vgsi.com/photos/NantucketMAPhotos//\00\00\81/20.jpg)

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	898	898
TQS	Three Quarter Story	588	441
PTO	Patio	240	0
STP	Stoop	112	0
UBM	Basement, Unfinished	898	0
		2,736	1,339

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1010
Description	Single Fam M01
Zone	ROH
Neighborhood	750
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.05
Frontage	0
Depth	0
Assessed Value	$518,700

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
FGR1	GARAGE-AVE			188 S.F.	$900	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2018	$637,600	$518,700	$1,156,300
2017	$607,900	$518,700	$1,126,600
2016	$607,900	$500,500	$1,108,400
2015	$418,600	$822,800	$1,241,400
2014	$418,600	$724,100	$1,142,700

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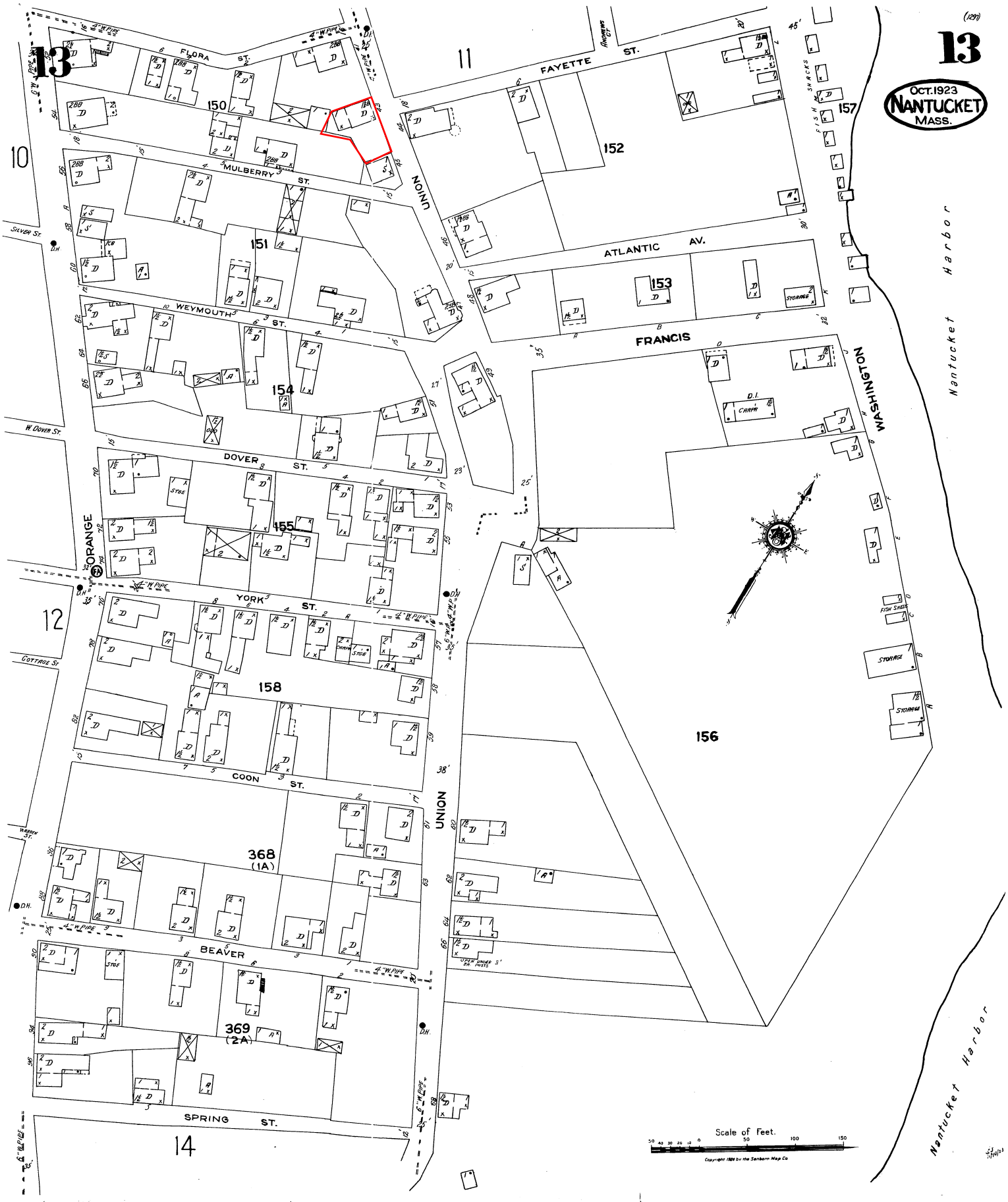
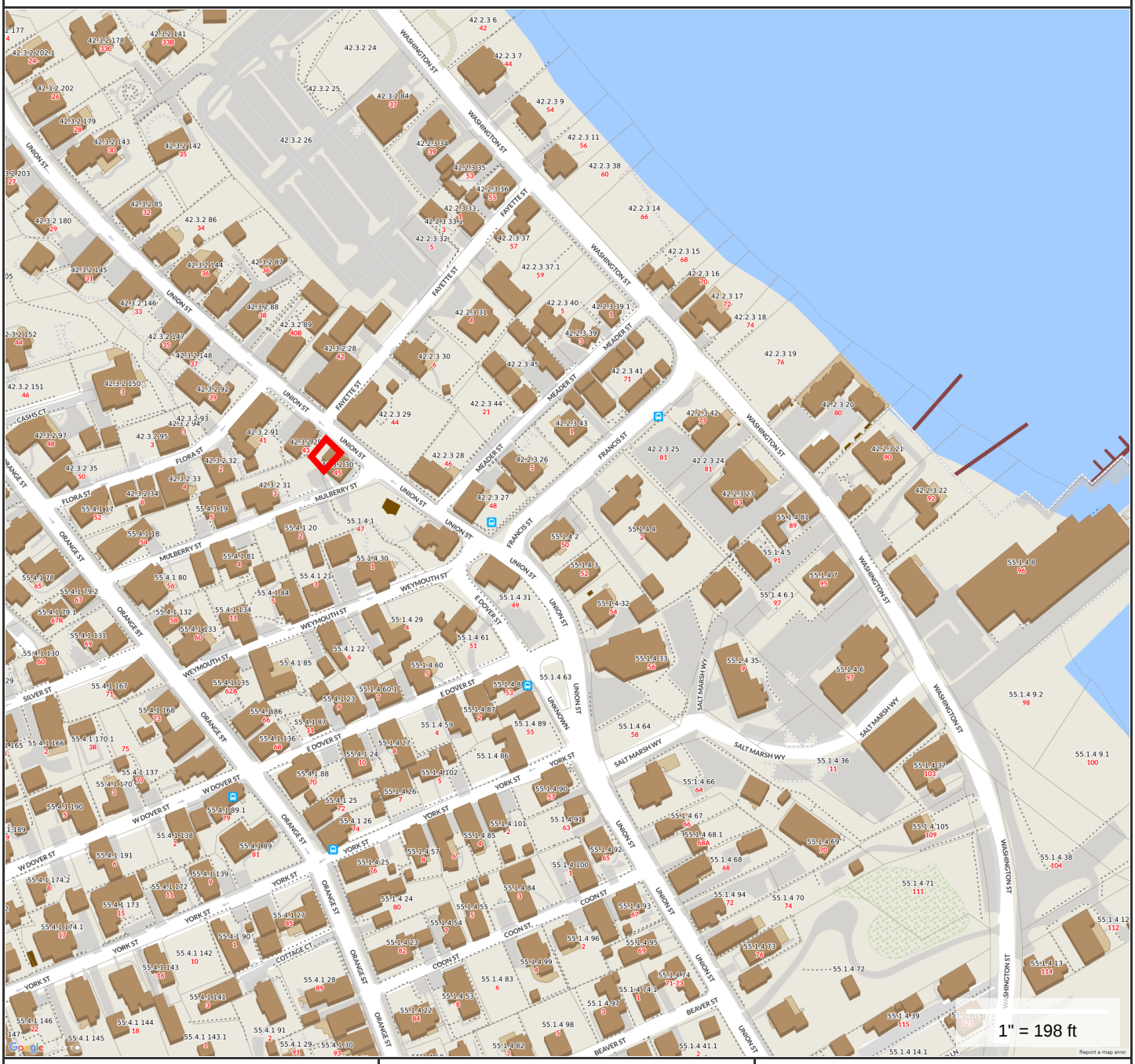

(1291)
13
OCT. 1923
NANTUCKET
MASS.
FLORA ST.
FAYETTE ST.
MULBERRY ST.
UNION
ATLANTIC AV.
WEYMOUTH ST.
FRANCIS
WASHINGTON
DOVER ST.
ORANGE
YORK ST.
COON ST.
BEAVER
SPRING ST.
SILVER ST.
W. DOVER ST.
COTTAGE ST.
WARREN ST.
Nantucket Harbor
Scale of Feet.
Copyright 1924 by the Sanborn Map Co.

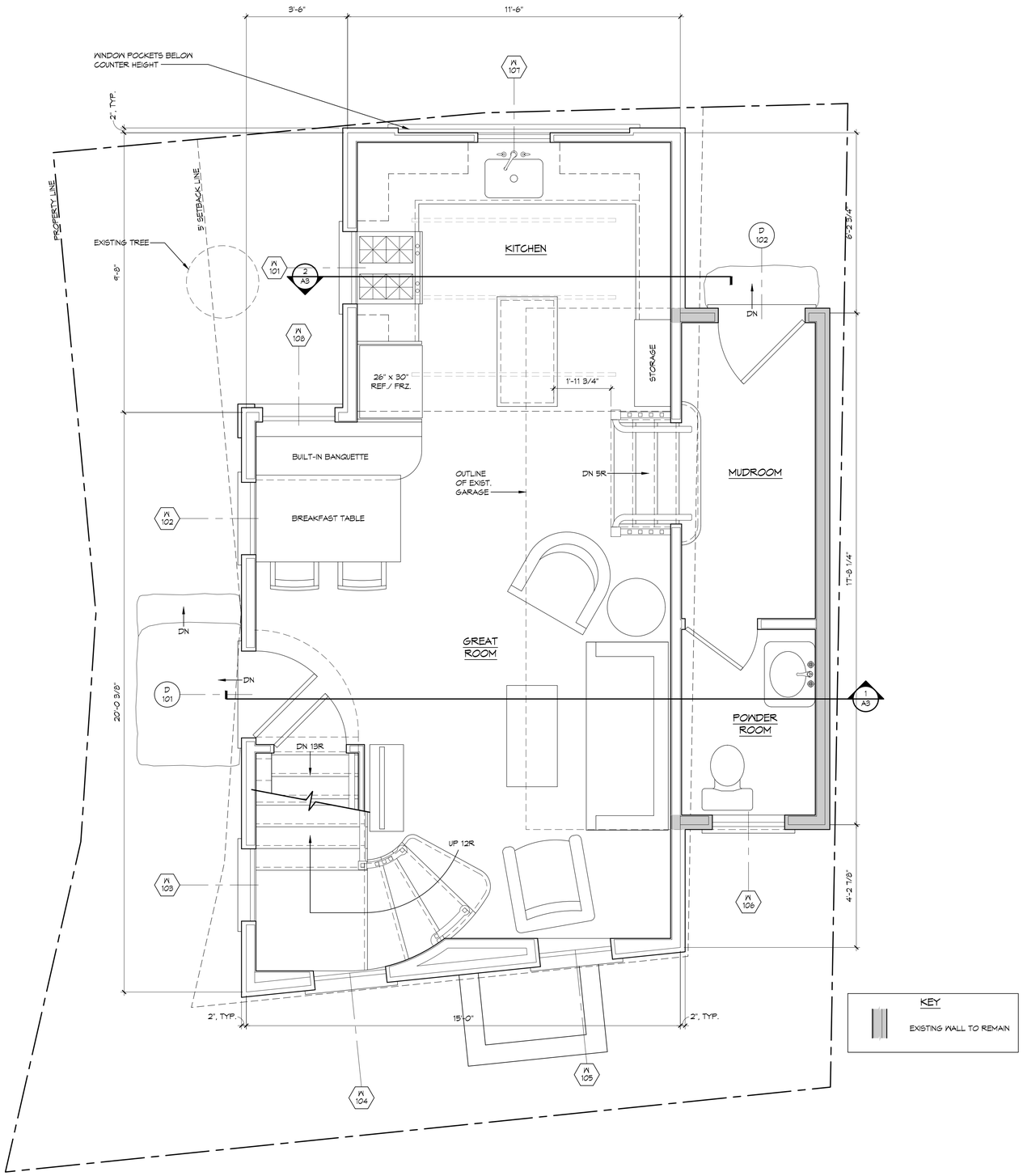
43 UNION



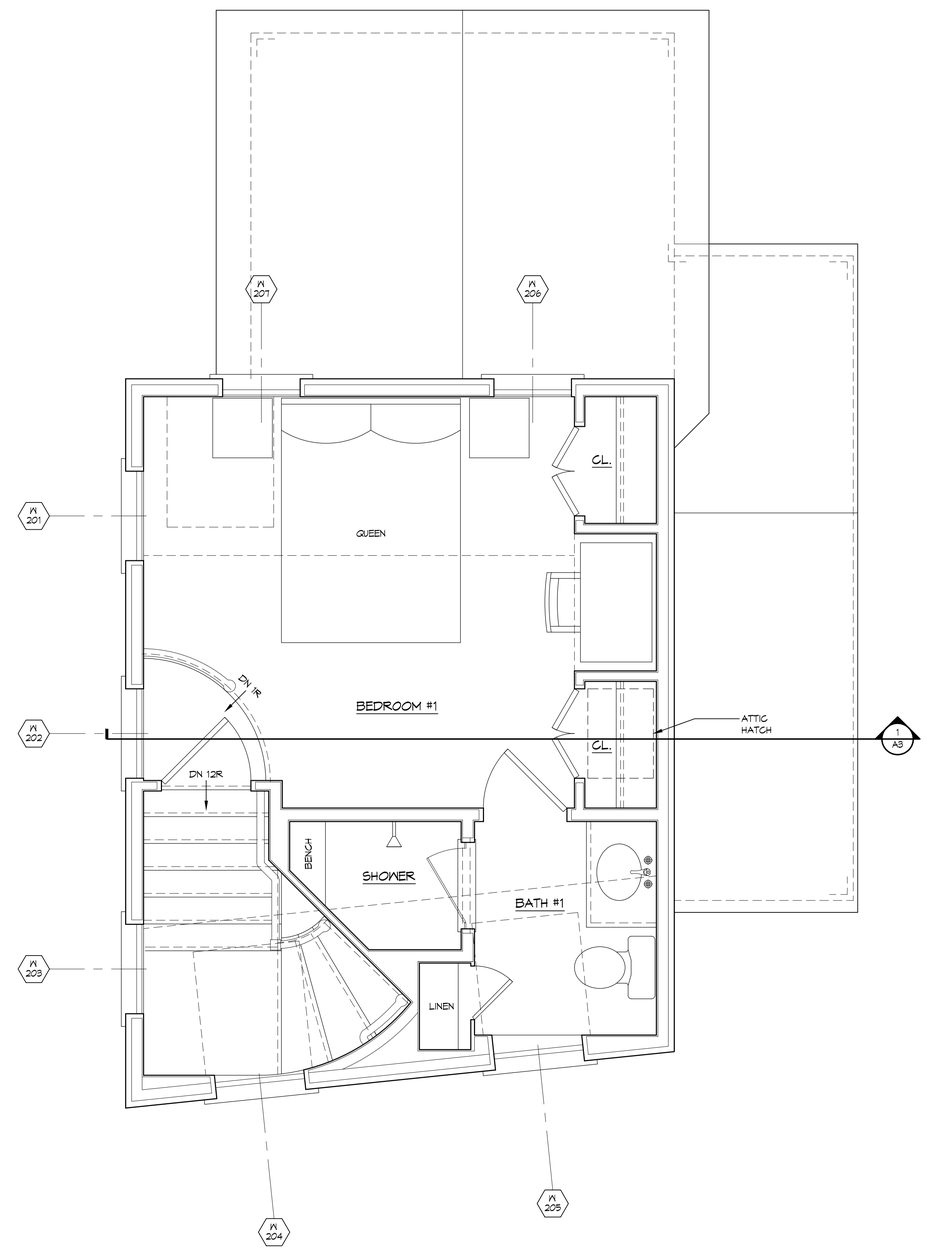
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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 03/30/2018



1 / A1 FIRST FLOOR PLAN
SCALE: 1/2" = 1'-0"



2 / A1 ATTIC FLOOR PLAN
SCALE: 1/2" = 1'-0"

REVISIONS

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PLAN NORTH

FIRST & ATTIC FLOOR PLANS

A NEW RESIDENCE AT:
43B UNION STREET, NANTUCKET, MA 02554

DOUGLAS VANDERHORN ARCHITECTS
31 EAST ELM STREET, GREENWICH, CT 06830 203 - 622 - 7000

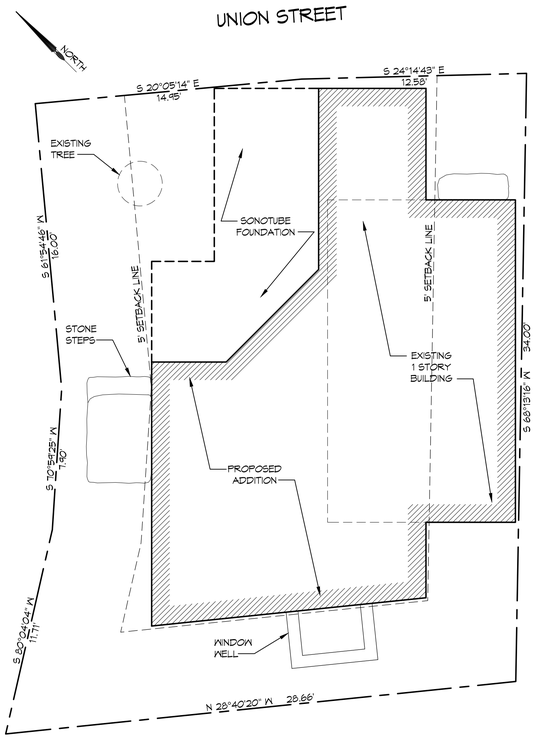
SCALE:
1/2" = 1'-0"

DATE:
27 MAR 2018

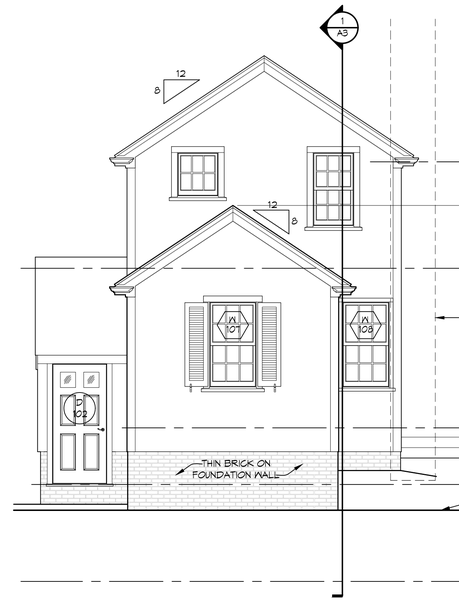
DRAWN BY:
DM, LDM, CJM

JOB NUMBER:
1803

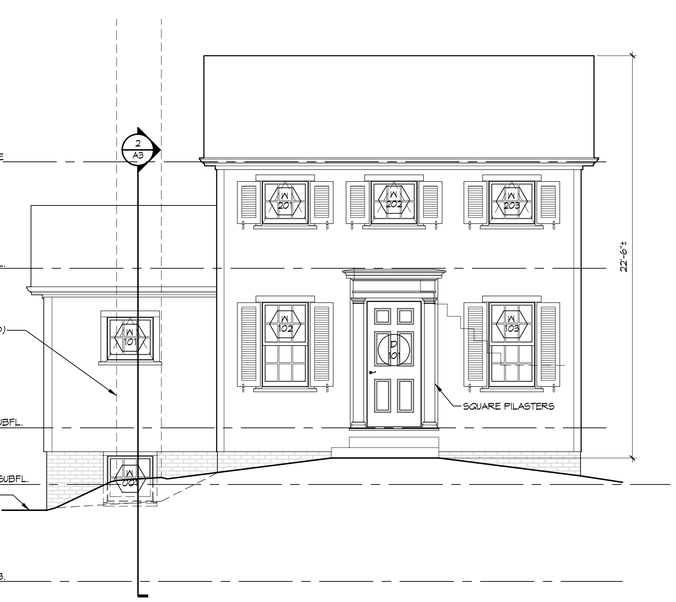
A1



1 / A2 SITE PLAN
SCALE: 1/4" = 1'-0"

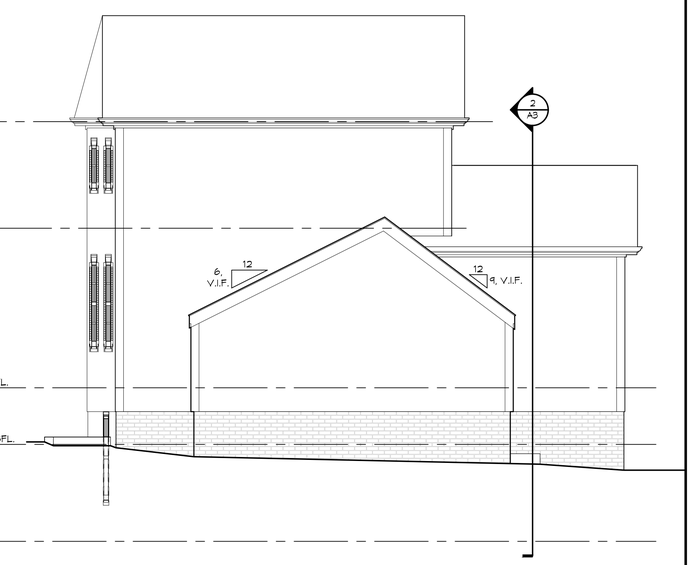


2 / A2 EAST (STREET) ELEVATION
SCALE: 1/4" = 1'-0"



3 / A2 NORTH (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"

4 / A2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



5 / A2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

DOOR AND WINDOW SCHEDULE

NUM	MANUFACTURER	MODEL #	TYPE	ROOM NAME	SASH OPENING OPNG WIDTH	SASH OPENING OPNG HEIGHT	HEAD HEIGHT (Above Subflr U.N.O.)	LIGHTS	EXTERIOR CASING	REMARKS
W 001	Boston Sash & Millwork	Custom - 12x28 Sim.	Nantucket Hopper	Crawl space	2'-7 7/8"	2'-5"	7'-0 3/4" above slab	3 x 2	5/4 x 2 1/2" Flat Stock	
W 002	Boston Sash & Millwork	26x28	Nantucket Double Hung	Bedroom #2	2'-7 7/8"	4'-9"	7'-0 3/4" above slab	3 x 2/3 x 2	5/4 x 2 1/2" Flat Stock	
W 101	Boston Sash & Millwork	Custom - 12x28 Sim.	Nantucket Hopper	Kitchen	2'-7 7/8"	2'-5"	6'-2 3/4"	3 x 2	* 5/4 x 4" Flat Stock	6/4 x Head casing
W 102	Boston Sash & Millwork	26x28	Nantucket Double Hung	Great Room	2'-7 7/8"	4'-9"	7'-0 3/4"	3 x 2/3 x 2	* 5/4 x 4" Flat Stock	6/4 x Head casing
W 103	Boston Sash & Millwork	26x28	Nantucket Double Hung	Great Room	2'-7 7/8"	4'-9"	7'-0 3/4"	3 x 2/3 x 2	* 5/4 x 4" Flat Stock	6/4 x Head casing
W 104	Boston Sash & Millwork	26x28	Nantucket Double Hung	Great Room	2'-7 7/8"	4'-9"	7'-0 3/4"	3 x 2/3 x 2	5/4 x 4" Flat Stock	
W 105	Boston Sash & Millwork	26x28	Nantucket Double Hung	Great Room	2'-7 7/8"	4'-9"	7'-0 3/4"	3 x 2/3 x 2	5/4 x 4" Flat Stock	
W 106	Boston Sash & Millwork	Custom - 18x28 Sim.	Nantucket Casement	Powder Room	2'-7 7/8"	3'-5"	6'-9 1/4", V.I.F.	3 x 3	5/4 x 4" Flat Stock	
W 107	Boston Sash & Millwork	26x28	Nantucket Double Hung	Kitchen	2'-7 7/8"	4'-9"	7'-0 3/4"	3 x 2/3 x 2	5/4 x 4" Flat Stock	
W 108	Boston Sash & Millwork	26x28	Nantucket Double Hung	Great Room	2'-7 7/8"	4'-9"	7'-0 3/4"	3 x 2/3 x 2	5/4 x 2 1/2" Flat Stock	
W 201	Boston Sash & Millwork	Custom - 12x28 Sim.	Nantucket Hopper	Bedroom #1	2'-7 7/8"	2'-5"	4'-11"	3 x 2	* 5/4 x 4" Flat Stock	6/4 x Head casing
W 202	Boston Sash & Millwork	Custom - 12x28 Sim.	Nantucket Hopper	Bedroom #1	2'-7 7/8"	2'-5"	4'-11"	3 x 2	* 5/4 x 4" Flat Stock	6/4 x Head casing
W 203	Boston Sash & Millwork	Custom - 12x28 Sim.	Nantucket Hopper	Stair	2'-7 7/8"	2'-5"	4'-11"	3 x 2	* 5/4 x 4" Flat Stock	6/4 x Head casing
W 204	Boston Sash & Millwork	22x24	Nantucket Double Hung	Stair	2'-3 7/8"	4'-1"	6'-6"	3 x 2/3 x 2	5/4 x 4" Flat Stock	
W 205	Boston Sash & Millwork	22x24	Nantucket Double Hung	Bath #1	2'-7 7/8"	4'-9"	6'-6"	3 x 2/3 x 2	5/4 x 4" Flat Stock	
W 206	Boston Sash & Millwork	12x24	Nantucket Hopper	Bedroom #1	2'-3 7/8"	2'-5"	6'-6"	3 x 2	5/4 x 4" Flat Stock	
W 207	Boston Sash & Millwork	24x24	Nantucket Double Hung	Bedroom #1	2'-3 7/8"	4'-1"	6'-6"	3 x 2/3 x 2	5/4 x 4" Flat Stock	
D 101	Brosco	-	Inswing Door	Great Room	3'-0"		7'-0" A.F.F.	-	-	
D 102	Brosco	-	Inswing Door	Mudroom	3'-0"		6'-8" A.F.F.	Panels w/ glass @ upper 2	5/4 x 4" Flat Stock	

REVISIONS

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PLAN NORTH

ELEVATIONS, SITE PLAN, & DOOR/ WINDOW SCHEDULE

A NEW RESIDENCE AT:
43B UNION STREET, NANTUCKET, MA 02554

DOUGLAS VANDERHORN ARCHITECTS
31 EAST ELM STREET, GREENWICH, CT 06830 203 - 622 - 7000

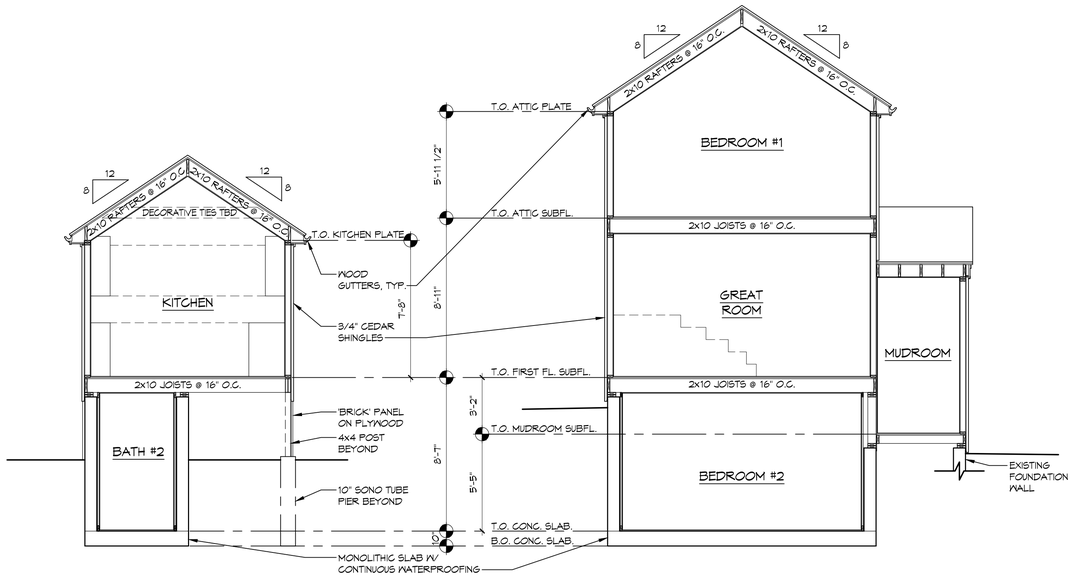
SCALE:
AS NOTED

DATE:
27 MAR 2018

DRAWN BY:
DM, LDM, CJM

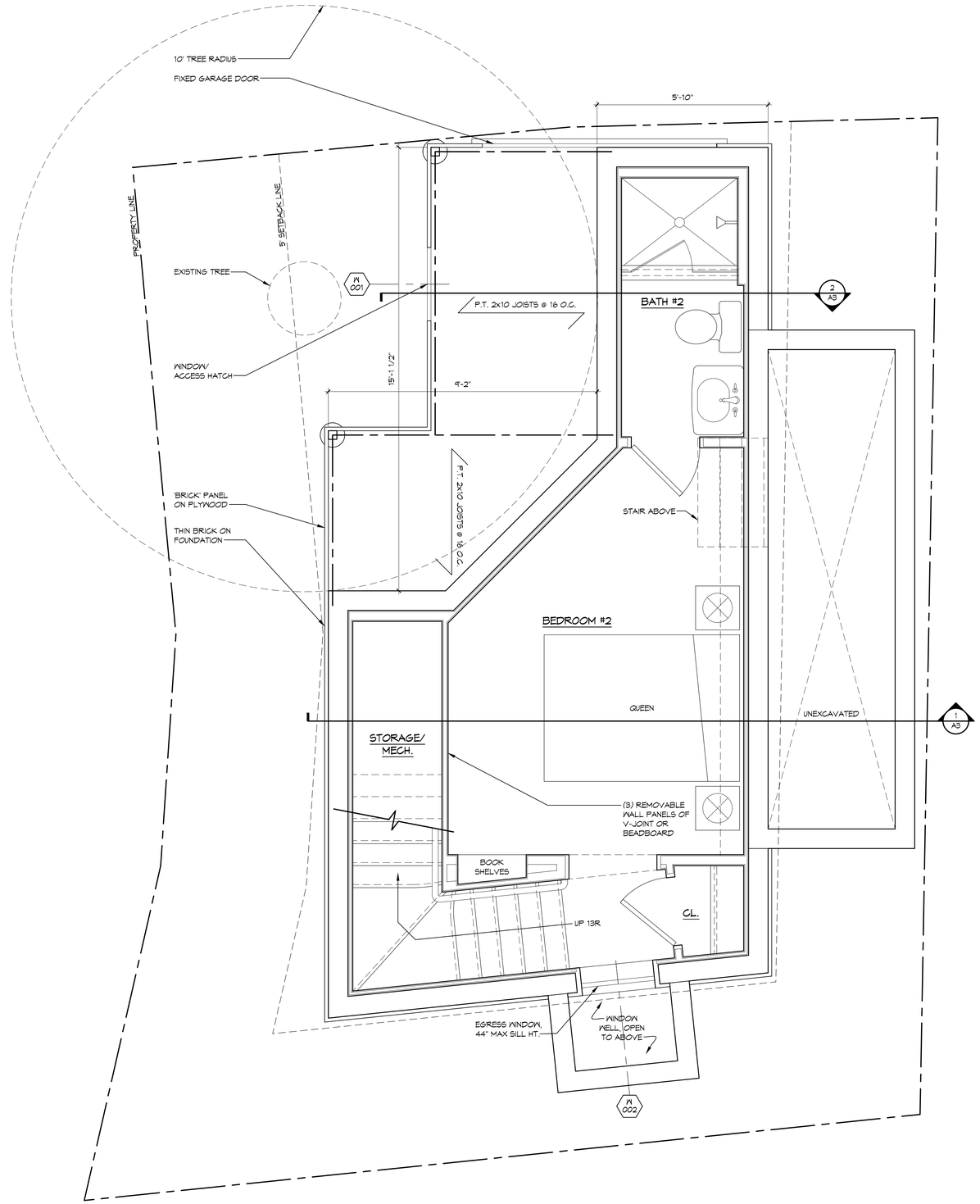
JOB NUMBER:
1803

A2



1 A3 KITCHEN SECTION
SCALE: 1/4" = 1'-0"

2 A3 BUILDING SECTION
SCALE: 1/4" = 1'-0"



3 A3 BASEMENT PLAN
SCALE: 1/2" = 1'-0"

REVISIONS

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BUILDING SECTIONS & BASEMENT PLAN

A NEW RESIDENCE AT:
43B UNION STREET, NANTUCKET, MA 02554

DOUGLAS VANDERHORN ARCHITECTS
31 EAST ELM STREET, GREENWICH, CT 06830 203 - 622 - 7000

SCALE:
AS NOTED

DATE:
27 MAR 2018

DRAWN BY:
DM, LDM, CJM

JOB NUMBER:
1803

A3

S:\Net-dwgs\1803 Matthews\Architecture\Current\1803-A3-HDC.dwg Jun 28, 2018 - 11:49am cm

ONE
WAY

ONE
WAY

Historic Structures Advisory Board *Meeting Memorandum* **HDC/HSAB**

Date: 5/26/2020 Address 43 UNION STREET

Scope of Work: REDESIGN OF NEW DWELLING (COA# 70375)

Historic information/known history (✓) Non-Contributing (LOT B) (✓) Contributing (ONLY LOT A) ( ) Individually significant

C. 1850 GREEK REVIVAL

* PROPOSED DWELLING ON LOT B (NOT HISTORIC) – HISTORIC DWELLING ON LOT A. THE NEW LOT IS PURSUANT TO 41 81L EXEMPTION W/IN THE SUBDIVISION CONTROL LAW.

STAFF COMMENTS Name: HOLLY BACKUS, PP

( ) Incomplete application ( ) Historical information needed ( ) No Concerns ( ) Recommend View

( ) Does not meet guidelines Visibility: Yes or No

( ) Not appropriate *(As noted below)*

* THE REVISIONS TO THE NEW DWELLING IS TO REDUCE THE SQUARE FOOTAGE, HOWEVER IT IS UNCLEAR WHAT THE REDUCTION OF SIZE IS FOR THE DWELLING?
* HOWEVER, CONFIGURING THE LAYOUT OF THE DWELLING TO ACCOMODATE THE HISTORIC 30" ELM TREE AND MAKE A DESIGN FIT W/ NANTUCKET'S HISTORIC FABRIC IS APPRECIATED. – BUT THE FACADE SEEMS TO BE FACING INWARD TOWARDS LOT A (HISTORIC DW).

HSAB COMMENTS

( ) Incomplete application ( ) Historical information needed ( ) No Concerns ( ) Recommend View

( ) Does not meet guidelines Visibility: Yes or No

( ) Not appropriate *(As noted below)*

__( ) Angus MacLeod ( ) Lucy Dillon ( ) Jascin Leonardo Finger ( ) Milton Rowland ( ) Brook Meerbergen

Alternate: None

Signatures *(three members required for quorum)*

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°: 55.4.1 PARCEL N°. 135.1

Street & Number of Proposed Work: 62 ORANGE ST

Owner of record: MATT & JOSLYN CASSANO

Mailing Address: 62 A ORANGE ST
NANTUCKET MA 02554

Contact Phone #: 508 330 2395 E-mail: _____

AGENT INFORMATION (if applicable)

Name: ETHAN McMORROW DESIGNS

Mailing Address: PO BOX 1052 NANTUCKET
MA 02554

Contact Phone #: 228 0456 E-mail: ethan67@comcast.net

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 ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ 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 _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1850

Original Builder:

Is there an HDC survey form for this building attached? ☒ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

} OUTDOOR SHOWER @ FRONT CONDO UNIT
SIMPLE WOOD 4'x4' BOARD FENCE
ENCLOSURE NATURAL TO WEATHER

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 6' ±
Type: _____
Length: 4'x4'

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 _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ 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 _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence NATURAL Shutters _____

* 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 5-18-20 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
clynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Ethan McMorrow

AS AGENT FOR Matt & Joslyn Cassano

STREET ADDRESS 62 Orange Street

MAP/PARCEL 55.4.1 135.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Ethan McMorrow 5/20/2020

Signature Date

62 ORANGE ST

Location	62 ORANGE ST	**Mblu**	5541/ / 135/1 /
Acct#	00011029	**Owner**	FITZGERALD JAMES A & JANE M
Assessment	$668,300	**PID**	11029
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2019	$668,300	$0	$668,300

Owner of Record

Owner	FITZGERALD JAMES A & JANE M	**Sale Price**	$575,000
Co-Owner		**Certificate**	
Address	9716 CARRIAGE RD KENSINGTON, MD 20895	**Book & Page**	01272/0089
		Sale Date	03/11/2011
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
FITZGERALD JAMES A & JANE M	$575,000		01272/0089	00	03/11/2011
MASORO EDWARD & BARBARA W	$268,000		00336/ 086	00	11/30/1989

Building Information

Building 1 : Section 1

Year Built:	1850
Living Area:	1,294
Replacement Cost:	$777,040
Building Percent Good:	86
Replacement Cost Less Depreciation:	$668,300

Building Attributes	
Field	**Description**
STYLE	Condominium
MODEL	Res Condo

Building Photo

Stories:	2 Stories
Grade	Good
Occupancy	1
Interior Wall 1:	Plastered
Interior Wall 2:	
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	Carpet
Heat Fuel:	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Ttl Bedrms:	2 Bedrooms
Ttl Bathrms:	2 Full
Ttl Half Bths:	1
Xtra Fixtres	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Grade	Good
Stories:	2
Residential Units:	2
Exterior Wall 1:	Wood Shingle
Exterior Wall 2:	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Cmrcl Units:	0
Res/Com Units:	0
Section #:	0
Parking Spaces	0
Section Style:	0
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	

(http://images.vgsi.com/photos/NantucketMAPhotos//\00\02\19/50.jpg)

Building Layout

BAS[666]

FUS[628]

UAT[378]

(http://images.vgsi.com/photos/NantucketMAPhotos//Sketches/11029_127

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	666	666
FUS	Upper Story, Finished	628	628
UAT	Attic, Unfinished	378	0
		1,672	1,294

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1020
Description	Condo
Zone	ROH
Neighborhood	850
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0
Frontage	0
Depth	0
Assessed Value	$0

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2018	$586,800	$0	$586,800
2017	$586,800	$0	$586,800
2016	$566,300	$0	$566,300
2015	$532,600	$0	$532,600
2014	$532,600	$0	$532,600

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ONE WAY

end chimneys, parapet and cupola, 5-bayed façade, center doorway with sidelights sheltered by distyle Doric portico, 6/6-paned windows. (T. Bunker, *Research,* #51-18; M. M. Coffin, *H. A. B. S.* #1014; E. U. Crosby, *Ninety Five Per Cent,* photo p. 91)

29 Built *ca.* 1844 by Josiah Gorham, housewright; appears to be earlier house remodeled. 2½-story clapboard front, shingle sides on high brick basement, 2 ridge chimneys, 5-bayed façade, distyle Greek Doric portico sheltering center doorway, stoop with double steps, 6/6-paned windows, later wing south flank. (M. M. Coffin, *H. A. B. S.* #1014)

33 Built *ca.* 1766 for Robert Wyer, lean-to house. 2½-story with ridge chimney, 3-bayed façade. Later clapboard front, pilastered Greek Revival doorway with transom, 6/6-paned windows. Renovated in 1930s by Dr. Will Gardner. Modern roof walk. (M. M. Coffin, *H. A. B. S.* #946; K. Duprey, *Old Houses*, p. 59; E. U. Crosby, *Ninety Five Per Cent*, photo p. 93)

34 2½-story shingle on brick basement, end chimneys, 5-bayed façade, 6/6-paned windows. Entrance on south side.

36 2½-story clapboard on brick basement, end chimneys, 5-bayed façade, pilastered center doorway with transom and sidelights, stoop with double stairs, 12/12-paned windows (new—had 6/6-paned windows). Large rear addition. (E. U. Crosby, *Ninety Five Per Cent*, photo p. 96)

37 Built after 1753 for John Jackson, originally a gambrel-roof house, altered. 2½-story shingle, ridge chimney (replaced), 5-bayed façade, pilastered doorway with sidelights and blind fan (modern), 6/6-paned windows. (M. M. Coffin; A. E. Poor, *Colonial Architecture*, doorway pl. 81)

38 Built *ca.* 1840, Greek Revival style. 2½-story clapboard front, shingle sides, high brick basement, 4 end chimneys with stepped parapets, cupola on roof, 5-bayed façade, colossal pilasters at corners supporting full entablature, may have had parapet, deeply recessed doorway with sidelights enframed by pair of Ionic colonnettes, 6/6-paned windows, those of 1st story with cornice hood molds. Dormers much later, when building was hostelry called Bay View House. (E. A. Stackpole, *Rambling*, 1880 view of Orange Street, p. 24; A. E. Poor, *Colonial Architecture,* doorway, pl. 86)

38½ 2½-story shingle, ridge chimney, roof walk, 3-bayed façade, 12/12-paned windows, door on east side.

39 Built *ca.* 1830 for Edward Hammond, Greek Revival style. 1¾-story shingle, pilasters at corners, guttae in entablature, 5-bayed façade, recessed center doorway with pilasters and sidelights, wood stoop, 6/6-paned windows, roof platform. Originally had end chimneys, present brick foundations entirely rebuilt, dormers and other changes date from turn of century. (Hammond-Coffin family *Bible* preserved by present owner, Mrs. W. P. Constable II; house shown center of photo of Orange Street in 1880, reproduced E. A. Stackpole, *Rambling*, p. 24)

40 Originally typical Nantucket house. 2-story shingle, ridge chimney (new), 3-bayed façade, pilastered doorway with transom, 6/6-paned windows. (E. U. Crosby, *Ninety Five Per Cent*, photo p. 94)

41 Built early 19th century, typical Nantucket house. 2½-story shingle on brick basement, ridge chimney (new), had roof walk and parapet over cornice, 4-bayed façade, pilastered Greek Revival doorway, much later projecting bay window in front, 6/1-paned windows. (appears 1880 photo Orange Street, E. A. Stackpole, *Rambling*, p. 24)

43 Built mid-18th century, lean-to house. Moved to site and set on high basement; stairhall replaces original chimney. 2½-story shingle, ridge chimney (new), 5-bayed façade, center doorway, late 2/2-paned windows. (N. H. A. *Photo Albums*, Book 4, p. /6/)

45 Typical Nantucket house. 2½-story clapboard front, shingle sides, brick basement, ridge chimney, 4-bayed façade, pilastered doorway with transom, 6/6-paned windows. Had 2-story bay windows; restored 1970–71. (2nd house from left, 1880 view of Orange Street, E. A. Stackpole, *Rambling,* p. 24)

47 2½-story shingle, brick basement, ridge chimney (changed), 3-bayed façade, later pilastered Greek Revival doorway, 6/6-paned windows. Interior staircase has been reversed. Detached building to northwest was old carpenter shop. (house appears extreme left 1880 view of Orange Street, E. A. Stackpole, *Rambling*, p. 24; N. H. A. *Photo Albums*, Book 4, p. /6/)

48 Greek Revival style. 2½-story shingle on brick basement, end chimneys, 3-bayed façade with front gable, two ¼-round windows to garret, pilastered doorway, 6/6-paned windows, later 2-story projecting bay window.

49 2½-story shingle, ridge chimney, 3-bayed façade, pilastered doorway with transom, 6/6-paned windows. (N. H. A. *Photo Albums*, Book 4, p. /7/)

50 Similar to 48 Orange, inverted plan, fenestration intact except for 2/1-paned sashes.

51 Typical Nantucket house with Greek Revival changes. 2½-story shingle, ridge chimney, 4-bayed façade, pilastered Greek Revival doorway, 6/6-paned windows.

52 Typical Nantucket house. 2½-story shingle, ridge chimney (new), 4-bayed façade, later pilastered Greek Revival doorway, 6/6-paned windows. (N. H. A. *Photo Albums*, Book 4, p. /9/)

53 Built mid-18th century, at end of century owned by Seth Coffin, lean-to house. 2½-story shingle, ridge chimney, originally 2-bayed façade, door with transom. Restored 12/12-paned windows (6/9 over door) as 3-bayed façade. (M. M. Coffin, *H. A. B. S.* #837; H. B. Worth, *Nantucket Lands*, p. 271, 1881 photo facing p. 279; *Guidebook*, p. 16; K. Mixer, *Old Houses of New England*, pp. 11–12; E. U. Crosby, *Ninety Five Per Cent*, photos before and after "restoration," p. 95; N. H. A. *Photo Albums*, Book 4, p. /7/)

54 Built *ca.* 1835 for Edward Field, Greek Revival style. 2½-story clapboard on brick basement, end chimneys, pilasters at corners, 3-bayed façade with fan window in front pediment, doorway with sidelights sheltered by distyle Ionic portico, 6/6-paned windows. (H. Wade White; N. H. A. *Photo Albums*, Book 4, p. /10/)

55 Typical Nantucket house with Greek Revival changes. 2½-story shingle, ridge chimney, 4-bayed façade, pilastered Greek doorway, 6/6-paned windows, sidewalk paved with bluestone. (N. H. A. *Photo Albums*, book 4, p. /8/)

56 Typical Nantucket house, late Federal style. 2½-story shingle on brick basement, ridge chimney, 4-bayed façade, pilastered doorway, 6/6-paned windows.

57 Federal style. 2½-story shingle on high brick basement, ridge chimney, 3-bayed façade, channeled pilastered doorway with triglyphs on frieze and inner molding with corner blocks, later 2/2-paned windows.

61 Federal style. 2½-story shingle on high brick basement, ridge chimney, 3-bayed façade, cornice with guttae and modillions, double engaged colonette doorway with sidelights and leaded transom, door itself later, also 6/1-paned windows.

62 Was typical Nantucket house. 2½-story shingle, high basement, ridge chimney, 2/2-paned windows, projecting bay window on front.

65 Typical Nantucket house. 2½-story clapboard front, shingle sides, high brick basement, ridge chimney, 4-bayed façade, later pilastered Greek Revival doorway, modern 12/12-paned windows. Had roof walk.

66 Typical Nantucket house. 2½-story shingle, ridge chimney, 4-bayed façade, later pilastered Greek Revival doorway, 6/6-paned windows.

69 Federal style. 2½-story shingle on brick basement, ridge chimney, 3-bayed façade, doorway with whorled carving on fascia, leaded sidelights, distyle Tuscan portico, 6/6-paned windows.

70 1¾-story shingle, had ridge chimney, 4-bayed façade, pilastered Greek Revival doorway, late 19th-century gable and 2/2-paned windows.

71 Typical Nantucket house. 2½-story shingle, brick basement, ridge chimney, 4-bayed façade, pilastered doorway with transom, 6/6-paned windows.

72 2½-story shingle, brick basement, ridge chimney, 3-bayed façade, pilastered Greek Revival doorway, 6/6-paned windows.

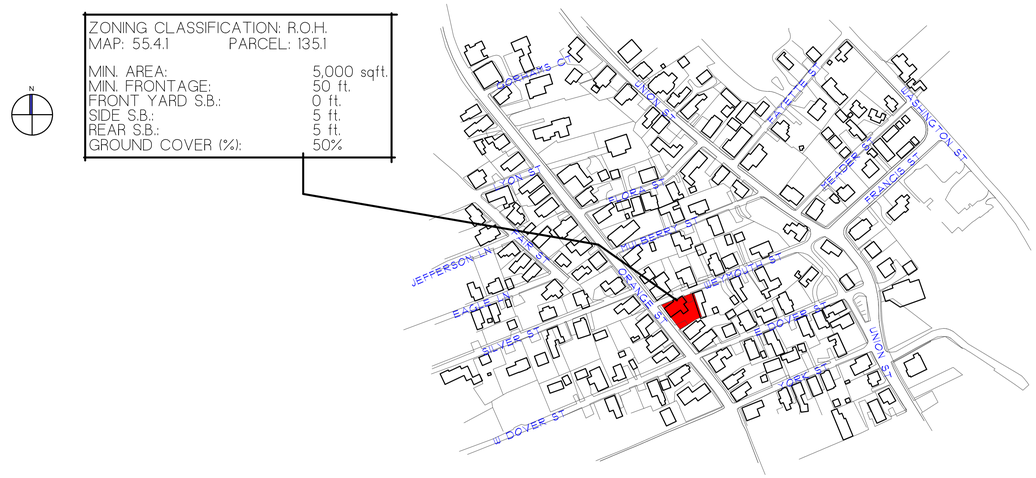
73 2½-story shingle, ridge chimney (new), 3-bayed façade, late 2/2-paned windows, modern doorway.

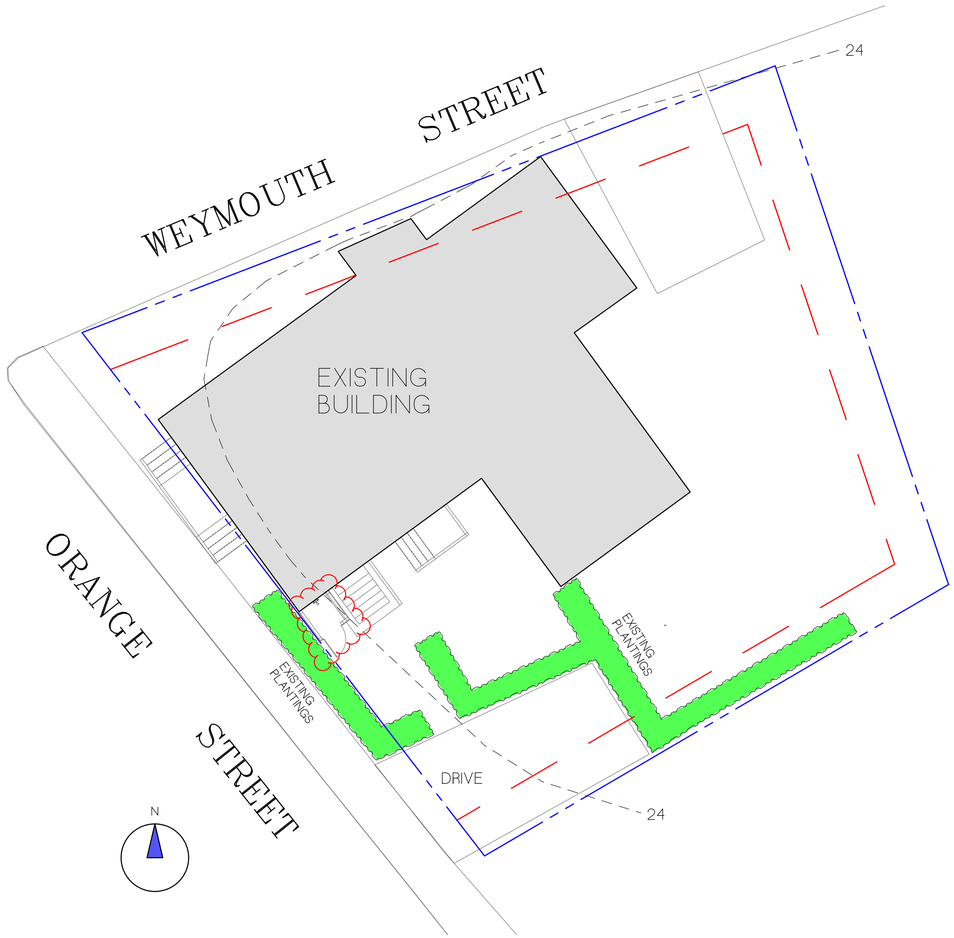
74 Probably originally typical Nantucket house, late Federal style. 2½-story clapboard on high brick basement, ridge chimney, pilasters at corners, pilastered doorway with leaded sidelights, 6/6-paned windows.

75 Typical Nantucket house. 2½-story shingle, ridge chimney, 4-bayed façade, later pilastered Greek Revival doorway with sidelights, 6/6-paned windows. (N. H. A. *Photo Albums*, Book 4, p. /8/)

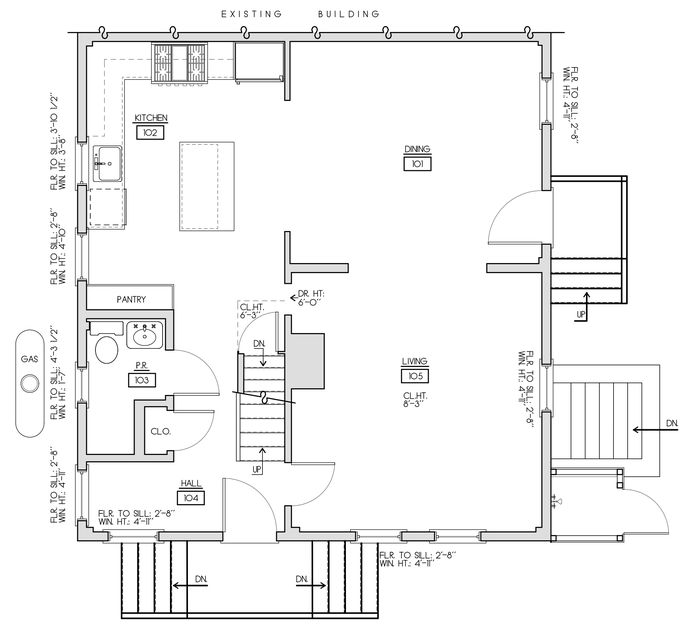
76 Typical Nantucket house. 2½-story shingle, ridge chimney, 4-bayed façade, boxed entrance pent (very late), 2/2- and 6/6-paned windows.

ZONING CLASSIFICATION: R.O.H.	
MAP: 55.4.1	PARCEL: 135.1
MIN. AREA:	5,000 sqft.
MIN. FRONTAGE:	50 ft.
FRONT YARD S.B.:	0 ft.
SIDE S.B.:	5 ft.
REAR S.B.:	5 ft.
GROUND COVER (%):	50%





H.D.C. SITE PLAN
SCALE: 1/8"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
698 SF.

NOTE:
ALL INTERIOR DEMINSEIONS ARE ± 1/2" TO THE INTERIOR FINISHED CONDITIONS.

NOTE:
INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM THE NANTUCKET G.I.S. MAPS

THIS DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY. ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION

REVISIONS:
2/07/2019: AS-BUILT MEASURING
2/12/2019: PROGRESS PRINT
2/19/2019: PROGRESS PRINT
3/12/2019: SECOND FLOOR PLAN CHANGE
3/14/2019: SECOND FLOOR PLAN CHANGE
5/17/2020: EXTERIOR SHOWER

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

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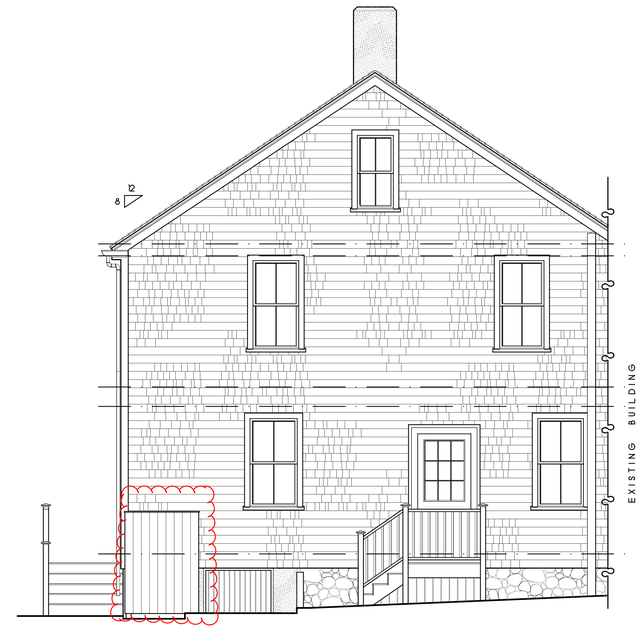
RESIDENCE
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE: 508-228-0456 email: ethan67@comcast.net

MAP: 55.41 PARCEL: 135.1
H.D.C. SITE PLAN ONLY
ADDRESS: 62 ORANGE STREET NANTUCKET, MA 02554
DATE: 5/17/2020
SCALE: 1/4" = 1'-0"
SHEET NO.: S 1

EXISTING EAST ELEVATION
SCALE 1/4"=1'-0"

EXISTING SOUTH ELEVATION
SCALE 1/4"=1'-0"

EAST ELEVATION
SCALE 1/4"=1'-0"



SOUTH ELEVATION
SCALE 1/4"=1'-0"

REVISIONS:
2/07/2019: AS-BUILT MEASURING
2/12/2019: PROGRESS PRINT
2/19/2019: PROGRESS PRINT
3/12/2019: SECOND FLOOR PLAN CHANGE
3/14/2019: SECOND FLOOR PLAN CHANGE
5/17/2020: EXTERIOR SHOWER

NOTE:
ALL INTERIOR DEMINSEIONS ARE ± 1/2" TO THE INTERIOR FINISHED CONDITIONS.

NOTE:
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NOTE:
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NOTE:
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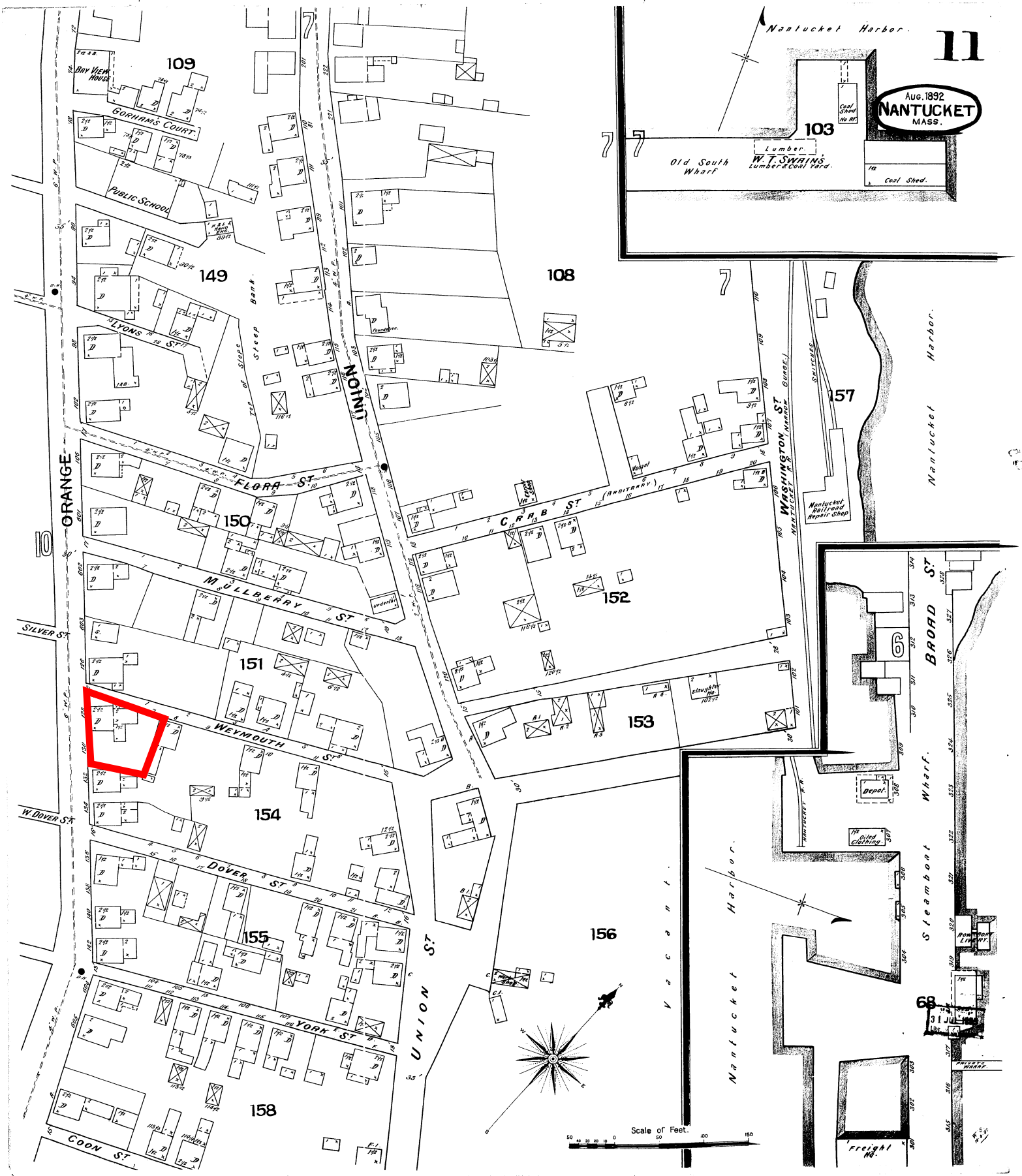
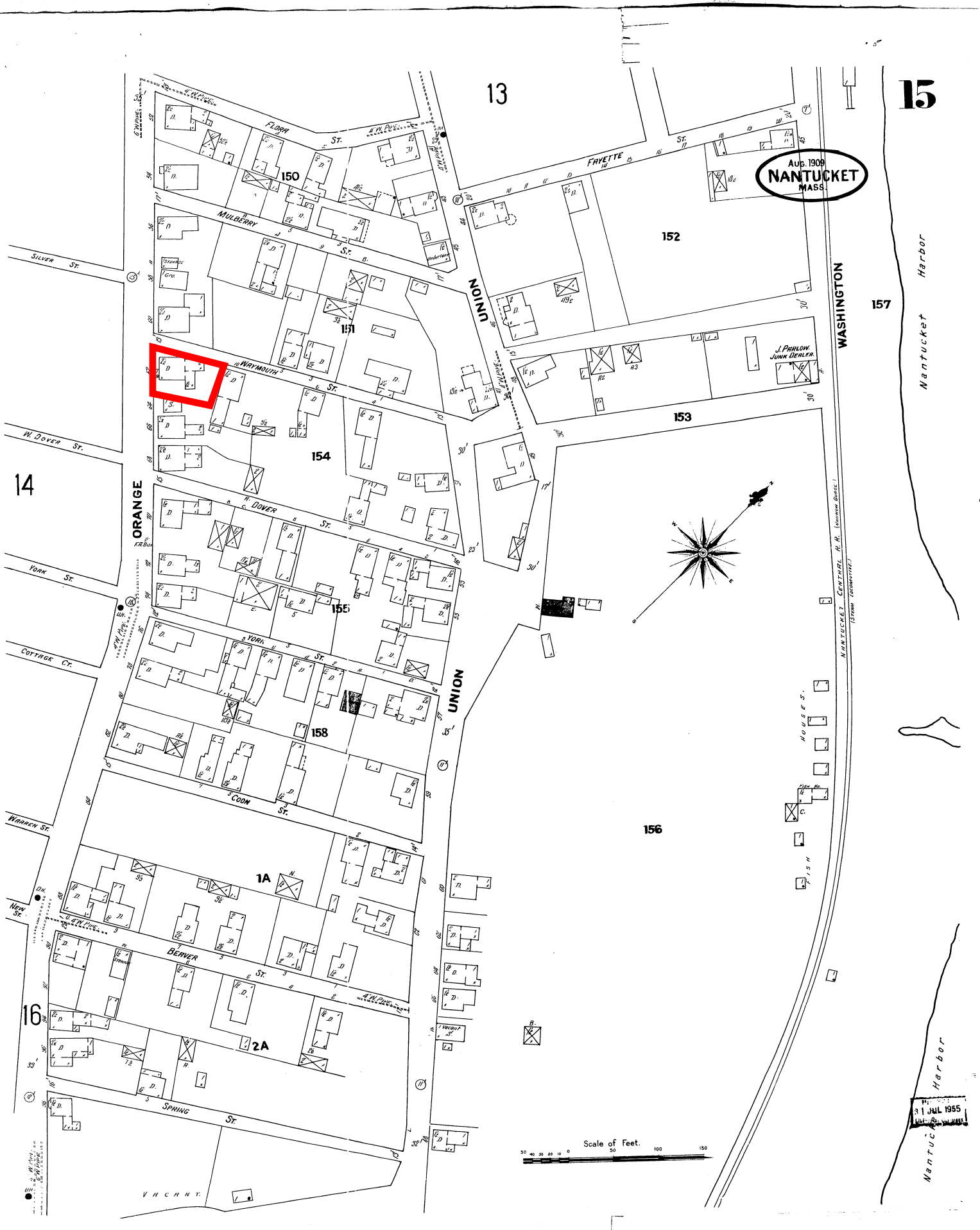
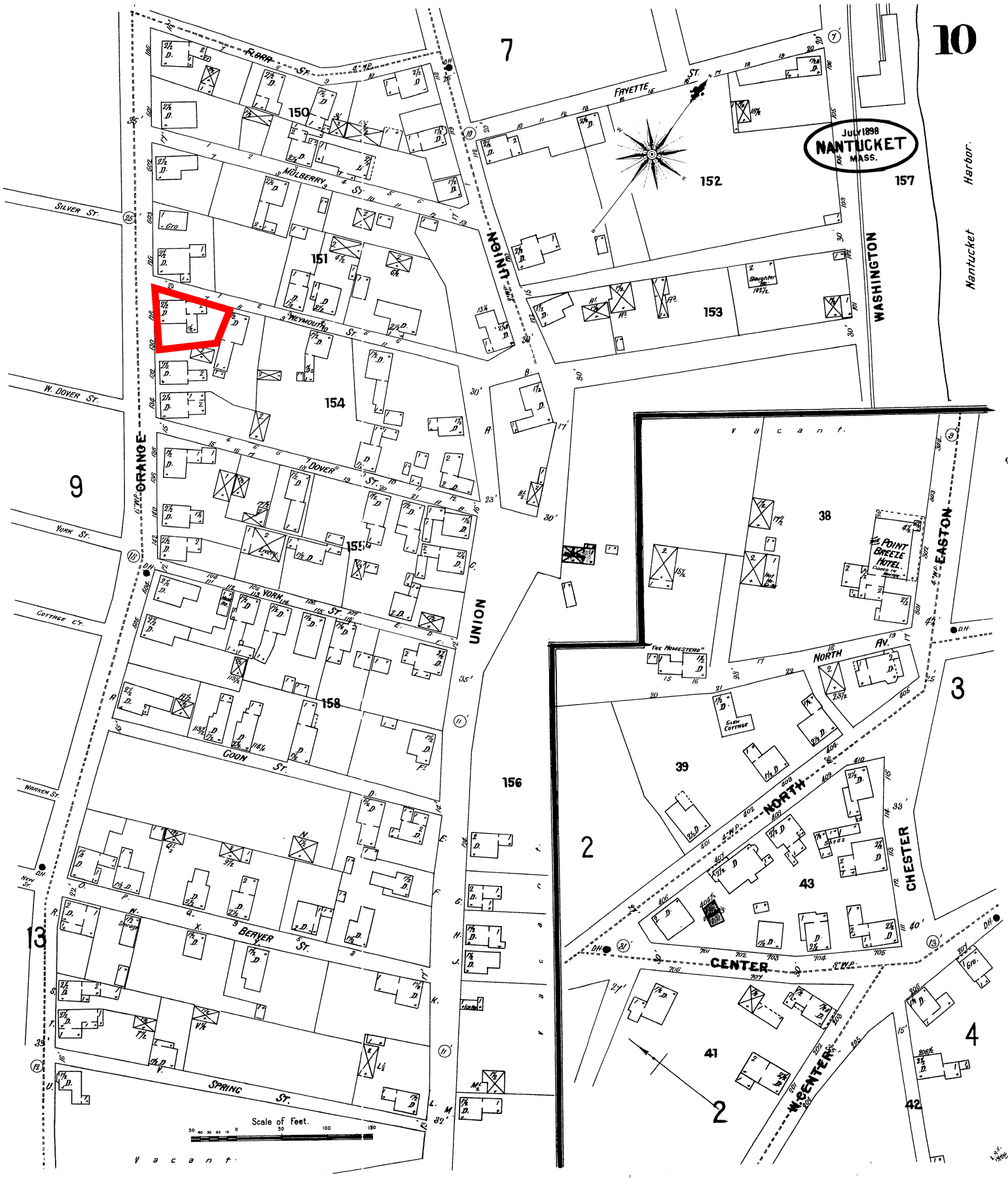
RESIDENCE
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email: ethan67@comcast.net

MAP: 55-41 PARCEL: 1351
HDC ELEVATIONS
ADDRESS:
62 ORANGE STREET
NANTUCKET, MA 02554
DATE: 5/17/2020
SCALE: AS NOTED
SHEET NO. a1


11
Aug. 1892
NANTUCKET
MASS.
Nantucket Harbor.
Old South Wharf
Lumber
W. T. SWAINS
Lumber & Coal Yard.
Coal Shed
Coal Shed
109
BAY VIEW HOUSE
GORHAMS COURT
PUBLIC SCHOOL
149
108
LYONS PL
ORANGE
UNION ST
FLORA ST
150
MULLBERRY ST
SILVER ST
151
WEYMOUTH ST
154
W DOVER ST
DOVER ST
155
YORK ST
158
COON ST
CRAB ST (ARBITRARY)
152
153
156
WASHINGTON ST
157
Nantucket Railroad Repair Shop
Nantucket Harbor
Vacant
BROAD ST
Steamboat Wharf.
depot
Freight Hs.
68
31 JUL 1893


Aug. 1909
NANTUCKET
MASS.
13
14
15
16
150
151
152
153
154
155
156
157
158
1A
2A
FLORA ST.
FAYETTE ST.
MULBERRY ST.
SILVER ST.
HAYMOUTH ST.
W. DOVER ST.
DOVER ST.
YORK ST.
COTTAGE CT.
COON ST.
WARREN ST.
NEW ST.
BEAVER ST.
SPRING ST.
ORANGE
UNION
WASHINGTON
J. PARLOW, JUNK DEALER.
NANTUCKET CENTRAL R.R. (WASHINGTON GUARD.)
(STEAM LOCOMOTIVE.)
HOUSES.
VACANT.
Nantucket Harbor
Scale of Feet.
50 40 30 20 10 0 50 100 150

31 JUL 1955


July 1898
NANTUCKET
MASS.
FLOAT ST.
FAYETTE ST.
MULBERRY ST.
SILVER ST.
W. DOVER ST.
ORANGE
WEYMOUTH ST.
DOVER ST.
YORK ST.
YORK
GOTTREE CT.
WARREN ST.
COON ST.
BEAVER ST.
SPRING ST.
UNION
WASHINGTON
Harbor.
Nantucket
EASTON
NORTH AV.
NORTH
CHESTER
CENTER
W. CENTER
THE POINT BREEZE HOTEL
"THE HOMESTEAD"
GLEN COTTAGE
Vacant.
Scale of Feet.
7
10
9
13
150
151
152
153
154
155
156
157
158
38
39
43
41
2
3
4
42

Oct. 1887
NANTUCKET
MASS.
Scale of Feet.
UNION
ORANGE
FAIR
PINE
PLEASANT
CHESTER
EASTON
CENTRE
N. WATER
NORTH AVE.
YORK
DOVER
MULBERRY
SILVER
FARMER
PUBLIC SCHOOL
BAY VIEW HO.
SPRINGFIELD HO.
SPRINGFIELD HO. ANNEX No. 1
SPRINGFIELD HO. ANNEX No. 2
VERANDAH
No. 3.
SEE SHEET
No. 7
No. 6
53
54
55
56
57
52
41
51
50
49
42
47
48
2
3
4
5
6
7
8
9
10

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°: 73.4.1 PARCEL N°. 26.1

Street & Number of Proposed Work: 33 Coffin St

Owner of record: 33 Coffin Street LLC

Mailing Address: 1644 Avon Place NW
Washington, DC 20007

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Chip Webster Architecture

Mailing Address: 9 Amelia Drive
Nantucket, MA 02554

Contact Phone #: 508-228-3600 E-mail: amy@chipwebster.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 ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other Renovation

Size of Structure or Addition: Length: No changes Sq. Footage 1st floor: _____ Decks/Patio: Size: 1818 SF ☒ 1st floor ☐ 2nd floor
Width: No changes Sq. footage 2nd floor: _____ Size: 62 SF ☐ 1st floor ☒ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 24'-1" +/- South 24'-1" +/- East 24'-1" +/- West 24'-1" +/-

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

REVISIONS* (describe)

1. East Elevation - Change doors + windows
2. South Elevation - Add covered porches
3. West Elevation - Add dormers
4. North Elevation - Increase height of front gable
   - Add 2 balconies

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed no changes ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass _____/12 Dormer 3 /12 Other Front porch 4:12, side porch 2½:12 and 3:12

Roofing material: ☒ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): match existing

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia match existing Rake match existing Soffit (Overhang) match existing Corner boards match existing Frieze _____
Window Casing match existing Door Frame match existing Columns/Posts: Round _____ Square 8x8

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☒ Other Fixed
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof match existing
Trim white - match existing Sash white - match existing Doors white - match existing
Deck NTW Foundation match existing Fence _____ Shutters _____

* 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 5/15/20 Signature of owner of record Amy Lordan *signed under authority of owner Signed under penalties of perjury

Property Information

Property ID	73.4.1 26.1
Location	33 COFFIN SIAS ST
Owner	33 COFFIN 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.

Geometry updated 11/13/2018
Data updated 11/19/2018

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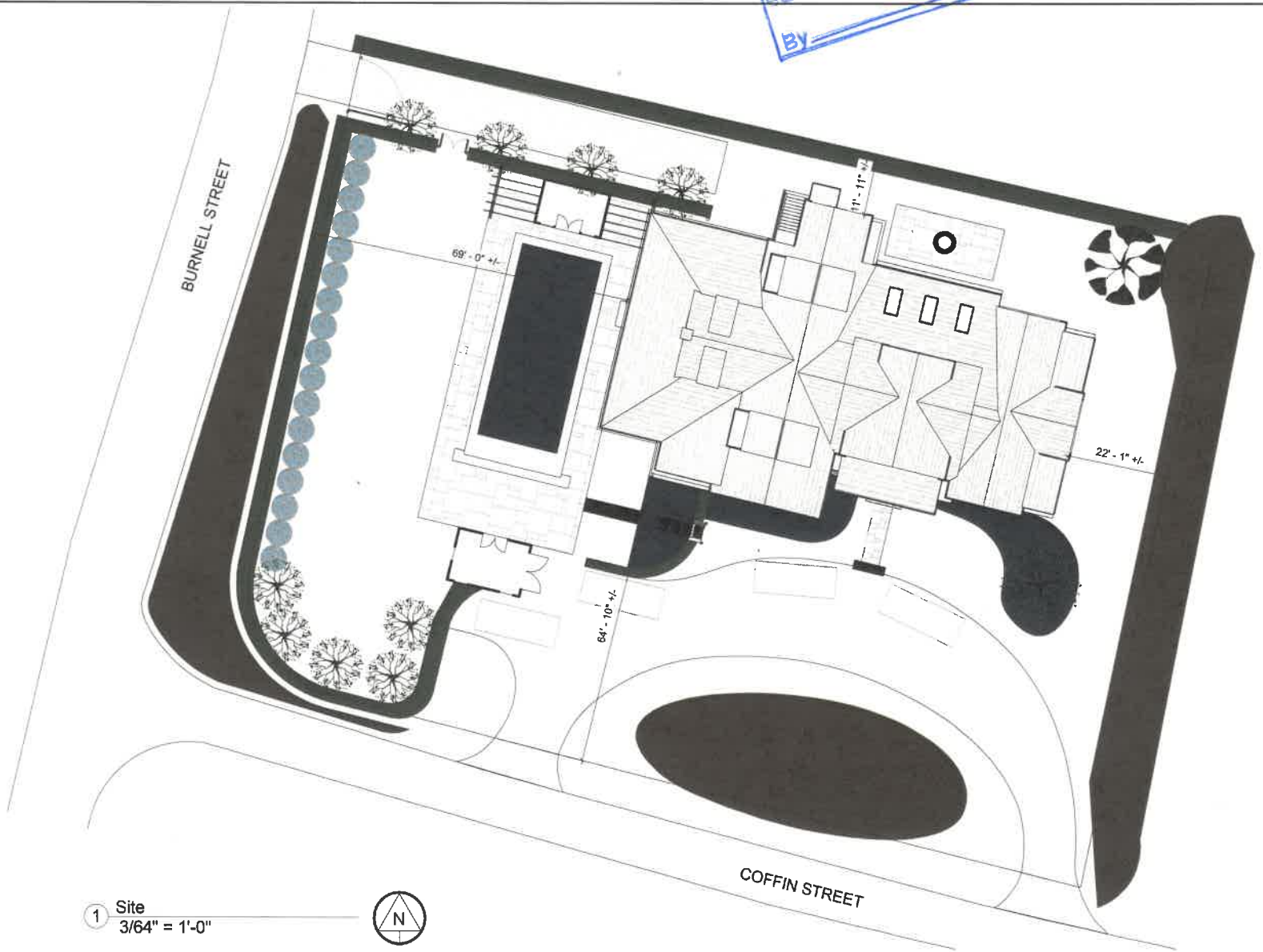
MAY 15 2020
BY



1 Site
3/64" = 1'-0"

CHIP WEBSTER
ARCHITECTURE
9 AMELIA DRIVE NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

Gabriel

Site Plan
33 Coffin Street, Nantucket, MA

SD - Not For Construction

#	Date	Note
2	2020.05.14	HDC Submission

L.1

5/14/2020 4:11:12 PM

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By

1 South - Existing
1/4" = 1'-0"

Existing

Proposed

2 South - HDC
1/4" = 1'-0"

CHIP WEBSTER
ARCHITECTURE
8 Amelia Drive Nantucket MA 02554 | 508-228-5600 | www.chipwebster.com

Gabriel
Renovation
33 Coffin Street, Nantucket, MA

#	Date	Note
	2020 05 14	HDC Submission

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HDC1

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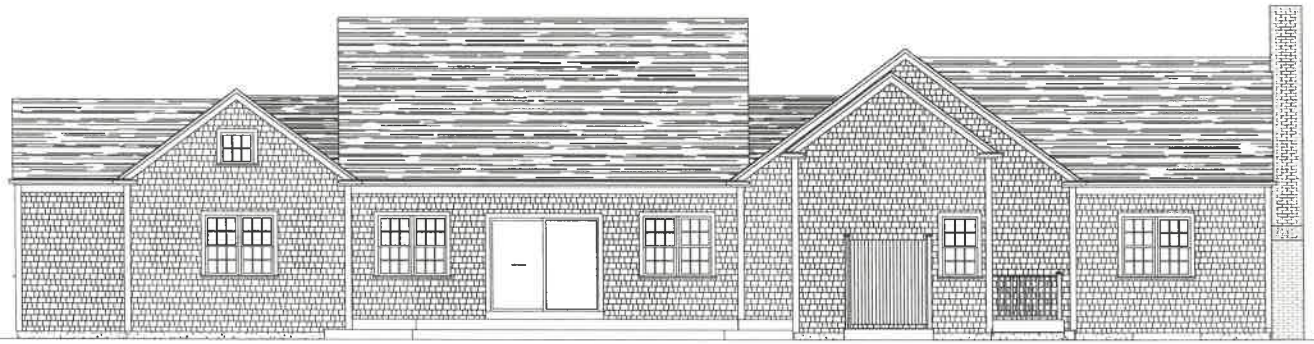

1 North - Existing
1/4" = 1'-0"

Existing

Proposed

2 North - HDC
1/4" = 1'-0"

CHIP WEBSTER
ARCHITECTURE
9 Annella Drive Hardwicke MA 02664 | 508-228-3800 | www.chipwebster.com

Gabriel
Renovation
33 Coffin Street, Nantucket, MA

#	Date	Note
1	2020-05-14	HDC Submission

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HDC2

5/15/2020 7:18:04 AM

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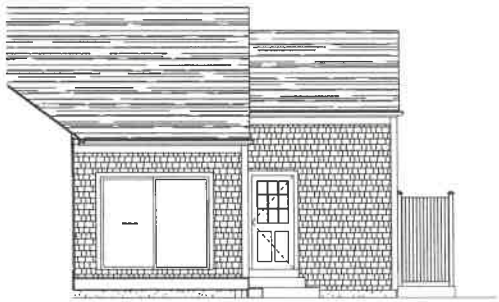
By

1 East - Existing
1/4" = 1'-0"

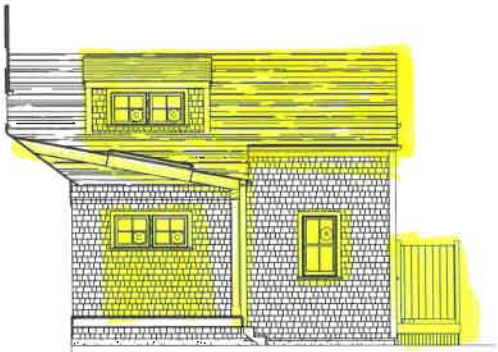


4 East HDC - Existing
1/4" = 1'-0"

Existing

Proposed

2 East - HDC
1/4" = 1'-0"



3 East HDC
1/4" = 1'-0"

CHIP WEBSTER
ARCHITECTURE
9 Amelia Drive Nantucket MA 02584 | 508-228-9800 | www.chipwebster.com

Gabriel
Renovation
33 Coffin Street, Nantucket, MA

#	Date	Note
1	2020 05 14	HDC Submission

DD - Not For Construction

HDC3

5/15/2020 7:18:06 AM

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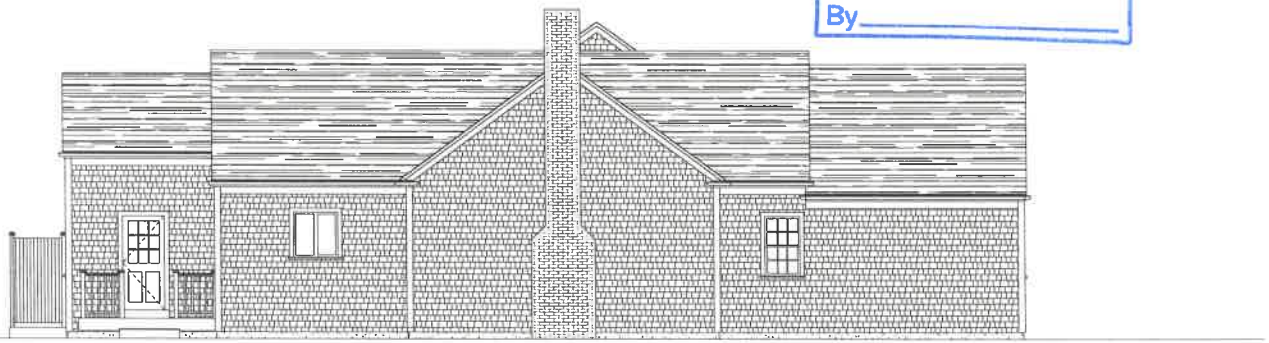
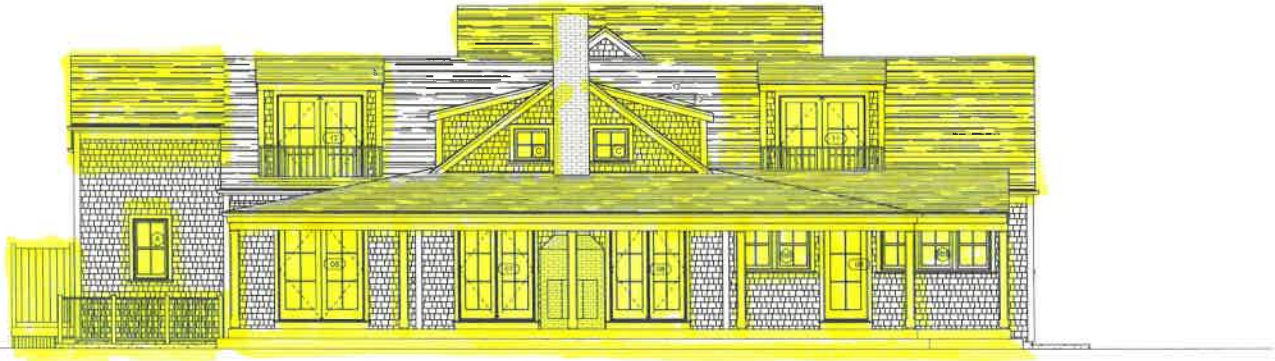
RECEIVED
MAY 15 2020
By



1 West - Existing
1/4" = 1'-0"

Existing

Proposed



2 West - HDC
1/4" = 1'-0"

CHIP WEBSTER
ARCHITECTURE
9 Amelia Drive Hatfield, MA 02554 | 508-228-3600 | www.chipwebster.com

Gabriel
Renovation
33 Coffin Street, Nantucket, MA

#	Date	Note
1	2020 05 14	Submittal

DD - Not For Construction

HDC4

5/15/2020 7:18:06 AM

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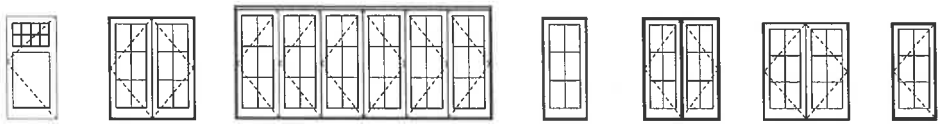
Window Legend
1/4" = 1'-0"

Window Schedule						
Type Mark	Manufacturer	Model	Rough Width	Rough Height	Finish	Comments
A	Marvin Windows and Doors	CUDH-NG2422	2' - 6 1/4"	4' - 4"	White	
AA	Marvin Windows and Doors	CUDH-NG2422	5' - 2"	4' - 4"	White	
AAA	Marvin Windows and Doors	CUDH-NG2422	7' - 9 3/4"	4' - 4"	White	
B	Marvin Windows and Doors	CUDH-NG2418	2' - 6 1/4"	3' - 8"	White	
BB	Marvin Windows and Doors	CUDH-NG2418	5' - 2"	3' - 8"	White	
BBB	Marvin Windows and Doors	CUDH-NG2418	7' - 9 3/4"	3' - 8"	White	
C	Marvin Windows and Doors	CUAWN3028	2' - 7"	2' - 3 3/4"	White	
D	Marvin Windows and Doors	CUAWN1818	1' - 7"	1' - 6 3/4"	White	
E	VELUX	VSE	3' - 0"	6' - 0"	White	

Base Window Specifications

Interior Finish: Primed
Hardware: Traditional, satin nickel
Muntin Type: Simulated Divided Lites (SDL)
Screen: Full screen, high transparency mesh
Glass: Dual pane, insulated, low-E glass
Impact Protection: Structural plywood panels cut to fit each assembly labeled and stored on site with associated hardware and scheduled for installation when necessary



Door Legend
1/4" = 1'-0"

Door Schedule						
Mark	Manufacturer	Model	Rough Width	Rough Height	Finish	Comments
01	Custom	3670	3' - 8 1/2"	7' - 4 1/2"	White	
02	Marvin Windows and Doors	CUOFD6070	6' - 1 3/4"	7' - 2 1/2"	White	
03	Marvin Windows and Doors	CUOFD6070	6' - 1 3/4"	7' - 2 1/2"	White	
04	Marvin Windows and Doors	CMOBFD18080	18' - 2 1/4"	8' - 0"	White	
05	Marvin Windows and Doors	CUOFD3070	3' - 2 1/2"	7' - 2 1/2"	White	
06	Marvin Windows and Doors	CUOFD6070	6' - 1 3/4"	7' - 2 1/2"	White	
07	Marvin Windows and Doors	CUIFD5470	5' - 5 3/4"	7' - 2 1/2"	White	
08	Marvin Windows and Doors	CUIFD5470	5' - 5 3/4"	7' - 2 1/2"	White	
09	Marvin Windows and Doors	CUIFD3070	3' - 2 1/2"	7' - 2 1/2"	White	
10	Marvin Windows and Doors	CUIFD3070	3' - 2 1/2"	7' - 2 1/2"	White	
11	Marvin Windows and Doors	CUOFD8068	6' - 1 3/4"	6' - 10 1/2"	White	
12	Marvin Windows and Doors	CUOFD8068	6' - 1 3/4"	6' - 10 1/2"	White	
13	Marvin Windows and Doors	CUIFD3068	3' - 2 1/2"	6' - 10 1/2"	White	

Base Door Specifications

Interior Finish: Primed
Hardware: Transitional Style, satin nickel or ORB
Muntin Type: Simulated Divided Lites (SDL)
Screen: Standard swinging screen, high transparency mesh with interchangeable storm panel
Sill: Mahogany or gray SM & white weather stripping on white doors
Glass: Dual pane, insulated, low-E glass
Impact Protection: Structural plywood panels cut to fit each assembly labeled and stored on site with associated hardware and scheduled for installation when necessary

CHIP WEBSTER
ARCHITECTURE
9 Arnette Drive Nantucket MA 02554 | 508-228-3800 | www.chipwebster.com

Gabriel
Renovation
33 Coffin Street, Nantucket, MA

#	Date	Note
	2020-05-14	HDC Submission

DD - Not For Construction

HDC5

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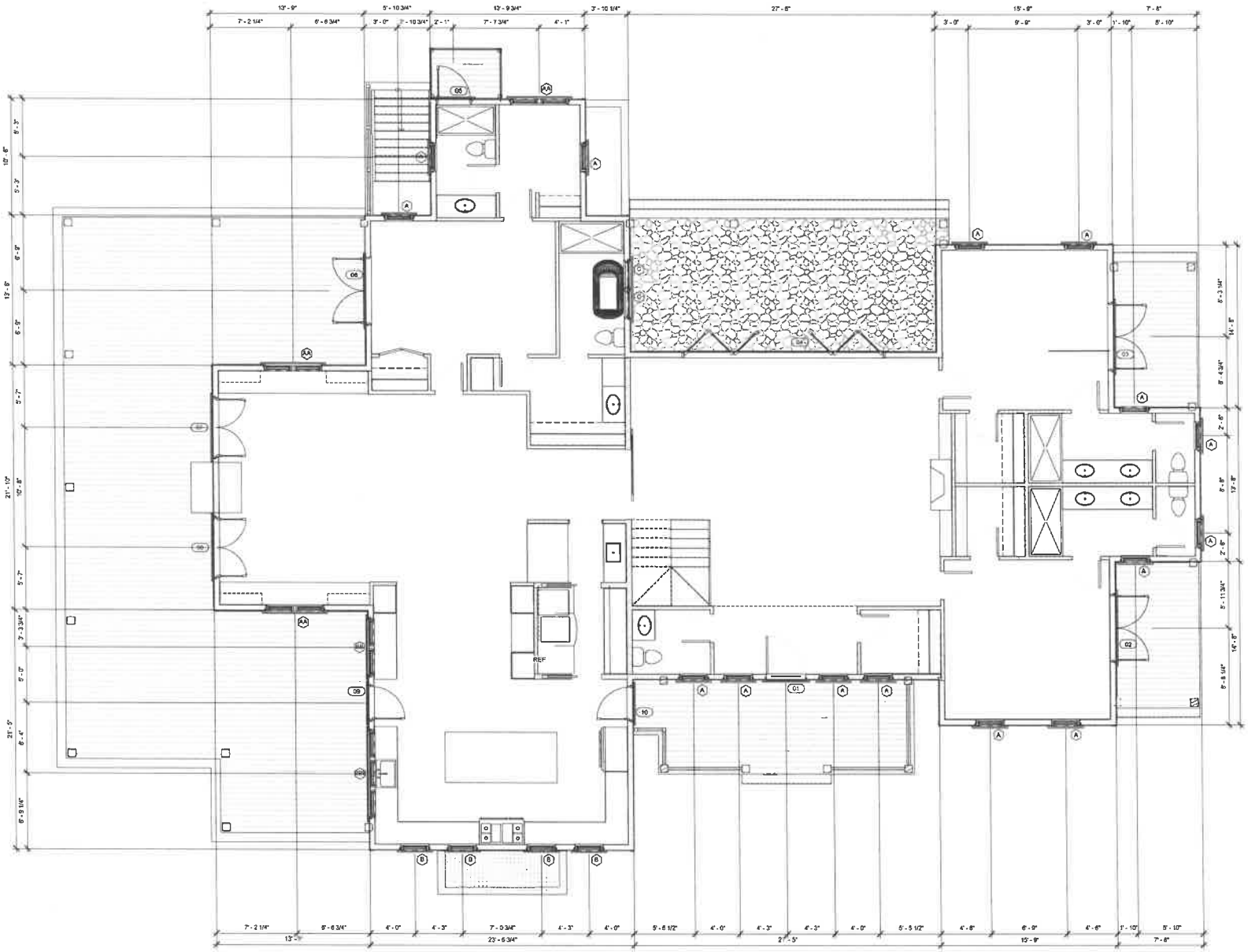

1 Floor 1 - HDC
1/4" = 1'-0"

5/15/2020 7:18:11 AM

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ARCHITECTURE
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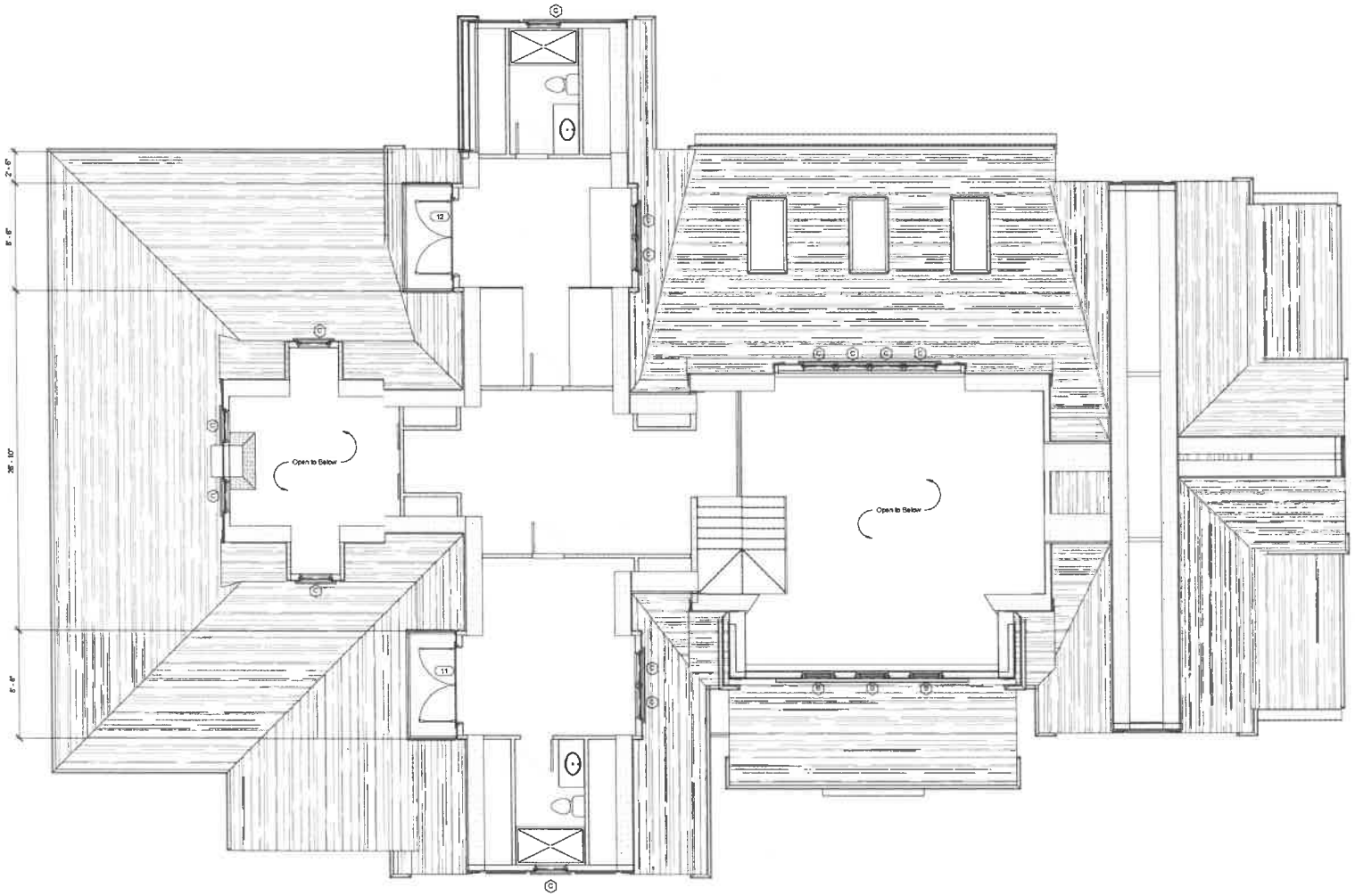
Gabriel
Renovation
33 Coffin Street, Nantucket, MA

#	Date	Note
	2020 05 14	HDC Submission

DD - Not For Construction

HDC6



1 Floor 2 - HDC
1/4" = 1'-0"

CHIP WEBSTER
ARCHITECTURE
8 Amelia Drive Nantucket MA 02554 | 508-228-3000 | www.chipwebster.com

Gabriel
Renovation
33 Coffin Street, Nantucket, MA

DD - Not For Construction

#	Date	Note
	2019-05-14	HDC Submission

HDC7

5/15/2020 7:18:14 AM

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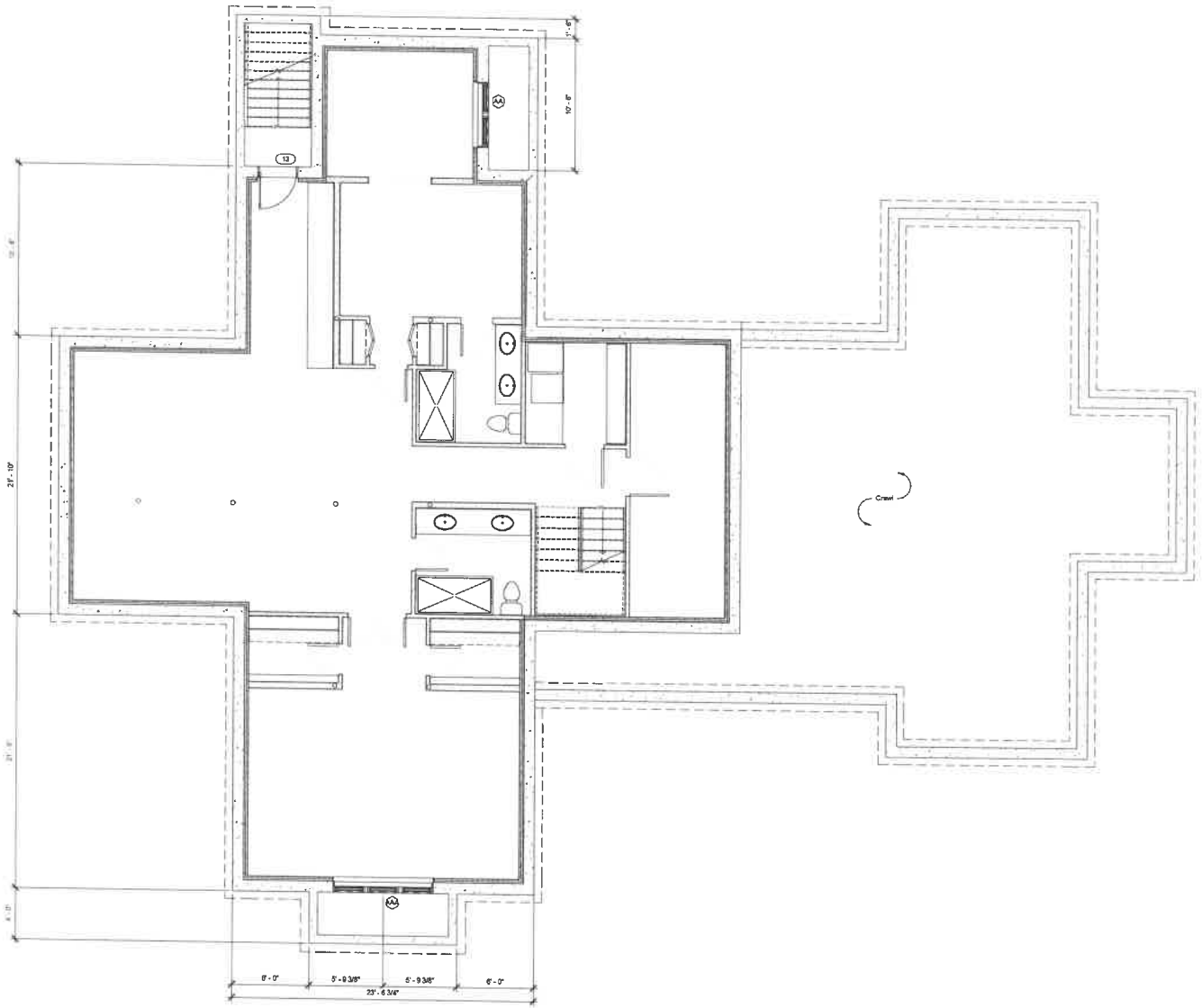

1 Basement - HDC
1/4" = 1'-0"

CHIP WEBSTER
ARCHITECTURE
9 Arnold Drive Hingham MA 02254 | 508-223-3800 | www.chipwebster.com

Gabriel
Renovation
33 Coffin Street, Nantucket, MA

#	Date	Note
	2020 06 14	HDC Submittal

DD - Not For Construction

HDC8

5/15/2020 7:15:15 AM

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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°: 40 PARCEL N°. 44

Street & Number of Proposed Work: 28 EEL POINT RD

Owner of record: MICHELLE BLACK

Mailing Address: 28 EEL POINT RD
NANTUCKET, MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: AHERN INC

Mailing Address: 6 WINDY WAY
NANTUCKET, MA

Contact Phone #: 508.333.5138 E-mail: DESIGN@AHERNINC.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 ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other MULTI GAME SPORTS COURT (GRASS)

Size of Structure or Addition: Length: 28' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 50' 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 _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 8'
Type: WIRE MESH
Length: 148 LF

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 _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ 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 _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls PT TIMBER

* Note: Complete door and window schedules are required. PIERS IN GRADE: GOSHEN STONE SPORTS COURT: GRASS

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

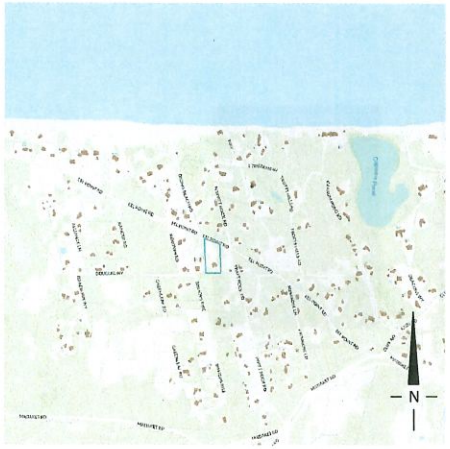
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

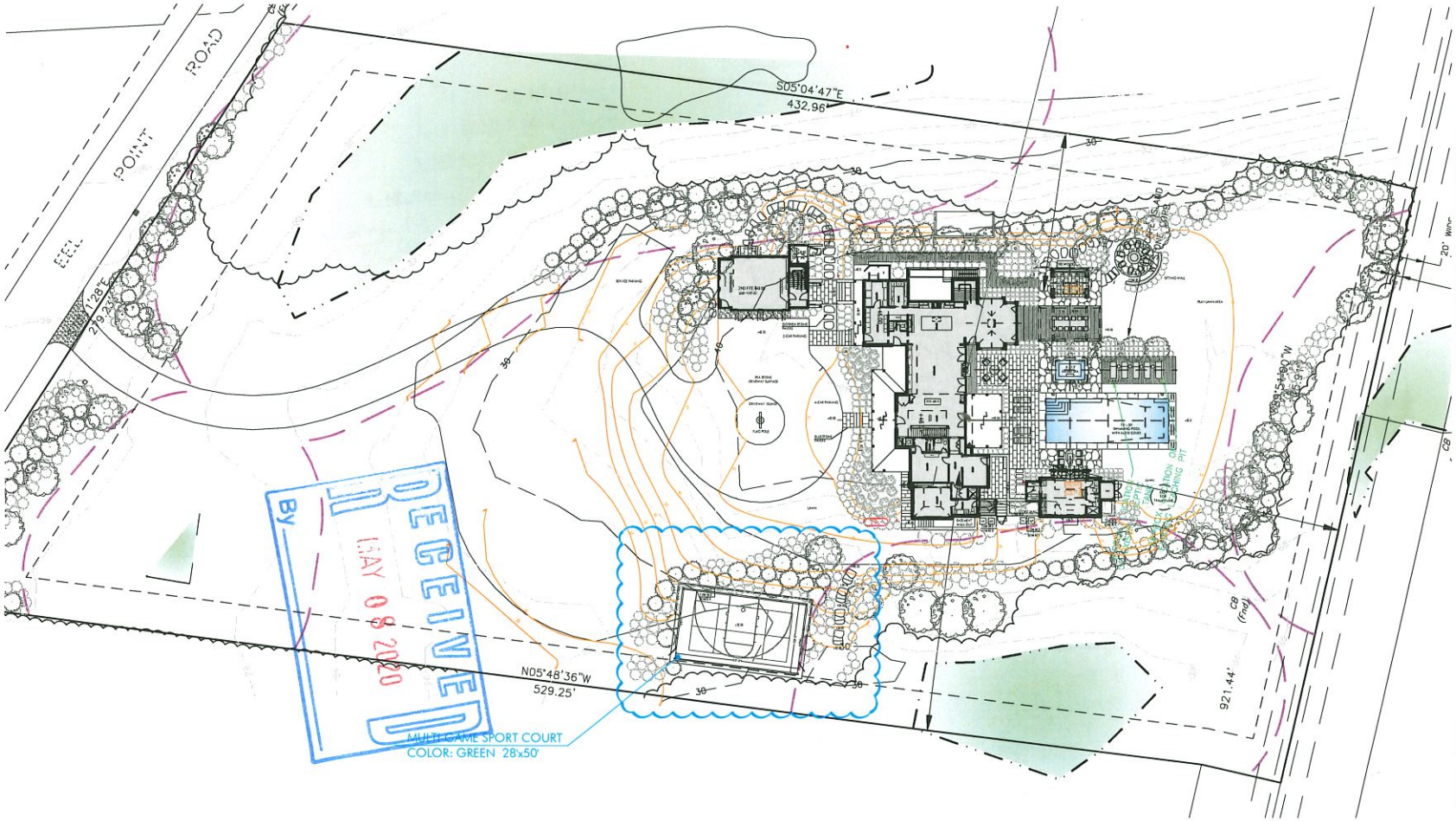
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 05.07.20 Signature of owner of record _____ Signed under penalties of perjury



GIS MAP #40/44

AERIAL MAP #40/44



AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2212, Nantucket MA 02554
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

BLACK RESIDENCE

28 EEL POINT RD NANTUCKET MA 02554

OWNER

MICHELLE AND DARREN BLACK

ARCHITECT

EMERITUS Development Ltd.
8 Williams Lane, Nantucket MA 02554
T (508) 325-4995 F (508) 325-8960

SURVEYOR

DAN MULLOY
dmulloy@sitedesignnd.com
T (508) 503-3500

BUILDER

MILL POND BUILDERS COMPANY
PO BOX 814, Nantucket MA 02554
T (508) 356-5479

LANDSCAPE CONTRACTOR

POOL CONTRACTOR

HDC SUBMISSION
SPORT COURT

DRAWING INFO

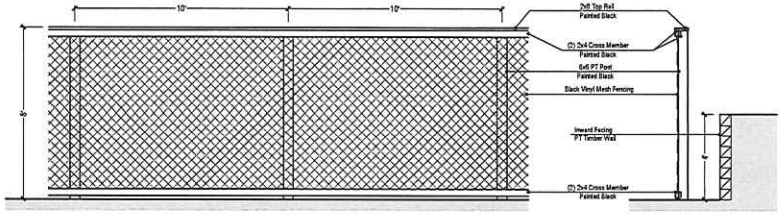
DATE	MAY 7, 2020
SCALE	1" = 30' - 0"

PREVIOUS ISSUES

HDC.01

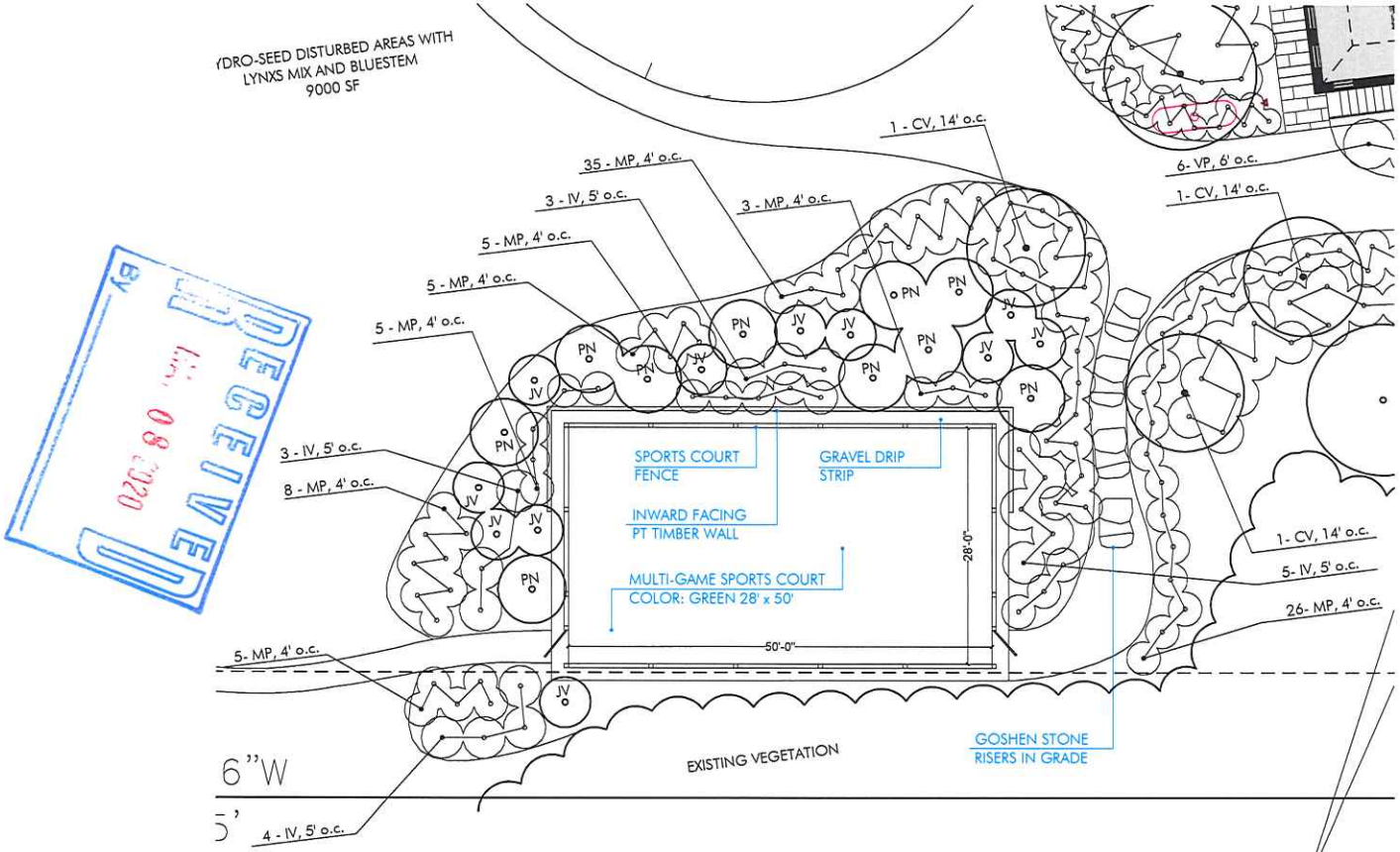
PT TIMBER WALL (TYP.)

GOSHEN STONE RISERS IN GRADE



SPORTS COURT FENCE PAINTED BLACK: ELEVATION

SCALE: 1/4" = 1'



SPORTS COURT: SCREENING PLAN

SCALE: 1" = 10'

CV - WINTER KING HAWTHORN

PN - PINE

JV - EASTERN RED CEDAR

IV - WINTER BERRY

MP - BAYBERRY

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AUG 08 2020
By

AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2212, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

BLACK RESIDENCE

28 EEL POINT RD NANTUCKET MA 02554

OWNER

MICHELLE AND DARREN BLACK

ARCHITECT

EMERITUS Development Ltd.
8 Williams Lane, Nantucket MA 02554
T (508) 325-4995 F (508) 325-8960

SURVEYOR

DAN MULLOY
dmulloy@shrdesignend.com
T (508) 503-3500

BUILDER

MILL POND BUILDERS COMPANY
PO BOX 814, Nantucket MA 02554
T (508) 356-5479

LANDSCAPE CONTRACTOR

POOL CONTRACTOR

HDC SUBMISSION SPORT COURT

DRAWING INFO

DATE	MAY 7, 2020
SCALE	AS NOTED

PREVIOUS ISSUES

HDC.02

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.

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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°: 41 PARCEL N°. 277

Street & Number of Proposed Work: 8 KINGS WAY

Owner of record: FRANK & MELISSA RYAN

Mailing Address: 8 KINGS WAY
NANTUCKET, MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: AHERN LLC

Mailing Address: 6 WINDY WAY
NANTUCKET, MA

Contact Phone #: 508 333 5138 E-mail: DARSIGAL@AHERNLLC.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 ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District R.1) ☐ Roof , ☒ Other TRELL @ GRADE

Size of Structure or Addition: Length: 18' Sq. Footage 1st floor: _____ Decks/Patio: Size: 800 SF ☐ 1st floor ☐ 2nd floor

Width: 9' Sq. footage 2nd floor: _____ Size: 230 SF ☐ 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 _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 4'-2"
Type: WOOD NTW
Length: ± 76 LF

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 _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ 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 _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls VT. GREEN GRANITE

* Note: Complete door and window schedules are required. PATIO: GEORGIAN GRANITE PIERS: GEORGIAN GRANITE

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

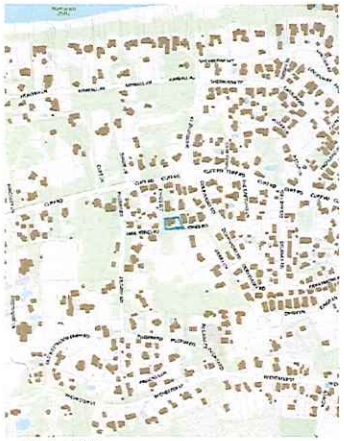
Trim _____ Sash _____ Doors _____

Deck @ GRADE: WOOD NTW Foundation _____ Fence CEDAR - NTW Shutters _____

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

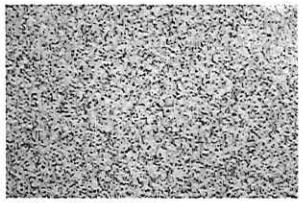
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 05.15.20 Signature of owner of record _____ Signed under penalties of perjury



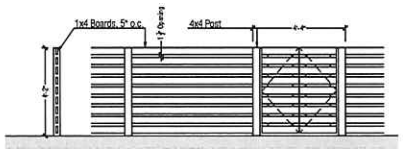
GIS MAP: 41/277

AERIAL MAP: 41/277



GEORGIAN GRANITE RISERS/PATIOS

VT. GREEN GRANITE VENEER

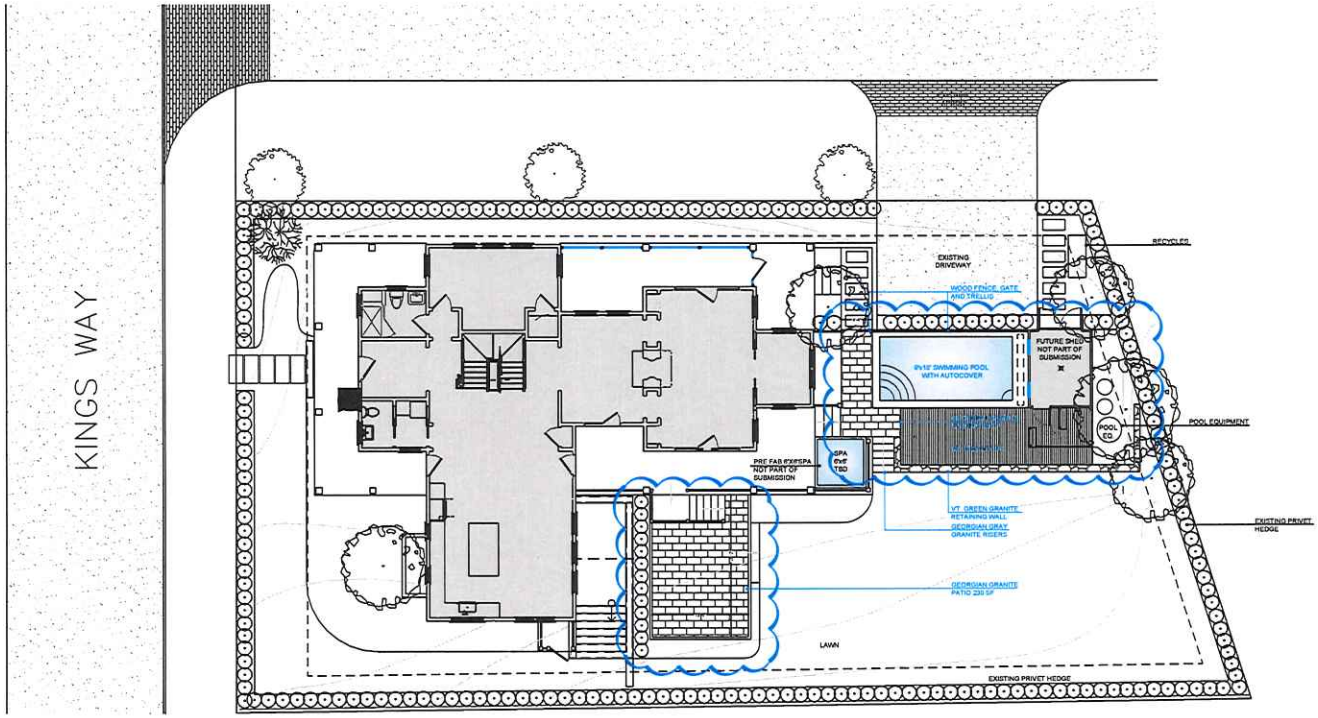


CEDAR FENCE AND GATE, NTW

SCALE: 3/8" = 1'

VIEW FROM EXISTING DRIVEWAY

VIEW FROM SOUTH



AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 326-4616
design@ahernllc.com

PROJECT

RYAN RESIDENCE

6 KINGS WAY, NANTUCKET MA 02554

OWNER

FRANK AND MELISSA RYAN

ARCHITECT

J. GRAHAM GOLDSMITH ARCHITECTS
7 Kilburn Street, Burlington VT 05401
T (802) 862 4053

SURVEYOR

NANTUCKET ENGINEERING & SURVEY, P.C.
20 Mary Ann Drive, Nantucket MA 02554
T (508) 325-5053

BUILDER

WILL DORMAN
16 Boynton Lane Nantucket MA 02554
T (508) 221 0911

LANDSCAPE CONTRACTOR

POOL CONTRACTOR

N

DRAWING

HDC SUBMISSION POOL/HARSCAPE

DRAWING INFO

DATE	MAY 14, 2020
SCALE	1/8" = 1' - 0"

REVISIONS

HDC.01

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°: 41 PARCEL N°. 277

Street & Number of Proposed Work: 8 KINGS WAY

Owner of record: FRANK & MELISSA RYAN

Mailing Address: 141 SUNSET DRIVE

CHATHAM, MA 07928

Contact Phone #: 508-257-0384 E-mail: _____

AGENT INFORMATION (if applicable)

Name: JOSEPH OLSON INTERIORS

Mailing Address: P.O. BOX 715

Contact Phone #: 917-544-7787 E-mail: JOE@JOSEPHOLSONINTERIORS.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 ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other SCREEN IN EXISTING PORCH = 204.75 SQ FT + SPA

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ SPAC Decks/Patio: Size: 66 SQ FT ☒ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ STEPS = Size: 43 SQ FT ☒ 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 _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

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 _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ 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 _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim PLATINUM GREY (MATCH EXISTING) Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 5-18-20 Signature of owner of record _____ Signed under penalties of perjury

Locus Plan 41/277

Property Information

Property ID	41 277
Location	8 KINGS WY
Owner	RYAN FRANK & MELISSA

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.

Geometry updated 11/13/2018
Data updated 11/19/2018

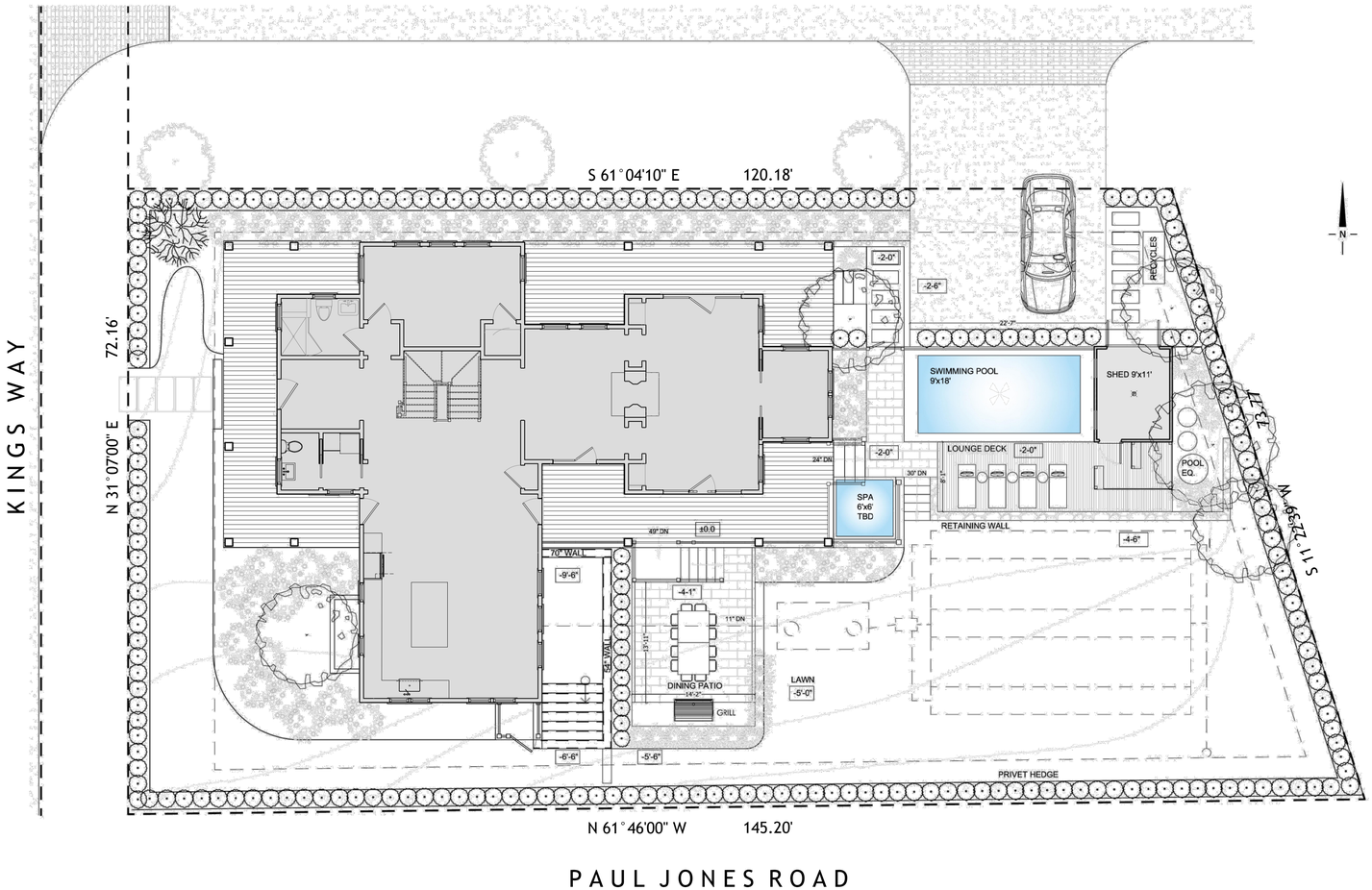
LOCUS MAP

AERIAL VIEW

EAST VIEW

DRAWING INDEX:

C1.1: COVER PAGE
A1.1: PLAN
A2.1: NORTH ELEVATION
A2.2: EAST ELEVATION
A2.3: SOUTH ELEVATION



NOTES

REVISIONS

DATE	NO.	REVISION

PROJECT

8 KINGS WAY
NANTUCKET, MA

JOSEPH OLSON INTERIORS
2 BROAD STREET
NANTUCKET, MA 02554

TITLE

COVER PAGE

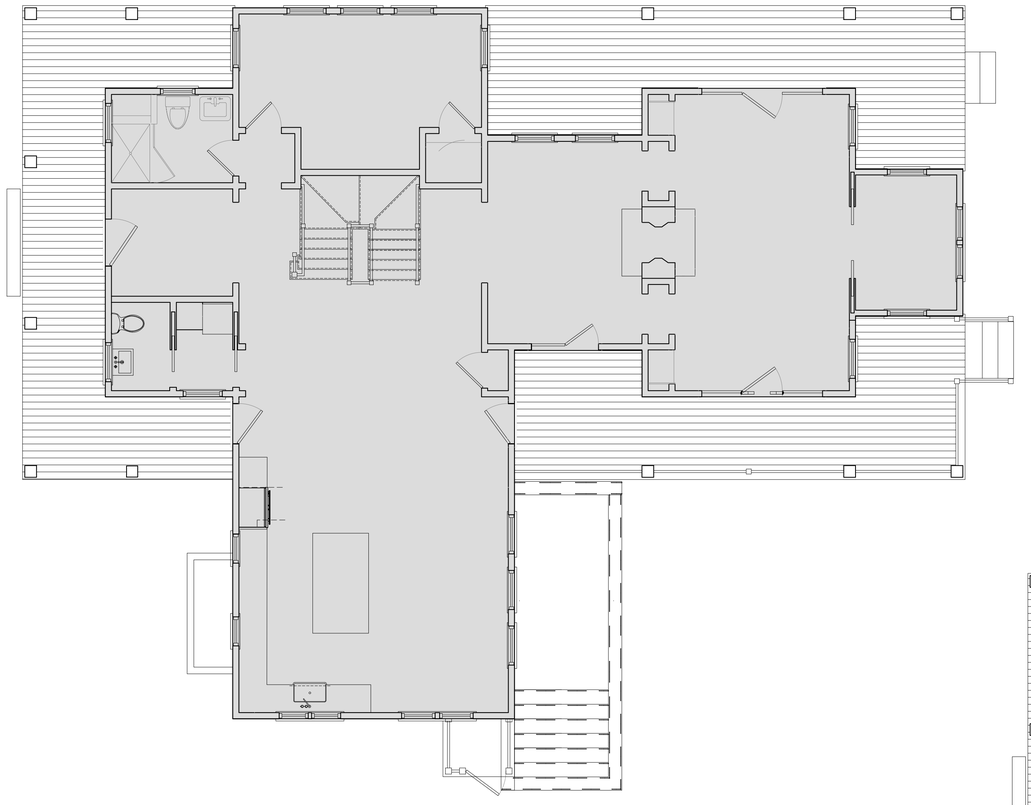
SCALE

AS NOTED

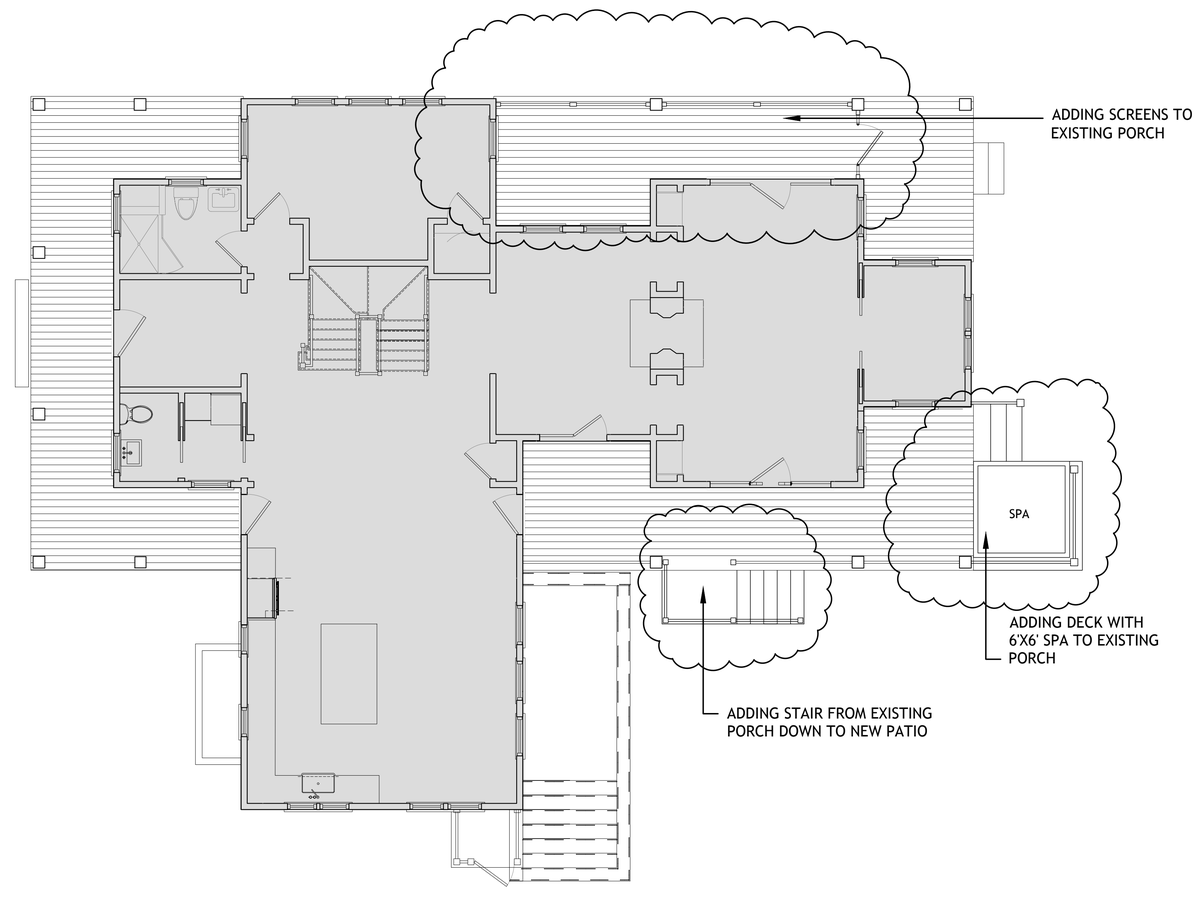
DATE

MAY 15, 2020

C1.1



EXISTING PLAN
3/16"=1'-0"



PROPOSED PLAN
3/16"=1'-0"

NOTES

REVISIONS

DATE	NO.	REVISION

PROJECT

8 KINGS WAY
NANTUCKET, MA

JOSEPH OLSON
INTERIORS
2 BROAD STREET
NANTUCKET, MA 02554

TITLE

PLAN

SCALE

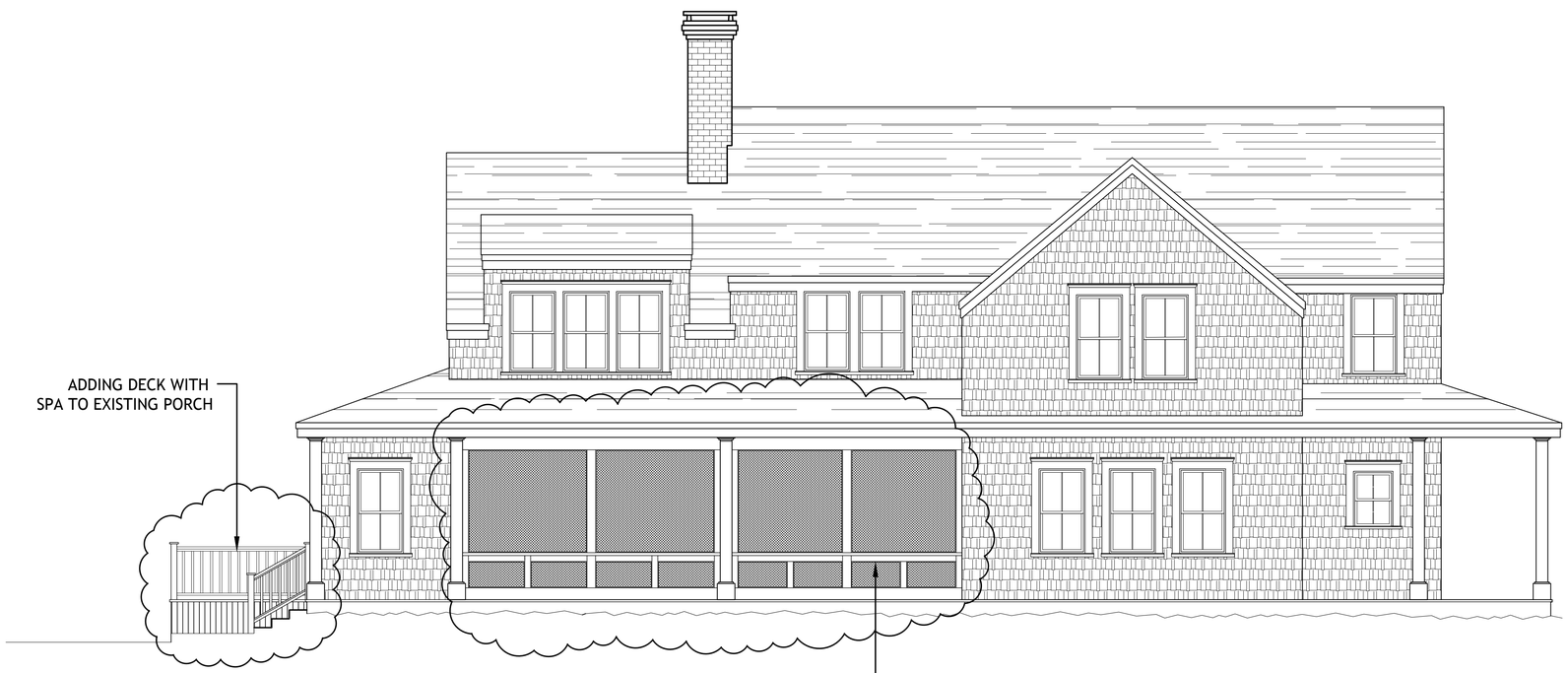
AS NOTED

DATE

MAY 15, 2020

A1.1

EXISTING NORTH ELEVATION
1/4"=1'-0"



PROPOSED NORTH ELEVATION
1/4"=1'-0"

NOTES

1. ALL DIMENSIONS TO BE FIELD-VERIFIED PRIOR TO FABRICATION AND INSTALLATION.

REVISIONS

DATE	NO.	REVISION

PROJECT

8 KINGS WAY
NANTUCKET, MA

JOSEPH OLSON
INTERIORS
2 BROAD STREET
NANTUCKET, MA 02554

TITLE

ELEVATIONS

SCALE

AS NOTED

DATE

MAY 15, 2020

A2.1

EXISTING EAST ELEVATION
1/4"=1'-0"

PROPOSED EAST ELEVATION
1/4"=1'-0"

NOTES

1. ALL DIMENSIONS TO BE FIELD-VERIFIED PRIOR TO FABRICATION AND INSTALLATION.

REVISIONS

DATE	NO.	REVISION

PROJECT

8 KINGS WAY
NANTUCKET, MA

JOSEPH OLSON
INTERIORS
2 BROAD STREET
NANTUCKET, MA 02554

TITLE

ELEVATIONS

SCALE

AS NOTED

DATE

MAY 15, 2020

A2.2

EXISTING SOUTH ELEVATION
1/4"=1'-0"

VIEW FROM PAUL JONES ROAD

PROPOSED SOUTH ELEVATION
1/4"=1'-0"

NOTES

1. ALL DIMENSIONS TO BE FIELD-VERIFIED PRIOR TO FABRICATION AND INSTALLATION.

REVISIONS

DATE	NO.	REVISION

PROJECT

8 KINGS WAY
NANTUCKET, MA

JOSEPH OLSON
INTERIORS
2 BROAD STREET
NANTUCKET, MA 02554

TITLE

ELEVATIONS

SCALE

AS NOTED

DATE

MAY 15, 2020

A2.3

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.

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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

PROPERTY DESCRIPTION

TAX MAP N°: 44 PARCEL N°: 78

Street & Number of Proposed Work: 31 N PASTURE LN

Owner of record: MARK DOWLEY

Mailing Address: 6 CLIFFDALE RD

GREENWICH, CT

Contact Phone #: 917 748 9798 E-mail: [illegible] @[illegible] com

AGENT INFORMATION (if applicable)

Name: ACK SMART

Mailing Address: 61 OLD SOUTH RD #500

NANTUCKET MA 02554

Contact Phone #: 508 257 1786 E-mail: SOLAR@ACKSMART.COM

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 ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other INSTALL 28 SOLAR MODULES ON SOUTH/WEST PERGOLAS

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ 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 _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: [redacted]alt: ☐ 3-Tab ☐ Architectural

☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

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 _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ 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 _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof [redacted]

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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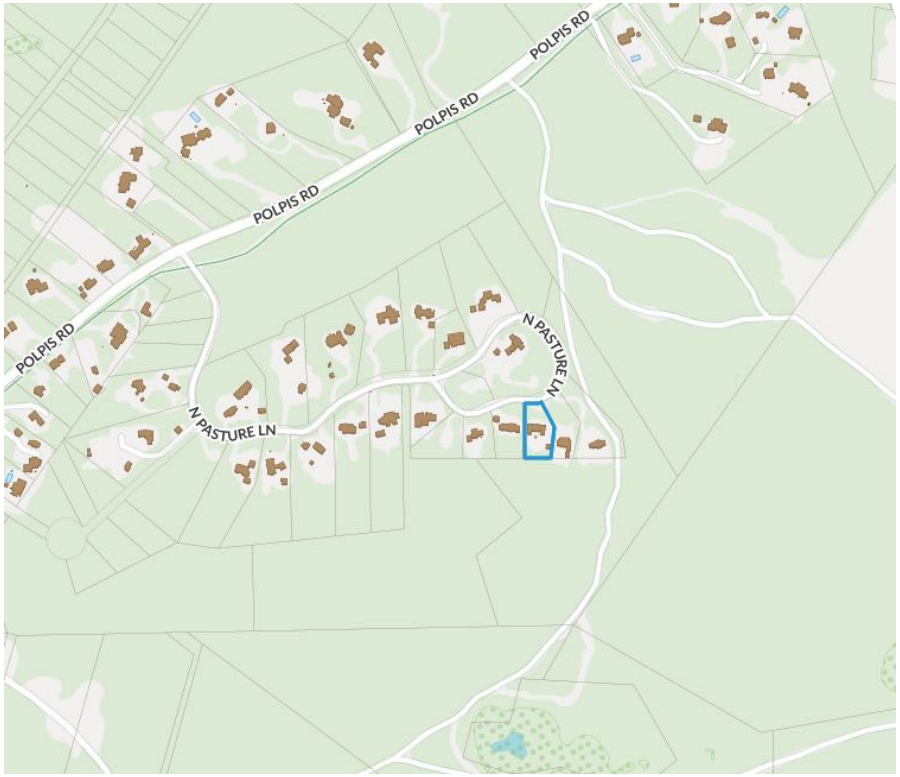
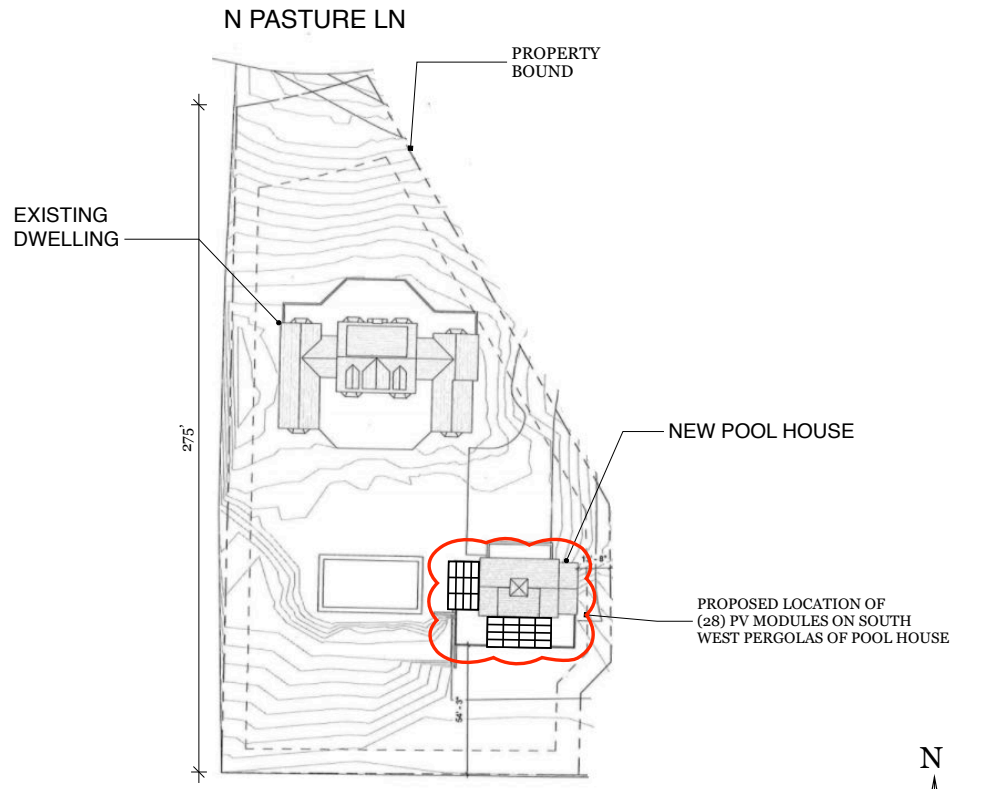
Date 3/4/2020 Signature of owner of record [illegible]

Signed under penalties of perj[illegible]



locus map
Scale: not to scale

ZONING CLASS: R20
Front Setback: 30 ft
Side/Rear Setback: 10 ft



Site Plan
Scale: 1" = 50' 0"

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

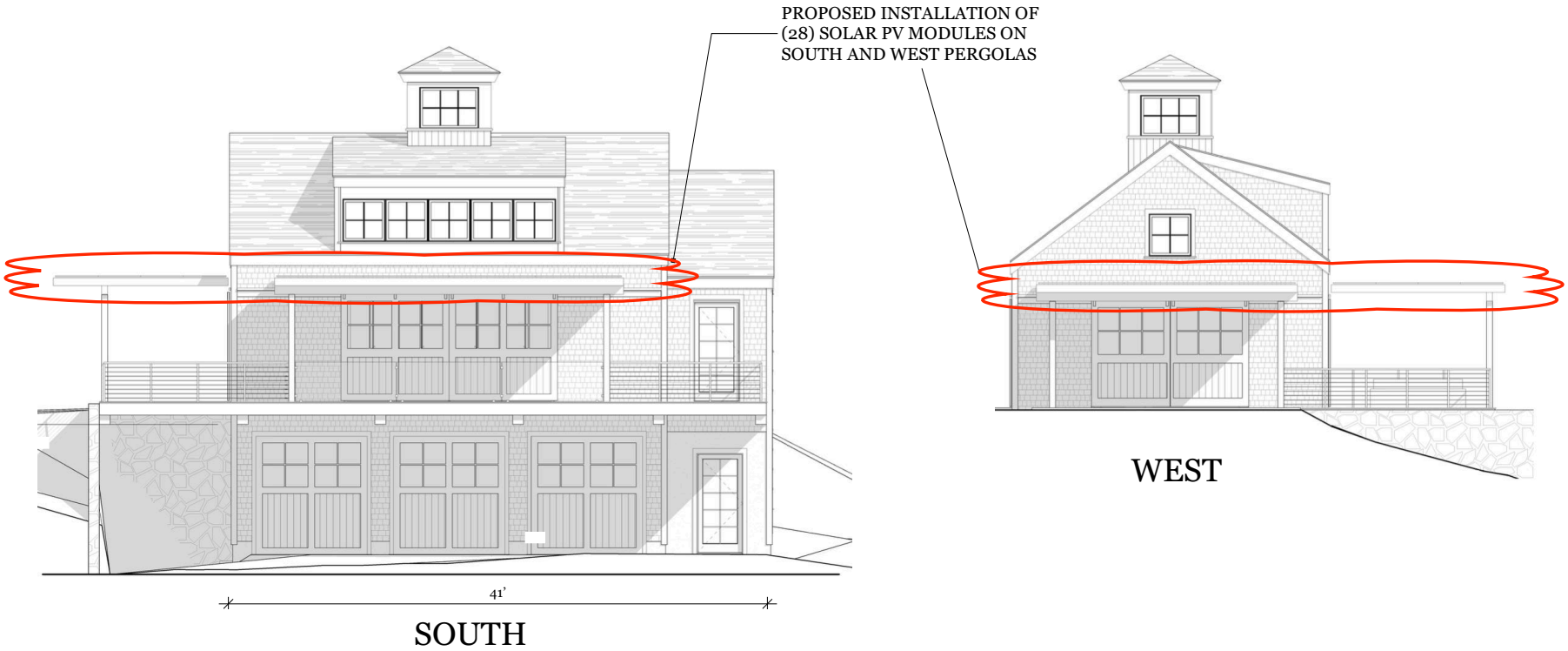
Pergola solar Array
10.08 kw dc, 7.6 kW ac

Owner:	DOWLEY, MARK
Site Address:	31 N PASTURE LN
City, State, Zip:	Nantucket, MA 02554
Map: 44	Parcel: 78

REVISIONS

	MM/DD/YY	REMARKS
1	5/11/2020	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01



Scale: 1/8" = 1' 0"

0 4' 8'

ACK SMART
(508) 257-1786
www.ACKsmart.com

Proposed Elevations

Pergola solar Array
10.08 kw dc, 7.6 kW ac

Owner:	DOWLEY, MARK
Site Address:	31 N PASTURE LN
City, State, Zip:	Nantucket, MA 02554
Map: 44	Parcel: 78

REVISIONS

	MM/DD/YY	REMARKS
1	5/11/2020	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 02

POOL HOUSE IS NOT VISIBLE
FROM N PASTURE LN

N PASTURE LN

ACK SMART
(508) 257-1786
www.ACKsmart.com

photos

Pergola solar Array
10.08 kw dc, 7.6 kW ac

Owner:	DOWLEY, MARK
Site Address:	31 N PASTURE LN
City, State, Zip:	Nantucket, MA 02554
Map: 44	Parcel: 78

REVISIONS

	MM/DD/YY	REMARKS
1	5/11/2020	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 03

A weatherproof bifacial module system ideal for use in overhead applications

FEATURES & BENEFITS

INFINITY EDGE GLASS*
- PID free
- Continuous glass surface

GLASS GLASS CONSTRUCTION
- Ultra durable
- Maximum efficiency

INTEGRATED MOUNTING SYSTEM
- Built in wireway
- Concealed junction boxes and conductors
- Can be weatherproofed

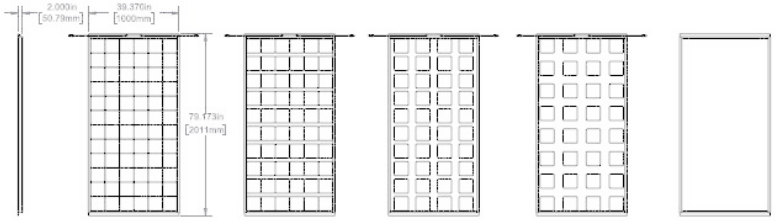
80 Big Springs Drive | Nederland, Colorado 80466 | (303) 449 2394 | www.lumossolar.com

GSX Module System

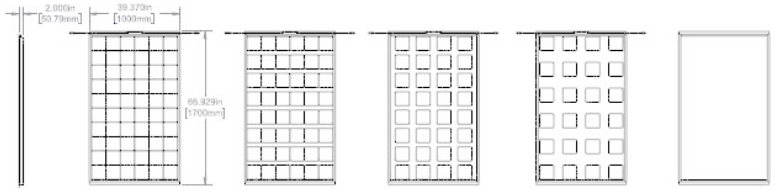
LUMOS

The GSX Module System offers system designers unparalleled freedom to meet their power and light transmittance requirements with an off the shelf system. With two primary footprints, and ten different cell configurations, almost any design can be accommodated.

MODULE CONFIGURATIONS



Model	GSX 72/72	GSX 72/60	GSX 72/40	GSX 72/32	GSX 72/0
Estimated Power Output	396 W	330 W	220 W	176 W	0 W
Light Transmittance	4%	20%	47%	57%	95%



Model	GSX 60/60	GSX 60/48	GSX 60/32	GSX 60/24	GSX 60/0
Estimated Power Output	330 W	264 W	176 W	132 W	0 W
Light Transmittance	4%	24%	49%	62%	95%

- Estimated Power Output is Rated Power at STC (front side) plus 10% BIFI Boost (back side)
- Light Transmittance is calculated based on cell coverage and not a result of testing

Lumos Solar © 2020. Specifications are subject to change without notice. Version 2020-1.

ACK SMART
(508) 257-1786
www.ACKsmart.com

pv module specifications	Owner:	DOWLEY, MARK
	Site Address:	31 N PASTURE LN
Pergola solar Array 10.08 kw dc, 7.6 kW ac	City, State, Zip:	Nantucket, MA 02554
	Map: 44	Parcel: 78

REVISIONS

	MM/DD/YY	REMARKS
1	5/11/2020	Submitted for HDC & permitting review.
2		
3		
4		
5		

04

PV

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°: 21 PARCEL N°: 89

Street & Number of Proposed Work: 57 QUINAT RD

Owner of record: ERIC ROSENFELD

Mailing Address: 217 HOMEWOOD RD

LARCHMONT, NY 10538

Contact Phone #: 914 671 2999 E-mail: eric@jonali.net

AGENT INFORMATION (if applicable)

Name: JACK SMART

Mailing Address: 61 OLD SOUTH RD #500

NANTUCKET MA 02554

Contact Phone #: 781 329 0120 E-mail: solar@adsmart.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 ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other INSTALL 12 ALL BLACK SOLAR PV MODULES TO SOUTH/WEST ROOF

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ 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 _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

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 _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ 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 _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

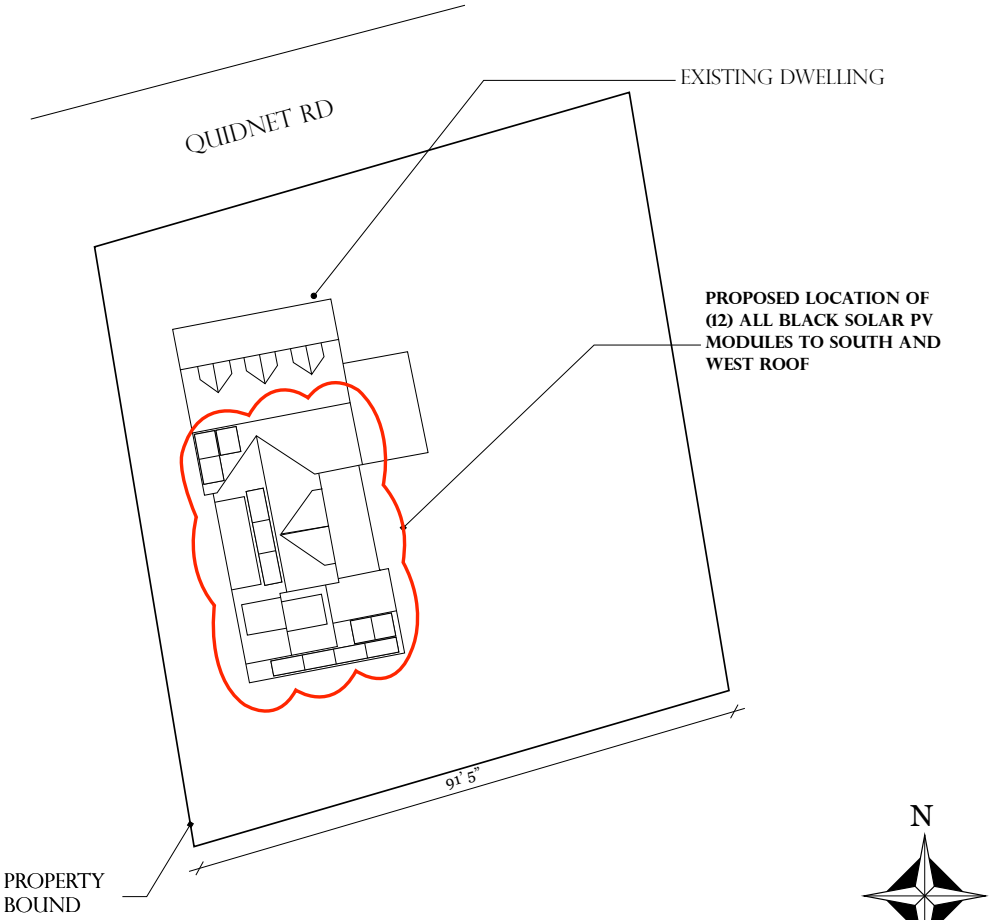
* Attach manufacturer's color samples if color is not from HDC approval list.

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 5/14/2020 Signature of owner of record _____ Signed under penalties of perjury

LOCUS MAP
SCALE: NOT TO SCALE

ZONING CLASS:	R-20
FRONT SETBACK:	30 FT
SIDE/REAR SETBACK:	10 FT



SITE PLAN
SCALE: 1" = 20' 0"

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

ROOFTOP SOLAR ARRAY
3.9 KW DC, 7.6 KW AC

OWNER:	ROSENFELD, ERIC
SITE ADDRESS:	57 QUIDNET RD
CITY, STATE, ZIP:	NANTUCKET, MA 02554
MAP: 21	PARCEL: 89

REVISIONS

	MM/DD/YY	REMARKS
1	5/15/2020	SUBMITTED FOR HDC & PERMITTING REVIEW.
2		
3		
4		
5		

PV 01

SOUTH

PROPOSED INSTALLATION OF
(12) ALL BLACK SOLAR PV MODULES
TO SOUTH AND WEST ROOFTOPS

WEST

SCALE: 1/8" = 1' 0"

0 4' 8'

ACK SMART
(508) 257-1786
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PROPOSED ELEVATIONS

ROOFTOP SOLAR ARRAY
3.9 KW DC, 7.6 KW AC

OWNER:	ROSENFELD, ERIC
SITE ADDRESS:	57 QUIDNET RD
CITY, STATE, ZIP:	NANTUCKET, MA 02554
MAP: 21	PARCEL: 89

REVISIONS

	MM/DD/YY	REMARKS
1	5/15/2020	SUBMITTED FOR HDC & PERMITTING REVIEW.
2		
3		
4		
5		

PV 02

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
3.9 KW DC, 7.6 KW AC

OWNER:	ROSENFELD, ERIC
SITE ADDRESS:	57 QUIDNET RD
CITY, STATE, ZIP:	NANTUCKET, MA 02554
MAP: 21	PARCEL: 89

REVISIONS

	MM/DD/YY	REMARKS
1	5/15/2020	SUBMITTED FOR HDC & PERMITTING REVIEW.
2		
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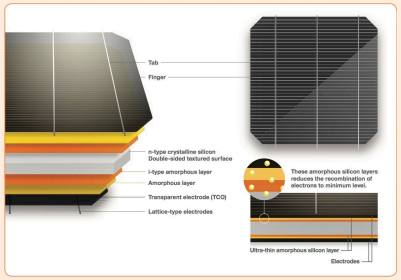
PV 03

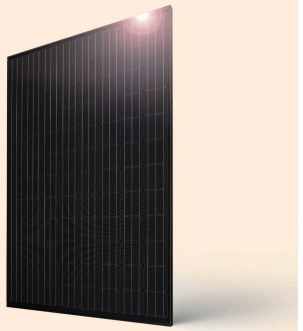
HIT Photovoltaic Module

Panasonic

N325K / N320K

Panasonic's unique heterojunction technology uses ultra-thin amorphous silicon layers. These thin dual layers reduce losses, resulting in higher energy output than conventional panels.





Panasonic HIT® Black is the brand new all-black module which features high efficiency 19.4%, industry leading temperature coefficient of -0.258% /ºC and a sleek design. Powerful and aesthetically designed to make your roof look great.

TOP PERFORMER 2018 DNV·GL PV MODULE RELIABILITY SCORECARD

Our competitive advantages

High Efficiency at High Temperatures
As temperature increases, HIT® continues to perform at high levels due to the industry leading temperature coefficient of -0.258% /ºC. No other module even comes close to our temperature characteristics. That means more energy throughout the day.

25 Year Product and Performance Warranty**
Industry leading 25 year product workmanship and performance warranty is backed by a century old company- Panasonic. Power output is guaranteed to 90.76% after 25 years, far greater than other companies.

Quality and Reliability
Panasonic's vertical integration, 21 years of experience manufacturing HIT® and 20 internal tests beyond those mandated by current standards provides extreme quality assurance.

Higher Efficiency 19.4%
Enables higher power output and greater energy yields. HIT® provides maximum production for your limited roof space.

Low Degradation
HIT "N-type" cells result in extremely Low Light Induced Degradation (LID) and zero Potential Induced Degradation (PID) which supports reliability and longevity. This technology reduces annual degradation to 0.26% compare to 0.70% in conventional panels, guaranteeing more power for the long haul.

Enhanced Frame Design
A new 40mm frame increases durability and strength, being able to handle loads of up to 5400Pa. Also, the water drainage system gives rain water and snow melt a place to go, reducing water stains and soiling. Less dirt on the module means more sunlight getting through to generate power.

HIT® is a registered trademark of Panasonic Group

HIT Photovoltaic Module

Panasonic

N325K / N320K

ELECTRICAL SPECIFICATIONS

Model	VBHN325KA03	VBHN320KA03
Rated Power (Pmax)[1]	325W	320W
Maximum Power Voltage (Vpm)	59.2V	58.7V
Maximum Power Current (Ipm)	5.50A	5.46A
Open Circuit Voltage (Voc)	70.9V	70.5V
Short Circuit Current (Isc)	5.94A	5.89A
Temperature Coefficient (Pmax)	-0.258%/ºC	-0.258%/ºC
Temperature Coefficient (Voc)	-0.17V/ºC	-0.16V/ºC
Temperature Coefficient (Isc)	3.27mA/ºC	3.21mA/ºC
NOCT	44.0ºC	44.0ºC
CEC PTC Rating (Tentative)	302.4	297.6
Cell Efficiency	21.8%	21.5%
Module Efficiency	19.4%	19.1%
Watts per Ft.²	18.03W	17.8W
Maximum System Voltage	600V	600V
Series Fuse Rating	15A	15A
Warranted Tolerance (-/+)	+10%/-0%*	+10%/-0%*

MECHANICAL SPECIFICATIONS

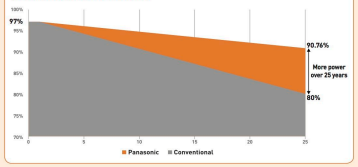
Model	VBHN325KA03, VBHN320KA03
Internal Bypass Diodes	4 Bypass Diodes
Module Area	18.02 Ft.² (1.67m²)
Weight	41.89 Lbs (19kg)
Dimensions LxWxH	62.6 x 41.5 x 1.6 (1590x1053x40mm)
Cable Length +Male/-Female	40.2/40.2 in. (1020/1020 mm)
Cable Size / Type	No. 12 AWG / PV Cable
Connector Type[2]	Multi-Contact® Type IV (MC4™)
Static Wind / Snow Load	112 PSF (5400Pa)****
Pallet Dimensions LxWxH	65.3x43.7x48.5 in. (USA) 63.7x42.2x46.4 in. (Malaysia)
Quantity per Pallet / Pallet Weight	24 pcs./1049 Lbs. (476 kg)
Quantity per 40' Container	672 pcs.
Quantity per 20' Container	288 pcs.

Operating Conditions & Safety Ratings

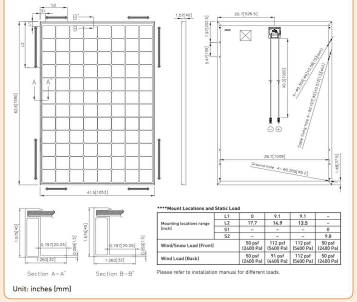
Model	VBHN325KA03, VBHN320KA03
Operating Temperature	-40°F to 185°F (-40°C to 85°C)
Hail Safety Impact Velocity	1" hailstone (25mm) at 52 mph (23m/s)
Safety & Rating Certifications	UL 1703, cUL Certified by UL LLC. CEC, FSEC, ISO9001
UL 1703 Fire Classification	Type 2
Limited Warranty	25** Yrs Workmanship and Power Output (Linear)***
Manufacturing Locations	USA and Malaysia

NOTE: Standard Test Conditions: Air mass 1.5; irradiance = 1000W/m²; cell temp. 25ºC
* Maximum power at delivery. For guarantee conditions, please check our guarantee document.
** Installation need to be registered through our website **www.panasonicsolarwarranty.com** within 60 days in order to receive twenty-five (25) year Product workmanship. Otherwise, Product Workmanship will be only fifteen (15) years.
*** 1st year 97%, after 2nd year 0.26% annual degradation to year 25.
[1] STC: Cell temp. 25ºC, AM1.5, 1000W/m²
[2] Safety locking clip (PV-55514) is not supplied with the module.
NOTE: Specifications and information above may change without notice.

PERFORMANCE WARRANTY



DIMENSIONS

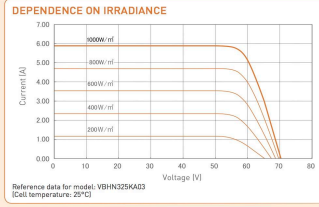


****Mount Locations and Static Load**

Mounting locations range (inch)	L1	0	9.1	9.1	-
	L2	17.7	16.9	13.2	-
	S1	-	-	-	8
	S2	-	-	-	9.8
Wind/Snow Load (Front)		50 psf (2400 Pa)	112 psf (5400 Pa)	112 psf (5400 Pa)	50 psf (2400 Pa)
Wind Load (Back)		30 psf (1440 Pa)	112 psf (5400 Pa)	112 psf (5400 Pa)	30 psf (1440 Pa)

Please refer to installation manual for different loads.

DEPENDENCE ON IRRADIANCE



Reference data for model: VBHN325KA03
(Cell temperature: 25ºC)

⚠CAUTION! Please read the installation manual carefully before using the products.

Used electrical and electronic products must not be mixed with general household waste. For proper treatment, recovery and recycling of old products, please take them to applicable collection points in accordance with your national legislation.

Panasonic

Panasonic Eco Solutions of North America
Two Riverfront Plaza, 5th Floor, Newark, NJ 07102
panasonicHIT@us.panasonic.com
na.panasonic.com/us/solarpanels

All Rights Reserved © 2019 COPYRIGHT Panasonic Corporation
Specifications are subject to change without notice
08/2017

RS1749405_3.14.19

ACK SMART
(508) 257-1786
www.ACKsmart.com

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
3.9 KW DC, 7.6 KW AC

OWNER:	ROSENFELD, ERIC
SITE ADDRESS:	57 QUIDNET RD
CITY, STATE, ZIP:	NANTUCKET, MA 02554
MAP: 21	PARCEL: 89

REVISIONS

	MM/DD/YY	REMARKS
1	5/15/2020	SUBMITTED FOR HDC & PERMITTING REVIEW.
2		
3		
4		
5		

PV 04

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. Incomplete applications will not be reviewed by the HDC. Please see other side for submittal requirements.

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.

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

PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°: 136

Street & Number of Proposed Work: 34 MEADOW VIEW DR

Owner of record: NOREEN SLAVITZ

Mailing Address: 34 MEADOW VIEW DR
NANTUCKET MA 02554

Contact Phone #: 508 325 2914 E-mail: slavitz@comcast.com

AGENT INFORMATION (if applicable)

Name: ACK SMART

Mailing Address: 61 OLD SOUTH RD #300
NANTUCKET MA 02554

Contact Phone #: 781 325 6128 E-mail: SOLAR@ACKSMART.COM

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 ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☒ Other INSTALL BLACK ASPHALT SHINGLE ROOF AND 24 ALL BLACK SOLAR MODULES TO SOUTH ROOF

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ 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 _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) BLACK SHINGLE

Fence: Height: _____
Type: _____
Length: _____

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 _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ 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 _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

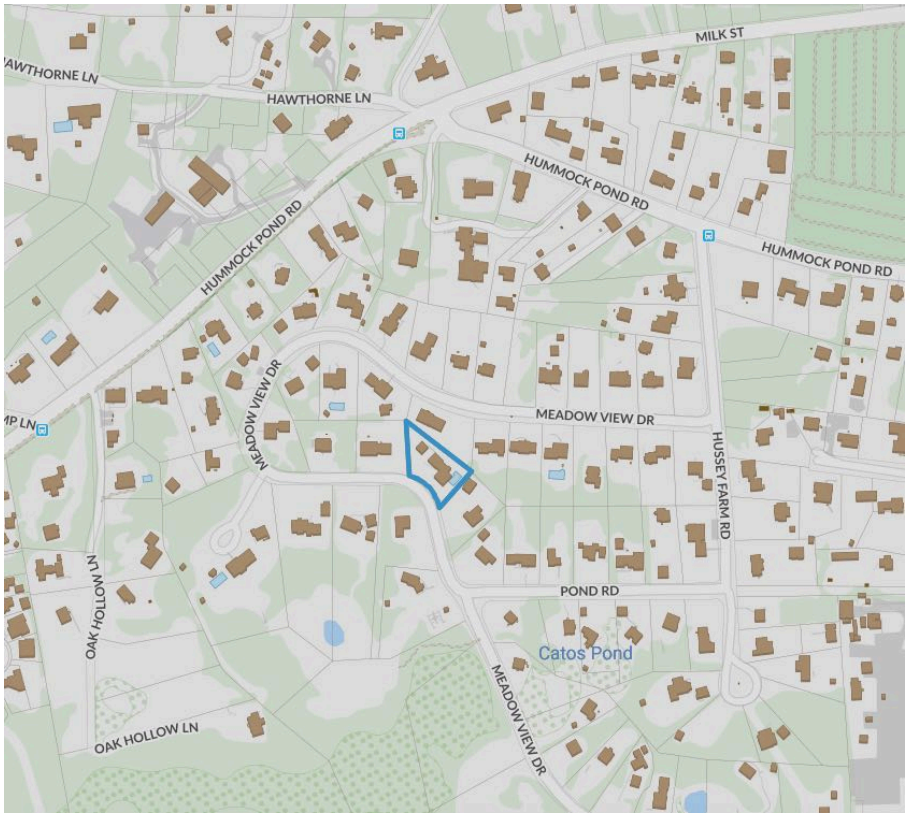
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

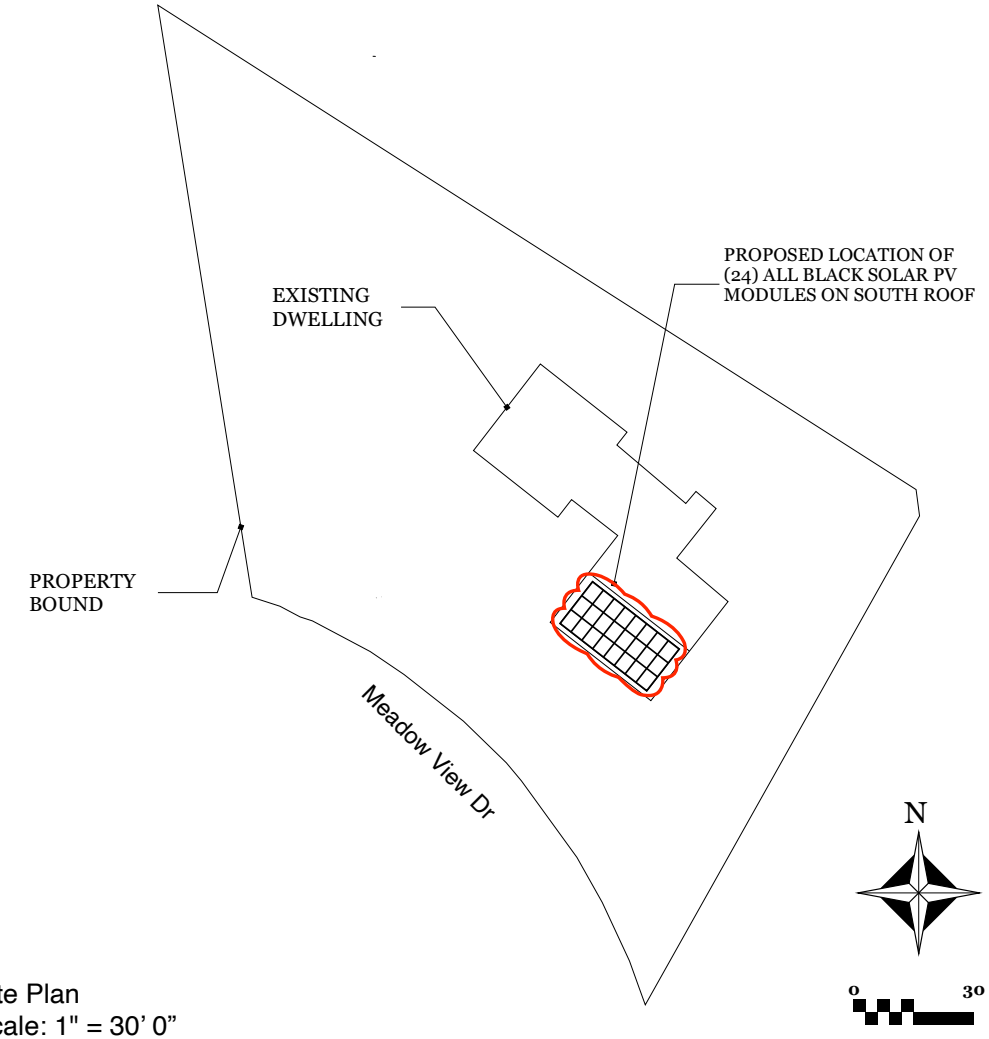
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 5/19/2020 Signature of owner of record _____ Signed under penalties of perjury



locus map
Scale: not to scale

ZONING CLASS: R20
Front Setback: 30 ft
Side/Rear setback: 10 ft



Site Plan
Scale: 1" = 30' 0"

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

ROOFTOP Solar Array
7.8 kW DC, 11.4 kW AC

Owner:	Slavitz, Noreen
Site Sddress:	34 Meadow View Dr
City, State, Zip:	Nantucket, MA 02554
Map: 56	Parcel: 136

REVISIONS

	MM/DD/YY	REMARKS
1	5/11/2020	Submitted for HDC & permitting review.
2		
3		
4		
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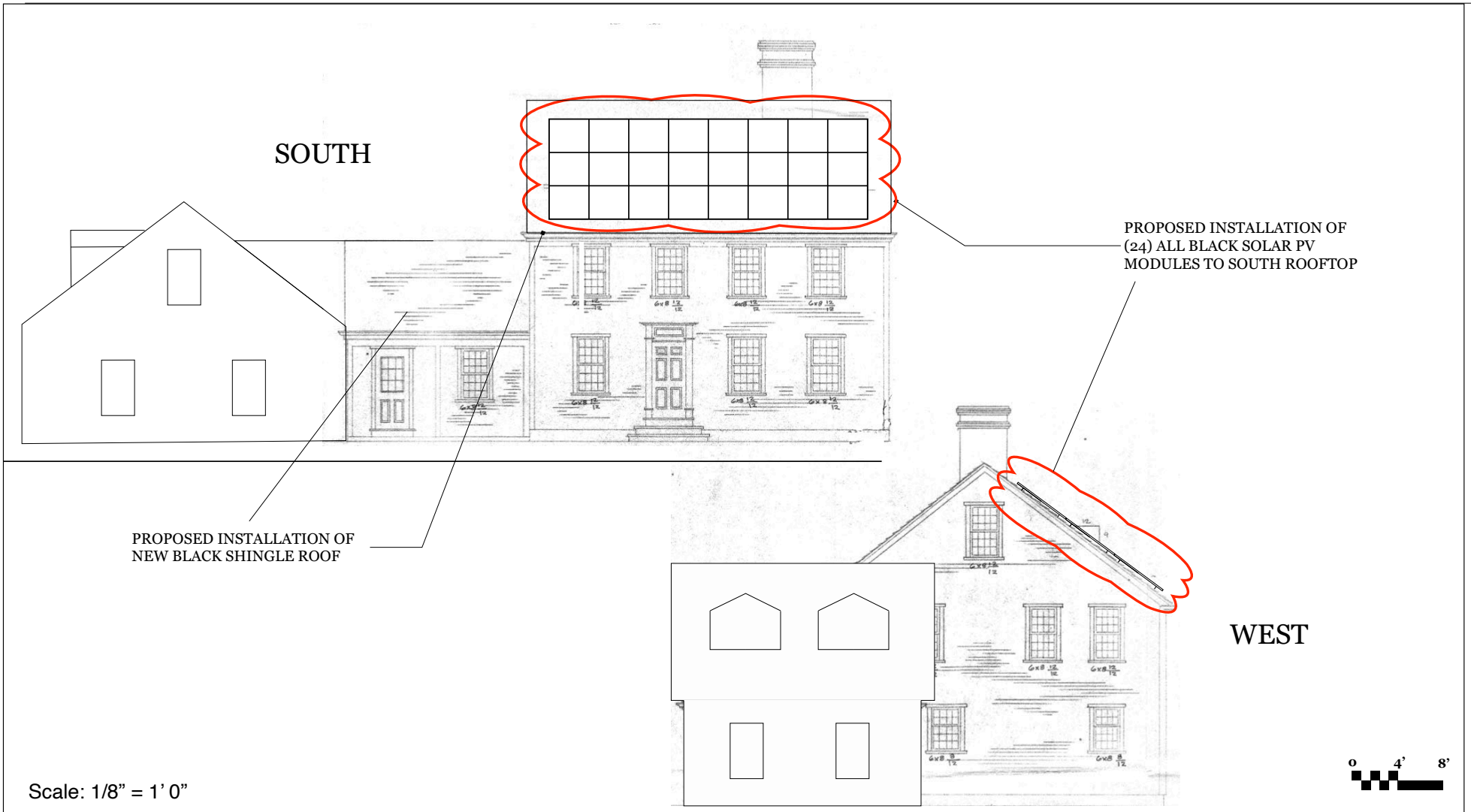
PV 01



Scale: 1/8" = 1' 0"

ACK SMART
(508) 257-1786
www.ACKsmart.com

Proposed Elevations

ROOFTOP Solar Array
7.8 kW DC, 11.4 kW AC

Owner:	Slavitz, Noreen
Site Sddress:	34 Meadow View Dr
City, State, Zip:	Nantucket, MA 02554
Map: 56	Parcel: 136

REVISIONS

	MM/DD/YY	REMARKS
1	5/11/2020	Submitted for HDC & permitting review.
2		
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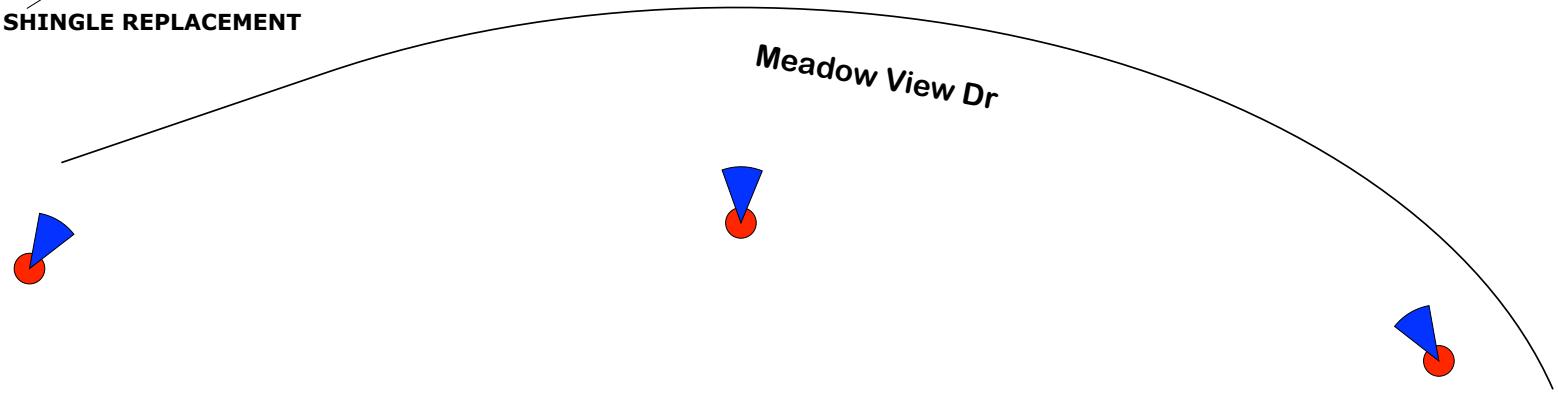
PV 02

BLACK ROOF SHINGLE REPLACEMENT



ACK SMART
(508) 257-1786
www.ACKsmart.com

Photos

ROOFTOP Solar Array
7.8 kW DC, 11.4 kW AC

Owner:	Slavitz, Noreen
Site Sddress:	34 Meadow View Dr
City, State, Zip:	Nantucket, MA 02554
Map: 56	Parcel: 136

REVISIONS

	MM/DD/YY	REMARKS
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PV 03

34 Meadow View Dr

11 Pond Rd

On 2/20/2018, by a unanimous vote, **11 Pond Rd** was approved for a solar roof array on condition of black shingle roof.
The array is visible from Pond Rd when approaching from the west.

HDC Minutes from Tuesday, February 20, 2018

9. Kuszpa, Anne	11 Pond Road	Roof top solar	56-155	Karen Alence

Voting	Coombs (acting chair), Oliver, Welch, Watterson
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.
Representing	**Karen Alence** – Reviewed changes made per previous concerns. Anne Kuszpa
Public	None
Concerns (5:32)	**Welch** – He believes it's appropriate subject to full-cover vegetated screening and with a fascia around the visible sides **Oliver** – Prefers the full-roof array. When the roof is reshingled, it should be done in black. **Watterson** – This doesn't have a real street presence and the proposed screening is appropriate. **Coombs** – Confirmed that the panels shown on the Truro Arts Center will not be what goes on this roof.
Motion	**Motion to Approve through staff with the addition of two deciduous trees for screening located per Exhibit A and when the roof is reshingled, it is to be black and with accessory molding on the visible sides. (Welch)**
Vote	Carried unanimously Certificate # **69714**

ACK SMART
(508) 257-1786
www.ACKsmart.com

Comperable Project

ROOFTOP Solar Array
7.8 kW DC, 11.4 kW AC

Owner:	Slavitz, Noreen
Site Sddress:	34 Meadow View Dr
City, State, Zip:	Nantucket, MA 02554
Map: 56	Parcel: 136

REVISIONS

	MM/DD/YY	REMARKS
1	5/11/2020	Submitted for HDC & permitting review.
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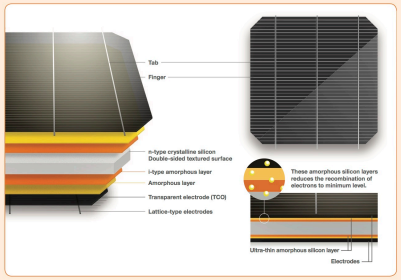
PV 04

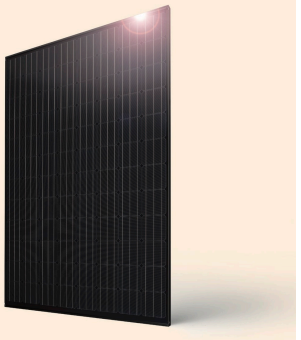
HIT Photovoltaic Module

Panasonic

N325K / N320K

Panasonic's unique heterojunction technology uses ultra-thin amorphous silicon layers. These thin dual layers reduce losses, resulting in higher energy output than conventional panels.





Panasonic HIT® Black is the brand new all-black module which features high efficiency 19.4%, industry leading temperature coefficient of -0.258% /ºC and a sleek design. Powerful and aesthetically designed to make your roof look great.

TOP PERFORMER 2018 DNV·GL PV MODULE RELIABILITY SCORECARD

Our competitive advantages

High Efficiency at High Temperatures
As temperature increases, HIT® continues to perform at high levels due to the industry leading temperature coefficient of -0.258% /ºC. No other module even comes close to our temperature characteristics. That means more energy throughout the day.

25 Year Product and Performance Warranty**
Industry leading 25 year product workmanship and performance warranty is backed by a century old company- Panasonic. Power output is guaranteed to 90.76% after 25 years, far greater than other companies.

Quality and Reliability
Panasonic's vertical integration, 21 years of experience manufacturing HIT® and 20 internal tests beyond those mandated by current standards provides extreme quality assurance.

Higher Efficiency 19.4%
Enables higher power output and greater energy yields. HIT® provides maximum production for your limited roof space.

Low Degradation
HIT "N-type" cells result in extremely Low Light Induced Degradation (LID) and zero Potential Induced Degradation (PID) which supports reliability and longevity. This technology reduces annual degradation to 0.26% compare to 0.70% in conventional panels, guaranteeing more power for the long haul.

Enhanced Frame Design
A new 40mm frame increases durability and strength, being able to handle loads of up to 5400Pa. Also, the water drainage system gives rain water and snow melt a place to go, reducing water stains and soiling. Less dirt on the module means more sunlight getting through to generate power.

HIT® is a registered trademark of Panasonic Group

HIT Photovoltaic Module

Panasonic

N325K / N320K

ELECTRICAL SPECIFICATIONS

Model	VBHN325KA03	VBHN320KA03
Rated Power (Pmax)[1]	325W	320W
Maximum Power Voltage (Vpm)	59.2V	58.7V
Maximum Power Current (Ipm)	5.50A	5.46A
Open Circuit Voltage (Voc)	70.9V	70.5V
Short Circuit Current (Isc)	5.94A	5.89A
Temperature Coefficient (Pmax)	-0.258%/ºC	-0.258%/ºC
Temperature Coefficient (Voc)	-0.17V/ºC	-0.16V/ºC
Temperature Coefficient (Isc)	3.27mA/ºC	3.21mA/ºC
NOCT	44.0ºC	44.0ºC
CEC PTC Rating (Tentative)	302.4	297.6
Cell Efficiency	21.8%	21.5%
Module Efficiency	19.4%	19.1%
Watts per Ft.²	18.03W	17.8W
Maximum System Voltage	600V	600V
Series Fuse Rating	15A	15A
Warranted Tolerance (-/+)	+10%/-0%*	+10%/-0%*

MECHANICAL SPECIFICATIONS

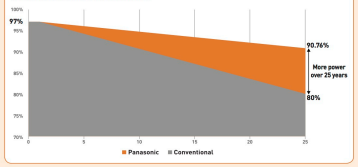
Model	VBHN325KA03, VBHN320KA03
Internal Bypass Diodes	4 Bypass Diodes
Module Area	18.02 Ft.² (1.67m²)
Weight	41.89 Lbs (19kg)
Dimensions LxWxH	62.6 x 41.5 x 1.6 (1590x1053x40mm)
Cable Length +Male/-Female	40.2/40.2 in. (1020/1020 mm)
Cable Size / Type	No. 12 AWG / PV Cable
Connector Type[2]	Multi-Contact® Type IV (MC4™)
Static Wind / Snow Load	112 PSF (5400Pa)****
Pallet Dimensions LxWxH	65.3x43.7x48.5 in. (USA) 63.7x42.2x46.4 in. (Malaysia)
Quantity per Pallet / Pallet Weight	24 pcs./1049 Lbs. (476 kg)
Quantity per 40' Container	672 pcs.
Quantity per 20' Container	288 pcs.

Operating Conditions & Safety Ratings

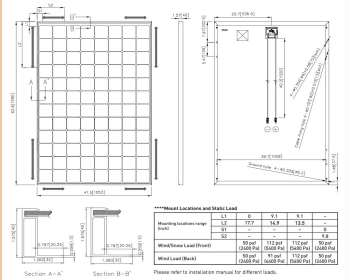
Model	VBHN325KA03, VBHN320KA03
Operating Temperature	-40ºF to 185ºF (-40ºC to 85ºC)
Hail Safety Impact Velocity	1" hailstone (25mm) at 52 mph (23m/s)
Safety & Rating Certifications	UL 1703, cUL Certified by UL LLC. CEC, FSEC, ISO9001
UL 1703 Fire Classification	Type 2
Limited Warranty	25** Yrs Workmanship and Power Output (Linear)***
Manufacturing Locations	USA and Malaysia

NOTE: Standard Test Conditions: Air mass 1.5; irradiance = 1000W/m²; cell temp. 25ºC
* Maximum power at delivery. For guarantee conditions, please check our guarantee document.
** Installation need to be registered through our website **www.panasonicsolarwarranty.com** within 60 days in order to receive twenty-five (25) year Product workmanship. Otherwise, Product Workmanship will be only fifteen (15) years.
*** 1st year 97%, after 2nd year 0.26% annual degradation to year 25.
[1] STC: Cell temp. 25ºC, AM1.5, 1000W/m²
[2] Safety locking clip (PV-55H4) is not supplied with the module.
NOTE: Specifications and information above may change without notice.

PERFORMANCE WARRANTY



DIMENSIONS

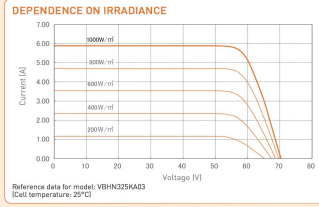


****Mount Locations and Static Load**

Mounting locations range (inch)	L1	0	9.1	8.1	-
	L2	17.7	16.7	13.2	-
	S1	-	-	-	8
	S2	-	-	-	9.8
Wind/Snow Load (Front)		50 psf (2400 Pa)	112 psf (5400 Pa)	112 psf (5400 Pa)	50 psf (2400 Pa)
Wind Load (Back)		30 psf (1600 Pa)	112 psf (5400 Pa)	112 psf (5400 Pa)	30 psf (1600 Pa)

Please refer to installation manual for different loads.

DEPENDENCE ON IRRADIANCE



Reference data for model: VBHN325KA03
(Cell temperature: 25ºC)

⚠CAUTION! Please read the installation manual carefully before using the products.

Used electrical and electronic products must not be mixed with general household waste. For proper treatment, recovery and recycling of old products, please take them to applicable collection points in accordance with your national legislation.

Panasonic
Panasonic Eco Solutions of North America
Two Riverfront Plaza, 5th Floor, Newark, NJ 07102
panasonicHIT@us.panasonic.com
na.panasonic.com/us/solarpanels

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Specifications are subject to change without notice.
08/2017

RS1749405_3.14.19

ACK SMART
(508) 257-1786
www.ACKsmart.com

pv module specifications

ROOFTOP Solar Array
7.8 kW DC, 11.4 kW AC

Owner:	Slavitz, Noreen
Site Sddress:	34 Meadow View Dr
City, State, Zip:	Nantucket, MA 02554
Map: 56	Parcel: 136

REVISIONS

	MM/DD/YY	REMARKS
1	5/11/2020	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 05

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.

FOR OFFICE USE ONLY

Fee Paid: $ _____

Date application received: _____

Must be acted on by: _____

Extended to: _____ Disapproved: _____

Approved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

PROPERTY DESCRIPTION

TAX MAP N°: 69 PARCEL N°: 321

Street & Number of Proposed Work: 27 TOMAHAWK RD

Owner of record: RICHARD TRAVERSONE

Mailing Address: PO BOX 3371 NANTUCKET MA 02554

Contact Phone #: 508 325-3147 E-mail: rich1370@comcast.net

AGENT INFORMATION (if applicable)

Name: ACK SMART

Mailing Address: 61 OLD SOUTH RD #500 NANTUCKET MA 02554

Contact Phone #: 508 257 1726 E-mail: SOLAR@ACKSMART.COM

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 ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other INSTALL 21 ALL BLACK SOLAR PV MODULES TO SOUTH ROOF

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Size: _____ ☐ 1st floor ☐ 2nd floor

Size of Structure or Addition: Length: _____ Width: _____

Sq. Footage 1st floor: _____

Sq. footage 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 _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers ☐ Other _____

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____

Roof Pitch: Main Mass _____/12 _____ Secondary Mass _____/12 _____ Dormer _____/12 _____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural ☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) METAL

Fence: Height: _____ Type: _____ Length: _____

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 _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ 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 _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

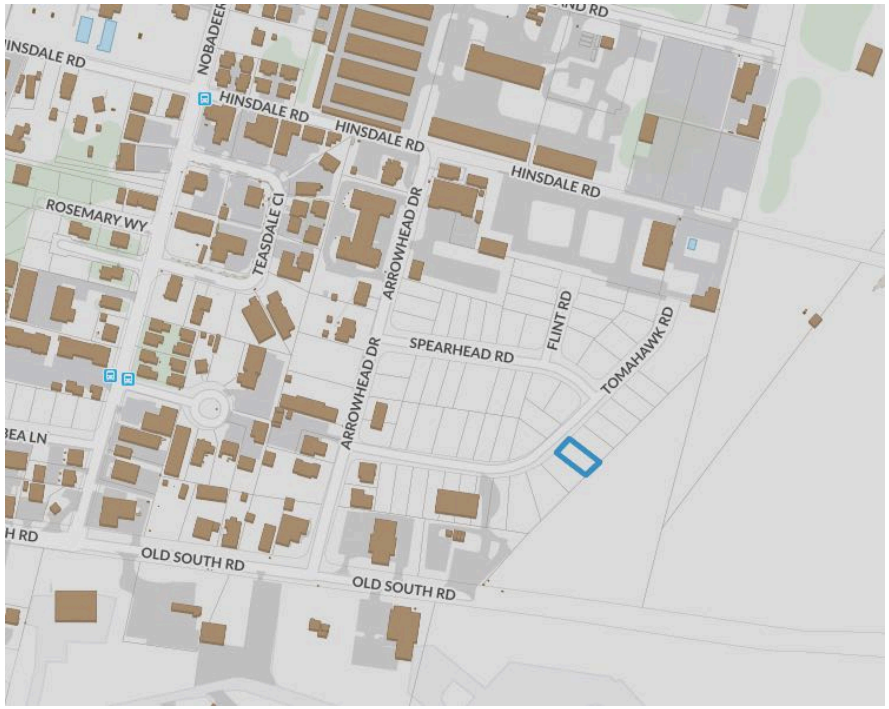
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

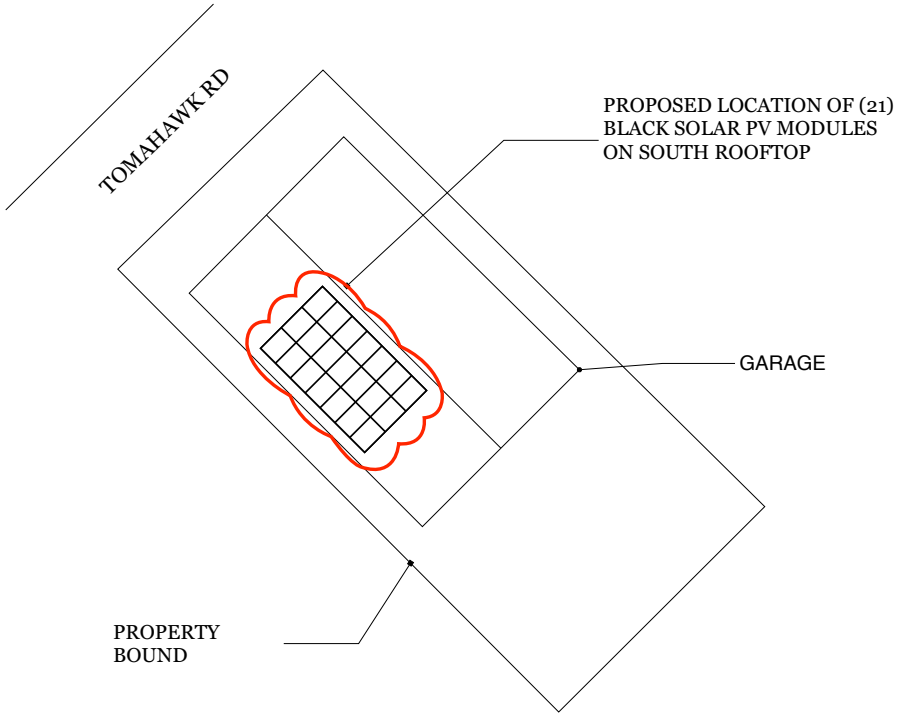
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 5/14/2020 Signature of owner of record _____ Signed under penalties of perjury



locus map
Scale: not to scale

ZONING CLASS: CI
Front Setback: 20 ft
side/rear setback: 10 ft



0 10 20

Site Plan
Scale: 1" = 20' 0"

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

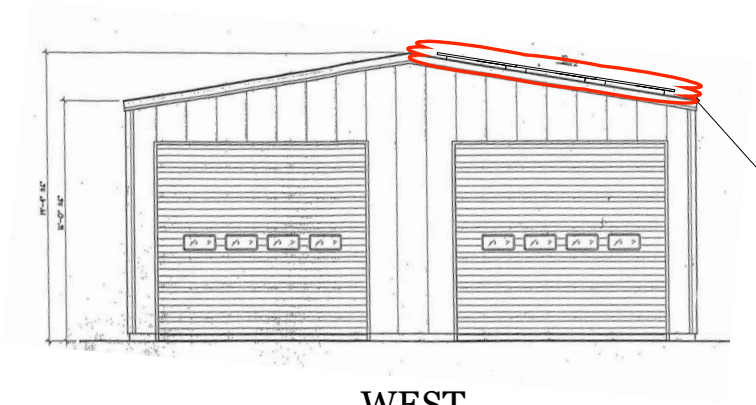
ROOFTOP solar Array
6.8 kw dc, 7.6 kW ac

Owner:	Richard Travaglione
Site Address:	27 TOMAHAWK ROAD
City, State, Zip:	Nantucket, MA 02554
Map: 69	Parcel: 321

REVISIONS

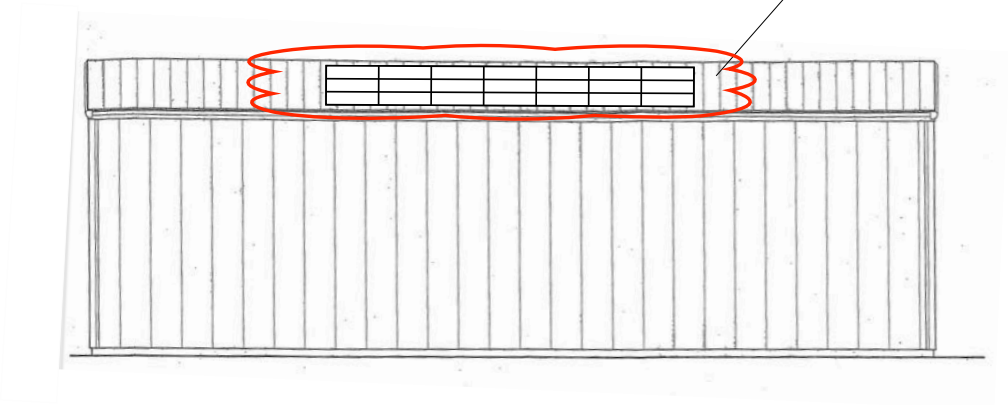
	MM/DD/YY	REMARKS
1	5/11/2020	Submitted for permitting review.
2		
3		
4		
5		

PV 01



WEST

PROPOSED INSTALLATION OF
(21) ALL BLACK SOLAR PV
MODULES TO SOUTH ROOFTOP



SOUTH

Scale: 1/8” = 1’ 0”

0 4’ 8’

ACK SMART
(508) 257-1786
www.ACKsmart.com

Proposed Elevations

ROOFTOP solar Array
6.8 kw dc, 7.6 kW ac

Owner:	Richard Travaglione
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REVISIONS

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1	5/11/2020	Submitted for permitting review.
2		
3		
4		
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PV 02

TOMAHAWK RD

ACK SMART
(508) 257-1786
www.ACKsmart.com

photos

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Owner:	Richard Travaglione
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City, State, Zip:	Nantucket, MA 02554
Map: 69	Parcel: 321

REVISIONS

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PV 03

HIT Photovoltaic Module

Panasonic

N325K / N320K

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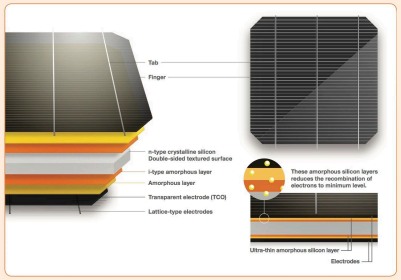

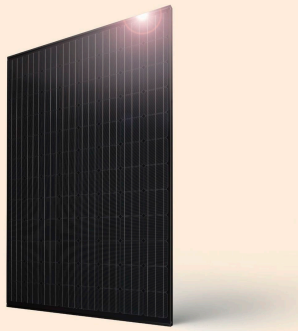

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Panasonic

N325K / N320K

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Quantity per Pallet / Pallet Weight	24 pcs./1049 Lbs. (476 kg)
Quantity per 40' Container	672 pcs.
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Hail Safety Impact Velocity	1" hailstone (25mm) at 52 mph (23m/s)
Safety & Rating Certifications	UL 1703, cUL Certified by UL LLC. CEC, FSEC, ISO9001
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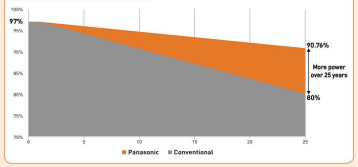
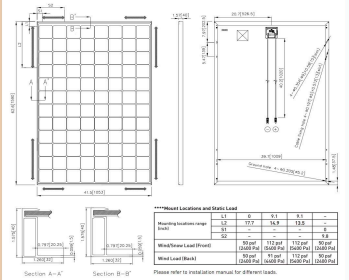
PERFORMANCE WARRANTY



DIMENSIONS



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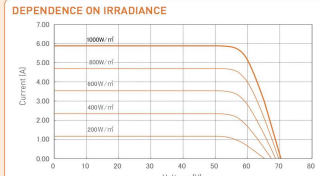
DEPENDENCE ON IRRADIANCE



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(Cell temperature: 25ºC)

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Panasonic
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Two Riverfront Plaza, 5th Floor, Newark, NJ 07102
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RS1749405_3.14.19

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REVISIONS

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PV 04

CERTIFICATE NO: _____ DATE ISSUED: _____

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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°: 38 PARCEL N°. 36

Street & Number of Proposed Work: 220 Eel Point Rd.

Owner of record: Young Michael F TRST

Mailing Address: 800 Andorra Rd.
Lafayette Hill, PA 19444

Contact Phone #: _____ E-mail: mfy@mfyoung.com

AGENT INFORMATION (if applicable)

Name: Julie Jordin

Mailing Address: P.O. Box 3153
Nantucket, MA 02584

Contact Phone #: (508) 560-6611 E-mail: julie@juliejordin.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~~ ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Freestanding CT Fieldstone wall

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ 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 _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Deck/Patio Size:
(1) 18'x20'
(1) 20'x22'
(1) 10'x15'
(1) 18'x14'

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

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 _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ 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 _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Gravel Walkways _____ Walls CT Fieldstone

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

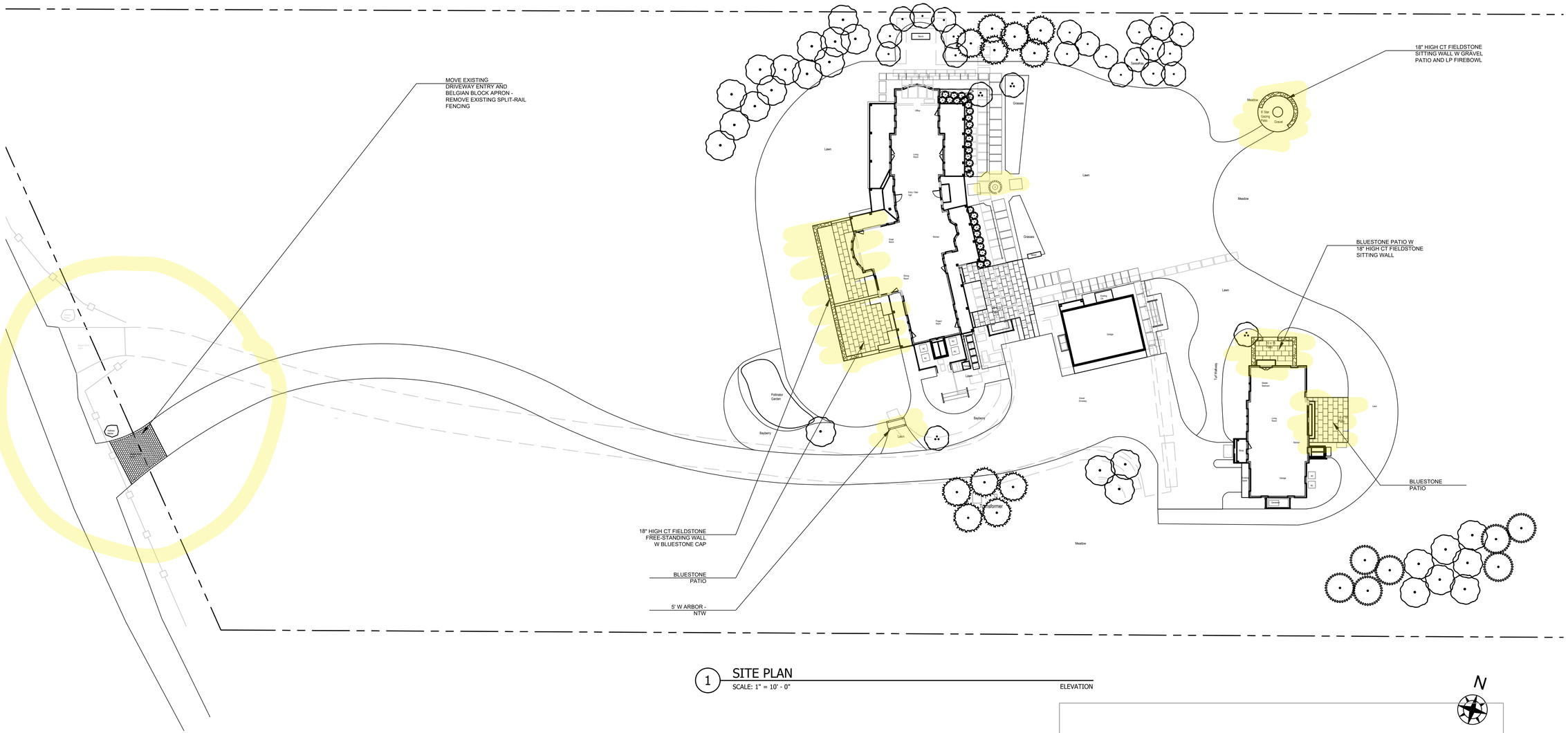
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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.

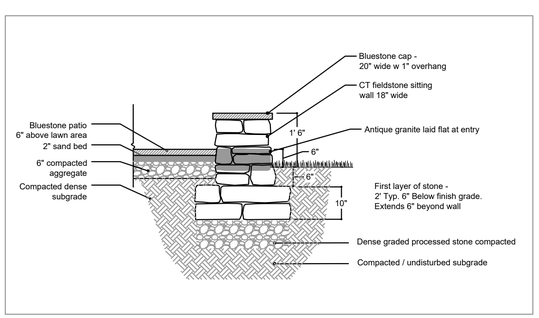
Date 5/14/20 Signature of owner of record Julie M Jordin Signed under penalties of perjury

Scanned with CamScanner



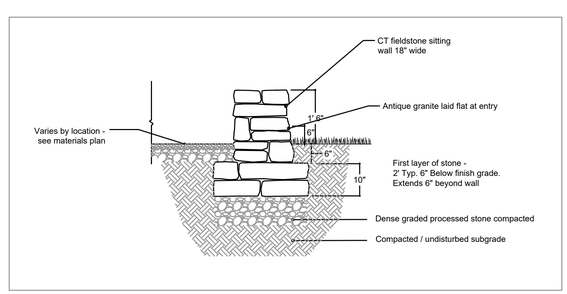
1 SITE PLAN

SCALE: 1" = 10' - 0" ELEVATION



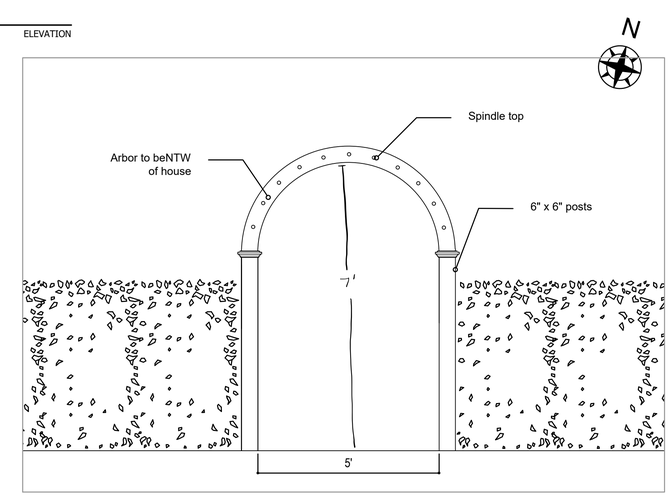
2 DRY LAID FIELDSTONE WALL W CAP AND GRANITE STEP

SCALE: 1/2" = 1' - 0" SECTION



3 DRY LAID FREE STANDING FIELDSTONE WALL

SCALE: 1/2" = 1' - 0" SECTION



4 5' WIDE ARBOR - NTW

SCALE: 1/2" = 1' - 0" ELEVATION

JULIE JORDIN
THE GARDEN DESIGN COMPANY

SURVEYOR
Bracken Engineering, Inc.
508.825.0044

ARCHITECT
S.M. Roettke Design, Inc.
508.825.7588

GENERAL NOTES

Drawing are based on plans provided by architects and surveyor. Please notify designer of any discrepancies.

220 Eel Point Rd.
Nantucket, MA

DATE: 5/14/20
SCALE: 1" = 10'
DRAWN BY: Julie Jordin
MAP/PARCEL: 38 / 36
ZONING: LUG2
REVISION:

L1.1
SITE PLAN

P.O. BOX 3153
NANTUCKET, MA 02583
508.325.4080
www.juliejordin.com

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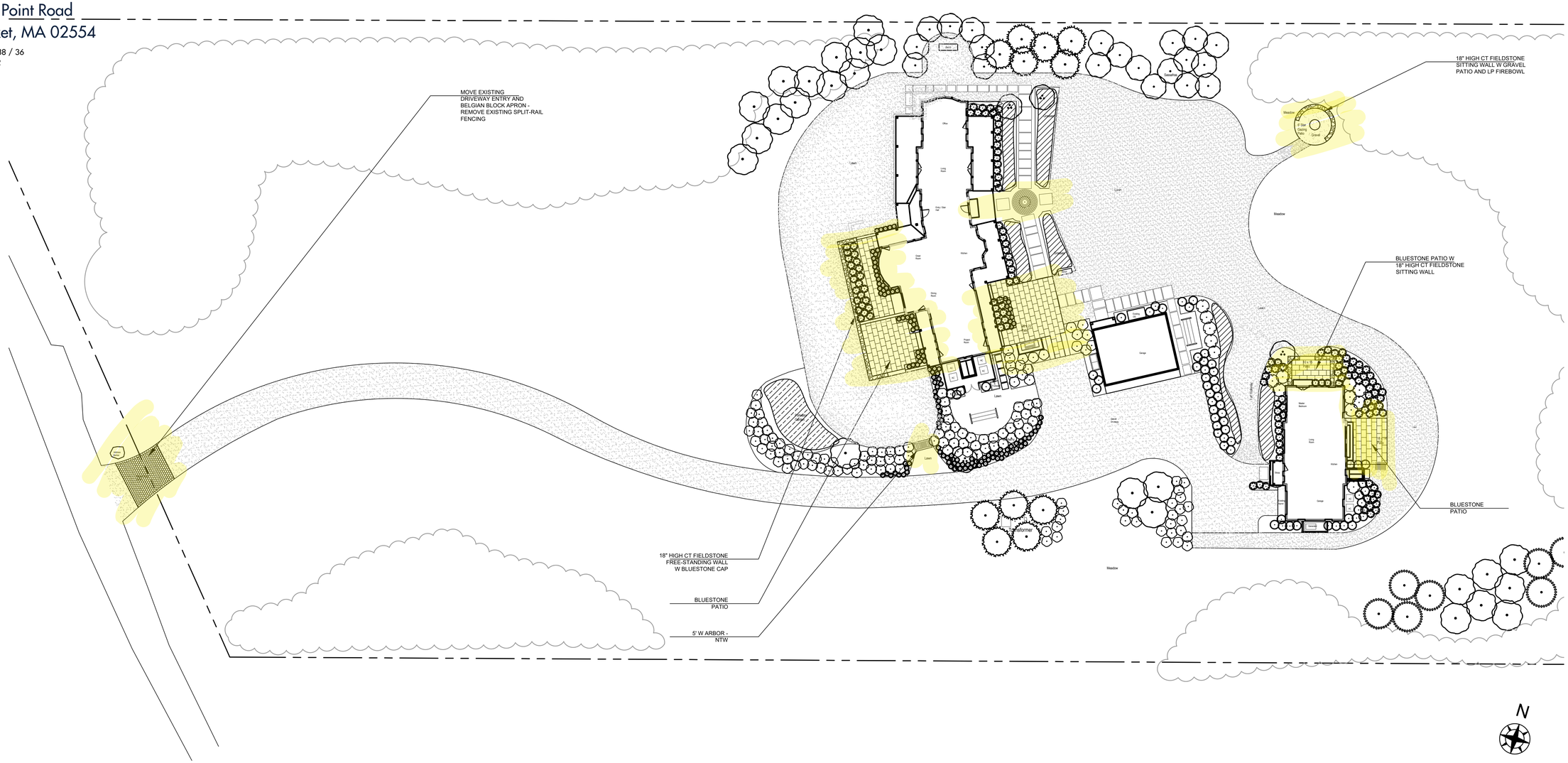
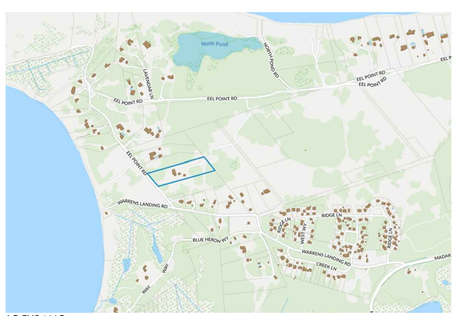
JULIE JORDIN
THE GARDEN DESIGN COMPANY

220 Eel Point Road
Nantucket, MA 02554

MAP/PARCEL: 38 / 36
ZONING: LUG2



SITE PLAN
SCALE: 1" = 20'



LOCUS MAP

CT FIELDSTONE WALL

THE GARDEN DESIGN COMPANY
P.O. BOX 3153
NANTUCKET, MA 02583
508.325.4080
www.juliejordin.com

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.

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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

PROPERTY DESCRIPTION

TAX MAP N°: 09 PARCEL N°. 1

Street & Number of Proposed Work: 7 - NOBADEER FM RD

Owner of record: NANTUCKET ISLAND LAND BANK

Mailing Address: 22 - BROAD ST
NANTUCKET MA 02554

Contact Phone #: (508) 228-7504 E-mail: mwvoigt@nantucket-ma.gov

AGENT INFORMATION (if applicable)

Name: MARK VOIGT

Mailing Address: 188 - MADAKET RD
NANTUCKET MA 02554

Contact Phone #: 508 922-5086 E-mail: mwvoigt@nantucket-ma.gov

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New ~~Dwelling~~ Fieldhouse ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 46' Sq. Footage 1st floor: 2116 Decks/Patio: Size: 378 sf ☑ 1st floor ☐ 2nd floor

Width: 46' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 8" South 8" East 8" West 8"

Height of ridge above final finish grade: North 20'-7" South 20'-7" East 20'-7" West 20'-7"

Additional Remarks

Historic Name: N/A

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
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 6 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) METAL - STANDING SEAM

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☑ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): ALUM

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☑ Other DECORATIVE GLASS @ Gable ENDS.

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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Date 4/29/2020 Signature of owner of record [signature] Signed under penalties of perjury

NOBADEER FIELDHOUSE

TOWN OF NANTUCKET

NOBADEER FARM ROAD
NANTUCKET, MA 02554

APRIL 2020

Weston & Sampson

Weston & Sampson Engineers, Inc.
100 Foxborough Boulevard Suite 250
Foxborough, MA 02035
(508) 698-3034 (800) SAMPSON
www.westonandsampson.com

Draft

LOCATION PLAN

PROGRESS PRINT
DATE: 4/22/2020 2:30:48 PM
NOT FOR CONSTRUCTION

ISSUED FOR:
HISTORIC DISTRICT COMMISSION

GENERAL NOTES

1. PROPERTY LINES, SITE SURVEY AND TOPOGRAPHICAL INFORMATION BASED FROM A COMPILATION OF THE TOWN OF NANTUCKET, MA GIS, RECORD DRAWINGS AND ON THE GROUND SURVEYS PERFORMED BY WESTON & SAMPSON, TOWN OF NANTUCKET, AND WDA DESIGN GROUP.

2. CONTOURS AND ELEVATIONS SHOWN ON NAVD88 VERTICAL DATUM BASED ON GPS OBSERVATIONS.

3. NORTH ORIENTATION IS TRUE NORTH BASED ON GPS OBSERVATIONS TAKEN AT THE TIME OF THE FIELD SURVEY. MAPPING PREPARED ON NADV83 STATE PLANE COORDINATE SYSTEM-MASSACHUSETTS MAINLAND ZONE.

4. REFER TO GENERAL SYMBOLS FOR SURVEY LEGEND. ALL BIDDERS ARE REQUIRED TO INSPECT THE PROJECT SITE IN ITS ENTIRETY PRIOR TO SUBMITTING THEIR BID, AND BECOME FAMILIAR WITH ALL CONDITIONS AS THEY MAY AFFECT THEIR BID. CONTRACTOR AND SUB-CONTRACTOR SHALL BE FAMILIAR WITH ALL DRAWINGS AND SPECIFICATIONS PRIOR TO COMMENCING THE CONSTRUCTION.

5. LOCATIONS OF ANY UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF SUCH UTILITIES, PROTECTING ALL EXISTING UTILITIES AND REPAIRING ANY DAMAGE DONE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE COORDINATION WITH UTILITY COMPANIES AND PUBLIC AGENCIES AND FOR OBTAINING ALL REQUIRED PERMITS AND PAYING ALL REQUIRED FEES. IN ACCORDANCE WITH M.G.L. CHAPTER 82, SECTION 40, INCLUDING AMENDMENTS, CONTRACTORS SHALL NOTIFY ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES IN WRITING PRIOR TO EXCAVATION. CONTRACTOR SHALL ALSO CALL "DIG SAFE" AT (888) 344-7233 NO LESS THAN 72 HOURS, (EXCLUSIVE OF WEEKENDS AND HOLIDAYS), PRIOR TO SUCH EXCAVATION. DOCUMENTATION OF REQUESTS SHALL BE PROVIDED TO OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION WORK.

6. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR AND THE INFORMATION FURNISHED TO THE OWNER'S REPRESENTATIVE FOR RESOLUTION OF THE CONFLICT.

7. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY OWNER AT NO ADDITIONAL COST TO THE TOWN OF NANTUCKET, MA.

8. CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL DRAWINGS AND SPECIFICATIONS TO DETERMINE THE EXTENT OF EXCAVATION AND DEMOLITION REQUIRED TO RECEIVE SITE IMPROVEMENTS.

9. ANY DISCREPANCIES OR CONFLICTS BETWEEN THE DRAWINGS AND EXISTING CONDITIONS, EXISTING CONDITIONS TO REMAIN, TEMPORARY CONSTRUCTION, PERMANENT CONSTRUCTION AND WORK OF ADJACENT CONTRACTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING. ITEMS ENCOUNTERED IN AREAS OF EXCAVATION THAT ARE NOT INDICATED ON THE DRAWINGS, BUT ARE VISIBLE ON SURFACE, SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE REMOVED AT NO ADDITIONAL COST TO THE OWNER.

10. ANY ALTERATIONS TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE GENERAL CONTRACTOR ON "AS BUILT" DRAWINGS.

11. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS OUTSIDE THE PROJECT LIMITS, SHALL BE RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR AT NO ADDITIONAL COST AND TO THE SATISFACTION OF THE OWNER.

12. ALL WORK SHOWN ON THE PLANS AS BOLD SHALL REPRESENT PROPOSED WORK. THE TERM "PROPOSED (PROP)" INDICATES WORK TO BE CONSTRUCTED USING NEW MATERIALS OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE AND RESET (R&R)" OR "REMOVE AND SALVAGE (R&S).

13. ALL KNOWN EXISTING STATE, COUNTY AND TOWN LOCATION LINES AND PRIVATE PROPERTY LINES HAVE BEEN ESTABLISHED FROM AVAILABLE INFORMATION AND ARE INDICATED ON THE PLANS.

14. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT HIS EMPLOYEES, AS WELL AS PUBLIC USERS FROM INJURY DURING THE ENTIRE CONSTRUCTION PERIOD USING ALL NECESSARY SAFEGUARDS, INCLUDING BUT NOT LIMITED TO, THE ERECTION OF TEMPORARY WALKS, STRUCTURES, PROTECTIVE BARRIERS, COVERING, OR FENCES AS NEEDED.

15. THE CONTRACTOR SHALL SUPPLY THE OWNER WITH THE NAME OF THE OSHA "COMPETENT PERSON" PRIOR TO CONSTRUCTION.

16. FILLING OF EXCAVATED AREAS SHALL NOT TAKE PLACE WITHOUT THE PRESENCE OR PERMISSION OF OWNER OR OWNER'S REPRESENTATIVE.

17. EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES. NO STOCKPILING OF MATERIAL, EQUIPMENT OR VEHICULAR TRAFFIC SHALL BE ALLOWED WITHIN THE DRIP LINE OF TREES TO REMAIN. NO GUYS SHALL BE ATTACHED TO ANY TREE TO REMAIN. WHEN NECESSARY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE, THE CONTRACTOR SHALL ERECT TEMPORARY BARRIERS FOR THE PROTECTION OF EXISTING TREES DURING CONSTRUCTION.

18. TREES AND SHRUBS WITHIN THE LIMITS OF WORK SHALL BE REMOVED ONLY UPON THE APPROVAL OF THE OWNER'S REPRESENTATIVE OR AS NOTED ON THE PLANS.

19. NO FILLING SHALL OCCUR AROUND EXISTING TREES TO REMAIN WITHOUT THE APPROVAL OF THE OWNER OR OWNER REPRESENTATIVE.

20. THE CONTRACTOR SHALL REMOVE ALL SURFACE VEGETATION PRIOR TO GRADING THE SITE. TREES AND STUMPS SHALL BE REMOVED AND DISPOSED COMPLETE BY CONTRACTOR. TEMPORARY EROSION CONTROL MEASURES SHOWN ON THE DRAWINGS (INCLUDING SILT FENCE, STRAW WATTLES, OR SILT SOCKS) SHALL BE INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE TEMPORARY EROSION CONTROL MEASURES THROUGHOUT THE PROJECT WHICH COST SHALL BE INCIDENTAL TO THE PROJECT.

21. ALL UNSUITABLE UNCONTAMINATED EXCESS SOIL FROM CONSTRUCTION ACTIVITIES SHALL BE DISPOSED OF BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE TOWN. REMOVAL ACTIVITIES SHALL BE ACCORDANCE WITH STATE AND LOCAL REGULATIONS AT NO ADDITIONAL COST TO THE TOWN. SUITABLE SOIL EXCAVATION AS PART OF THE PROJECT MUST MEET ONE OR MORE OF THE MATERIAL REQUIREMENTS SPECIFIED IN 31 00 00-EARTHWORK. IF THE CONTRACTOR PROPOSES TO USE THE EXISTING FILL ON SITE BELOW PAVEMENT AREAS, THEY MUST DEMONSTRATE THAT THE FILL MEETS THE REQUIREMENTS PER THE SPECIFICATIONS. ALL EXCAVATED FILL MATERIAL WHICH DOES NOT MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT NO ADDITIONAL COST.

22. CONTRACTOR IS RESPONSIBLE FOR STAKING CONSTRUCTION BASELINES IN FIELD WITH A MA. REGISTERED PROFESSIONAL LAND SURVEYOR. NO CONSTRUCTION WILL BE PERFORMED WITHOUT THE PROPOSED BASELINES AND LAYOUTS APPROVED BY THE ENGINEER.

23. NO FILL SHALL CONTAIN HAZARDOUS MATERIALS.

24. CONTRACTOR SHALL PROVIDE TEMPORARY CONSTRUCTION FENCING TO THE LIMITS DESIGNATED ON THE PLANS. FENCE SHALL NOT IMPEDE TRAVEL WAYS.

25. ANY QUANTITIES SHOWN ON PLANS ARE FOR COMPARATIVE BIDDING PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE PROJECT SITE TO VERIFY ALL QUANTITIES AND CONDITIONS PRIOR TO SUBMITTING BID.

26. ALL EXISTING DRAINAGE FACILITIES OFFSITE SHALL BE MAINTAINED FREE OF DEBRIS, SOIL, SEDIMENT, AND FOREIGN MATERIAL AND OPERATIONAL THROUGHOUT THE LIFE OF THE CONTRACT. REMOVE ALL SOIL, SEDIMENT, DEBRIS AND FOREIGN MATERIAL FROM ALL DRAINAGE STRUCTURES, INCLUDING BUT NOT LIMITED TO, DRAINAGE INLETS, MANHOLES, BASINS AND DRAINAGE STRUCTURES OUTSIDE THE LIMIT OF WORK THAT ARE IMPACTED BY THE WORK FOR THE ENTIRE DURATION OF CONSTRUCTION.

27. CONTRACTOR'S STAGING AREA MUST BE WITHIN THE CONTRACT LIMIT LINE AND IN AREAS APPROVED BY OWNER. ANY OTHER AREAS THAT THE CONTRACTOR MAY WISH TO USE FOR STAGING MUST BE COORDINATED WITH THE OWNER.

28. THE CONTRACTOR SHALL KEEP ALL STREETS, PARKING LOTS AND WALKS THAT ARE NOT RESTRICTED FROM PUBLIC USE DURING CONSTRUCTION BROOM CLEAN AT ALL TIMES. THE CONTRACTOR SHALL USE ACCEPTABLE METHODS AND MATERIALS TO MAINTAIN ADEQUATE DUST CONTROL THROUGHOUT CONSTRUCTION.

29. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OWNER.

30. THE LIMIT OF WORK SHALL BE DELINEATED IN THE FIELD PRIOR TO THE START OF SITE CLEARING OR CONSTRUCTION AND AGREED UPON WITH THE OWNER'S REPRESENTATIVE.

31. DEEP SUMP CATCH BASINS AND STORMWATER BASINS SHALL BE CLEANED FOLLOWING CONSTRUCTION AND SHALL FOLLOW THE OPERATION AND MAINTENANCE PLAN THEREAFTER.

32. HAULING OF EARTH MATERIALS TO AND FROM THE SITE SHALL BE RESTRICTED TO THE HOURS OF 7 AM TO 5 PM.

33. ANY BOULDERS 3 CY OR SMALLER SHALL BE CONSIDERED UNDOCUMENTED FILL AND SHALL BE DISPOSED OF AT NO ADDITIONAL COST TO THE TOWN.

34. WORK ON WEEKENDS SHALL ONLY BE CONDUCTED IF PRIOR WRITTEN PERMISSION IS PROVIDED BY THE TOWN.

35. NO TRUCKS LEFT IDLING ON TOWN STREETS DURING CONSTRUCTION. CONSTRUCTION TRAFFIC AT NO TIME SHALL IMPEDE FLOW OF RESIDENT TRAFFIC.

DEMOLITION & SITE PREPARATION NOTES

1. THE CONTRACTOR SHALL INCLUDE IN THE BID THE COST OF REMOVING ANY EXISTING SITE FEATURES AND APPURTENANCES NECESSARY TO ACCOMPLISH THE CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS. THE CONTRACTOR SHALL ALSO INCLUDE IN THE BID THE COST NECESSARY TO RESTORE SUCH ITEMS IF THEY ARE SCHEDULED TO REMAIN AS PART OF THE FINAL SITE IMPROVEMENTS. REFER TO PLANS TO DETERMINE EXCAVATION, DEMOLITION AND TO DETERMINE THE LOCATION OF THE PROPOSED SITE IMPROVEMENTS.

2. THE OWNER RESERVES THE RIGHT TO REVIEW ALL MATERIALS DESIGNATED FOR REMOVAL AND TO RETAIN OWNERSHIP OF SUCH MATERIALS. IF THE OWNER RETAINS ANY MATERIAL THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE OWNER TO HAVE THOSE MATERIALS REMOVED OFF SITE AT NO ADDITIONAL COST.

3. UNLESS SPECIFICALLY NOTED TO BE REMOVED / SALVAGED (R&S), ALL SITE FEATURES CALLED FOR REMOVAL (REM) SHALL BE REMOVED WITH THEIR FOOTINGS, ATTACHMENTS, BASE MATERIAL, ETC, TRANSPORTED FROM THE SITE TO BE DISPOSED OF IN A LAWFUL MANNER AT AN ACCEPTABLE DISPOSAL SITE AND AT NO ADDITIONAL COST TO THE OWNER.

4. ALL EXISTING SITE FEATURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD. ANY FEATURES DAMAGED DURING CONSTRUCTION OPERATIONS SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST.

5. DURING EARTHWORK OPERATIONS, CONTRACTOR SHALL TAKE CARE TO NOT DISTURB EXISTING MATERIALS TO REMAIN, OUTSIDE THE LIMITS OF EXCAVATION AND BACKFILL AND SHALL TAKE WHATEVER MEASURES NECESSARY, AT THE CONTRACTOR'S EXPENSE, TO PREVENT ANY EXCAVATED MATERIAL FROM COLLAPSING. ALL BACKFILL MATERIALS SHALL BE PLACED AND COMPACTED AS SPECIFIED TO THE SUB-GRADE REQUIRED FOR THE INSTALLATION OF THE REMAINDER OF THE CONTRACT WORK.

6. IT SHALL BE THE CONTRACTOR'S OPTION, WITH CONCURRENCE OF THE OWNER, TO REUSE EXISTING GRAVEL IF IT MEETS THE REQUIREMENTS OF THE SPECIFICATIONS FOR GRAVEL BORROW.

7. 'STRIP AND REMOVE TURF' SHALL INCLUDE REMOVAL OF GRASS, SHRUBS, AND UNDERBRUSH, REMOVAL OF ROOTS, ROUGH GRADING, INSTALLATION OF LOAM (IF APPLICABLE), FINE GRADING, SEEDING AND TURF ESTABLISHMENT BY THE CONTRACTOR.

8. TREES DESIGNATED FOR REMOVAL SHALL BE TAGGED BY CONTRACTOR AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

9. THE STORAGE OF MATERIALS AND EQUIPMENT WILL BE PERMITTED AT LOCATIONS DESIGNATED BY OWNER OR OWNERS REPRESENTATIVE. PROTECTION OF STORED MATERIALS AND EQUIPMENT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

10. LOAM / TOP SOIL DESIGNATED FOR REUSE AS GENERAL FILL SHALL BE BLENDED WITH SUITABLE BORROW MATERIAL AS SPECIFIED.

11. THE CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN, CONTRACTOR SHALL INSTALL TREE PROTECTION BARRIER AFTER CLEARING UNDERBRUSH AND TAKE DUE CARE TO PREVENT INJURY TO TREES DURING CLEARING OPERATIONS.

12. CONTRACTOR SHALL CLEAR AND GRUB BY HAND ONLY WITHIN ROOT ZONE LIMIT OF EXISTING TREES TO REMAIN.

EROSION AND SEDIMENT CONTROL NOTES

1. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE PUT INTO PLACE PRIOR TO BEGINNING ANY CONSTRUCTION OR DEMOLITION. REFER TO PLANS FOR APPROXIMATE LOCATION OF EROSION AND SEDIMENT CONTROL. REFER TO SPECS AND DETAILS FOR TYPE OF EROSION AND SEDIMENT CONTROL.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTINUAL MAINTENANCE OF ALL CONTROL DEVICES THROUGHOUT THE DURATION OF THE PROJECT.

3. CONTRACTOR SHALL MEET ALL OF THE STATE OF MASSACHUSETTS D.E.P. AND THE TOWN OF NANTUCKET WETLAND ORDINANCE REGULATIONS FOR SEDIMENT AND EROSION CONTROL.

4. EXCAVATED MATERIAL STOCKPILED ON THE SITE SHALL BE SURROUNDED BY A RING OF UNBROKEN SEDIMENT AND EROSION CONTROL FENCE. THE LIMITS OF ALL GRADING AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE APPROVED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE OF THE LIMIT OF CONTRACT SHALL REMAIN TOTALLY UNDISTURBED UNLESS OTHERWISE APPROVED BY OWNER'S REPRESENTATIVE.

5. ALL CATCH BASINS AND DRAIN GRATES WITHIN LIMIT OF CONTRACT SHALL BE PROTECTED WITH SILT SACKS DURING THE ENTIRE DURATION OF CONSTRUCTION.

6. EROSION CONTROL BARRIERS TO BE INSTALLED AT THE TOE OF SLOPES. SEE GRADING & DRAINAGE PLANS, NOTES, DETAILS AND SPECIFICATIONS.

7. THE CONTRACTOR SHALL PROVIDE DUST CONTROL FOR CONSTRUCTION OPERATIONS AS APPROVED BY OWNER.

8. ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ON TO PUBLIC/PRIVATE ROADS.

MATERIALS NOTES

1. REFER TO EXISTING CONDITIONS PLANS FOR SURVEY INFORMATION (SHEETS L1.00).

2. REFER TO PLANTING PLANS FOR PLANT TYPES AND LOCATIONS.

3. ALL WORK SHALL BE PERFORMED BY CONTRACTOR UNLESS SPECIFICALLY INDICATED THAT THE WORK WILL BE PERFORMED "BY OTHERS" OR "UNDER SEPARATE CONTRACT".

4. REFER TO DETAIL DRAWINGS FOR CONSTRUCTION DETAILS.

LAYOUT NOTES

1. COORDINATE ALL LAYOUT ACTIVITIES WITH THE SCOPE OF WORK CALLED FOR BY DEMOLITION, MATERIALS, GRADING AND UTILITIES OPERATIONS ENCOMPASSED BY THIS CONTRACT. SET, PROTECT AND REPLACE REFERENCE STAKES AS NECESSARY OR AS REQUIRED BY THE OWNER'S REPRESENTATIVE.

2. THE LAYOUT OF SITE AMENITIES AND FENCES MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

3. ALL PROPOSED SITE FEATURES SHALL BE LAID OUT AND STAKED FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF INSTALLATION. ANY REQUIRED ADJUSTMENTS TO THE LAYOUT SHALL BE UNDERTAKEN AS DIRECTED, AT NO ADDITIONAL COST TO THE OWNER.

4. ALL PROPOSED PAVEMENTS SHALL MEET THE LINE AND GRADE OF EXISTING ADJACENT PAVEMENT SURFACES AND SHALL BE TREATED WITH AN RS-1 TACK COAT AT POINT OF CONNECTION. ALL PATHWAY WIDTHS SHALL BE AS NOTED ON THE LAYOUT AND MATERIALS PLAN.

5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES ON THE GROUND AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD MEASUREMENTS OF ALL PROPOSED FENCES AND GATES.

GRADING & DRAINAGE NOTES

1. ALL WORK RELATING TO INSTALLATION, RENOVATION OR MODIFICATION OF DRAINAGE SYSTEMS SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS OF THE TOWN OF NANTUCKET, MA, AND ITS DEPARTMENT OF PUBLIC WORKS.

2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES AND INVERT ELEVATIONS IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER AND OWNER'S REPRESENTATIVE.

3. ALL NEW WALKWAYS MUST CONFORM TO CURRENT AMERICANS WITH DISABILITIES ACT (ADA) REGULATIONS: WALKWAYS SHALL MAINTAIN A CROSS PITCH OF NOT MORE THAN ONE AND A HALF (1.5%) PERCENT MAXIMUM AND THE RUNNING SLOPE (PARALLEL TO THE DIRECTION OF TRAVEL) OF 4.5% MAXIMUM.

4. MINIMUM SLOPE ON ALL WALKWAYS WILL BE 1:100 OR 1% TO PROVIDE POSITIVE DRAINAGE. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.

5. ALL UTILITY GRATES, COVERS OR OTHER SURFACE ELEMENTS INTENDED TO BE EXPOSED AT GRADE SHALL BE FLUSH WITH THE ADJACENT FINISHED GRADE AND ADJUSTED TO PROVIDE A SMOOTH TRANSITION AT ALL EDGES.

6. THE CONTRACTOR SHALL SET SUBGRADE ELEVATIONS TO ALLOW FOR POSITIVE DRAINAGE AND PROVIDE EROSION CONTROL DEVICES, STRUCTURES, MATERIALS AND CONSTRUCTION METHODS TO DIRECT SILT MIGRATION AWAY FROM DRAINAGE AND OTHER UTILITY SYSTEMS, PUBLIC/ PRIVATE STREETS AND WORK AREAS. CLEAN BASINS REGULARLY AND AT THE END OF THE PROJECT.

7. CONTRACTOR SHALL ENSURE ALL AREAS ARE PROPERLY PITCHED TO DRAIN, WITH NO SURFACE WATER PONDING OR PUDDLING.

8. EXCAVATION REQUIRED WITHIN PROXIMITY OF KNOWN EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.

9. WHERE NEW EARTHWORK MEETS EXISTING EARTHWORK, CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING, PROVIDING VERTICAL CURVES OR ROUNDS AT ALL TOP AND BOTTOM OF SLOPES.

10. WHERE A SPECIFIC LIMIT OF WORK LINE IS NOT OBVIOUS OR IMPLIED, BLEND GRADES TO EXISTING CONDITIONS WITHIN 5 FEET OF PROPOSED CONTOURS.

11. RESTORE ALL DISTURBED AREAS AND LIMITS OF ALL REMOVALS TO LOAM AND CONSERVATION SEED MIX UNLESS OTHERWISE NOTED.

12. WHERE NEW IMPROVEMENTS MEET EXISTING CONDITIONS, MEET LINE AND GRADE OF EXISTING ADJACENT PAVEMENTS, TYPICAL.

ABBREVIATIONS

ABAN	ABANDON
ADJ	ADJUST
B	BASELINE
B.M.	BENCHMARK
BVW	BORDERING VEGETATED WETLAND
BWLL	BROKEN WHITE LANE LINE
BIT. CONC.	BITUMINOUS CONCRETE
BVCL	BLACK VINYL CHAIN LINK
CEM. CONC.	CEMENT CONCRETE
CLF	CHAIN LINK FENCE
CTE	CONNECT TO EXISTING
EOP	EDGE OF PAVEMENT
EQ	EQUIPMENT
E.C.	ELECTRICAL CONTRACTOR
EXIST. (OR EX.)	EXISTING
FF	FINISHED FLOOR
F.L. (OR F)	FLOW LINE
FDN	FOUNDATION
G.C.	GENERAL CONTRACTOR
GRAN. CURB	GRANITE CURB
H.C.	HANDICAP
HMA	HOT MIX ASPHALT
L.O.W.	LIMIT OF WORK
MB	MAILBOX
M.H.B.	MASSACHUSETTS HIGHWAY BOUND
NIC	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
P.W.W.	PAVED WATERWAY
PVMT	PAVEMENT
P.C.	PLUMBING CONTRACTOR
P	PROPERTY LINE
PROP	PROPOSED
PROT	PROTECT
RC	REINFORCED CONCRETE
REMOD	REMODEL
REM	REMOVE
R&S	REMOVE AND SALVAGE
R&D	REMOVE AND DISPOSE
R&S	REMOVE AND STACK
R,R&S	REMOVE, RELOCATED AND SALVAGE
RET	RETAIN
R.O.W.	RIGHT-OF-WAY
RL	ROOF LEADER
SB	STONE BOUND
SB/DH	STONE BOUND/ DRILL HOLE
SWEL	SOLID WHITE EDGE LINE
SYEL	SOLID YELLOW EDGE LINE
TEMP.	TEMPORARY
TYP.	TYPICAL
VIF	VERIFY IN FIELD
WCR	WHEELCHAIR RAMP

UTILITIES

ACCM PIPE	ASPHALT COATED CORRUGATED METAL PIPE
CB	CATCH BASIN
CBCI	CATCH BASIN W/ CURB INLET
C.I.T.	CHANGE IN TYPE
CI	CAST IRON
CIP	CAST IRON PIPE
CO	CLEANOUT
CMP	CORRUGATED METAL PIPE
CU	CONNECTION UNKNOWN
CI	CURB INLET
DI	DRAIN INLET
DMH	DRAIN MANHOLE
DS	DOWN SPOUT
F&C	FRAME AND COVER
F&G	FRAME AND GRATE
GI	GUTTER INLET
GICI	GUTTER INLET W/ CURB INLET
GV	GATE VALVE
GW	GARAGE WASTE
HH.	HANDHOLE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HYD	HYDRANT
INV. ELEV.	INVERT ELEVATION
LB	LEACHING BASIN
LC	LEACHING CHAMBER
LG	LEACHING GALLEY
LP	LIGHT POLE
OGT	OIL AND GRIT TRAP
OCS	OUTLET CONTROL STRUCTURE
OHW	OVERHEAD WIRE
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
SWTU	STORM WATER TREATMENT UNIT
UP	UTILITY POLE
UPLP	UTILITY POLE WITH LIGHT
SMH	SEWER MANHOLE
VC	VITRIFIED CLAY PIPE
WG	WATER GATE

ALIGNMENT/GRADING

BC.	BOTTOM OF CURB
BW.	BOTTOM OF WALL
CC.	CENTER OF CURVE
ELEV.	ELEVATION
H.P.	HIGH POINT
L.P.	LOW POINT
PCC.	POINT OF COMPOUND CURVATURE
PC.	POINT OF CURVATURE
PI.	POINT OF INTERSECTION
PRC.	POINT OF REVERSE CURVATURE
PT.	POINT OF TANGENCY
PVC.	POINT OF VERTICAL CURVATURE
PVI.	POINT OF VERTICAL INTERSECTION
PVT.	POINT OF VERTICAL TANGENCY
R.	RADIUS OF CURVATURE
TC.	TOP OF CURB
TW.	TOP OF WALL
STA.	STATION
S.S.D.	STOPPING SIGHT DISTANCE

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Project:
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NOBADEER FARM ROAD
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GENERAL NOTES

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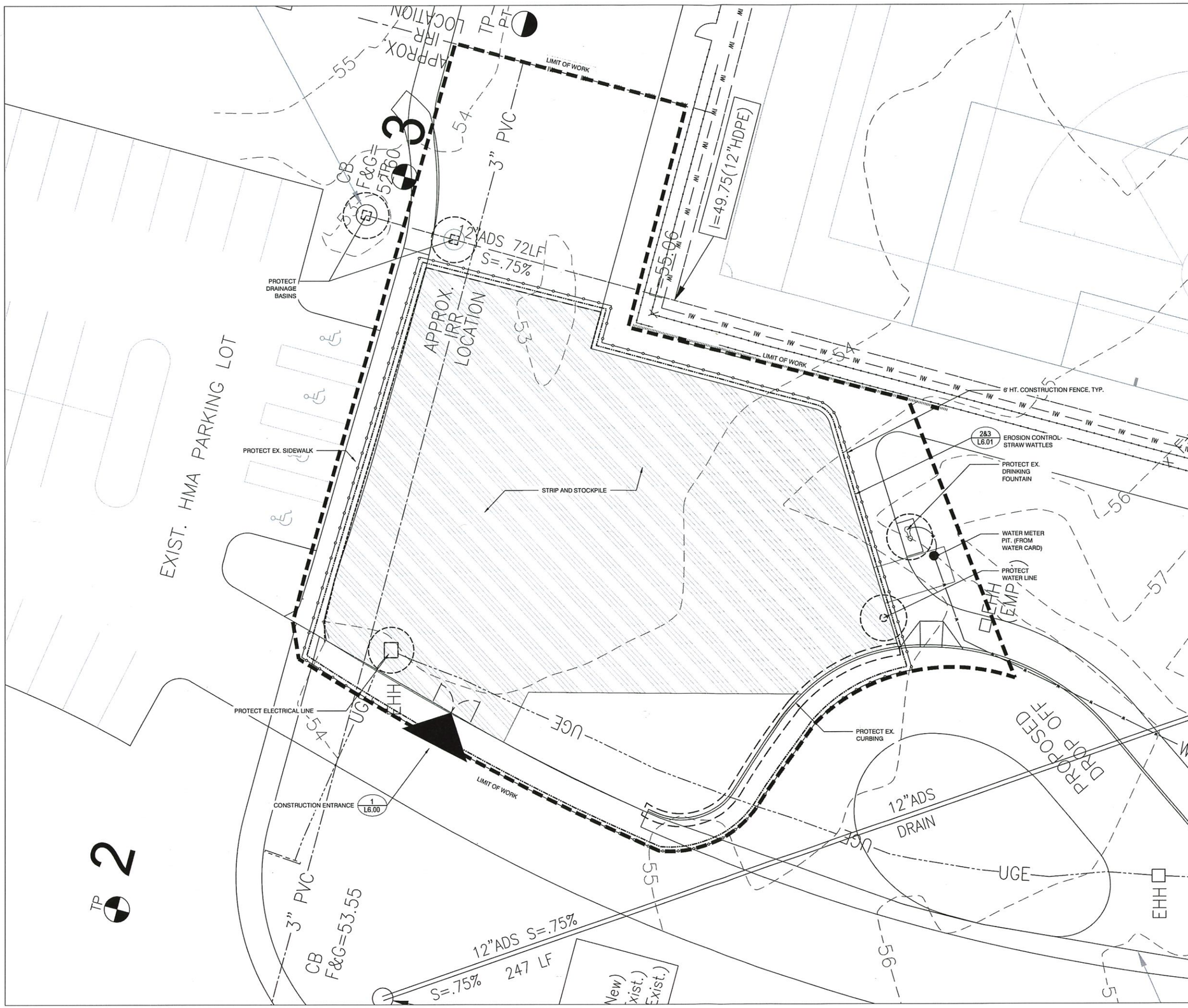

LEGEND

- LIMIT OF WORK
- CONTOUR LINE (MINOR)
- CONTOUR LINE (MAJOR)
- DRAIN PIPE
- TREE LINE (WOODS)
- BIT. CONC. BERM
- STRIP AND STOCKPILE
- EROSION CONTROL-STRAW WATTLES
- 6' HT. CONSTRUCTION FENCE, TYP.
- SAW CUT
- CONSTRUCTION ENTRANCE
- UTILITY POLE
- CATCH BASIN
- IRON ROD
- DRILL HOLE
- PROTECTION, TYP.
- INLET SEDIMENTATION CONTROL

R&D REMOVE AND DISPOSE
R&S REMOVE AND SALVAGE
TYP TYPICAL

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Project:
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SITE PREPARATION AND DEMOLITION PLAN

Sheet Number:

L2.00

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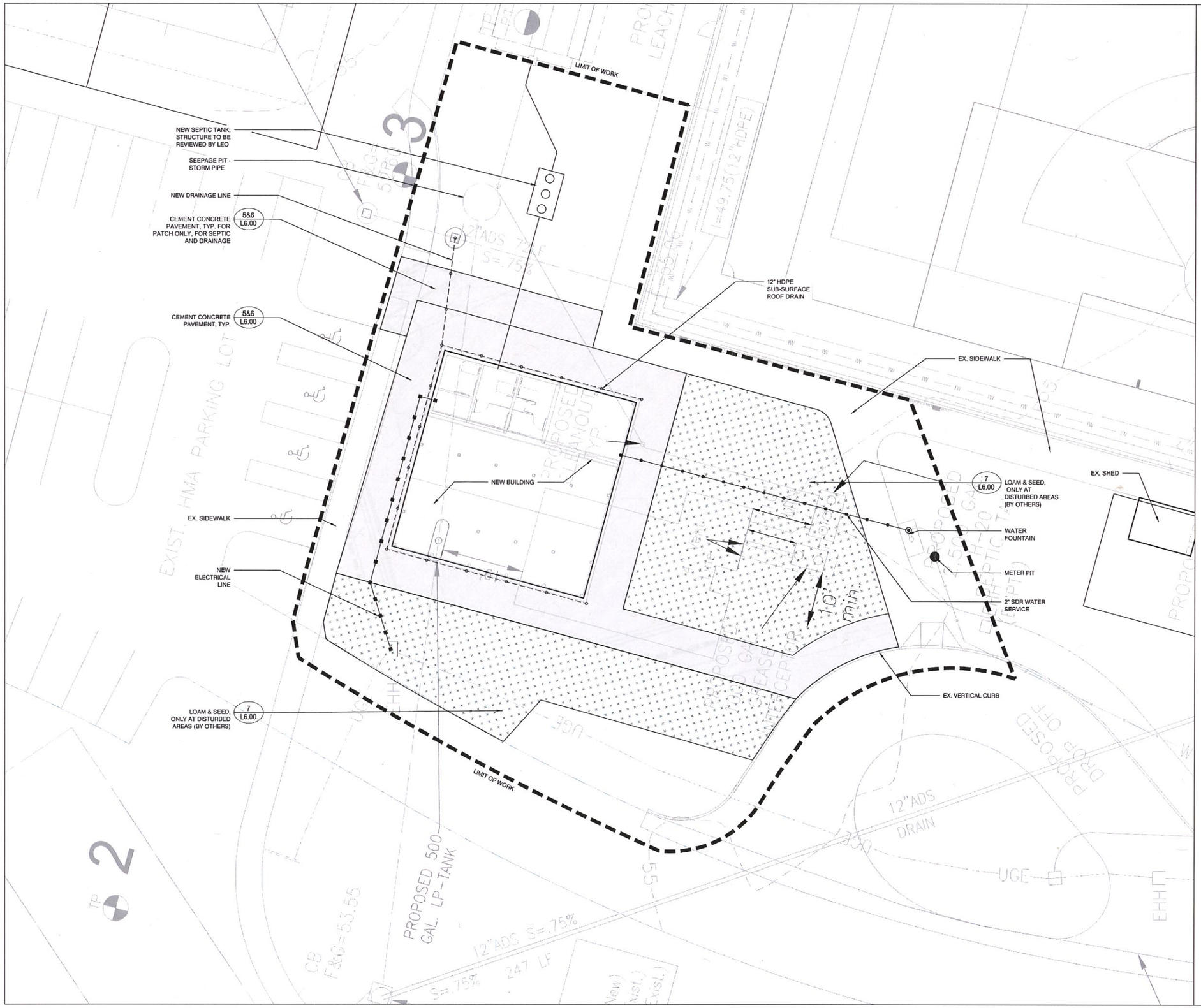

LEGEND

- LIMIT OF WORK
- EX CONTOUR LINE
- EX CONTOUR LINE (MAJOR)
- CONTOUR LINE (MINOR)
- CONTOUR LINE (MAJOR)
- DRAIN PIPE
- VERTICAL GRANITE CURB, TYP.
- ELECTRICAL LINE.
- WATER LINE.
- DRAINAGE LINE
- EXPANSION JOINT
- SCORE JOINT

5&6 / L6.00 — CEMENT CONCRETE PAVEMENT, TYP.

7 / L6.00 — PLANTING SEE PLANTING PLAN

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SITE MATERIALS PLAN

Sheet Number:

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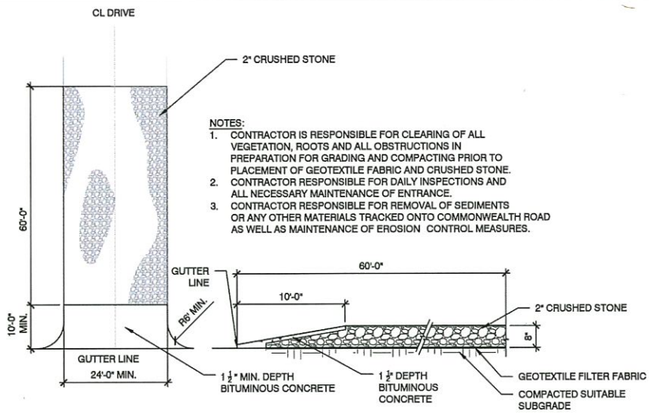
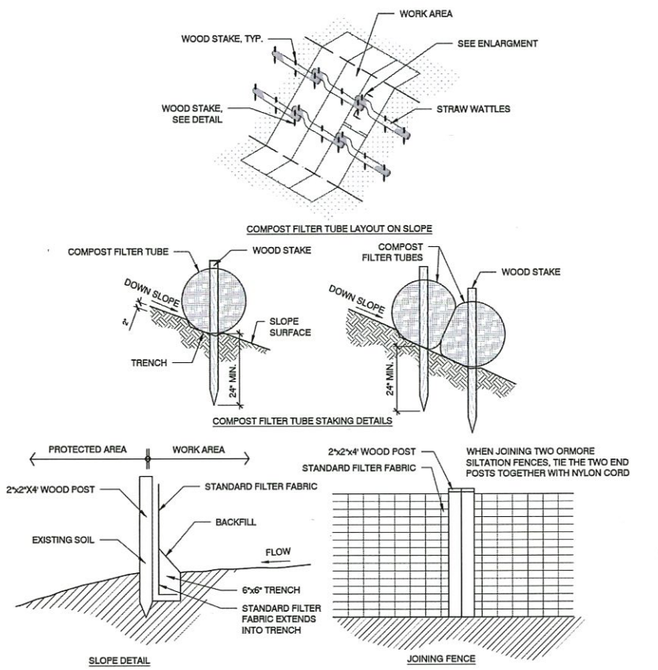
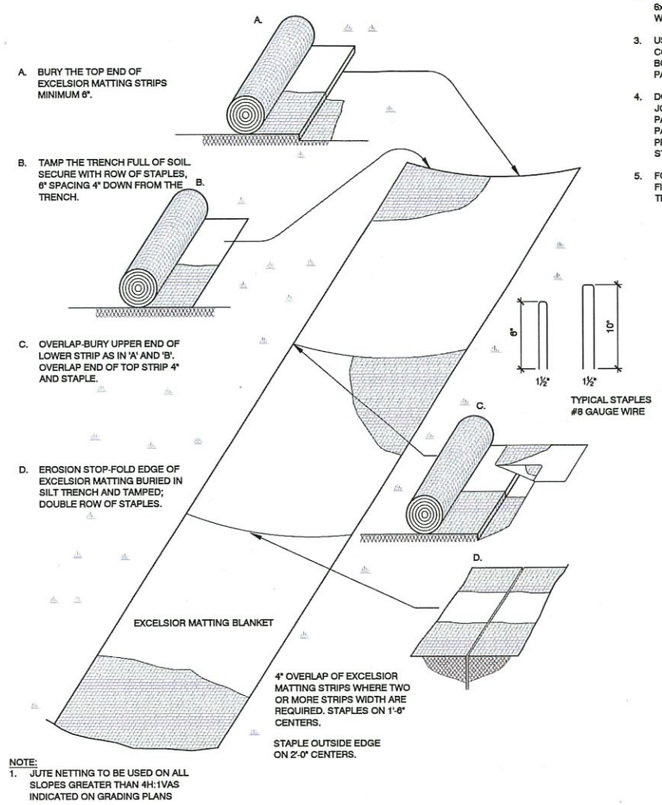


NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR CLEARING OF ALL VEGETATION, ROOTS AND ALL OBSTRUCTIONS IN PREPARATION FOR GRADING AND COMPACTING PRIOR TO PLACEMENT OF GEOTEXTILE FABRIC AND CRUSHED STONE.
2. CONTRACTOR RESPONSIBLE FOR DAILY INSPECTIONS AND ALL NECESSARY MAINTENANCE OF ENTRANCE.
3. CONTRACTOR RESPONSIBLE FOR REMOVAL OF SEDIMENTS OR ANY OTHER MATERIALS TRACKED ONTO COMMONWEALTH ROAD AS WELL AS MAINTENANCE OF EROSION CONTROL MEASURES.

1 CONSTRUCTION ENTRANCE
SCALE: N.T.S.



2 EROSION AND SEDIMENT CONTROLS
SCALE: N.T.S.



A. BURY THE TOP END OF EXCELSIOR MATTING STRIPS MINIMUM 6".

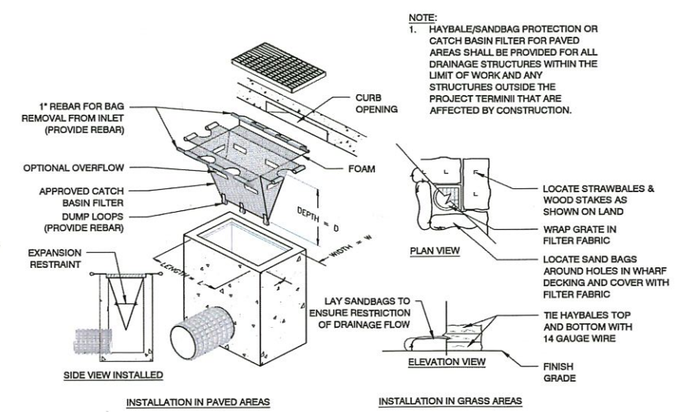
B. TAMP THE TRENCH FULL OF SOIL. SECURE WITH ROW OF STAPLES, 6" SPACING 4" DOWN FROM THE TRENCH.

C. OVERLAP-BURY UPPER END OF LOWER STRIP AS IN 'A' AND 'B'. OVERLAP END OF TOP STRIP 4" AND STAPLE.

D. EROSION STOP-FOLD EDGE OF EXCELSIOR MATTING BURIED IN SILT TRENCH AND TAMPED; DOUBLE ROW OF STAPLES.

NOTE:
1. JUTE NETTING TO BE USED ON ALL SLOPES GREATER THAN 4H:1VAS INDICATED ON GRADING PLANS

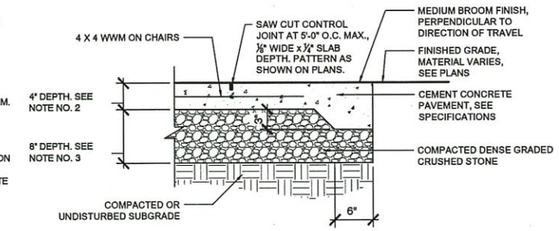
3 EROSION CONTROL BLANKET
SCALE: N.T.S



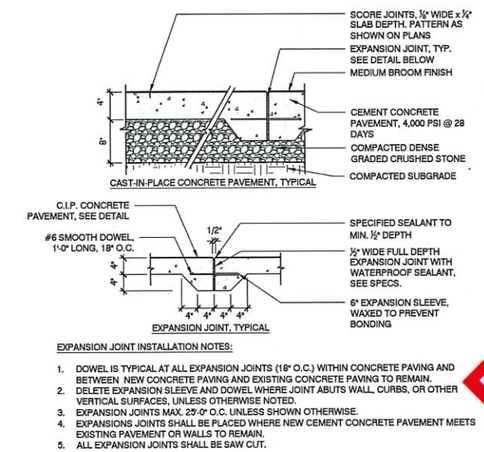
NOTE:
1. HAYBALE/SANDBAG PROTECTION OR CATCH BASIN FILTER FOR PAVED AREAS SHALL BE PROVIDED FOR ALL DRAINAGE STRUCTURES WITHIN THE LIMIT OF WORK AND ANY STRUCTURES OUTSIDE THE PROJECT TERMINI THAT ARE AFFECTED BY CONSTRUCTION.

4 INLET SEDIMENT CONTROL
SCALE: N.T.S.

NOTE:
1. EXPANSION JOINT SPACING SHALL BE 30'-0" MAX. SEE DETAIL, THIS SHEET.
2. NO REINF. @ 4" DEPTH PVMT.' 6x6-W2.9xW2.9 WELDED WIRE FABRIC W/12" LAP @ 6" DEPTH PVMT.
3. USE 6" GRAVEL BORROW UNDER 4" CEM. CONC. WALK PVMT. USE 12" GRAVEL BORROW UNDER 6" CEM. CONC. PADS/SLABS.
4. DOWELS SHALL BE USED AT EXPANSION JOINTS AND WHERE NEW CONCRETE PAVEMENT ABUTS EXISTING CONCRETE PAVING TO REMAIN AND ANY PROPOSED CONCRETE RAMPS AND STAIRS.
5. FOR SIDEWALK PAVEMENT, USE BROOM FINISH PERPENDICULAR TO ROUTE OF TRAVEL.



5 CEMENT CONCRETE PAVEMENT, TYP.
SCALE: N.T.S.



EXPANSION JOINT INSTALLATION NOTES:
1. DOWEL IS TYPICAL AT ALL EXPANSION JOINTS (18" O.C.) WITHIN CONCRETE PAVING AND BETWEEN NEW CONCRETE PAVING AND EXISTING CONCRETE PAVING TO REMAIN.
2. DELETE EXPANSION SLEEVE AND DOWEL WHERE JOINT ABUTS WALL, CURBS, OR OTHER VERTICAL SURFACES, UNLESS OTHERWISE NOTED.
3. EXPANSION JOINTS MAX. 25'-0" O.C. UNLESS SHOWN OTHERWISE.
4. EXPANSIONS JOINTS SHALL BE PLACED WHERE NEW CEMENT CONCRETE PAVEMENT MEETS EXISTING PAVEMENT OR WALLS TO REMAIN.
5. ALL EXPANSION JOINTS SHALL BE SAW CUT.

6 CEMENT CONCRETE PAVEMENT AND EXPANSION JOINT, TYP.
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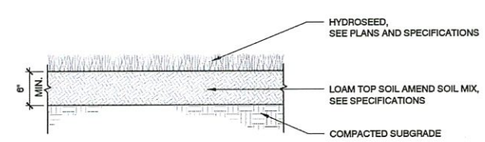

7 LOAM AND SEED, TYP.
SCALE: N.T.S.

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SITE DETAILS

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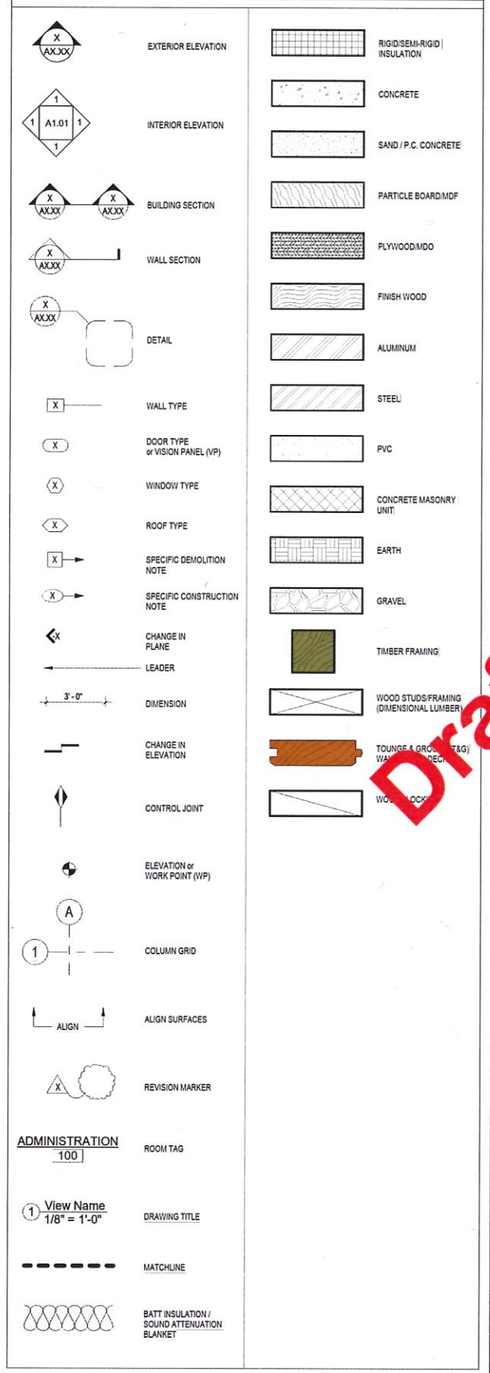
ABBREVIATION

A	
A/C	AIR CONDITION
AC	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
ADJ	ADJACENT
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
ANC BLT	ANCHOR BOLT
ANOD	ANODIZED
APPROX	APPROXIMATE
ARCH	ARCHITECT
ARGB	ABUSE RESISTANT GYPSUM BOARD
ASPH	ASPHALT
AVB	AIR VAPOR BARRIER
B	
BC	BASE CABINET
BD	BOARD
BF	BRACE FRAME
BITUM	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BENCH MARK
BOF	BOTTOM OF FOOTING
BOS	BOTTOM OF STEEL
BOTT	BOTTOM
BPL	BEARING PLATE
BRG	BEARING
BRK	BRICK
BS	BRICK SHELF
BSMT	BASEMENT
BVL	BEVELED
C	
CAB	CABINET
CB	CEMENT BOARD / CATCH BASIN
CDM	CAVITY DRAINAGE MATERIAL
CF	CUBIC FEET
CH	CEILING HEIGHT
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTER LINE / COLUMN LINE
CL	CLOSET / CHAIN LINK
CLG	CEILING
CLOS	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
CO	CASED OPENING
COL	COLUMN
COMP	COMPOSITION
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTC	CONTRACTOR
CONV	CONVECTOR
COORD	COORDINATE
CORR	CORRIDOR
CPET	COMMON PATH OF EGRESS TRAVEL
CPT	CARPET
CT	CERAMIC TILE
CTR	CENTER
CW	COLD WATER
CWT	CERAMIC WALL TILE
CY	CUBIC YARD
D	
D	DRYER
D-PART	DEMOUNTABLE PARTITION
DBL	DOUBLE
DEMO	DEMOLITION
DF	DRINKING FOUNTAIN
DH	DOUBLE HUNG
DI	DRAIN INLET
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIST	DISTANCE
DL	DRAIN LEADER
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
E	
EA	EACH
EF	EACH FACE
EIFS	EXTERIOR INSULATED FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
EOC	EDGE OF CONCRETE
EP	ELECTRICAL PANEL
EQ	EQUAL
EQUIP	EQUIPMENT
ER	EXISTING TO REMAIN
ES	EXPOSED STRUCTURE
EW	EACH WAY
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
F	
FA	FIRE ALARM
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FAK	FIRST AID KIT
FB	FIRE BLANKET
FC	FILE CABINET
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION
FG	FIBERGLASS
FIN	FINISH
FLASH	FLASHING
FLR	FLOOR
FLUOR	FLUORESCENT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FOUND	FOUNDATION
FP	FIREPROOF(ING)
FR	FIRE RETARDANT
FRP	FIBERGLASS REINFORCED WALL PANEL
FRTW	FIRE RETARDANT TREATED WOOD
FSB	FILED SUB BID
FT	FEET
FTG	FOOTING
FUR	FURRING
G	
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GDRL	GUARD RAIL
GL	GLASS
GLAZ	GLAZED BLOCK
GLB	GLASS BLOCK
GN	GOOSENECK
GRT	GROUT
GWB	GYPSUM WALL BOARD
H	
HB	HOSE BIB
HC	HANDICAP
HD	HEAVY DUTY
HDWR	HARDWARE
HM	HOLLOW METAL
HOR	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
HTR	HEATER
HVAC	HEATING, VENTILATING, & AIR CONDITIONING
HW	HOT WATER
I	
ID	INSIDE DIAMETER
IN	INCH
INCL	INCLUDED
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
IRGWB	IMPACT-RESISTANT GWB
J	
JAN	JANITOR
JST	JOIST
JT	JOINT
K	
KD	KNOCK-DOWN
KIP	1,000 LBS
KO	KNOCKOUT
KPLT	KICKPLATE
L	
L	LENGTH
LAM	LAMINATE
LAV	LAVATORY
LBL	LABEL
LC	LEAD COATED
LCC	LEAD COATED COPPER
LGMF	LIGHT-GAUGE METAL FRAMING
LIN	LINOLEUM
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LP	LOW POINT
LSC	LIFE SAFETY CODE
LT	LIGHT
M	
M	METER
MANUF	MANUFACTURER
MAS	MASONRY
MAT	MATERIAL
MAX	MAXIMUM
MB	MOISTURE BARRIER
MBL	MARBLE
MBM	METAL BUILDING MANUFACTURER
MBR	MEMBER
MC	MEDICINE CABINET
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
ML	MATCH LINE
MLDG	MOULDING
MO	MASONRY OPENING
MOD	MODULAR
MR	MOISTURE RESISTANT
MRGB	MOISTURE RESISTANT GYPSUM BOARD
MS	METAL STUD
MTD	MOUNTED
MTL	METAL
MTP	METAL TOILET PARTITION
N	
N/A	NOT APPLICABLE
NAT	NATURAL
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
NUM	NUMBER
NW	NEW
O	
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD DOOR
OPNG	OPENING
OPP	OPPOSITE
OPPHAND	OPPOSITE HAND
OSB	ORIENTED STRAND BOARD
OTS	OPEN TO STRUCTURE
OW	OPERABLE WALL
OZ	OUNCE
P	
PART BD	PARTICLE BOARD
PAV	PAVING
PCP	PRECAST CONCRETE PLANK
PERIM	PERIMETER
PL	PROPERTY LINE / PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTIC
PLY	PLYWOOD
PMJF	PRE-MOLDED JOINT FILLER
PNT	PAINT
PR	PAIR
PREFIN	PREFINISHED
PRFB	POURED RESIN FLOOR BASE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PTD	PAPER TOWEL DISPENSER
PTD	PAINTED
PTN	PARTITION
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
Q	
QT	QUARRY TILE
R	
R	RISER
R & D	REMOVE & DISPOSE
R & R	REMOVE AND REPLACE
R & S	REMOVE AND SALVAGE
RAD	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFRIGERATOR
REFURB	REFURBISH
REINF	REINFORCEMENT
RELOC	RELOCATED
REM	REMOTE
REQ'D	REQUIRED
RES	RESILIENT
REV	REVISION
RFG	ROOFING
RFI	RIGID FOAM INSULATION
RFS	RESINOUS FLOOR SYSTEM
RH	RIGHT HAND
RL	ROOF LADDER
RM	RUBBER MAT
RM	ROOM
RO	ROUGH OPENING
RT	RUBBER TILE
RTU	ROOF TOP UNIT
RUB	RUBBER
S	
S	SEALANT
S.L.	STRUCTURAL LINE
SACI	SPRAY-APPLIED CELLULOSE INSULATION
SACP	SECURITY ALARM CONTROL PANEL
SAFI	SPRAY-APPLIED FOAM INSULATION
SCHED	SCHEDULE
SCR	SHOWER CURTAIN ROD
SCW	SOLID CORE WOOD
SD	SOAP DISPENSER
SECT	SECTION
SF	SQUARE FEET
SH	SINGLE HUNG
SHR	SHOWER
SIM	SIMILAR
SND	SANITARY NAPKIN DISPENSER
SNV	SANITARY NAPKIN VENDOR
SOLSUR	SOLID SURFACE (COUNTER)
SPC	SPECIAL
SPEC	SPECIFICATION
SQ	SQUARE
SR	SHEET RUBBER
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURE or STRUCTURAL
SUSP	SUSPENDED or SUSPENSION
SV	SHEET VINYL
SYS	SYSTEM(S)
T	
T & B	TOP AND BOTTOM
T & G	TONGUE AND GROOVE
TB	TRASH BARREL
TBA	TO BE ABANDONED
TBB	TILE BACKER BOARD
TBD	TO BE DETERMINED
TBOC	TOP BACK OF CURB
TEL	TELEPHONE
TEMP	TEMPORARY
THK	THICK(NESS)
THRESH	THRESHOLD
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOL	TOP OF LANDING
TOP	TOP OF PLATE
TOS	TOP OF STEEL
TOW	TOP OF WALL
TP	TRANSLUCENT PANEL
TR	TREAD
TS	TUBULAR STEEL
TTD	TOILET TISSUE DISPENSER
TW	TO WEATHER
TYP	TYPICAL
U	
UC	UNDERCUT
UG	UNDERGROUND
UND	UNDERSIDE (OF DECK)
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UV	UNIT VENTILATOR
V	
VB	VINYL BASE / VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VPD	VENEER PLASTER BASE
VS	VENT STACK
VT	VINYL TREAD
VTS	VINYL TRANSITION STRIP
VWB	VINYL WALL BASE
VWC	VINYL WALL COVERING
W	
W	WASHER
W/	WITH
W/O	WITHOUT
WB	WOOD BASE
WC	WALL CABINET
WD	WOOD
WDC	WATERPROOFING, DAMPPROOFING, & CAULKING CONTRACTOR
WF	WIRE FABRIC
WG	WIRE GLASS
WH	WALL HUNG
WIN	WINDOW
WP	WATER PROTECTION
WPG	WATERPROOF(ING)
WR	WATER RESISTANT
WS	WATER STOP
WT	WEIGHT
WWF	WELDED WIRE FABRIC

SYMBOLS



Project:

TOWN OF NANTUCKET

NOBADEER FIELDHOUSE

NOBADEER FARM ROAD
NANTUCKET, MA 02554

Weston & Sampson

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100 Foxborough Boulevard Suite 250
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ABBREVIATIONS, SYMBOLS, LEGEND AND GENERAL NOTES

Sheet Number:

A011

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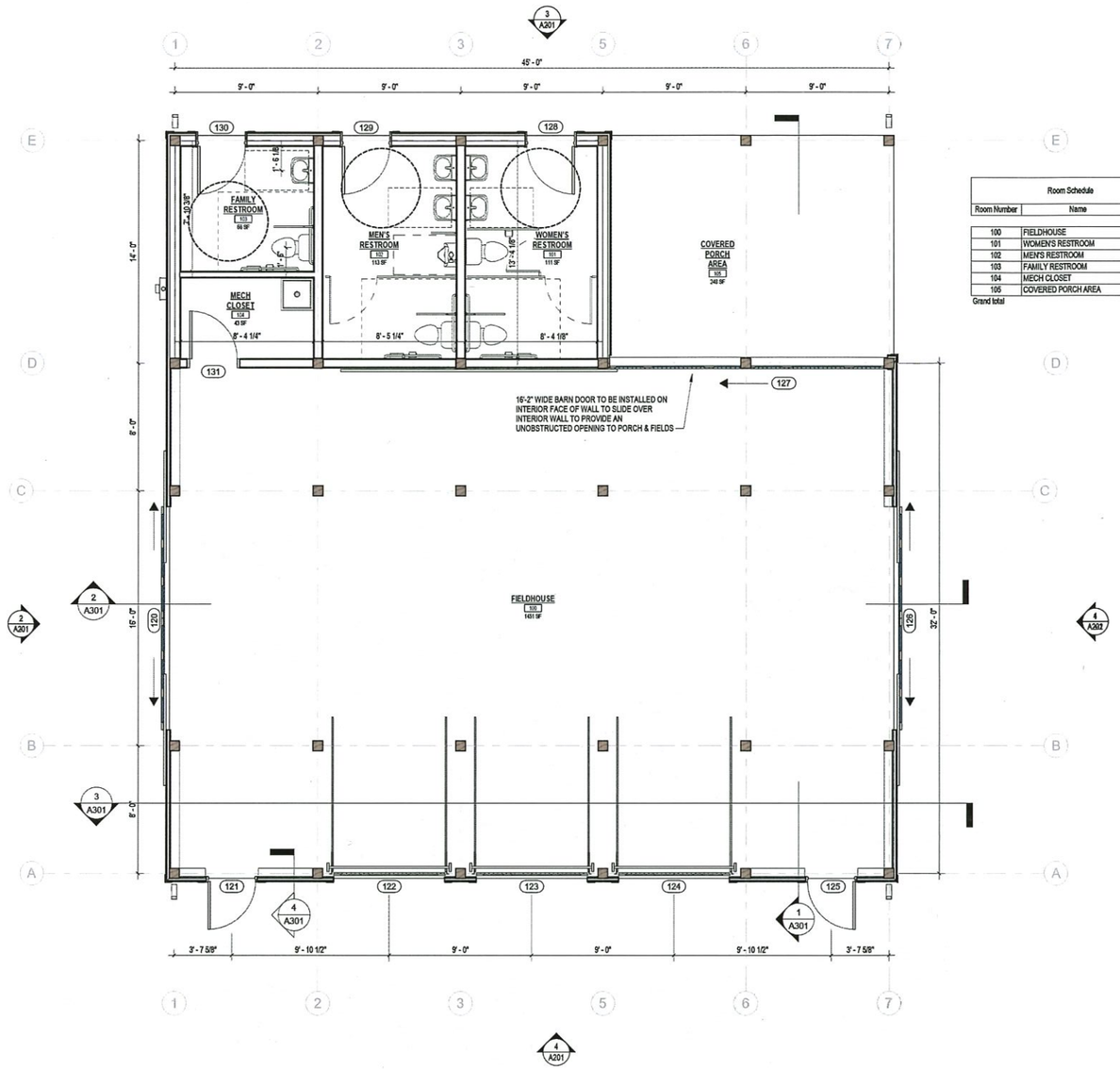

1 OVERALL FIRST FLOOR PLAN
1/4" = 1'-0" 1/ A201

Room Schedule		
Room Number	Name	Area
100	FIELDHOUSE	1451 SF
101	WOMEN'S RESTROOM	111 SF
102	MEN'S RESTROOM	113 SF
103	FAMILY RESTROOM	66 SF
104	MECH CLOSET	43 SF
105	COVERED PORCH AREA	248 SF
Grand total		2031 SF

DOOR SCHEDULE

DOOR #	DOOR TYPE	MATERIAL	WIDTH	HEIGHT	REMARKS
120	BI-PARTING SLIDING BARN DOOR	WOOD / PAINT	14' - 0"	9' - 0"	
121	PASS DOOR	WOOD / PAINT	3' - 0"	7' - 0"	
122	SECTIONAL OVERHEAD DOOR	WOOD / PAINT	7' - 0"	8' - 0"	
123	SECTIONAL OVERHEAD DOOR	WOOD / PAINT	7' - 0"	8' - 0"	
124	SECTIONAL OVERHEAD DOOR	WOOD / PAINT	7' - 0"	8' - 0"	
125	PASS DOOR	WOOD / PAINT	3' - 0"	7' - 0"	
126	BI-PARTING SLIDING BARN DOOR	WOOD / PAINT	14' - 0"	9' - 0"	
127	SINGLE LEAF SLIDING DOOR	WOOD / PAINT	17' - 6"	8' - 0"	
128	PASS DOOR	WOOD / PAINT	3' - 0"	7' - 0"	
129	PASS DOOR	WOOD / PAINT	3' - 0"	7' - 0"	
130	PASS DOOR	WOOD / PAINT	3' - 0"	7' - 0"	
131	PASS DOOR	WOOD / PAINT	3' - 0"	7' - 0"	

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OVERALL FLOOR PLAN

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A101

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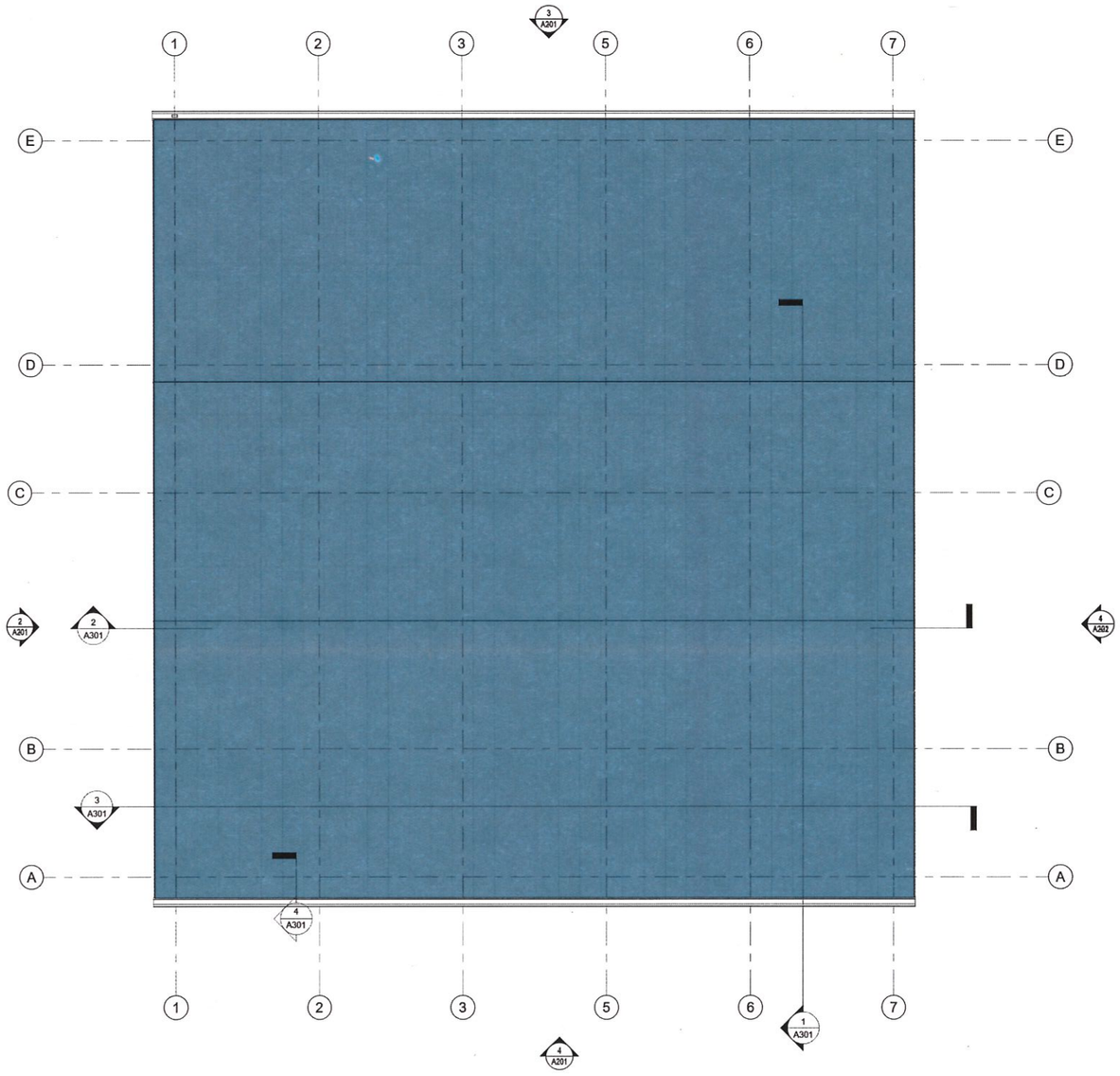

1 OVERALL ROOF PLAN
1/4" = 1'-0" 1/ A201

ROOF PLAN GENERAL NOTES

1. REFER TO EQUIPMENT, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL ROOF PENETRATIONS AND EQUIPMENT NOT SHOWN. ANY DISCREPANCIES REGARDING LOCATION OF EQUIPMENT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION IN FIELD.
2. ROOF SLOPE = 6"-0" : 12"-0"
3. SEE GENERAL NOTES ON A012
4. ALL GUTTERS TO PITCH TOWARDS DOWNSPOUTS AT A MINIMUM 1/16" PER FOOT AND SUPPORTED AS PER METAL BUILDING MANUFACTURER.
5. ROOF PENETRATIONS TO BE CUT AND FLASHED BY METAL BUILDING MANUFACTURER.
6. PROVIDE ROOF FLASHING AT ALL PENETRATIONS INCLUDING BUT NOT LIMITED TO VENT STACKS, FLUES, AND EXHAUST FANS. REVIEW PLUMBING, EQUIPMENT, MECHANICAL, AND ELECTRICAL DRAWINGS FOR CONSTRUCTION NOT INDICATED ON THIS DRAWING.
7. PROVIDE CRICKETS AT ALL ROOFTOP EQUIPMENT AND PENETRATIONS TO CREATE ADEQUATE ROOF DRAINAGE.
8. SUPPLEMENTAL FRAMING AND CURBS FOR ALL ROOFTOP EQUIPMENT SHALL BE PROVIDED AND INSTALLED BY THE METAL BUILDING MANUFACTURER.

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Drawing Title:

OVERALL ROOF PLAN

Sheet Number:

A104

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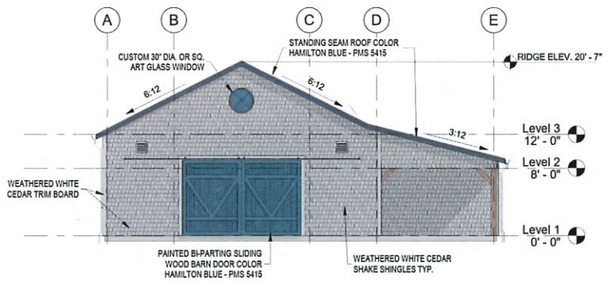
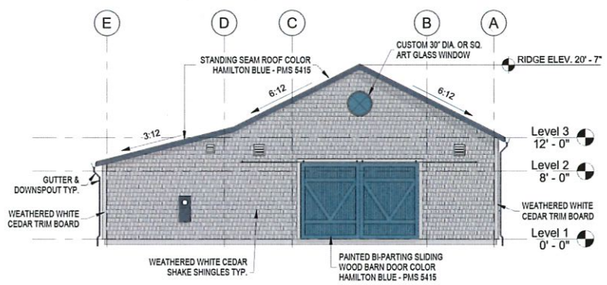
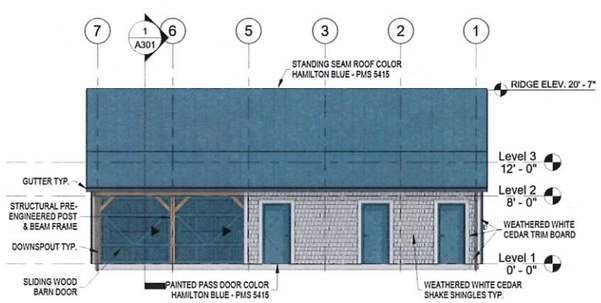


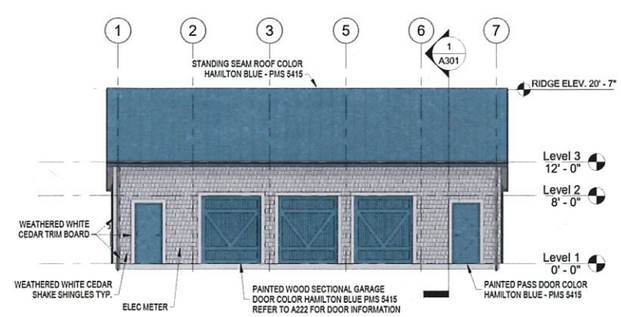
1 EAST EXTERIOR ELEVATION
1/8" = 1'-0" 1/ A101



2 WEST EXTERIOR ELEVATION
1/8" = 1'-0" 1/ A101



3 NORTH EXTERIOR ELEVATION
1/8" = 1'-0" 1/ A101



4 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0" 1/ A101

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0' 4' 8' 16'
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Approved By: DGT
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OVERALL ELEVATIONS

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A201

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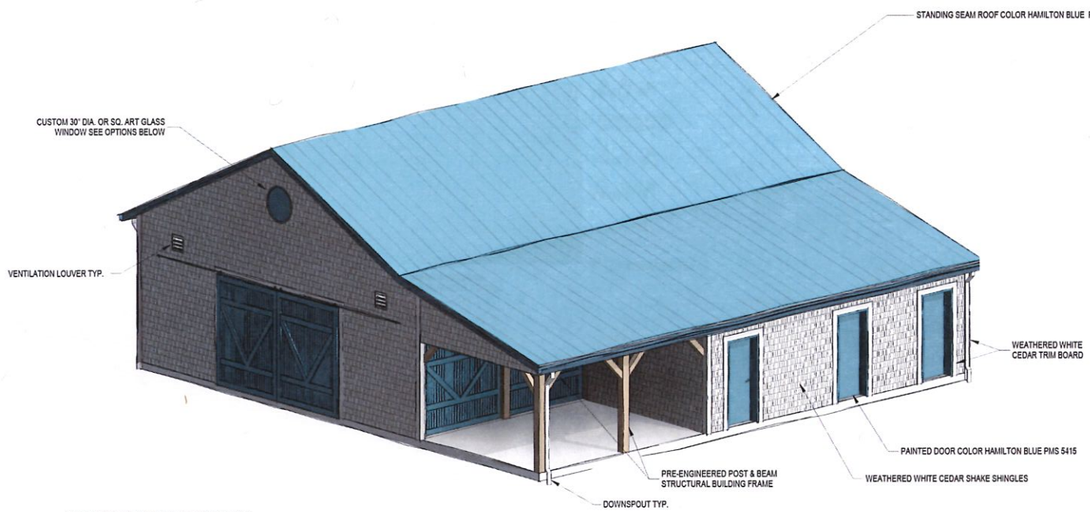
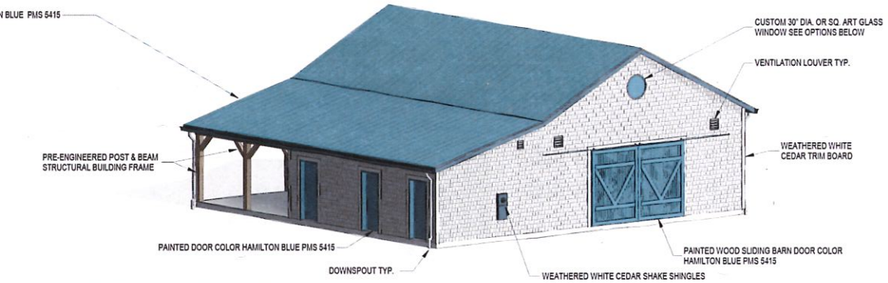
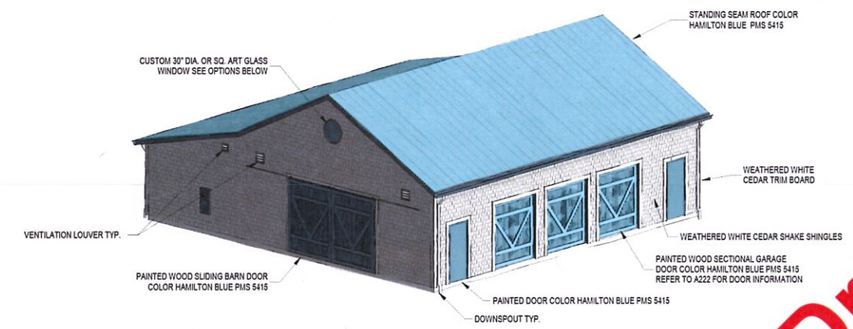


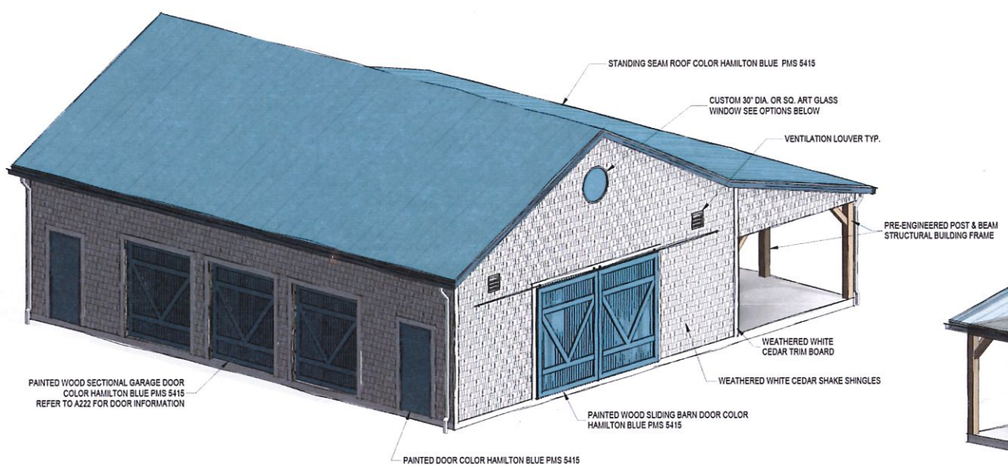
1 3D VIEW LOOKING SOUTHWEST



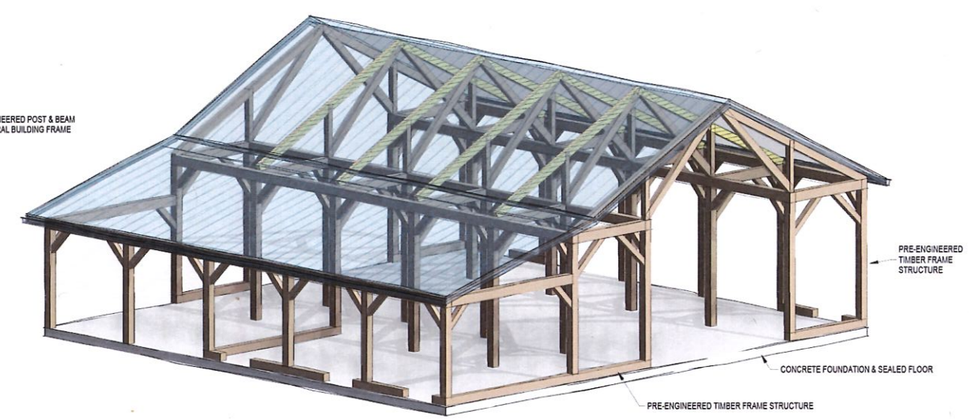
3 3D VIEW LOOKING SOUTHEAST



4 3D VIEW LOOKING NORTHEAST - BLUE ROOF COLOR OPTION



2 3D VIEW LOOKING NORTHWEST



5 3D VIEW LOOKING SOUTHEAST TRANSPARENT FINISHES

NOTE: 3D VIEWS ARE PROVIDED FOR REFERENCE ONLY. REFER TO PLANS, ELEVATIONS, SECTIONS, DETAILS AND SCHEDULES FOR BUILDING REQUIREMENTS.

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TOWN OF NANTUCKET

NOBADEER FIELDHOUSE

NOBADEER FARM ROAD
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3D VIEWS

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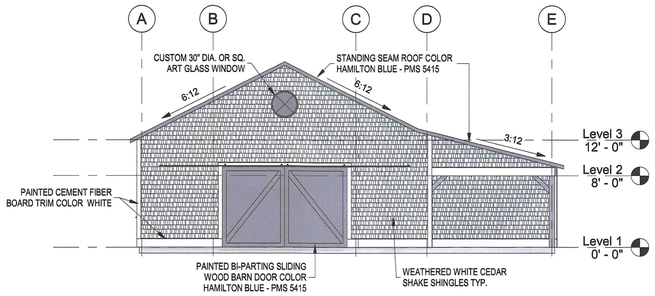
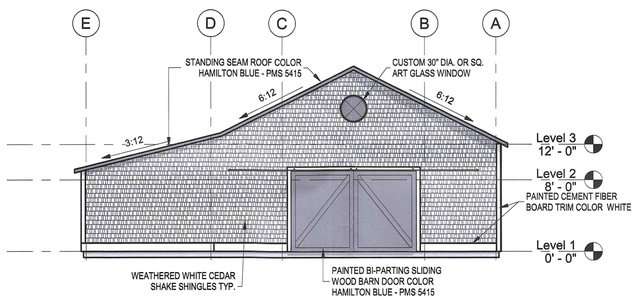
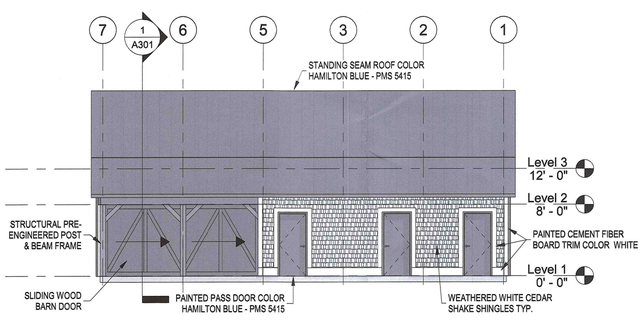


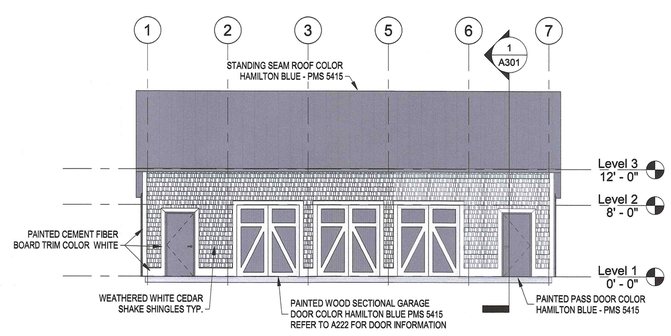
1 EAST EXTERIOR ELEVATION
1/8" = 1'-0" 1/ A101



2 WEST EXTERIOR ELEVATION
1/8" = 1'-0" 1/ A101



3 NORTH EXTERIOR ELEVATION
1/8" = 1'-0" 1/ A101



4 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0" 1/ A101

Project:

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OVERALL ELEVATIONS

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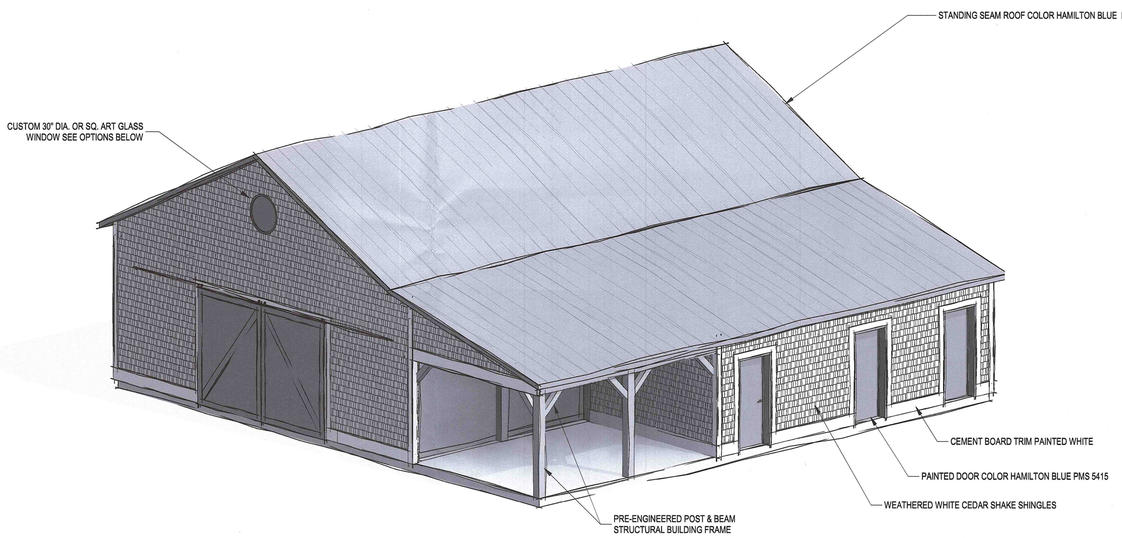

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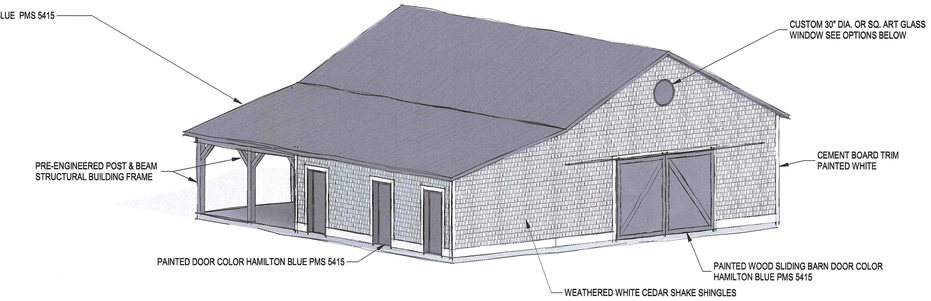
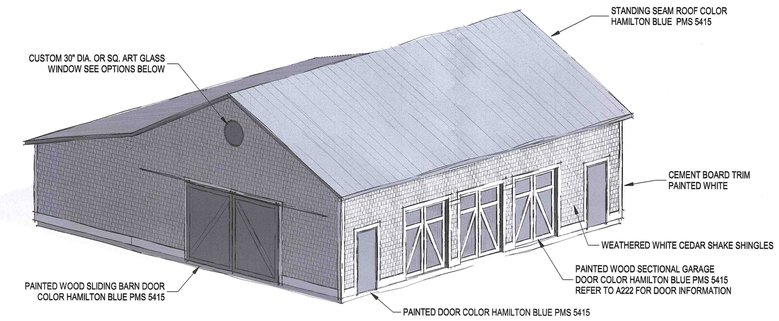
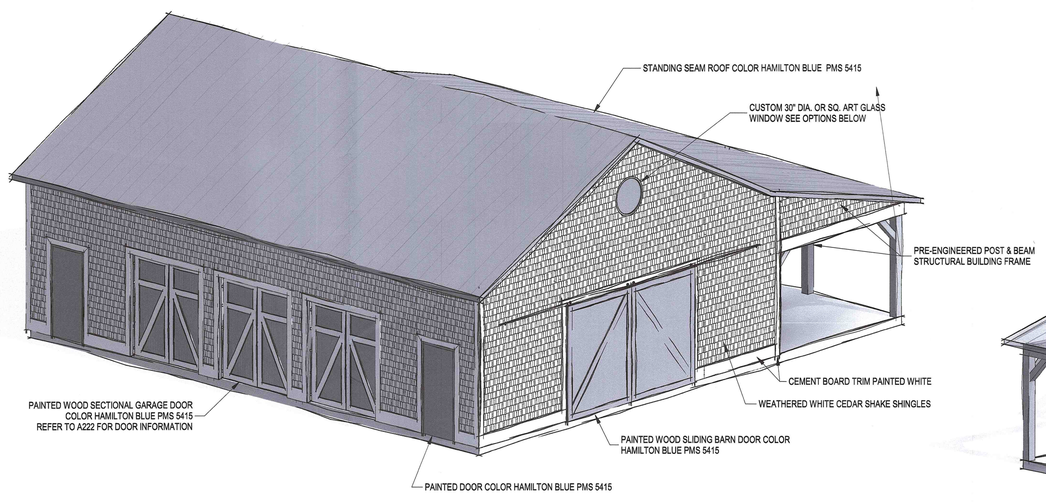


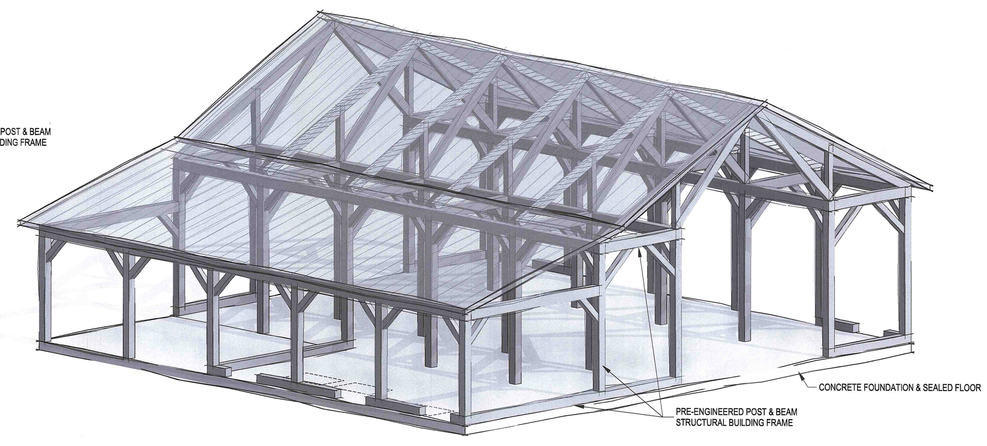
3 3D VIEW LOOKING SOUTHEAST



4 3D VIEW LOOKING NORTHEAST - BLUE ROOF COLOR OPTION



2 3D VIEW LOOKING NORTHWEST



5 3D VIEW LOOKING SOUTHEAST TRANSPARENT FINISHES

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A221

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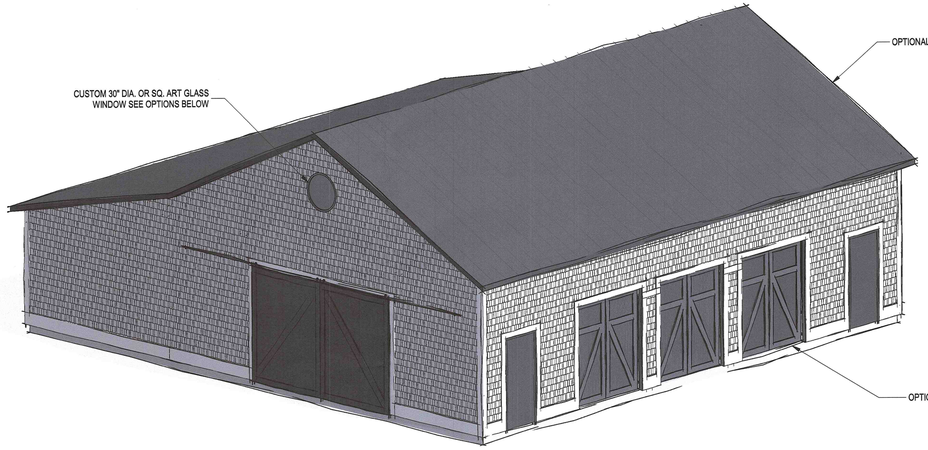
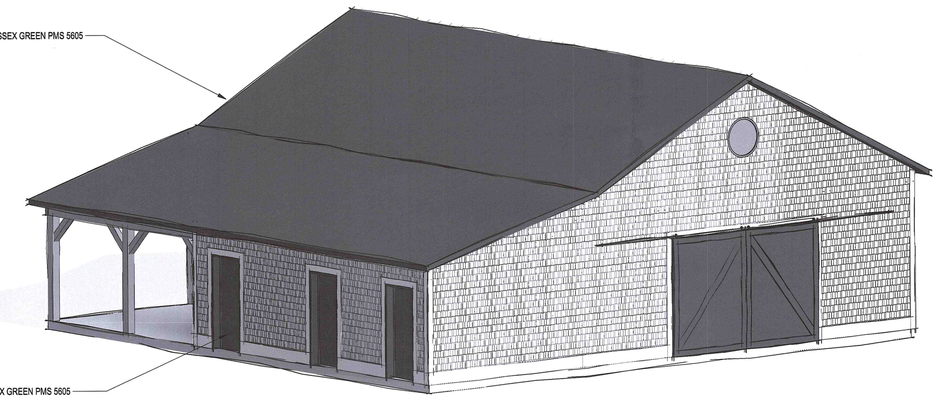
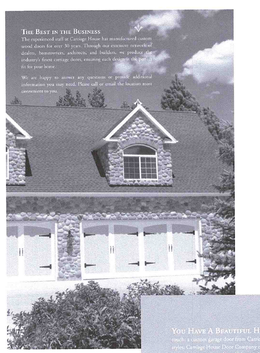
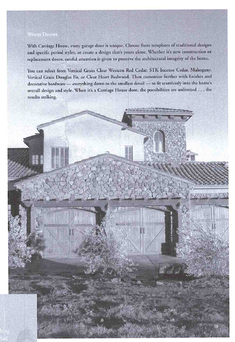


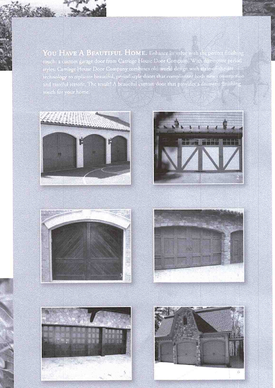
1 3D VIEW LOOKING NORTHEAST - GREEN ROOF COLOR OPTION

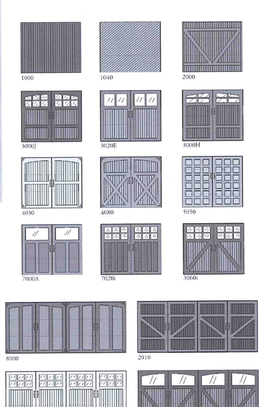


2 3D VIEW LOOKING SOUTHEAST Green Roof color









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Carriage House Doors has been awarded Forest Stewardship Council™ (FSC) Chain of Custody certification. By buying products with an FSC label you are supporting the growth of responsible forest management worldwide.

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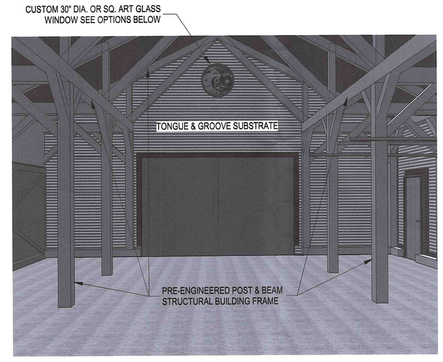
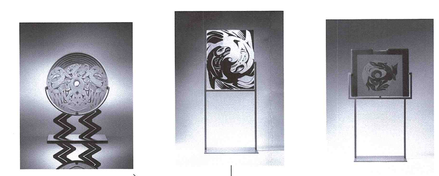
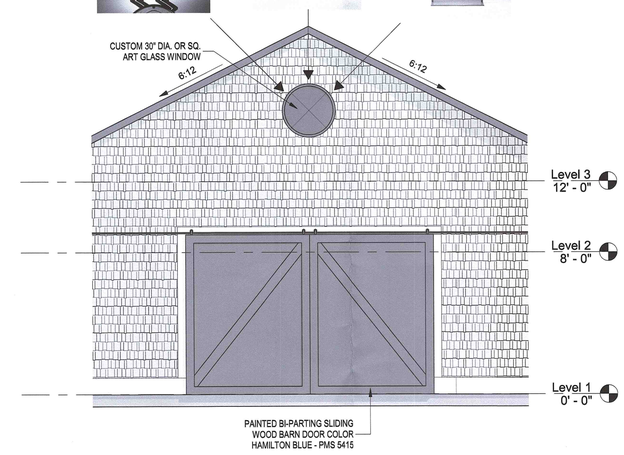


3 3D VIEW INTERIOR

OPTIONAL SHAPES AVAILABLE & ART EXAMPLES, EXACT ARTWORK NOT YET COMMISSIONED





4 EAST EXTERIOR ELEVATION - OPTION
1/4" = 1'-0" 1/ A101

NOTE: 3D VIEWS ARE PROVIDED FOR REFERENCE ONLY. REFER TO PLANS, ELEVATIONS, SECTIONS, DETAILS AND SCHEDULES FOR BUILDING REQUIREMENTS.

3D VIEW NOTES
1/8" = 1'-0"

Project:

TOWN OF NANTUCKET

NOBADEER FIELDHOUSE

NOBADEER FARM ROAD
NANTUCKET, MA 02554

Weston & Sampson

Weston & Sampson Engineers, Inc.
100 Foxborough Boulevard Suite 250
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(508) 698-3034 (800) SAMPSON
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Consultants:

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Revisions:

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Approved By:	DGT
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Drawing Title:

OPTIONAL COLOR OPTIONS

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A222

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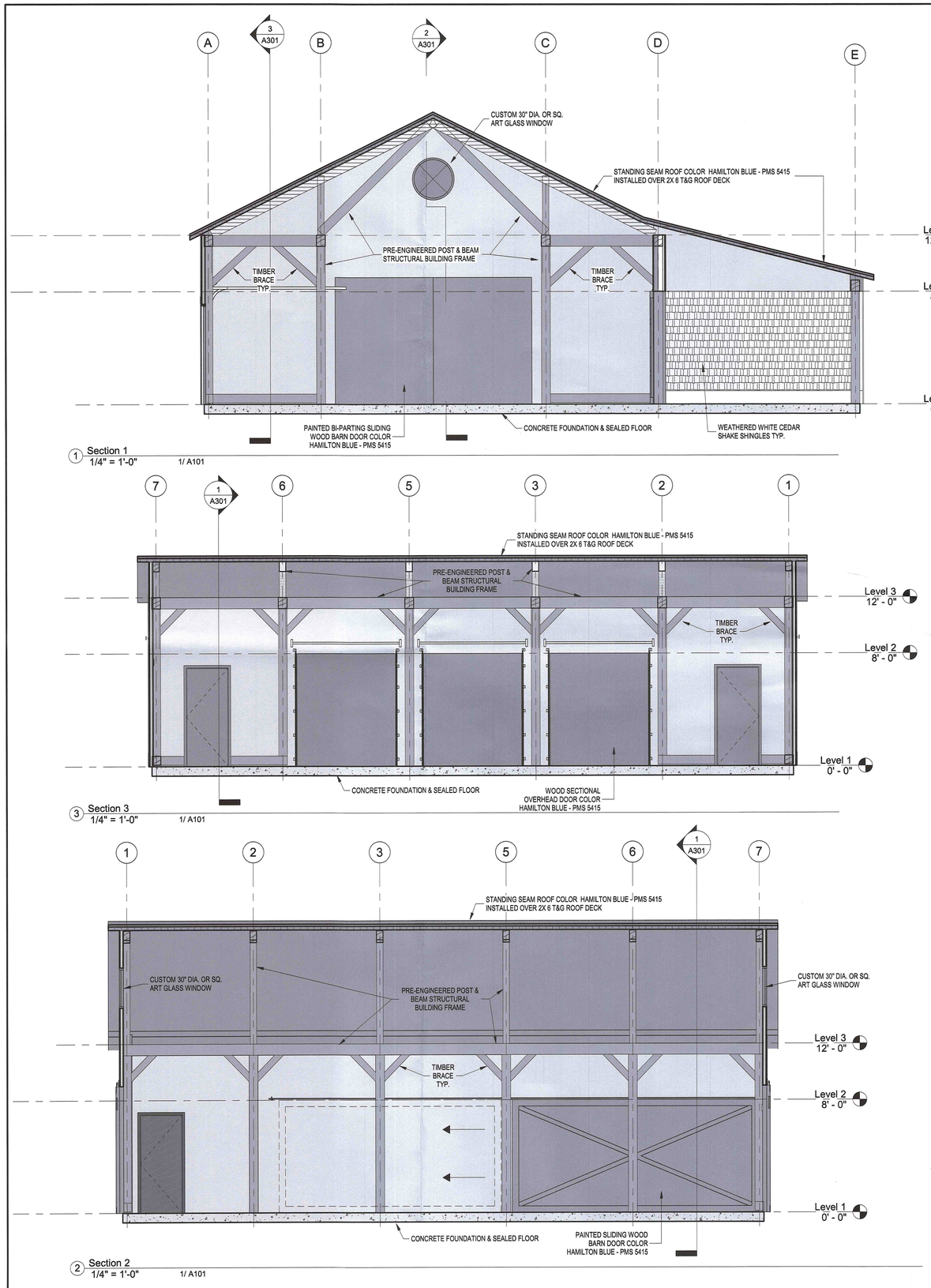

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0' 2' 4' 8'
SCALE: 1/4" = 1'-0"

Date:	APRIL 2020
Drawn By:	MES
Reviewed By:	DGT
Approved By:	DGT
W&S Project No:	200124

Drawing Title:

BUILDING SECTIONS

Sheet Number:

A301

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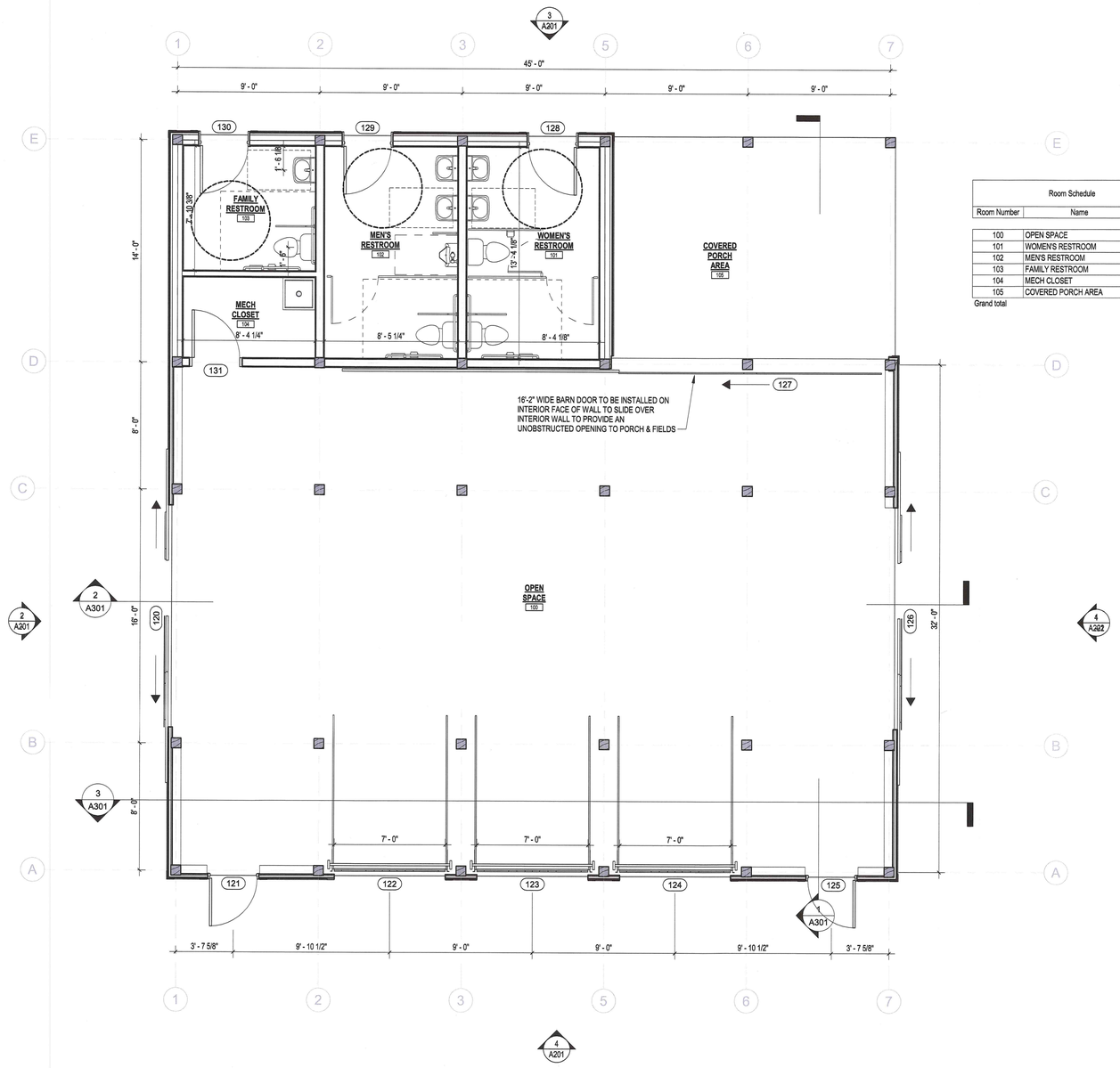

1 OVERALL FIRST FLOOR PLAN
1/4" = 1'-0" 1/ A201

Room Schedule		
Room Number	Name	Area
100	OPEN SPACE	1451 SF
101	WOMEN'S RESTROOM	111 SF
102	MEN'S RESTROOM	113 SF
103	FAMILY RESTROOM	66 SF
104	MECH CLOSET	43 SF
105	COVERED PORCH AREA	248 SF
Grand total		2031 SF

DOOR SCHEDULE

DOOR #	DOOR TYPE	MATERIAL	WIDTH	HEIGHT	REMARKS
120	BI-PARTING SLIDING BARN DOOR	WOOD / PAINT	14' - 0"	9' - 0"	
121	PASS DOOR	WOOD / PAINT	3' - 0"	7' - 0"	
122	SECTIONAL OVERHEAD DOOR	WOOD / PAINT	7' - 0"	8' - 0"	
123	SECTIONAL OVERHEAD DOOR	WOOD / PAINT	7' - 0"	8' - 0"	
124	SECTIONAL OVERHEAD DOOR	WOOD / PAINT	7' - 0"	8' - 0"	
125	PASS DOOR	WOOD / PAINT	3' - 0"	7' - 0"	
126	BI-PARTING SLIDING BARN DOOR	WOOD / PAINT	14' - 0"	9' - 0"	
127	SINGLE LEAF SLIDING DOOR	WOOD / PAINT	17' - 6"	8' - 0"	
128	PASS DOOR	WOOD / PAINT	3' - 0"	7' - 0"	
129	PASS DOOR	WOOD / PAINT	3' - 0"	7' - 0"	
130	PASS DOOR	WOOD / PAINT	3' - 0"	7' - 0"	
131	PASS DOOR	WOOD / PAINT	3' - 0"	7' - 0"	

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OVERALL FLOOR PLAN

Sheet Number:

A101

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