1. No Meeting Agenda

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

1.I. Viewpack

Documents:

3 BARRETT FARM RD- ROOF CHANGE.PDF
6 GULL ISLAND COA 67657 AND COA 72922.PDF
6 GULL ISLAND LANE- REV 72922, 67657.PDF
6 GULL ISLAND PICS FROM BUILDING INSPECTOR 5-18-20.PDF
7 GREENLEAF- ADDITION.PDF
8 KINGS WAY - POOL AND HARDSCAPE.PDF
11 INDUSTRY RD- ROOF TOP SOLAR.PDF
17 BROADWAY -REV 2020-03-0845.PDF
42 CANNONBURY LN - STREETSCAPE FOR OLD BUS 6-1-20.PDF
57 QUIDNET RD- ROOF TOP SOLAR.PDF
220 EEL POINT RD- HARDSCAPE.PDF

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°. 80.1

Street & Number of Proposed Work: 3 Barrett farm Rd

Owner of record: BOB & POSIE CONSTABLE

Mailing Address: 140 West 86th St Apt. 10B New York NY 10024

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Thornemill Design LLC

Mailing Address: 48 Dukes Rd Nantucket, Ma

Contact Phone #: _____ 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. 12944 * * HDC2020 01 0437

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

Size of Structure or Addition: Length: 40 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

Roof change from Red Cedar to Certainteed "weathered wood"

NOTE: Owners did not want black roof per cert # HDC2020 01 0437

*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 GREYS/BROWN (slight)

Trim N/A Sash N/A Doors _____

Deck _____ Foundation N/A 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.

D: 12744

DATE ISSUED: 7/24/19

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.

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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PROPERTY DESCRIPTION

TAX MAP N°: 40 PARCEL N°. 80.1

Street & Number of Proposed Work: 3 Barrett Farm Road

Owner of record: Blue & Rose Construction

Mailing Address: 140 West 86th st Apt 10-B New York, NY. 10024

Contact Phone #: 917 584 9337 E-mail: rac@redbirdventures.com

AGENT INFORMATION (if applicable)

Name: Thornwall design LLC

Mailing Address: 48 Dukes Road Nantucket Ma

Contact Phone #: 228 9161 E-mail: Thornwalldesign@comcast.net

FOR OFFICE USE ONLY

Date application received: 7/16/19 Fee Paid: $563.75

Must be acted on by: 9/20/19

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: 46' Sq. Footage 1st floor: 1639
Width: 50 Sq. footage 2nd floor: 1177
Sq. footage 3rd floor:

Decks/Patio: Size: 657 sq. ☑ 1st floor ☐ 2nd floor
Size: ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North 0 South 0 - -2'-0" East 0 West -2'-0" Dug into hill
Height of ridge above final finish grade: North 23' / 26'-8 South 22'-6 / 26'-8 East 26'-8" West 26'-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

*Cloud on drawings and submit photographs of existing elevations.

ORIGINAL ROOFING APPROVED - RED CEDAR.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed varies 8' - 9' ☐ Block ☐ Block Parged ☐ Brick (type) ☑ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 9/12 Secondary Mass 11/12 Dormer 4/12 Other Porch Roofs 4 - 12

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

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): 6" WOOD

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 1x8 Rake 1x8 Soffit (Overhang) 8" Corner boards 6" Frieze 1x6
Window Casing 1x5 Door Frame 1x5 Columns/Posts: Round Square 6"

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 9 Light WOOD Rear 12 Light clad Side

Garage Door(s): Type Material

Hardscape materials: Driveways shell/ce gravel Walkways Blue stone Walls separate application.

* Note: Complete door and window schedules are required.

COLORS

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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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.

COPY OF Approved Solar Panel

PROPERTY DESCRIPTION

TAX MAP N°: 40 PARCEL N°. 80.1

Street & Number of Proposed Work: 3 BARRETT FARM RD

Owner of record: ROBERT CONSTABLE

Mailing Address: 140 W 86th STR APT 10-B
NEW YORK, NY 10024

Contact Phone #: 646-483-7787 E-mail: posieconstable@gmail.com

AGENT INFORMATION (if applicable)

Name: ACK SMART ENERGY

Mailing Address: 61 OLD SOUTH RD #500
NANTUCKET, MA 02554

Contact Phone #: 508 257 1786 E-mail: solar@acksmart.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 23 ALL BLACK ROOF MOUNTED SOLAR PANELS

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 11/19/2019 Signature of owner of record _____ Signed under penalties of perjury

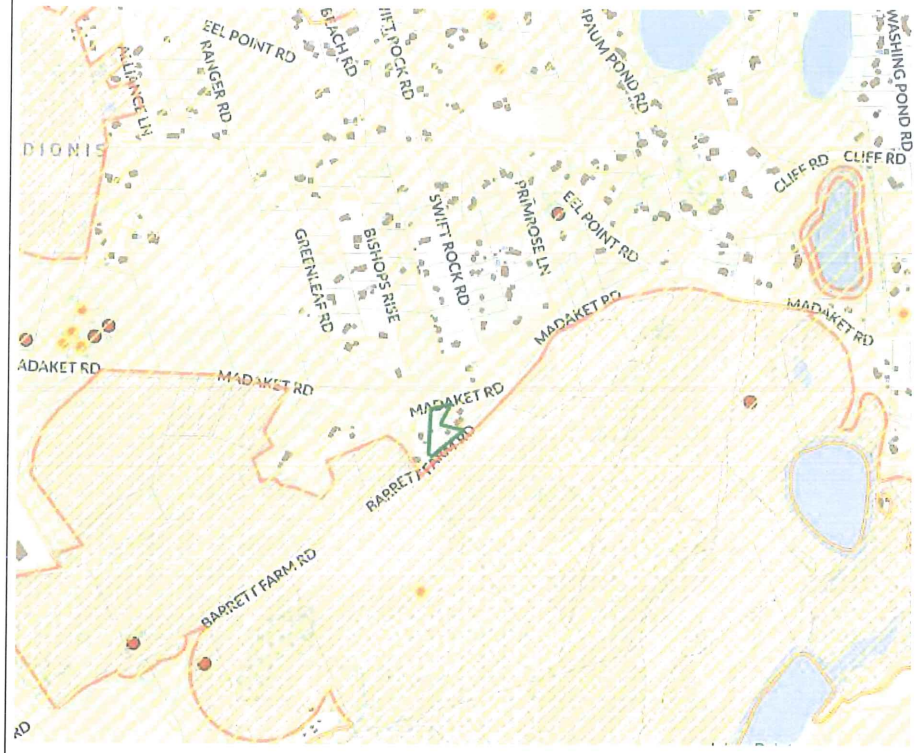
MINUTES SUGGEST BLACK ROOF APPROVED BUT IT WAS Natural RED CEDAR. OWNERS WANT "WEATHERWOOD" – See New HDC

11. Constable, Robert **01-0437** 3 Barrett Farm Road Solar Roof Array 40-80.1 ACK Smart

Voting	Pohl, McLaughlin, Oliver, Watterson, Dutra
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.
Representing	**Tobias Glidden**, ACK Smart – Presented project. Tim Carruthers, ACK Smart
Public	None
Concerns (4:58)	**Oliver** – The only way you can see the panel is headed into Town; but it's appropriately black on black. No concerns.
Motion	**Motion to Approve as submitted. (Oliver)**
Vote	Carried unanimously Certificate # **HDC2020-01-0437**

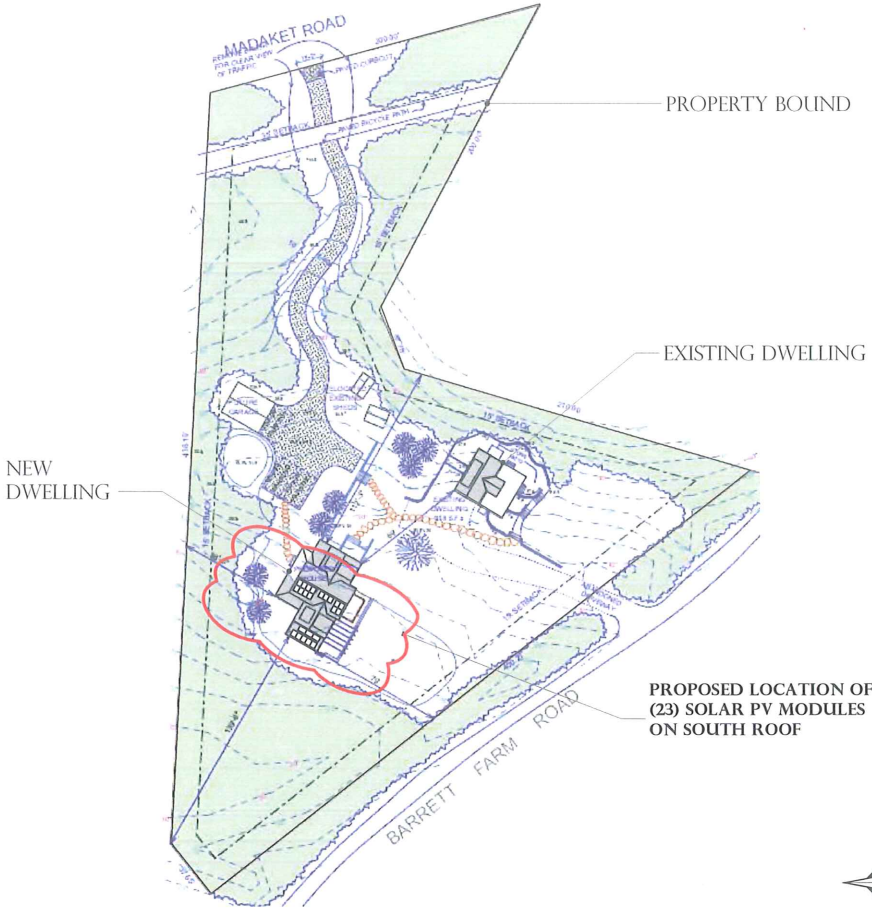
12. Hanabea Six, LLC **01-0438** 6 Hanabea Lane Solar Roof Array 69-255 ACK Smart

Voting	Pohl, McLaughlin, Oliver, Watterson, Dutra
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.
Representing	**Tobias Glidden**, ACK Smart – Presented project. Tim Carruthers, ACK Smart
Public	None
Concerns (5:02)	No concerns.
Motion	**Motion to Approve as submitted. (Oliver)**
Vote	Carried unanimously Certificate # **HDC2020-01-0438**



LOCUS MAP
SCALE: NOT TO SCALE

ZONING CLASS: LUG 2
FRONT SETBACK: 35 FT
SIDE/REAR SETBACK: 15 FT



SITE PLAN
SCALE: 1" = 70' 0"

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

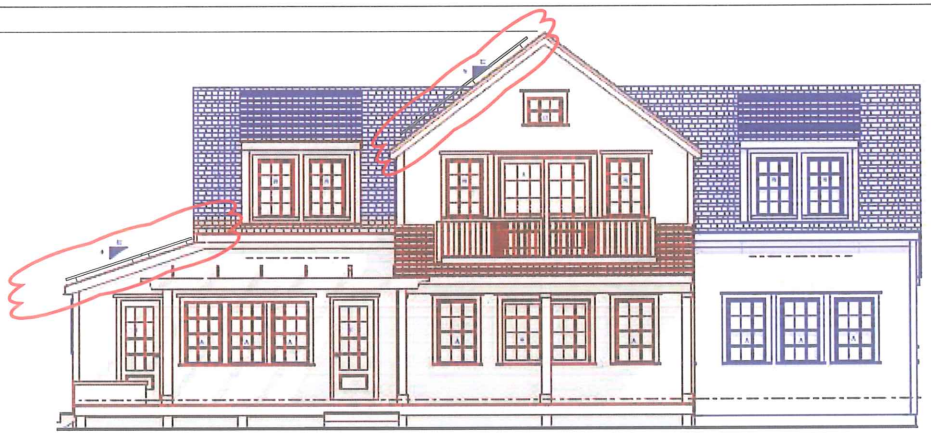
ROOFTOP SOLAR ARRAY
7.47 KW DC, 7.6 KW AC

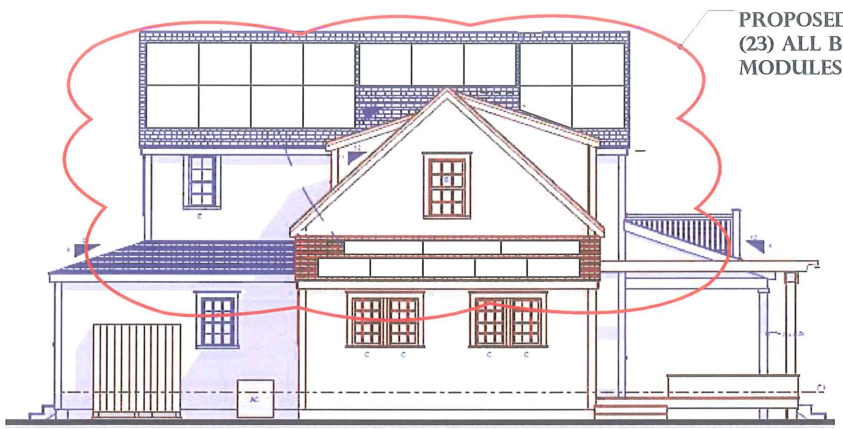
OWNER:	CONSTABLE, ROBERT
SITE ADDRESS:	3 BARRETT FARM RD
CITY, STATE, ZIP:	NANTUCKET, MA 02554
MAP: 40	PARCEL: 80.1

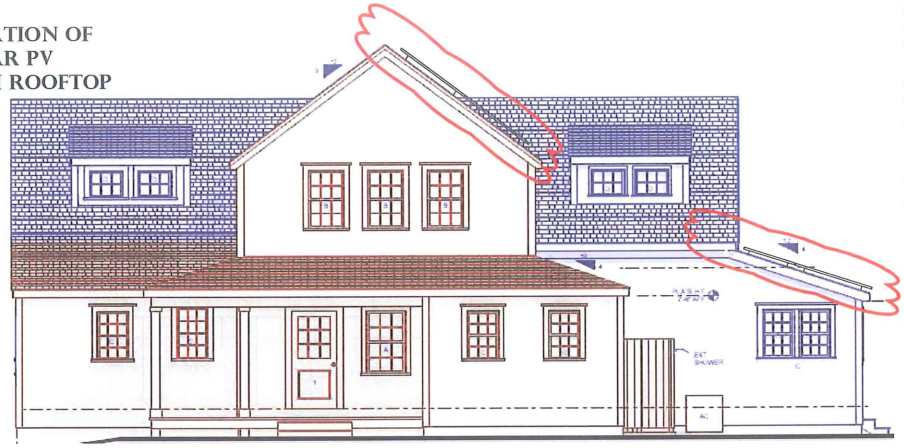
REVISIONS

	MM/DD/YY	REMARKS
1	1/8/2020	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

ROOFTOP SOLAR ARRAY
7.47 KW DC, 7.6 KW AC

OWNER:	CONSTABLE, ROBERT
SITE ADDRESS:	3 BARRETT FARM RD
CITY, STATE, ZIP:	NANTUCKET, MA 02554
MAP: 40	PARCEL: 80.1

REVISIONS

	MM/DD/YY	REMARKS
1	1/8/2020	SUBMITTED FOR HDC & PERMITTING REVIEW.
2		
3		
4		
5		

PV 02

Blocked visibility of property from Barrett Farm Rd

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
7.47 KW DC, 7.6 KW AC

OWNER:	CONSTABLE, ROBERT
SITE ADDRESS:	3 BARRETT FARM RD
CITY, STATE, ZIP:	NANTUCKET, MA 02554
MAP: 40	PARCEL: 80.1

REVISIONS

	MM/DD/YY	REMARKS
1	1/8/2020	SUBMITTED FOR HDC & PERMITTING REVIEW.
2		
3		
4		
5		

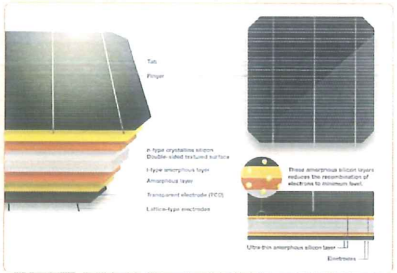
PV 03

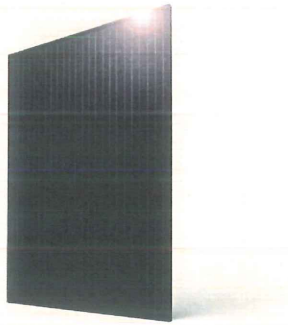
HIT
Photovoltaic Module

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% /°C 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% /°C. 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)*	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)	5.96A	5.89A
Temperature Coefficient (Pmax)	-0.258%/°C	-0.258%/°C
Temperature Coefficient (Voc)	-0.17V/°C	-0.16V/°C
Temperature Coefficient (Isc)	3.27mA/°C	3.21mA/°C
NOCT	44.0°C	44.0°C
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

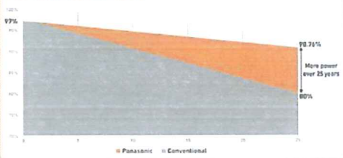
Model	VBHN325KA03, VBHN320KA03
Internal Bypass Diodes	4 Bypass Diodes
Module Area	18.02 Ft.² (1.67m²)
Weight	41.89 Lbs. (19kg)
Dimensions LxWxH	62.6 x 41.5 x 1.6 (1590x1053x40mm)
Cable Length +Male/-Female	40.2/43.2 in. (1020/1020 mm)
Cable Size / Type	No. 12 AWG / PV Cable
Connector Type'	Multi-Contact® 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

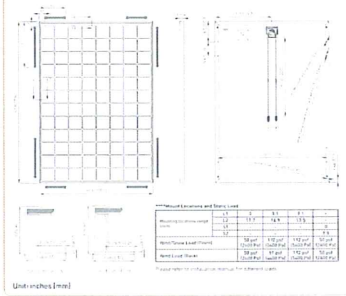
Model	VBHN325KA03, VBHN320KA03
Operating Temperature	-40°F to 185°F (-40°C to 85°C)
Hail Safety Impact Velocity	1" hailstone (25mm) at 52 mph (23m/s)
Safety & Rating Certifications	UL 1703, cULCertified by UL LLC. CEC, FSEC, ISO9001
UL 1703 Fire Classification	Type 2
Limited Warranty	25** Yrs Workmanship and Power Output (Linear)***
Manufacturing Locations	USA and Malaysia

NOTE: Standard Test Conditions: Air mass 1.5, irradiance = 1000W/m², cell temp. 25°C.
* Maximum power at delivery. For guarantee conditions, please check our guarantee document.
** Installation need to be registered through our website www.panasonicusahitwarranty.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.
' STC: Cell temp. 25°C, AM1.5, 1000W/m²
' Safety locking clip (PV-S6H4) is not supplied with the module.
NOTE: Specifications and information above may change without notice.

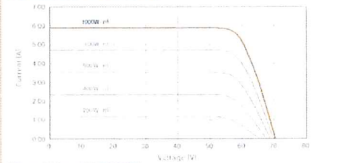
PERFORMANCE WARRANTY



DIMENSIONS



DEPENDENCE ON IRRADIANCE



Reference data for model VBHN325KA03 (Cell temperature 25°C)

⚠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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08/2017

RS1749405 3.16.19

ACK SMART
(508) 257-1786
www.ACKsmart.com

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
7.47 KW DC, 7.6 KW AC

OWNER:	CONSTABLE, ROBERT
SITE ADDRESS:	3 BARRETT FARM RD
CITY, STATE, ZIP:	NANTUCKET, MA 02554
MAP: 40	PARCEL: 80.1

REVISIONS

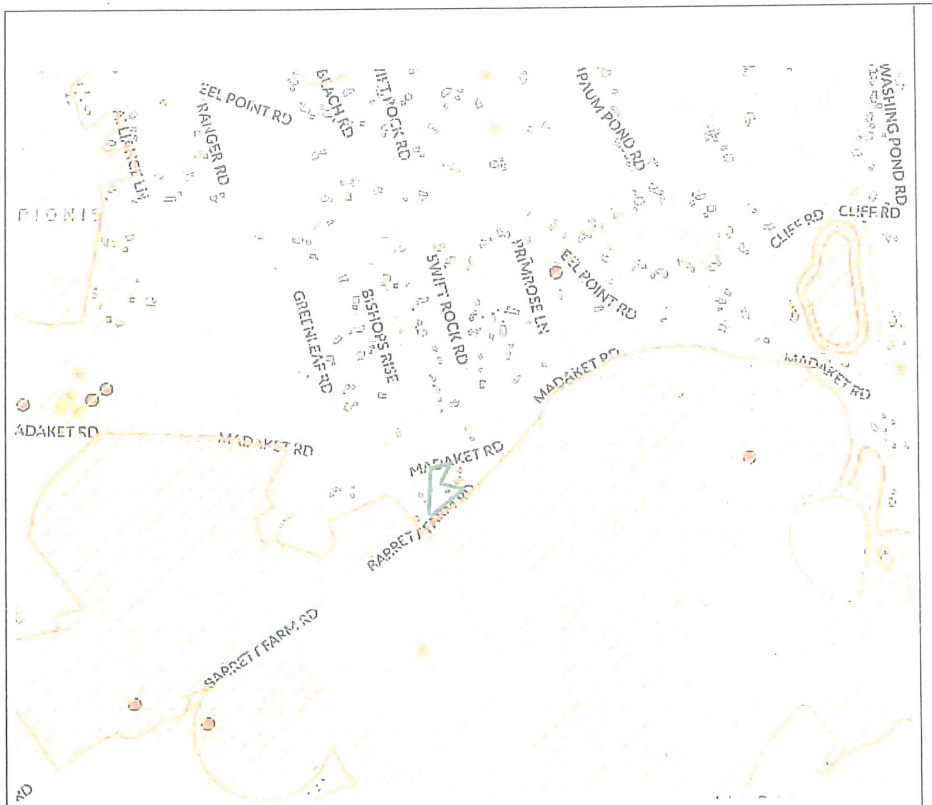
	MM/DD/YY	REMARKS
1	1/8/2020	SUBMITTED FOR HDC & PERMITTING REVIEW.
2		
3		
4		
5		

PV 04

From: **Luke Thornewill** thornewilldesign@comcast.net
Subject:
Date: May 26, 2020 at 10:30 AM
To: Luke Thornewill thornewilldesign@comcast.net

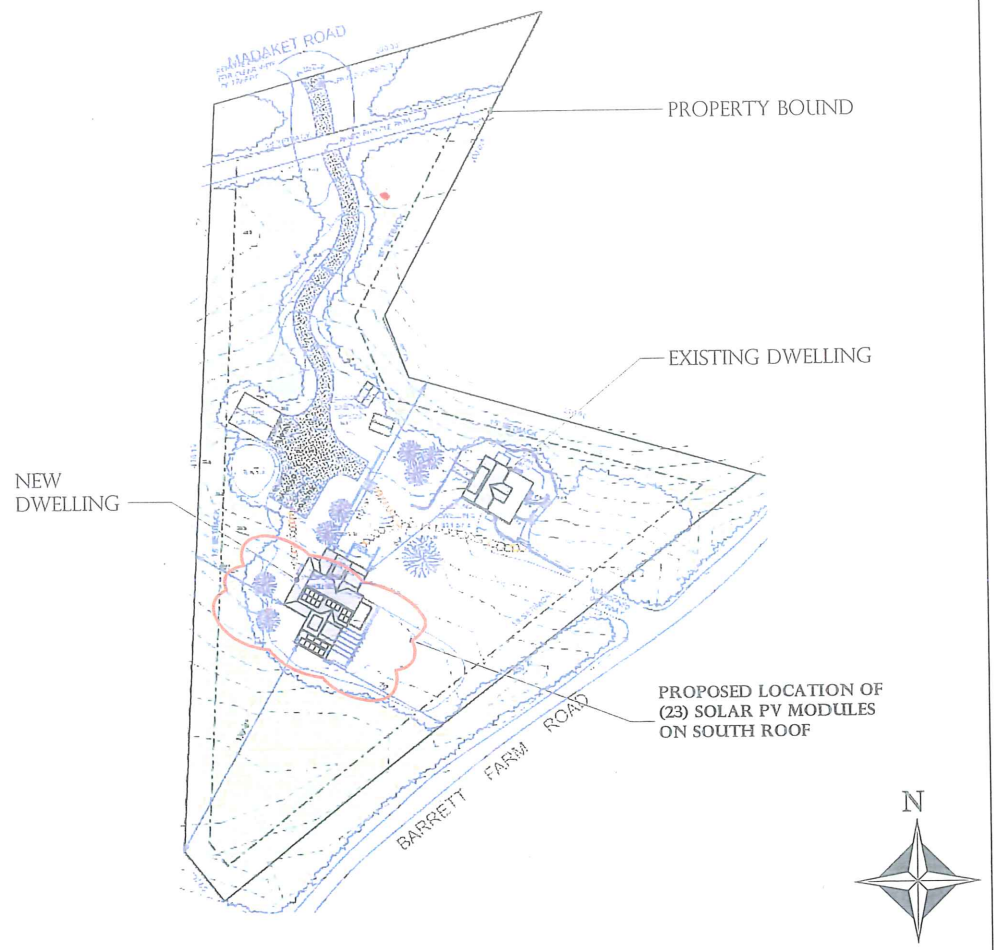
Thornewill Design LLC
48 Dukes Road
Nantucket Ma 02554
T 508 228 9161
F 508 228 3165
E thornewilldesign@comcast.net
http://www.thornewilldesign.com

Proposed
Certain Teed
"Weatherwood"
Arch. Sh. Asphalt.



LOCUS MAP
SCALE: NOT TO SCALE

ZONING CLASS:	LUG 2
FRONT SETBACK:	35 FT
SIDE/REAR SETBACK:	15 FT



SITE PLAN
SCALE: 1" = 70' 0"

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GIS & SITE PLAN

ROOFTOP SOLAR ARRAY
7.47 KW DC, 7.6 KW AC

OWNER:	CONSTABLE, ROBERT
SITE ADDRESS:	3 BARRETT FARM RD
CITY, STATE, ZIP:	NANTUCKET, MA 02554
MAP: 40	PARCEL: 80.1

REVISIONS

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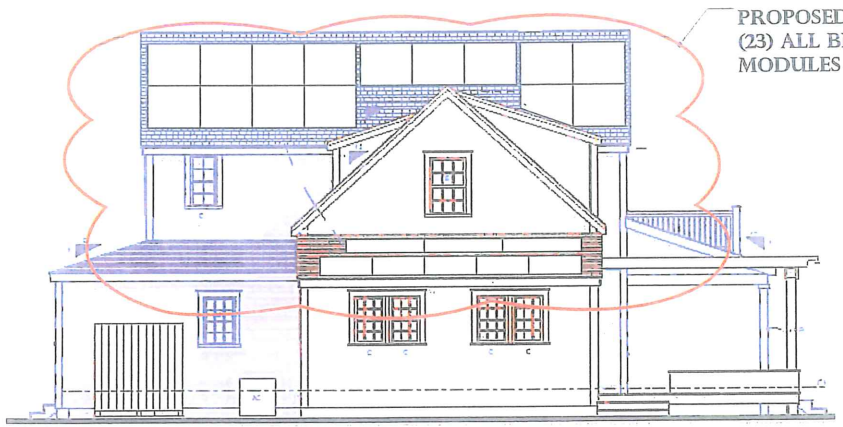
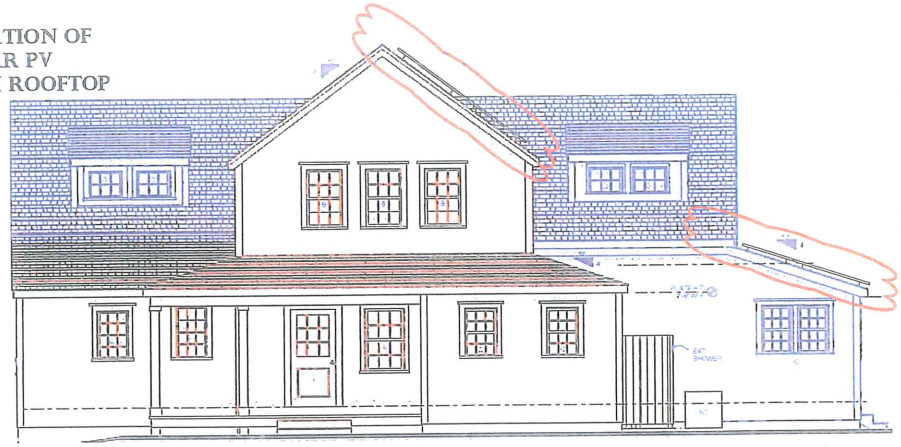
1	1/8/2020	SUBMITTED FOR HDC & PERMITTING REVIEW.
2		
3		
4		
5		

PV 01

Roof change from Black & Nat Cedar to Certainteed "Weatherwood" Arch. Asphalt. SH





SCALE: 1/8" = 1' 0"

0 4' 8'

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PROPOSED ELEVATIONS

ROOFTOP SOLAR ARRAY
7.47 KW DC, 7.6 KW AC

OWNER:	CONSTABLE, ROBERT
SITE ADDRESS:	3 BARRETT FARM RD
CITY, STATE, ZIP:	NANTUCKET, MA 02554
MAP: 40	PARCEL: 80.1

REVISIONS

	MM/DD/YY	REMARKS
1	1/8/2020	SUBMITTED FOR HDC & PERMITTING REVIEW.
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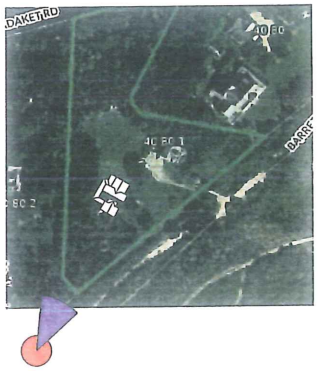
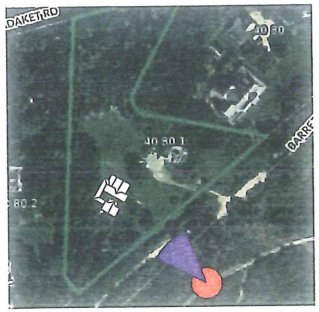
3		
4		
5		

PV 02



Blocked visibility of property from Barrett Farm Rd



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PHOTOS

ROOFTOP SOLAR ARRAY
7.47 KW DC, 7.6 KW AC

OWNER:	CONSTABLE, ROBERT
SITE ADDRESS:	3 BARRETT FARM RD
CITY, STATE, ZIP:	NANTUCKET, MA 02554
MAP: 40	PARCEL: 80.1

REVISIONS

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1	1/8/2020	SUBMITTED FOR HDC & PERMITTING REVIEW.
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4		
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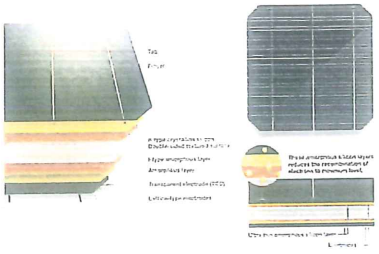
PV 03

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% /°C 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% /°C. 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 Corp.

HIT
Photovoltaic Module

Panasonic

N325K / N320K

ELECTRICAL SPECIFICATIONS

Model	VBHN325KA01	VBHN320KA01
Rated Power (Pmax)*	325W	320W
Maximum Power Voltage (Vpm)	59.2V	58.7V
Maximum Power Current (Ipm)	5.50A	5.45A
Open Circuit Voltage (Voc)	70.7V	70.5V
Short Circuit Current (Isc)	5.96A	5.86A
Temperature Coefficient (Pmax)	-0.258%/°C	-0.258%/°C
Temperature Coefficient (Voc)	-0.17V/°C	-0.16V/°C
Temperature Coefficient (Isc)	0.27mA/°C	0.27mA/°C
NOCT	42.0°C	42.0°C
CEC PTC Rating (Nominal)	302.4	297.6
Cell Efficiency	21.9%	21.5%
Module Efficiency	19.4%	19.1%
Watts per Foot	19.0W	17.9W
Maximum System Voltage	600V	600V
Series Fuse Rating	15A	15A
Warranted Tolerance (+/-)	+10/-0.0W*	+10/-0.0W*

MECHANICAL SPECIFICATIONS

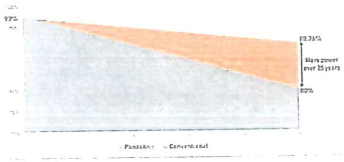
Model	VBHN325KA01, VBHN320KA01
Internal Bypass Diodes	4 Bypass Diodes
Module Area	18.02 Ft² (1.67m²)
Weight	41.0 Lbs. (18kg)
Dimensions (L x W x D)	62 x 43.5 x 1.6 (1580x1106x40mm)
Cable Length (Male/Female)	47.2x47.2 in. (1200/1200mm)
Cable Size / Type	No. 12 AWG / PV Cable
Connector Type	MC4 Compatible Type 4 (IP67 Rating)
Static Wind / Snow Load	113 PSF (5400Pa)****
Pallet Dimensions (L x W x H)	45.3x43.7x39.5 in. (USA) 43.7x42.2x39.4 in. (Malaysia)
Quantity per Pallet / Pallet Weight	26 pcs / 1069 Lbs. (485 kg)
Quantity per 40' Container	676 pcs
Quantity per 20' Container	208 pcs

Operating Conditions & Safety Ratings

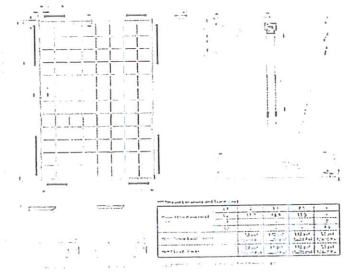
Model	VBHN325KA01, VBHN320KA01
Operating Temperature	-40°F to 185°F (-40°C to 85°C)
Hail Safety Impact Rating	1" hail stones (25mm) at 52 mph (23m/s)
Safety & Fire Rating Certifications	UL 1703, IEC 61215, IEC 61730, UL 61730, CSA C22.2 #61730, CEC PTC, IEC 61701
UL 1703 Fire Classification	Type 2
Limited Warranty	25** Yrs Workmanship and Power Output Guarantee***
Manufacturing Locations	USA and Malaysia

NOTE: Standard Test Conditions: Air mass 1.5, irradiance 1000W/m², cell temp. 25°C.
*Maximum power values vary for special orders. Contact Panasonic for more information.
**Visit www.panasonic.com/pv/warranty for full details. Power output warranty is based on a linear degradation of 0.26% per year. Product workmanship is based on original Panasonic product.
*** 1st year 97%, after 2nd year 0.26% annual degradation to year 25.
**** STC: Cell temp. 25°C, AM 1.5, 1000W/m².
† Safety testing of PV module is not applicable to the inverter.
NOTE: Specifications and drawings are subject to change without notice.

PERFORMANCE WARRANTY

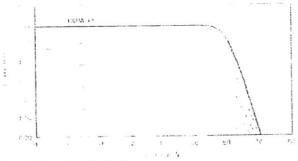


DIMENSIONS



Unit: mm (inch)

TEMPERATURE CHARACTERISTICS



⚠ CAUTION! Please read the installation manual carefully before using the products.

Under certain climatic and environmental conditions, metal frame may be exposed to corrosive materials such as for example, seawater, or fertilizer. If such is the case, please contact the nearest Panasonic office. Failure to comply with your full warranty rights.

Panasonic
Panasonic Eco Solutions of North America
Two Riverfront Plaza, 5th Floor, Newark, NJ 07102
panasonic.HIT@us.panasonic.com
na.panasonic.com/us/solarpanels

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OCT-17
REVISION DS 3.14.18

ACK SMART
(508) 257-1786
www.ACKSmart.com

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
7.47 KW DC, 7.6 KW AC

OWNER:	CONSTABLE, ROBERT
SITE ADDRESS:	3 BARRETT FARM RD
CITY, STATE, ZIP:	NANTUCKET, MA 02554
MAP: 40	PARCEL: 80.1

REVISIONS

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1	1/8/2020	SUBMITTED FOR HDC & PERMITTING REVIEW.
2		
3		
4		
5		

PV 04

CERTIFICATE NO: 67657 DATE ISSUED: 3/23/17

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°: 42.4.3 PARCEL N°. 61

Street & Number of Proposed Work: 6 Gulliland lane

Owner of record: Six Gull Island R.T.

Mailing Address: 330 E 43rd Street #605
New York, NY 10017

Contact Phone #: 8-9161 E-mail:

AGENT INFORMATION (if applicable)

Name: Thornwall design, LLC

Mailing Address: 78 Dukes Rd
Nantucket, Ma

Contact Phone #: 8-9161 E-mail:

FOR OFFICE USE ONLY #1240

Date application received: 12/20/16 Fee Paid: $ 168.20

Must be acted on by: 3/6/17

Extended to: 6/15/17

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: 771 (ex 892) Decks/Patio: Size: 28 x 10 ☑ 1st floor ☐ 2nd floor

Width: Sq. footage 2nd floor: 70 (ex 392) Size: 2-3 x 20 ☑ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: (ex 511)

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 Exist. ☐ 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.) Red cedar

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 TME Rake TME Soffit (Overhang) T.M.E Corner boards T.M.E Frieze

T.M.E = Match exist. Window Casing T.M.E Door Frame T.M.E 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 Nat Clapboard (if applicable) Roof Nat

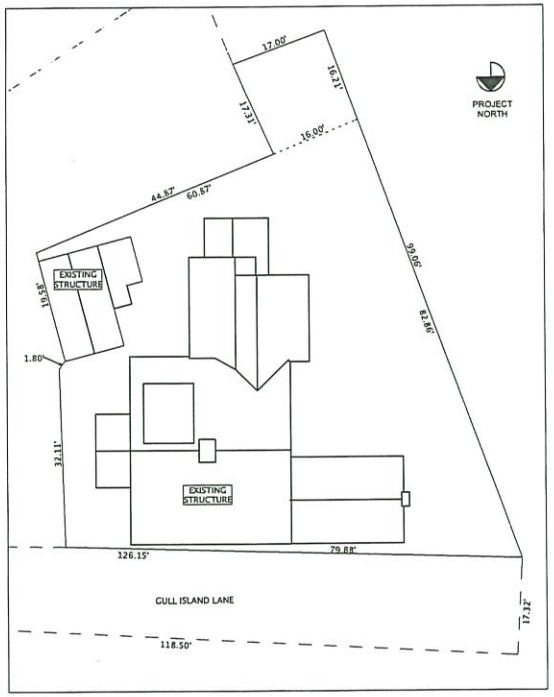
Trim White Sash White Doors BLUE THE

Deck Nat Foundation Nat Fence Shutters

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

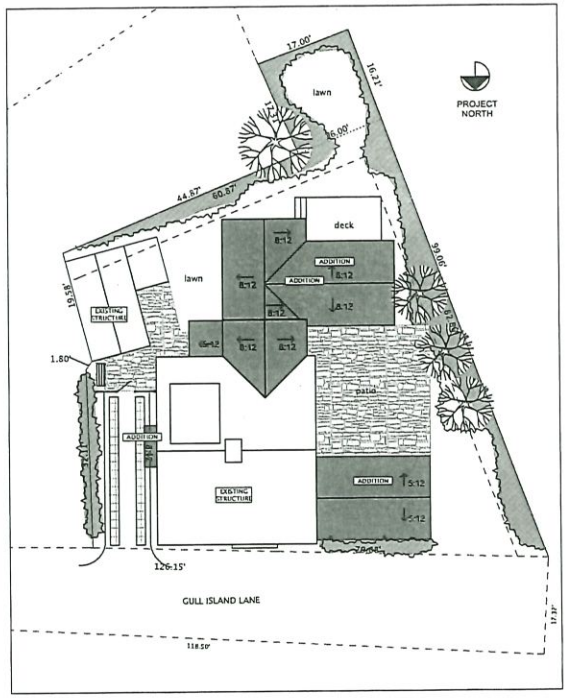
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 12/20/16 Signature of owner of record Luke Thornwall for Six Gull Island Signed under penalties of perjury



Existing Site Plan

SCALE: 1" = 10'



Site Plan- Proposed

SCALE: 1" = 10'

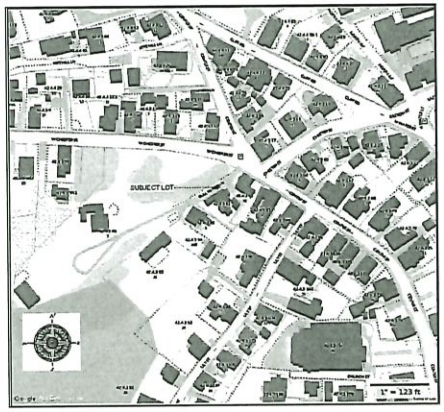
GULL ISLAND RESIDENCE

6 GULL ISLAND LANE
NANTUCKET, MA

	DRAWING LIST
COVER	SITE PLAN, LOCUS MAP
A 1.1	FIRST FLOOR PLAN
A 1.2	SECOND FLOOR PLAN
A 1.3	ATTIC PLAN
A 1.4	ROOF PLAN
A 2.1	SOUTH & WEST ELEVATIONS
A 2.2	NORTH & EAST ELEVATIONS
D1.1	DEMOLITION FLOOR PLANS
D1.2	DEMOLITION FLOOR PLANS

ISSUES/REVISION	DATE
AS BUILT	11/1/16
HDC 1	2/10/17
HDC 2	2/15/17
HDC 3	3/10/17

ADDITIONS & RENOVATIONS TO
6 GULL ISLAND LANE, LLC
SIX GULL ISLAND LANE
NANTUCKET, MA



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Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Project No:
Designed by:
Drawn by:
Checked by:

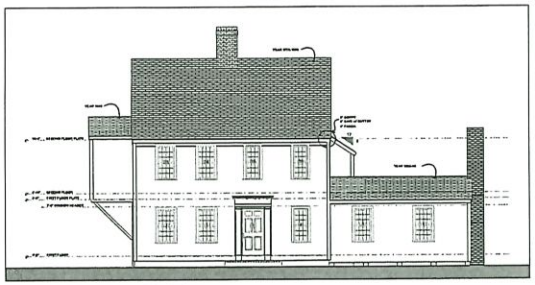
Sheet No:
COVER

Contents:
Cover Sheet

THESE DRAWINGS FOR HDC PURPOSES ONLY

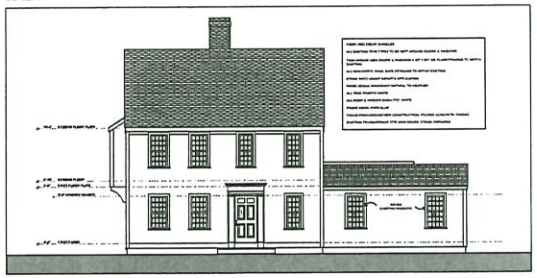
RECEIVED
MAR 15 2017
BY

APPROVED
MAR 23 2017 # 67657
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



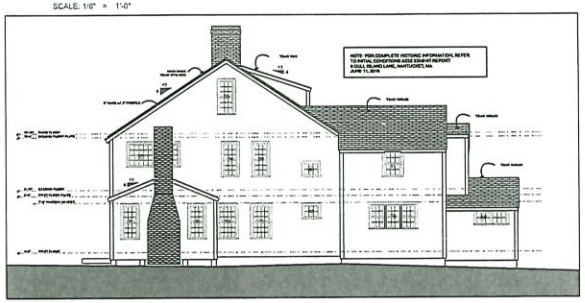
North Elevation- Existing

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



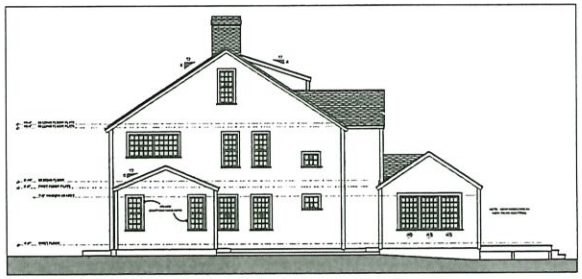
Last HDC- North Elevation

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



West Elevation- Existing

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



West Elevation- Last HDC

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

APPROVED
MAR 23 2017 # 67657
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

North Elevation

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

RECEIVED
MAR 15 2017
By

West Elevation

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

THESE DRAWINGS FOR HDC PURPOSES ONLY

ISSUES/REVISION	DATE
AS BUILT	11/1/16
HDC 1	2/10/17
HDC 2	2/15/17
HDC 3	3/10/17

ADDITIONS & RENOVATIONS TO
6 GULL ISLAND LANE, LLC
SIX GULL ISLAND LANE
NANTUCKET, MA

USE OF DRAWING

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Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Project No.
Designed by
Drawn by
Checked by

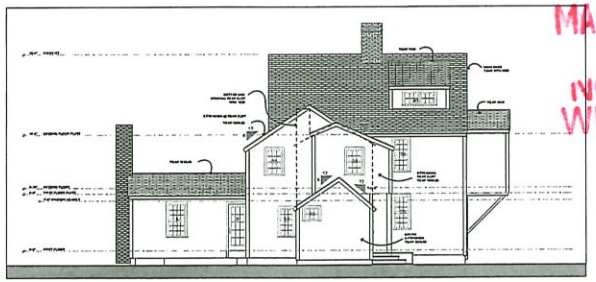
Sheet No:
A2.1

Contents
Drawing

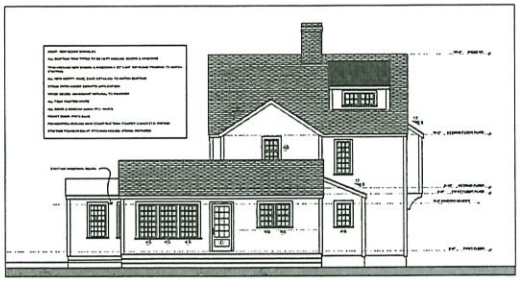
APPROVED

MAR 23 2017 #67657

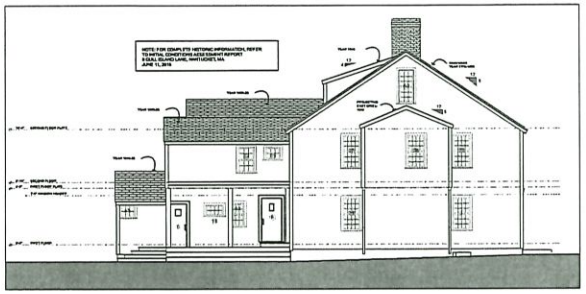
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL



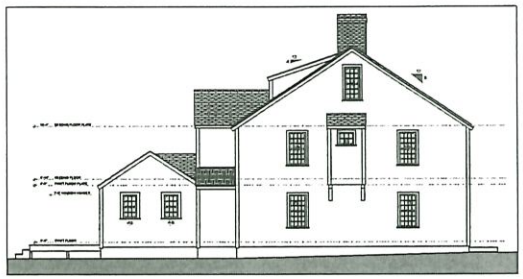
South Elevaton- Existing



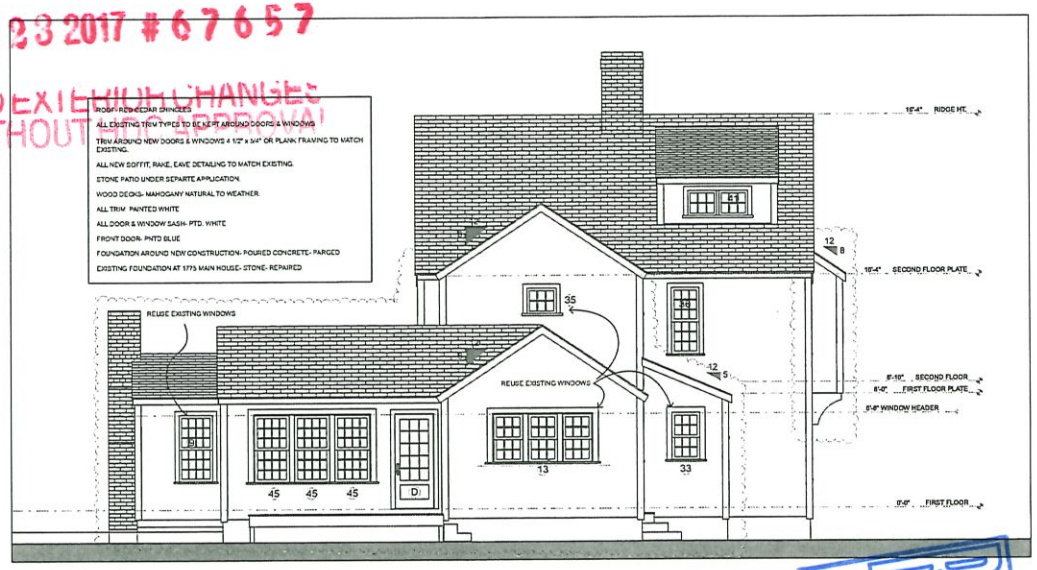
South Elevation- Last HDC



East Elevation- Existing



East Elevation- Last HDC



South Elevation

SCALE 1/4" = 1'-0"

East Elevation

SCALE 1/4" = 1'-0"

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ISSUES/REVISION	DATE
AS BUILT	11/1/16
HDC 1	2/10/17
HDC 2	2/15/17
HDC 3	3/10/17

ADDITIONS & RENOVATIONS TO

6 GULL ISLAND LANE, LLC

SIX GULL ISLAND LANE
NANTUCKET, MA

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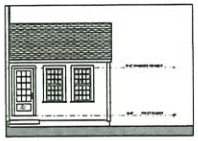
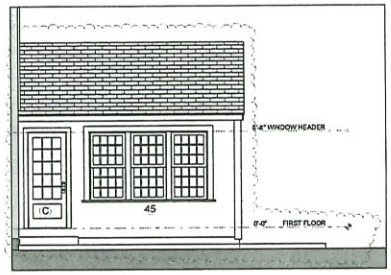
Contractor:
Developer:

APPROVED
MAR 23 2017 # 67657
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL



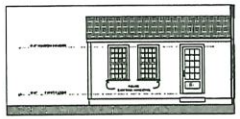
North Elevation @ Patio- Last HDC

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



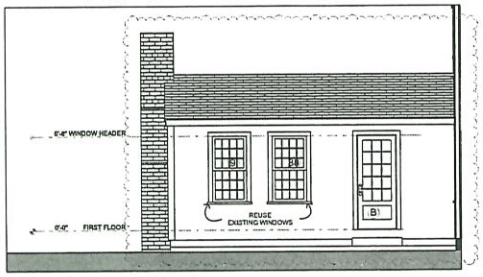
North Elevation @ Patio

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



South Elevation @ Patio- Last HDC

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



South Elevation @ Patio

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

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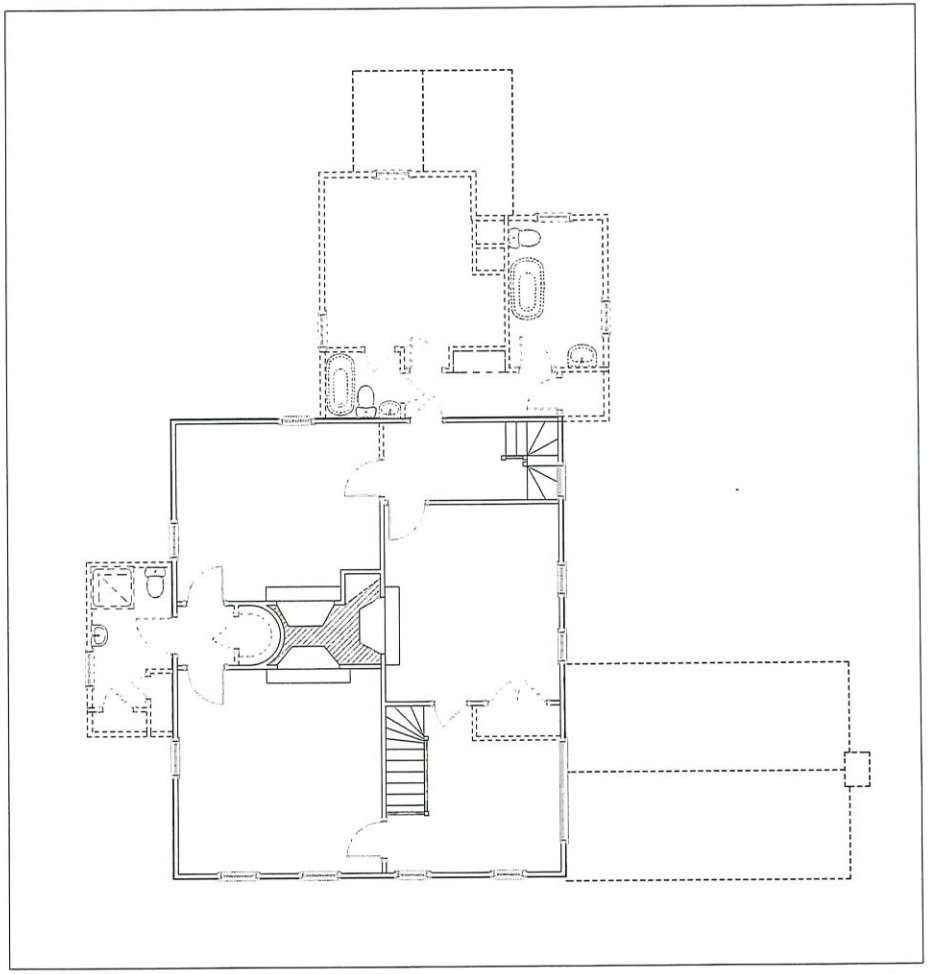
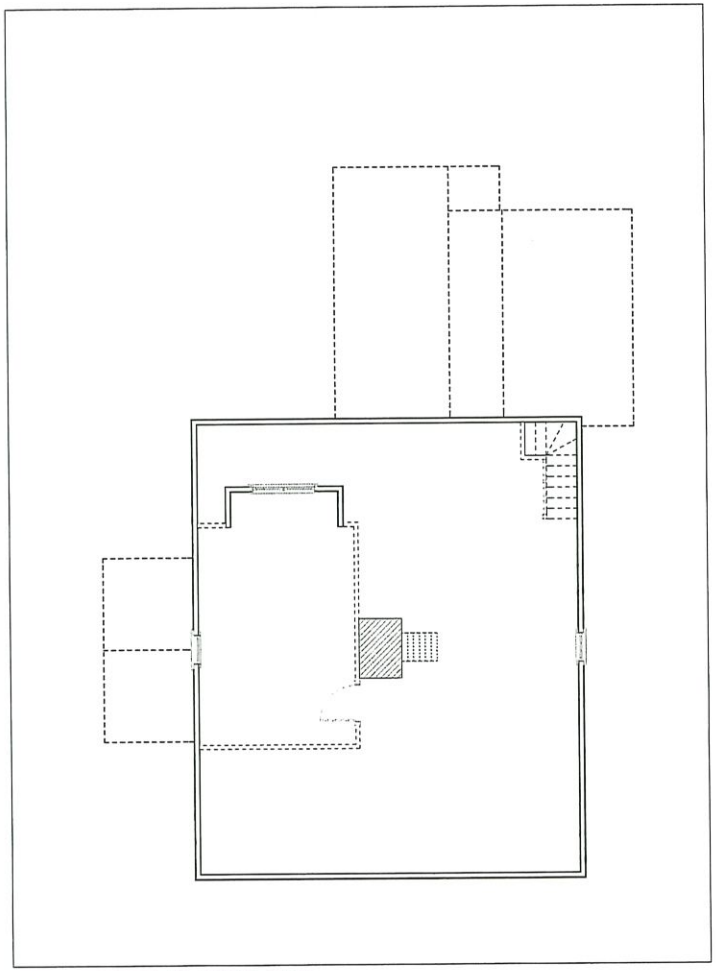


SECOND FLOOR DEMOLITION PLAN

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



ATTIC FLOOR PLAN- DEMOLITION

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

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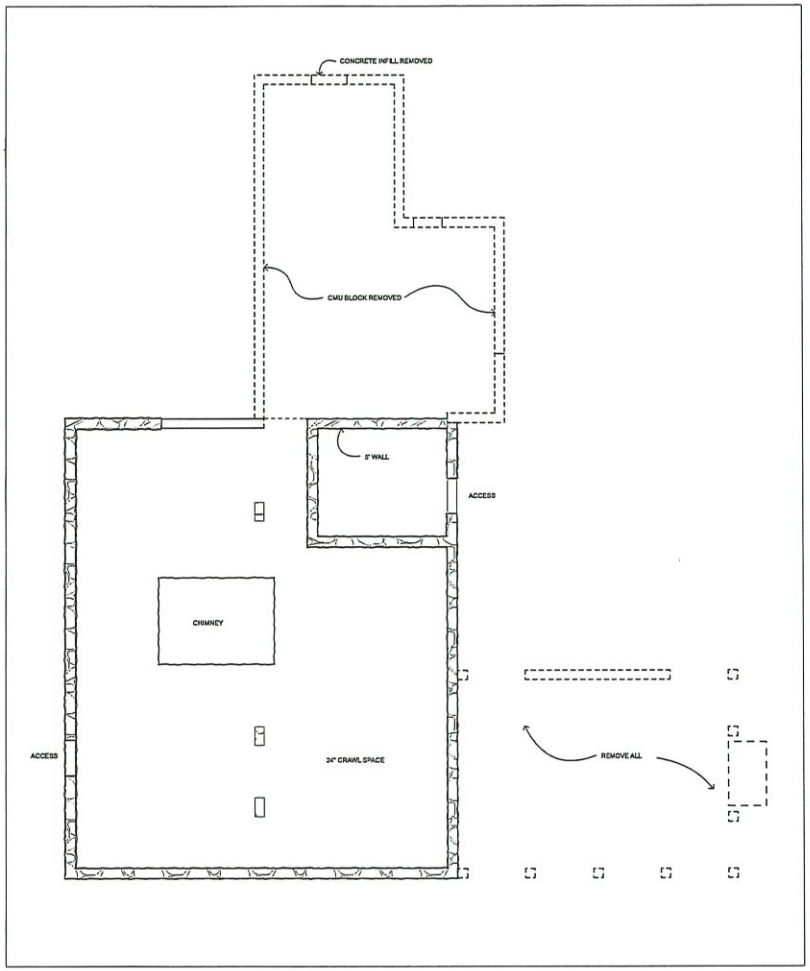
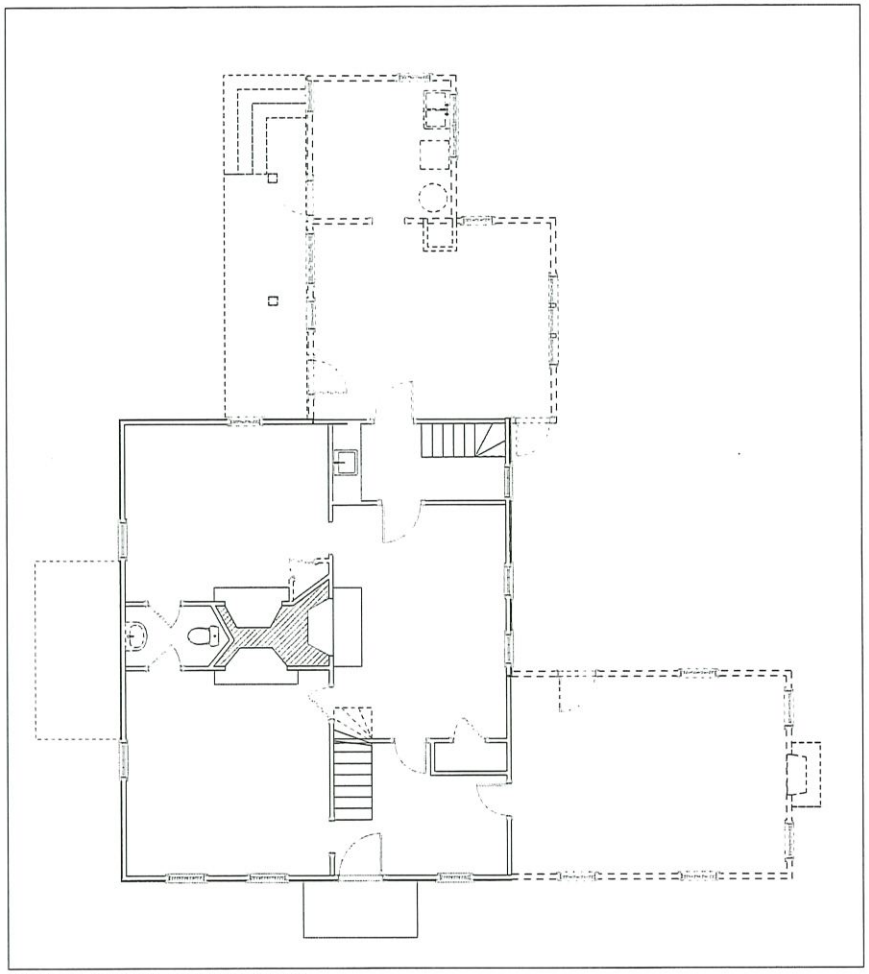


DEMOLITION PLAN- FOUNDATION

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



FIRST FLOOR DEMOLITION PLAN

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

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HDC 3	3/10/17

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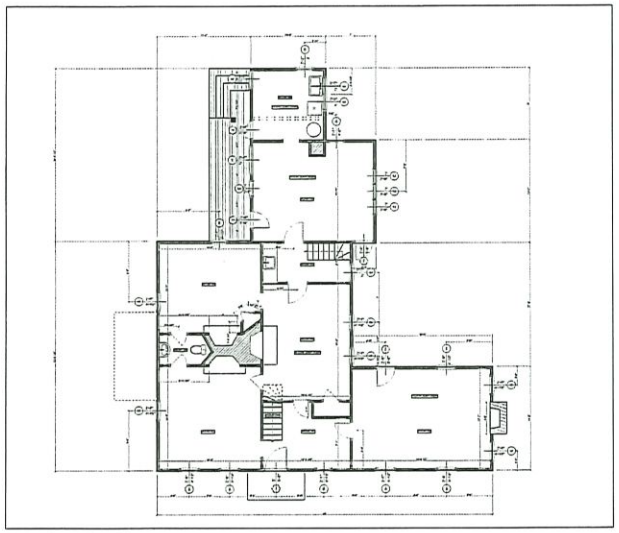
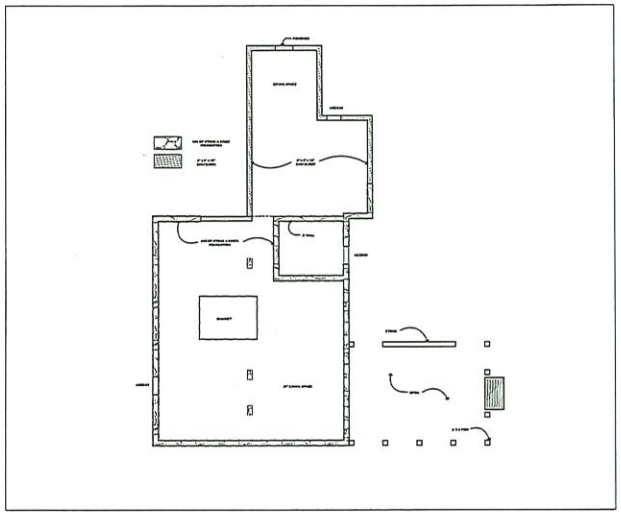
Concrete:

Demolition:



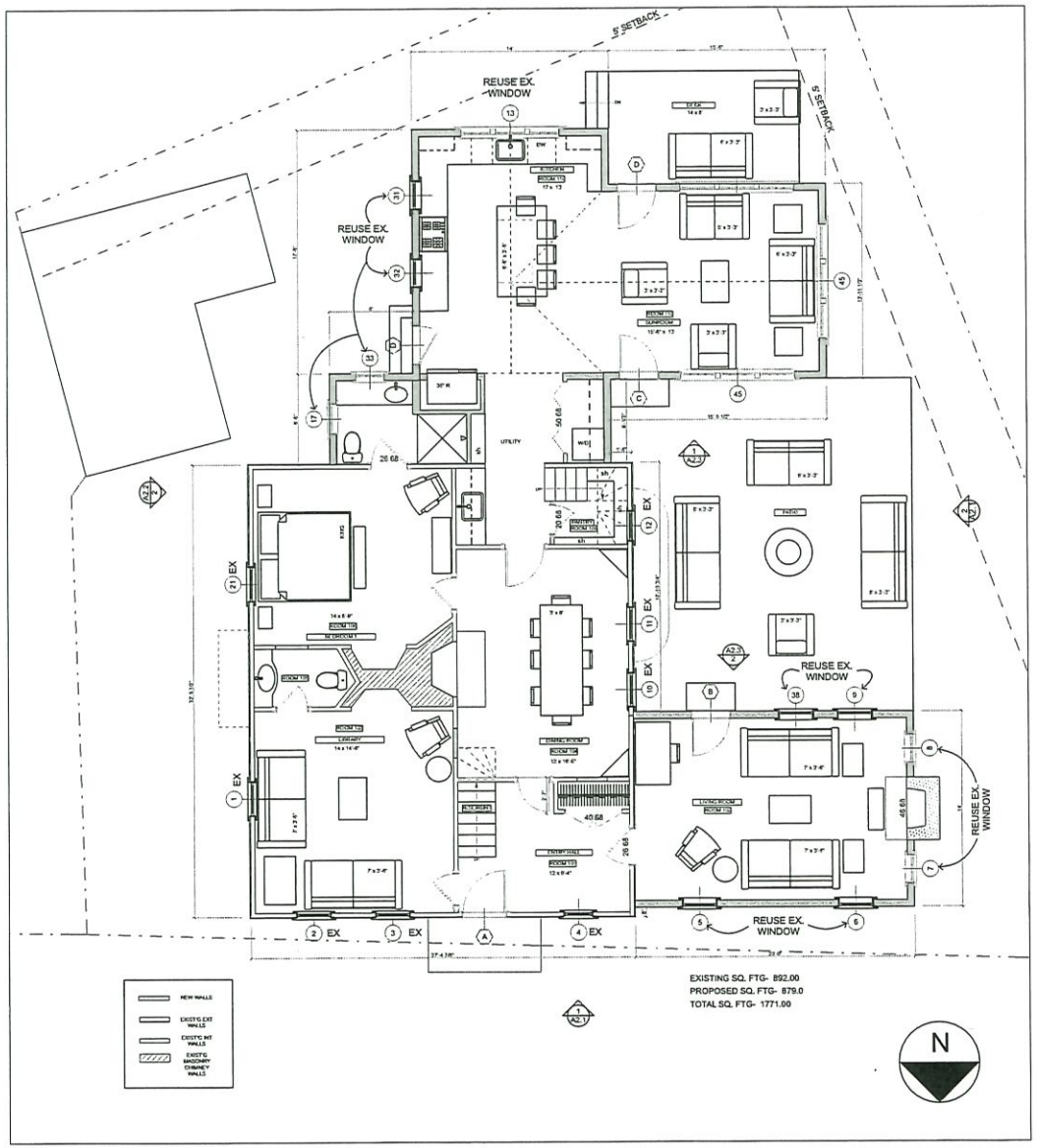
Existing First Floor

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



Existing Foundation Plan

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



FIRST FLOOR PLAN

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

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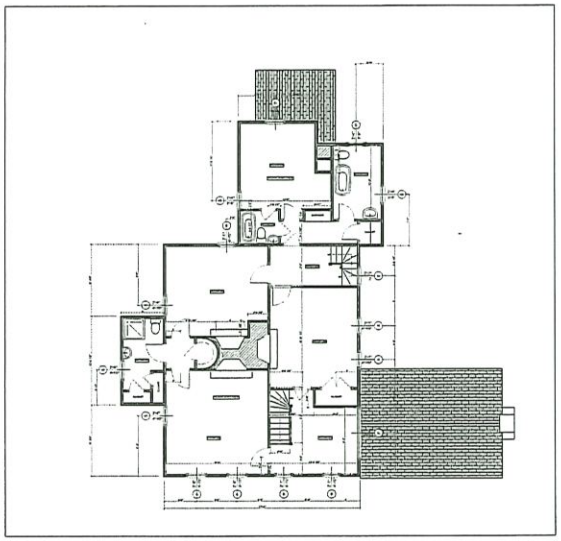
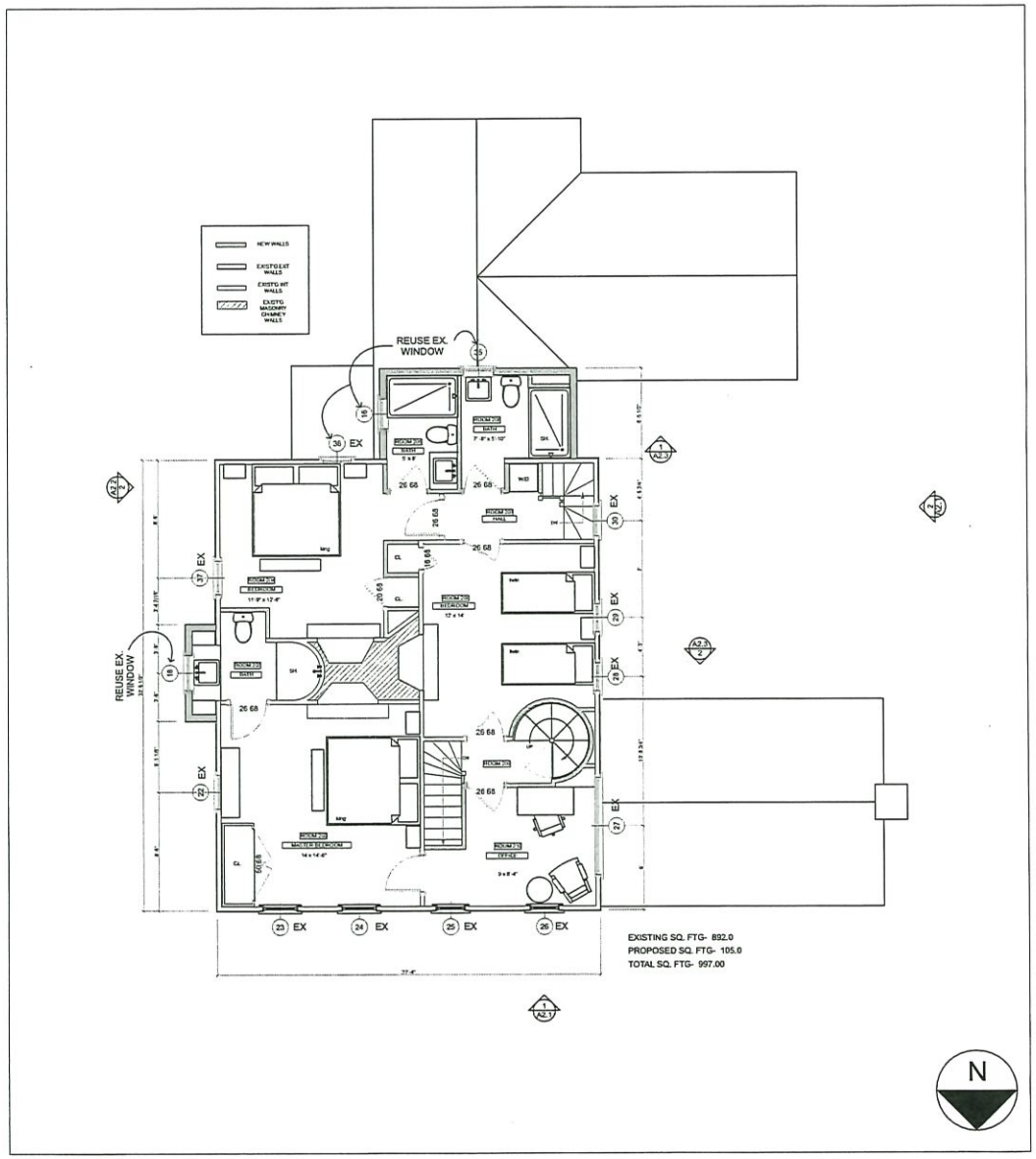
Contents: FIRST FLOOR PLAN



Existing Second Floor Plan

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



EXISTING SQ. FTG- 892.0
PROPOSED SQ. FTG- 105.0
TOTAL SQ. FTG- 997.00

SECOND FLOOR PLAN- PROPOSED

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

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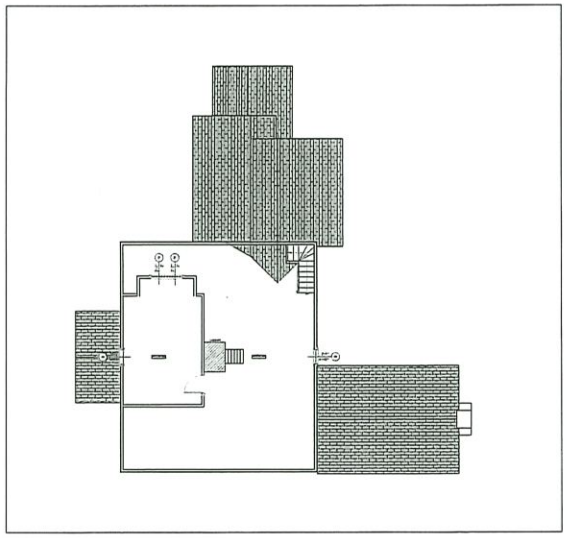
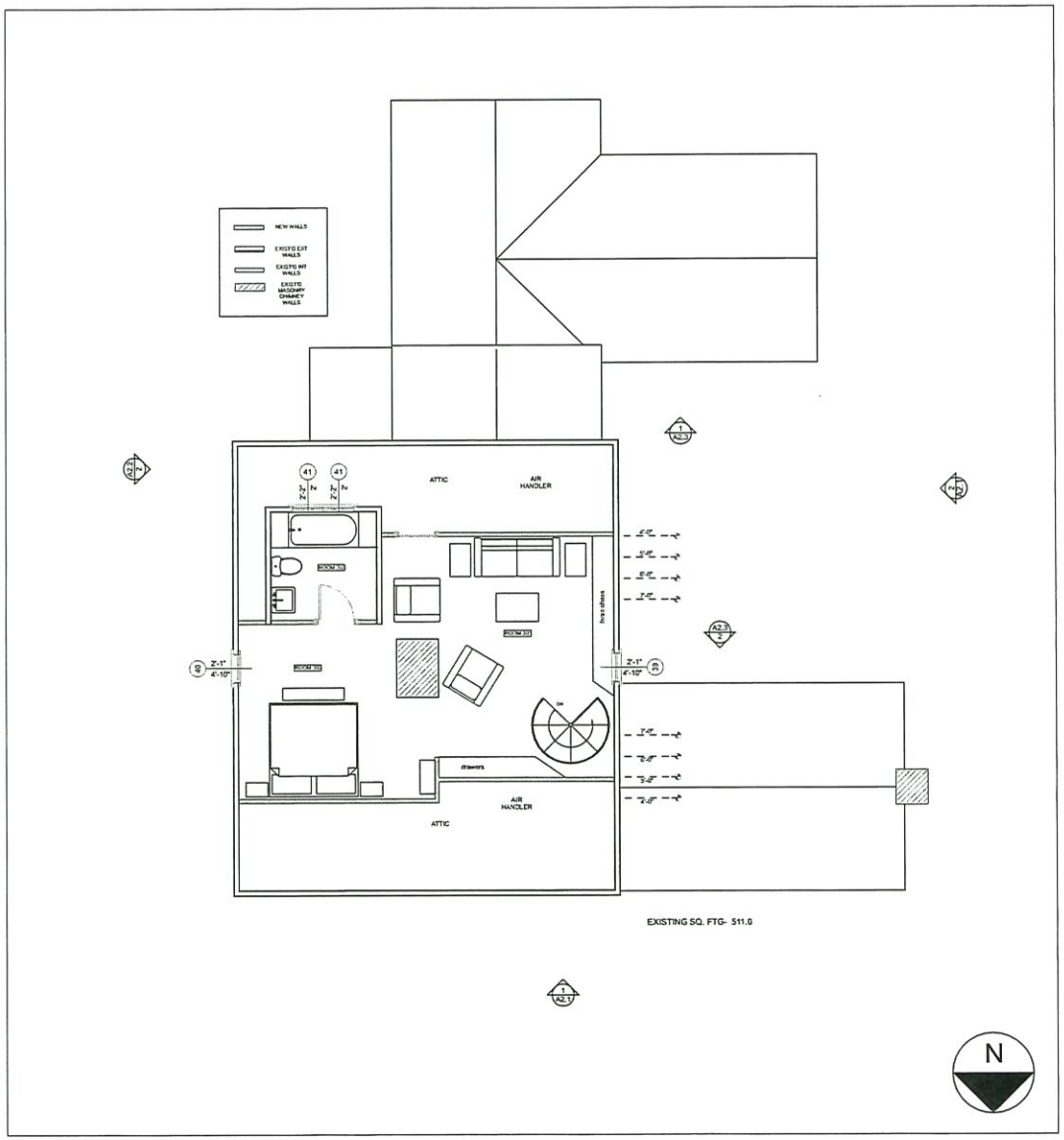
Contents:
SECOND FLOOR PLAN



Attic Plan- Existing

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



EXISTING SQ. FTG- 511.0

ATTIC FLOOR PLAN- PROPOSED

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

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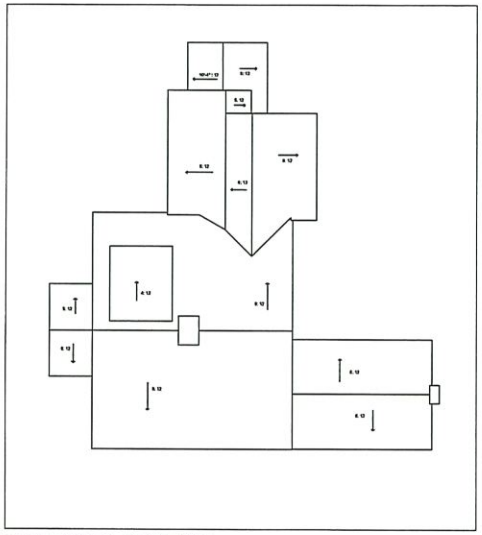
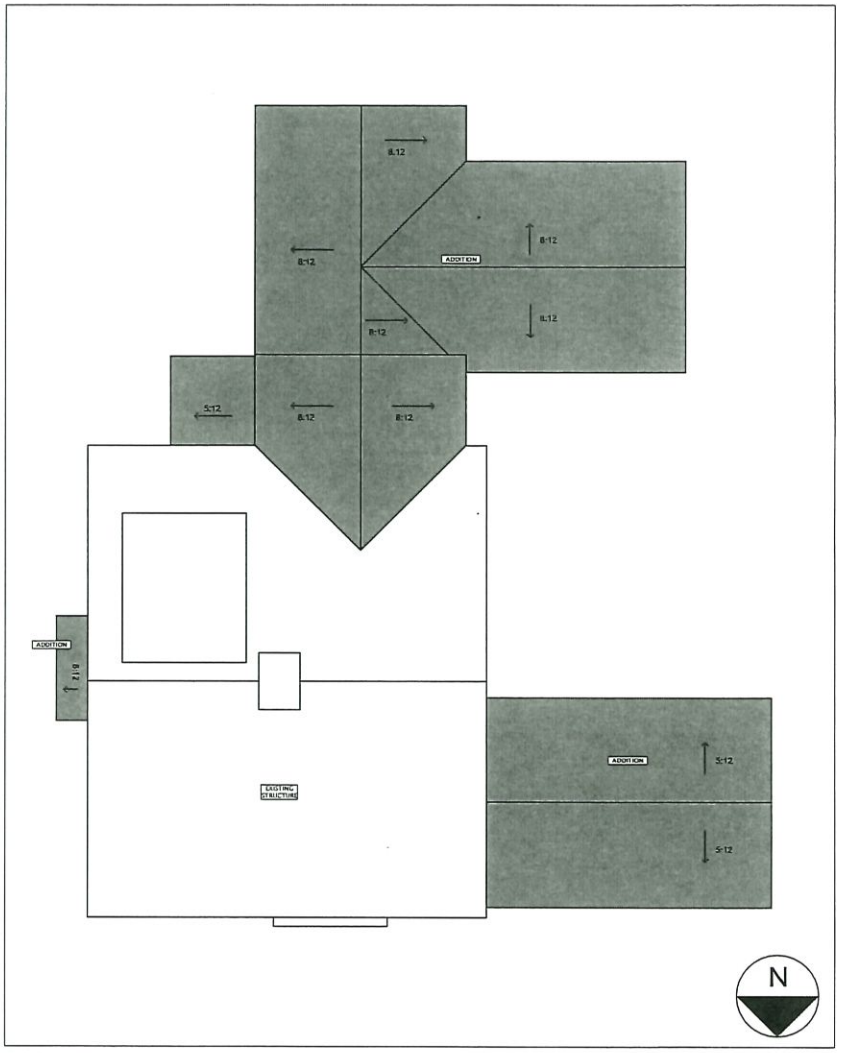
Date plot:

ATTIC PLAN



ROOF PLAN- EXISTING

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



ROOF PLAN

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

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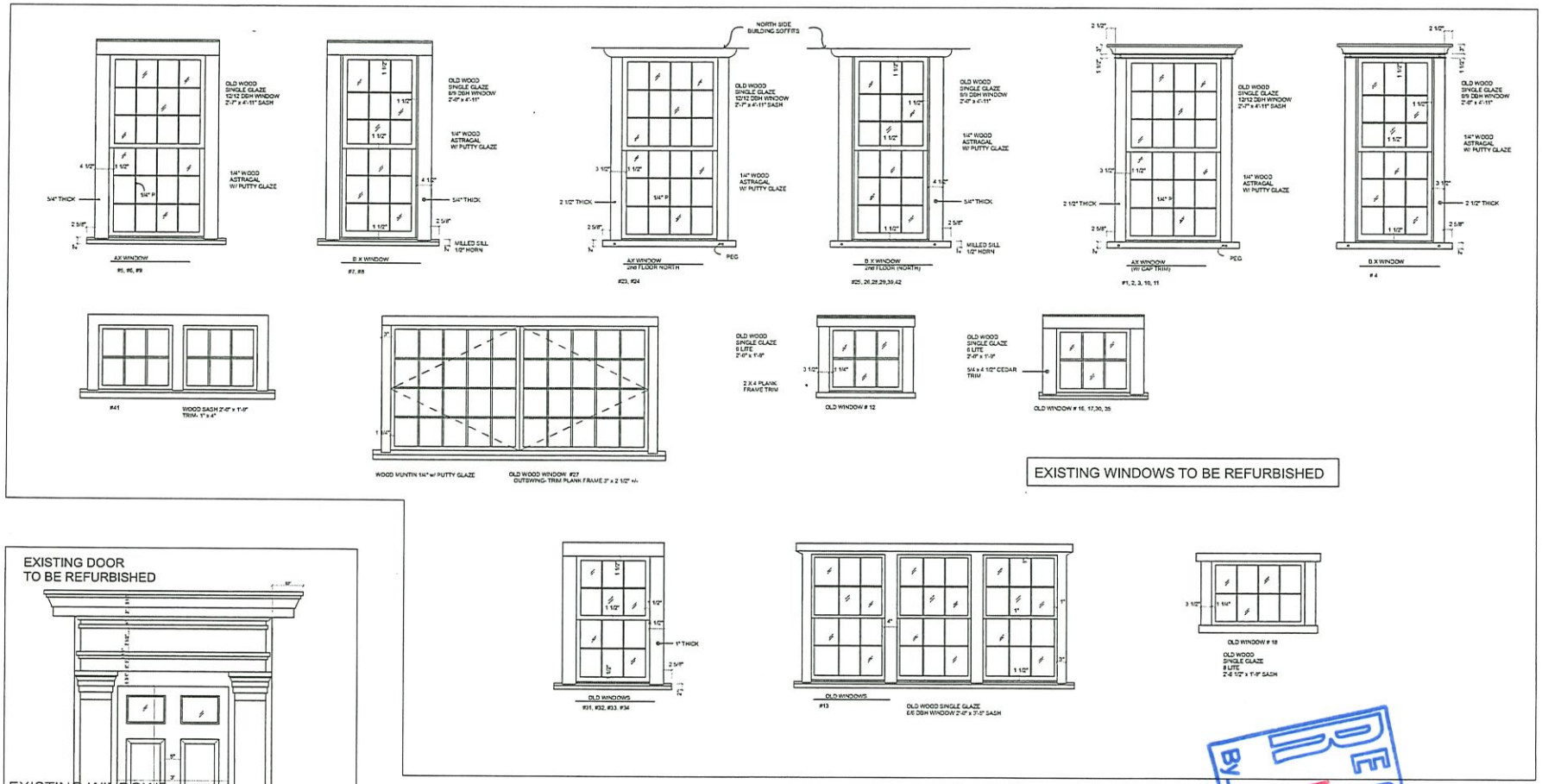
Contents:
ROOF PLAN



EXISTING DOOR
TO BE REFURBISHED

EXISTING WINDOWS
SCALE: 3/4" = 1'-0"

EXISTING FRONT DOOR
SCALE: 3/4" = 1'-0"

WINDOW SCHEDULE- NEW							
ID	MANUFACTURER	UNIT DIMENSION	ROUGH OPENING	REMARKS	DP RATING	U VALUE	SCHC VALUE
45	BOSTON SASH	2'-6 5/8" x 4'-11"	2'-9" x 5'-3"	WD,DOUBLE HUNG 12/12, ADL, 5/8" MUNTINS, SINGLE GLAZING			

EXTERIOR DOOR SCHEDULE							
ID	QUANTITY	MANUFACTURER	ROUGH OPENING	REMARKS	DP RATING	U VALUE	HARDWARE
A	1	EXISTING TO BE REFURBISHED	3'-2" x 7'-2 1/2"	3068 (UPPER 2 LITE GLASS) 4 PANEL BELOW- PNT			
B	1	NANTUCKET MILLWORKS WD DOOR	2'-10"X 6'-10 1/2	15 LITE ADM 1 PANEL BELOW			
C	1	NANTUCKET MILLWORKS WD DOOR	2'-10"X 6'-10 1/2	9 LITE ADM 2 PANEL BELOW			
D	2	NANTUCKET MILLWORKS WD DOOR	2'-6" X 6'-10 1/2	15 LITE ADM 1 PANEL BELOW W/ 18" SIDELITE			
E	1	NANTUCKET MILLWORKS WD DOOR	2'-8" X 6'-10 1/2	15 LITE ADM 1 PANEL BELOW W/ 18" SIDELITE			

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A1.5

Contents:
Door & Window Schedule

CERTIFICATE NO: 72922 DATE ISSUED: 8/20/19

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°: 42.4.3 PARCEL N°. 61

Street & Number of Proposed Work: 6 Gull Island Lane

Owner of record: 6 Gull Island Realty Trust

Mailing Address: 330 E. 43rd St. #605
New York, NY 10017

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Sarah Noelle McLane

Mailing Address: 67 1/2 Vestal Street
Nantucket, MA 02554

Contact Phone #: 917-612-4235 E-mail: snmclane@gmail.com

FOR OFFICE USE ONLY

Date application received: 8/19/19 Fee Paid: $ 50 -

Must be acted on by: 10/19/19

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: Diane Coombs

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Flat Dormers

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: 81 # Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

5x12 } 1st Fl. Width: _____ Sq. footage 2nd floor: 15 # Size: _____ ☐ 1st floor ☐ 2nd floor

3.5x6 } 2nd Fl. Sq. footage 3rd floor: _____

3x5

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

Add 11'x11' Windows Walk in Nat. Cedar

Historic Name:

Original Date: @ 1780's

Original Builder:

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

REVISIONS* (describe)

1. East Elevation 1940's. Bay window w/ windows, replaced w/ 15 # (3x5) Wht removed, to match existing above.
2. South Elevation - rear addition 1940s ~~3x5~~ 3.5 x 6.12, pitch to match existing, window to be reused
3. West Elevation. - Addition in kitchen 1800 - Windows are 1940's - replace windows as shown on plan.
4. North Elevation replace 2 windows w 3 windows to match 1940's existing in room.

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed Existing ☐ Block ☒ Block Parged ☒ Brick (type) Repair Existing foundation ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) Repair Existing ☐ 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) Wood, painted boxed

Leaders (material and size): Copper returns into wood boxes

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 T.M.E Rake T.M.E. Soffit (Overhang) T.M.E. Corner boards T.M.E. Frieze _____

M.E. = Match Existing

Window Casing T.M.E. Door Frame T.M.E. 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 15 lite/glass Wood, painted Side 9 lite Wood, painted

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Existing Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Black

Trim White Sash White Doors White

Deck N/A Foundation Red Brick - used re-use existing Fence _____ Shutters _____

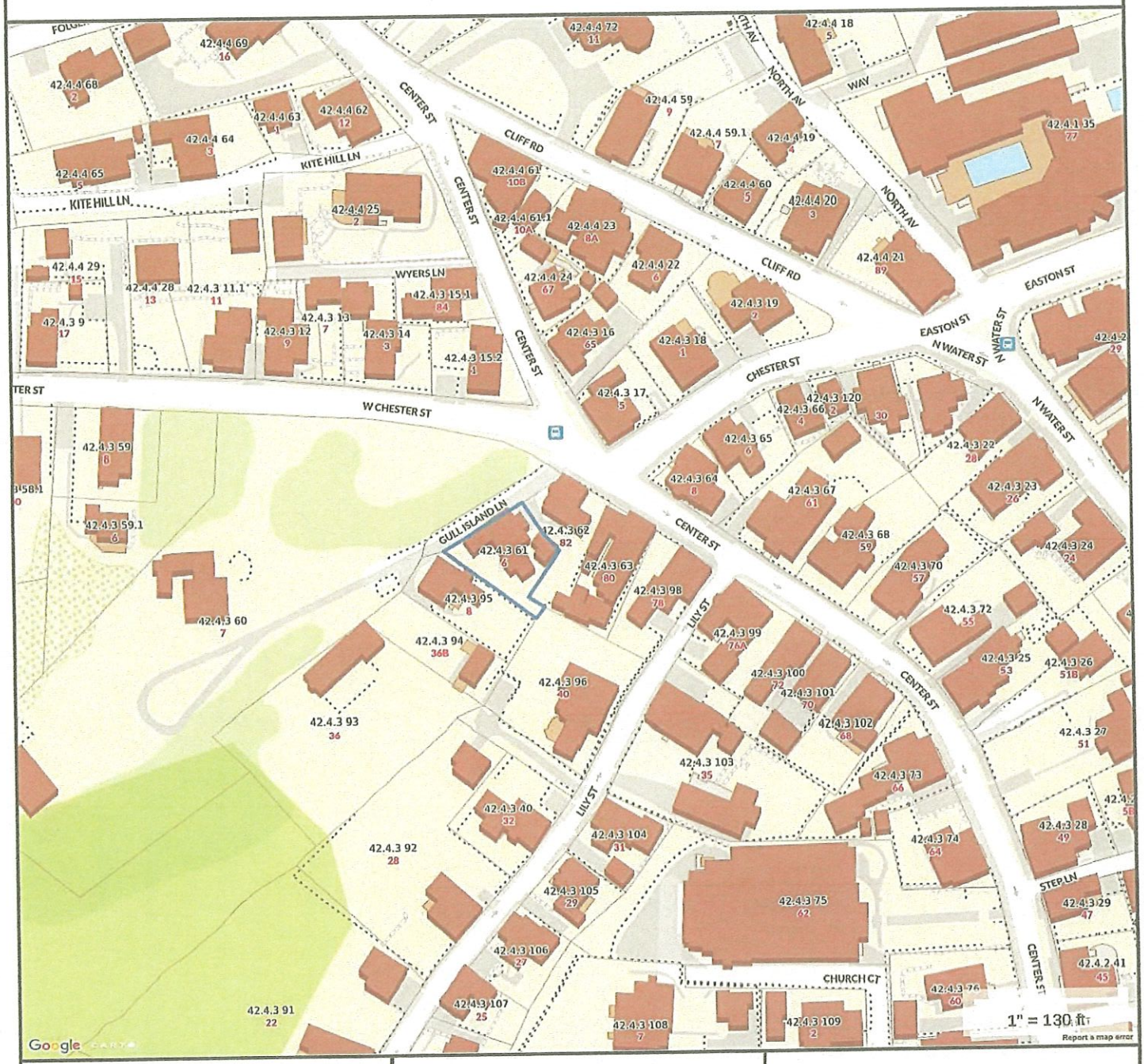
* Attach manufacturer's color samples if color is not from HDC approval list.

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 August 14, 2019 Signature of owner of record [signature] Signed under penalties of perjury

Town and County of Nantucket, MA

July 9, 2018



Property Information

Property ID	42.4.3 61
Location	6 GULL ISLAND LN
Owner	DUNPHY MAUREEN J TR ETAL

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.

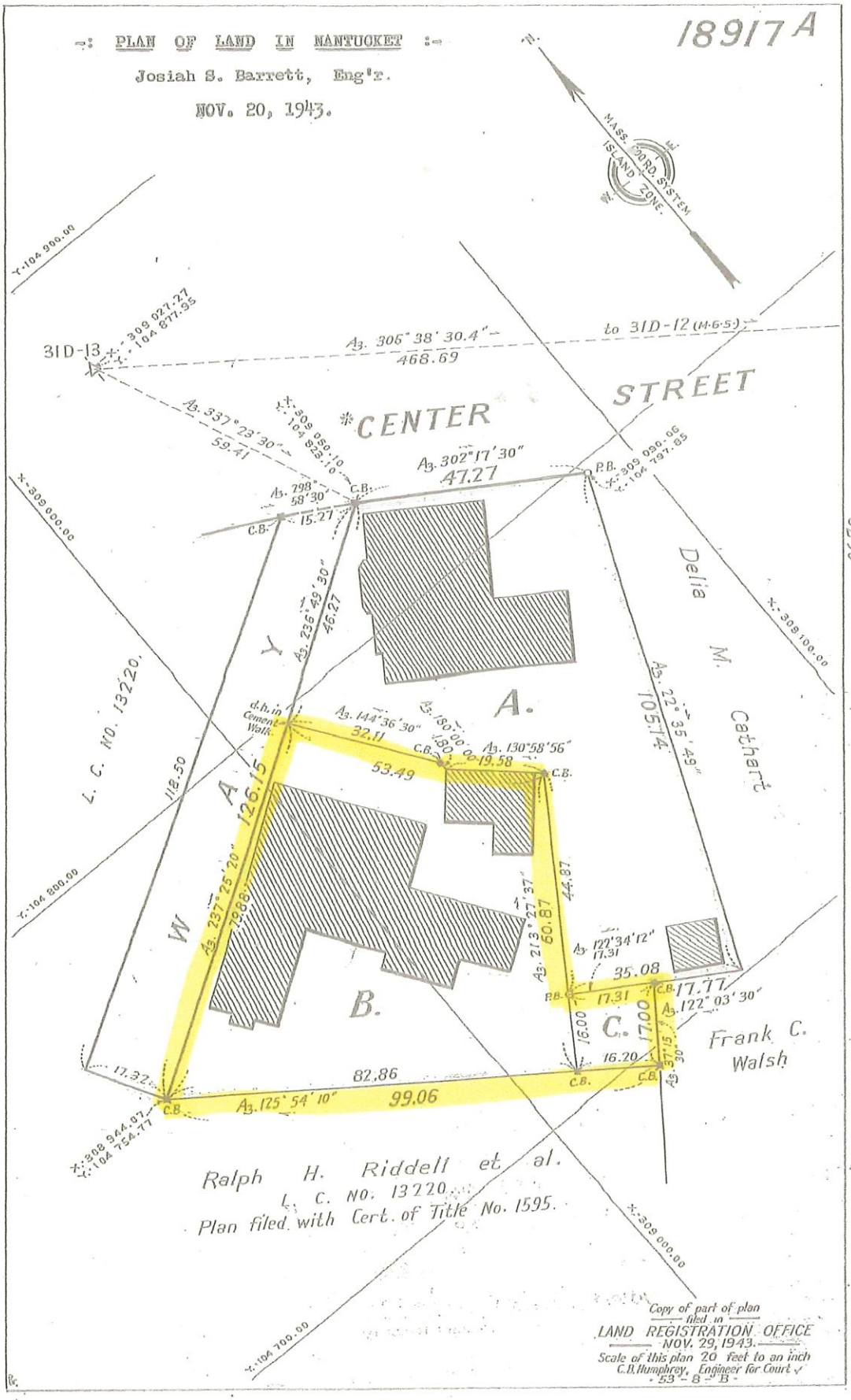
Parcels updated June 2018
Properties updated 07/09/2018

18917 A

-: PLAN OF LAND IN NANTUCKET :-

Josiah S. Barrett, Eng'r.

NOV. 20, 1943.



Copy of part of plan filed in LAND REGISTRATION OFFICE NOV. 29, 1943.

Scale of this plan 20 feet to an inch

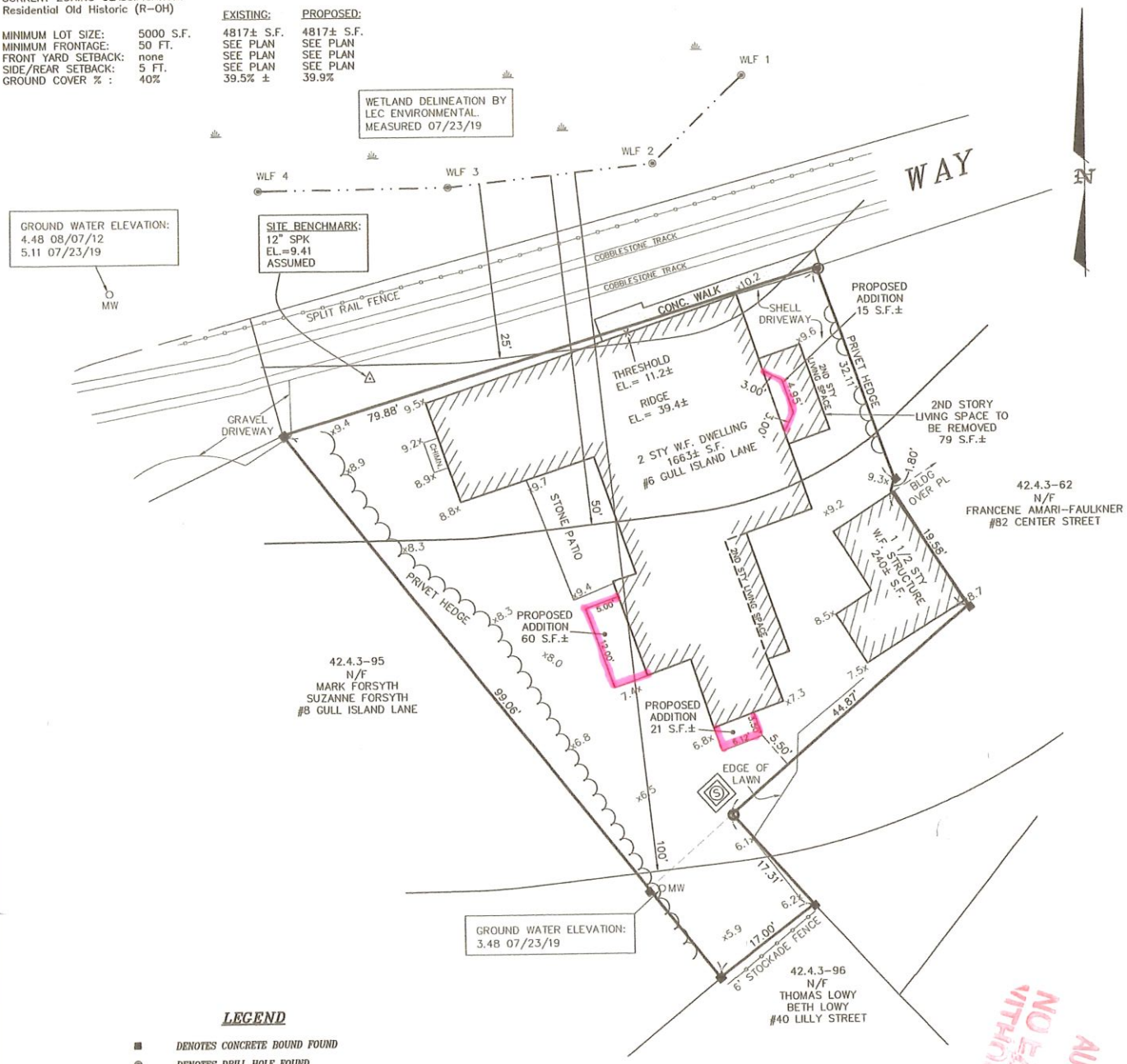
C.B. Humphrey, Engineer for Court

53-8-B

This plan filed with Certificate No. 2670

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

		EXISTING:	PROPOSED:
MINIMUM LOT SIZE:	5000 S.F.	4817± S.F.	4817± S.F.
MINIMUM FRONTAGE:	50 FT.	SEE PLAN	SEE PLAN
FRONT YARD SETBACK:	none	SEE PLAN	SEE PLAN
SIDE/REAR SETBACK:	5 FT.	SEE PLAN	SEE PLAN
GROUND COVER % :	40%	39.5% ±	39.9%



LEGEND

- ■ DENOTES CONCRETE BOUND FOUND
- ◉ DENOTES DRILL HOLE FOUND
- ○ DENOTES IRON PIPE FOUND
- x5.2 DENOTES EXIST. GRADE SPOT ELEVATION
- WLF 1 ◉ DENOTES EXIST. WETLAND FLAG FOUND
- DENOTES EXIST. WETLAND DELINEATION
- MW○ DENOTES GROUNDWATER MONITORING WELL

Site Plan of Land
in Nantucket, MA
Prepared for:
SARAH MCLANE

ASSESSOR'S MAP 42.4.3, PARCEL 61
#6 GULL ISLAND LANE

Scale: 1"= 10' August 7, 2019

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

COMMONWEALTH OF MASSACHUSETTS
JEFFREY L. BLACKWELL
No 35388
PROFESSIONAL LAND SURVEYOR

APPROVED
NOT VALID WITHOUT WRITTEN SIGNATURE
AUG 2019

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

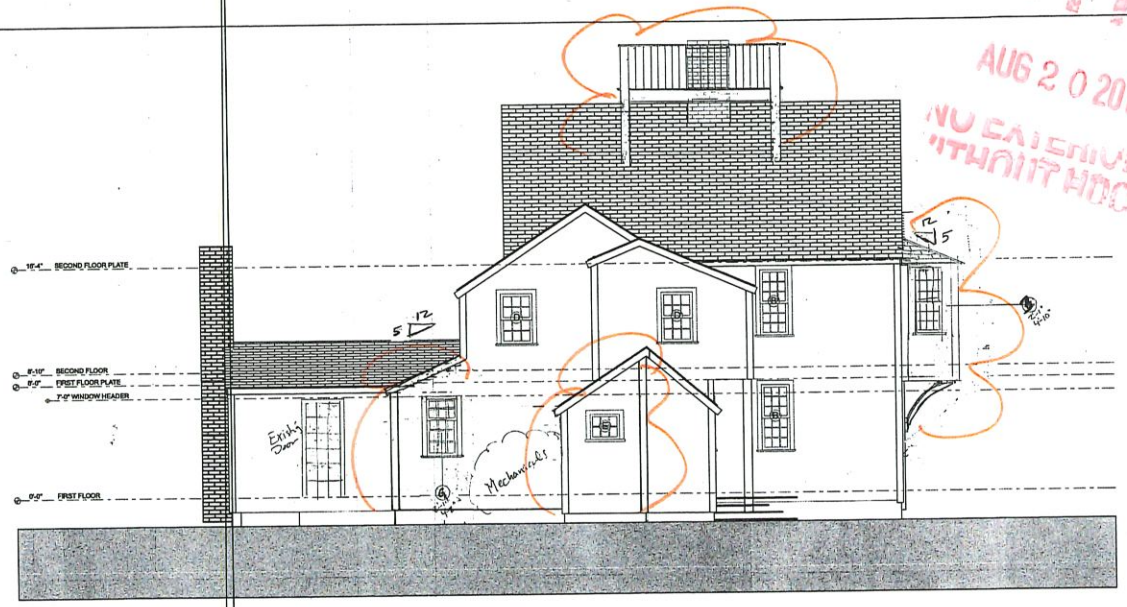
OWNER INFORMATION

ANJONIC REAL ESTATE 13 COMPANY LLP
SIX GULL ISLAND LANE REALTY TRUST
Cert. 25755
L.C.C. 18917-A, PARCELS B & C
ASSESSOR'S MAP 42.4.3, PARCEL 61
#6 GULL ISLAND LANE

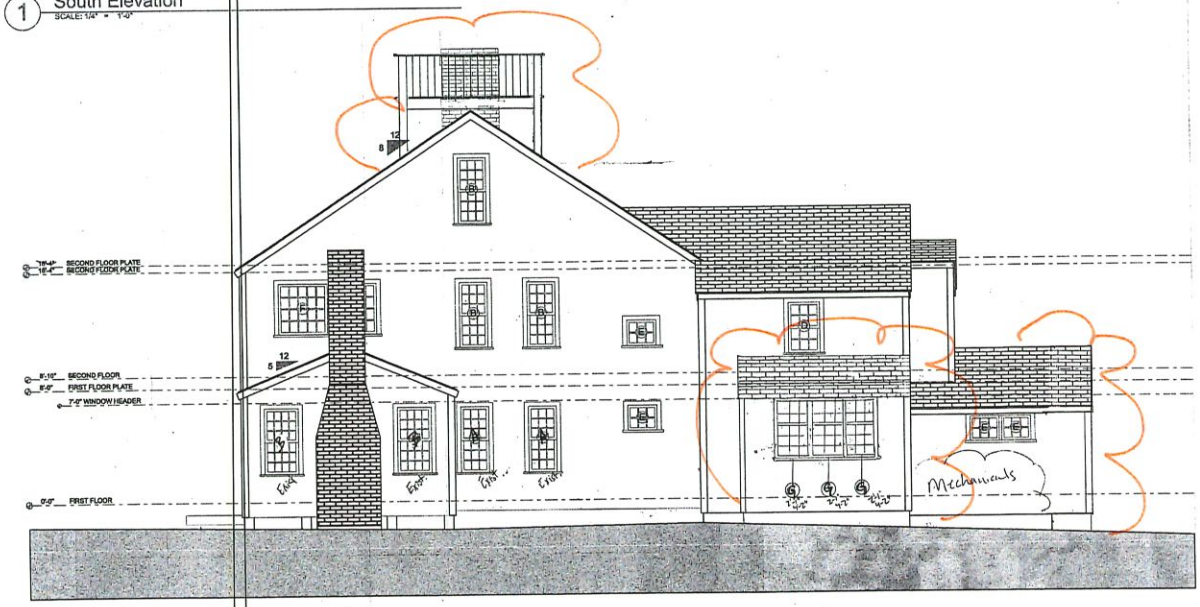
T:\JACK 26 JOB 39
V:\DRAWFILES\B8702\SP PROPOSED.dwg 8/8/2019 1:41:22 PM EDT

B8702

APPROVED
AUG 2 0 2019 #72 92
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL



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



2 West Elevation
SCALE: 1/4" = 1'-0"

ISSUES/REVISION	DATE
AS BUILT	4/11/16
H.D.C.	8/14/19

GULL ISLAND RESIDENCE

SIX GULL ISLAND LANE
NANTUCKET, MA

USE OF DRAWING

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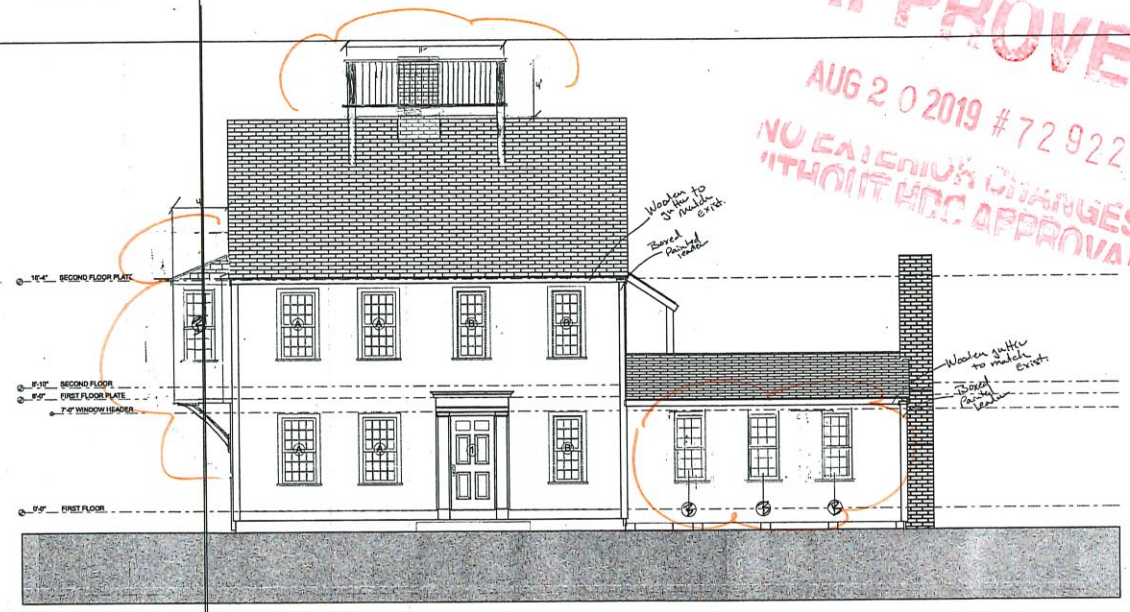
Project No:
Designed by:
Drawn by:
Checked by:

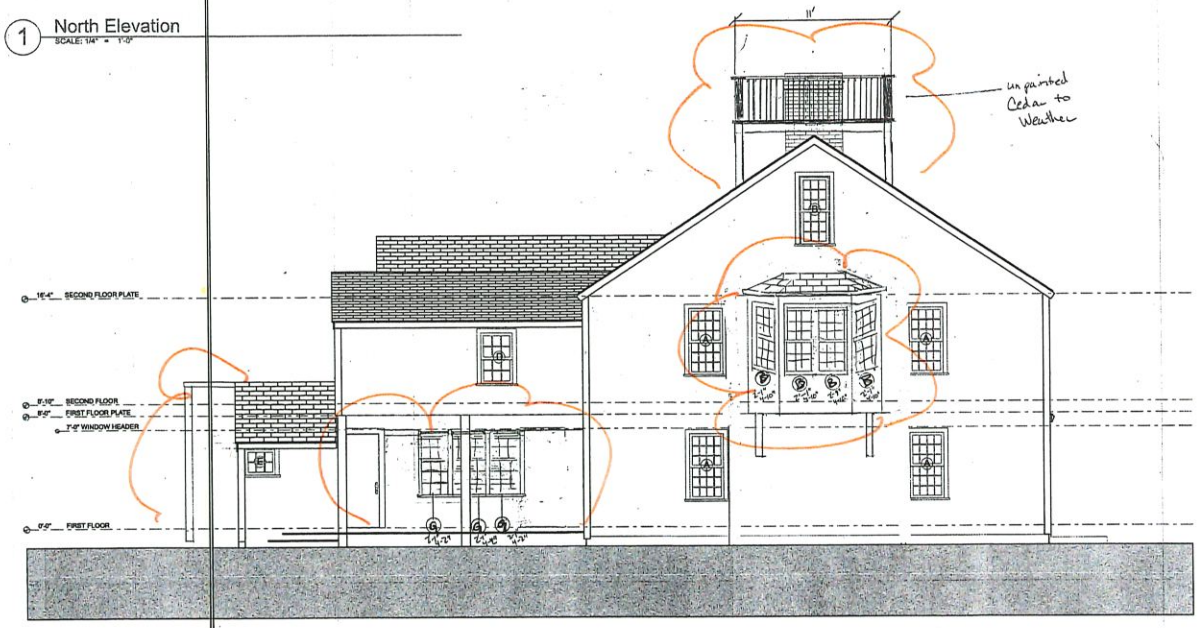
Sheet No:
A2.2

Contents:
Elevations

APPROVED
AUG 2 0 2019 #72922
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL



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



2 East Elevation
SCALE: 1/4" = 1'-0"

ISSUES/REVISION	DATE
AS BUILT	4/11/16
H.D.C.	8/14/19

GULL ISLAND RESIDENCE

SIX GULL ISLAND LANE
NANTUCKET, MA

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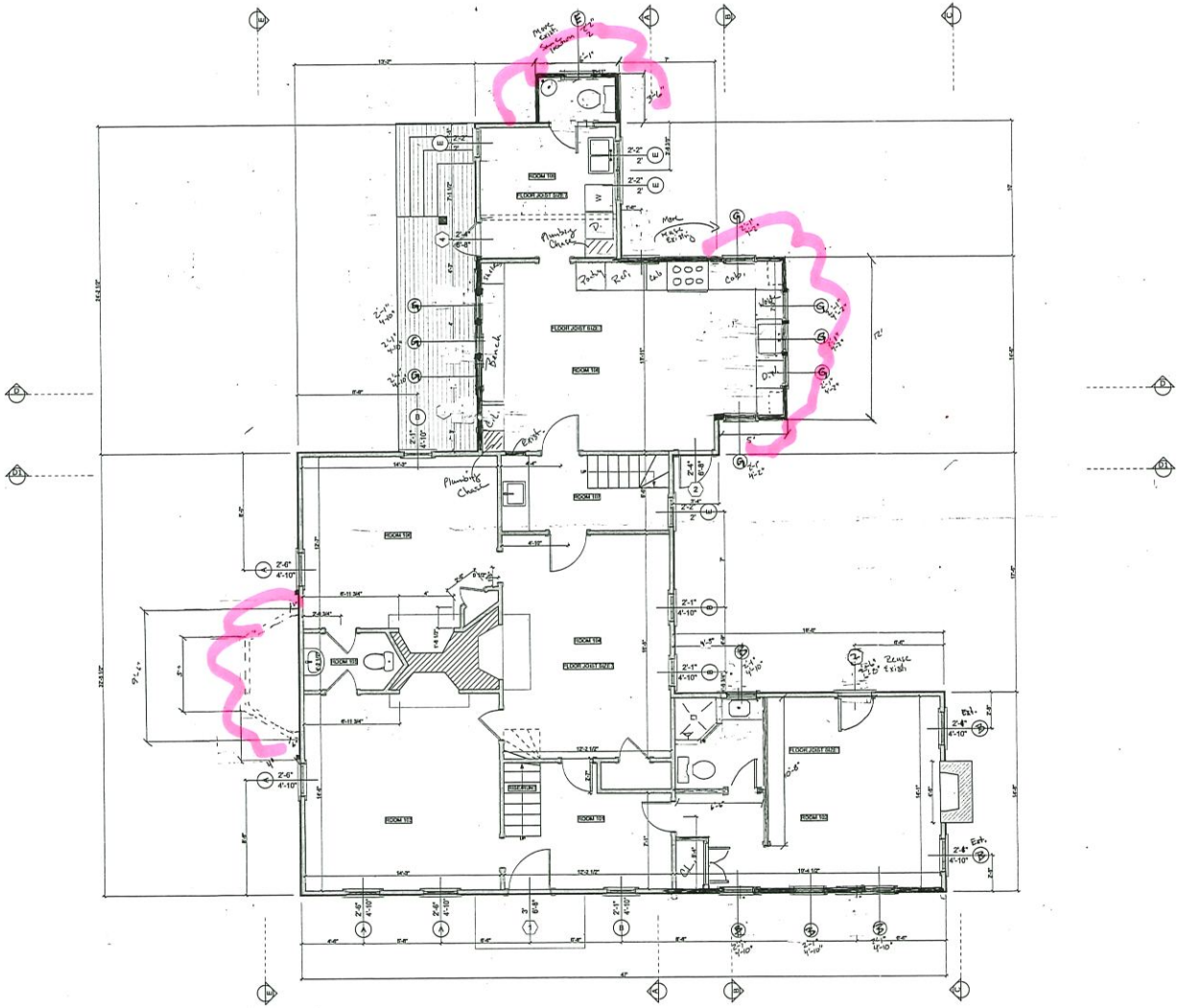
Project No:
Designed by:
Drawn by:
Checked by:

Sheet No:
A2.1

Contents:
Elevations



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

N

ISSUES/REVISION	DATE
AS BUILT	4/11/14
H.D.C.	8/19/19

GULL ISLAND RESIDENCE

SIX GULL ISLAND LANE
NANTUCKET, MA

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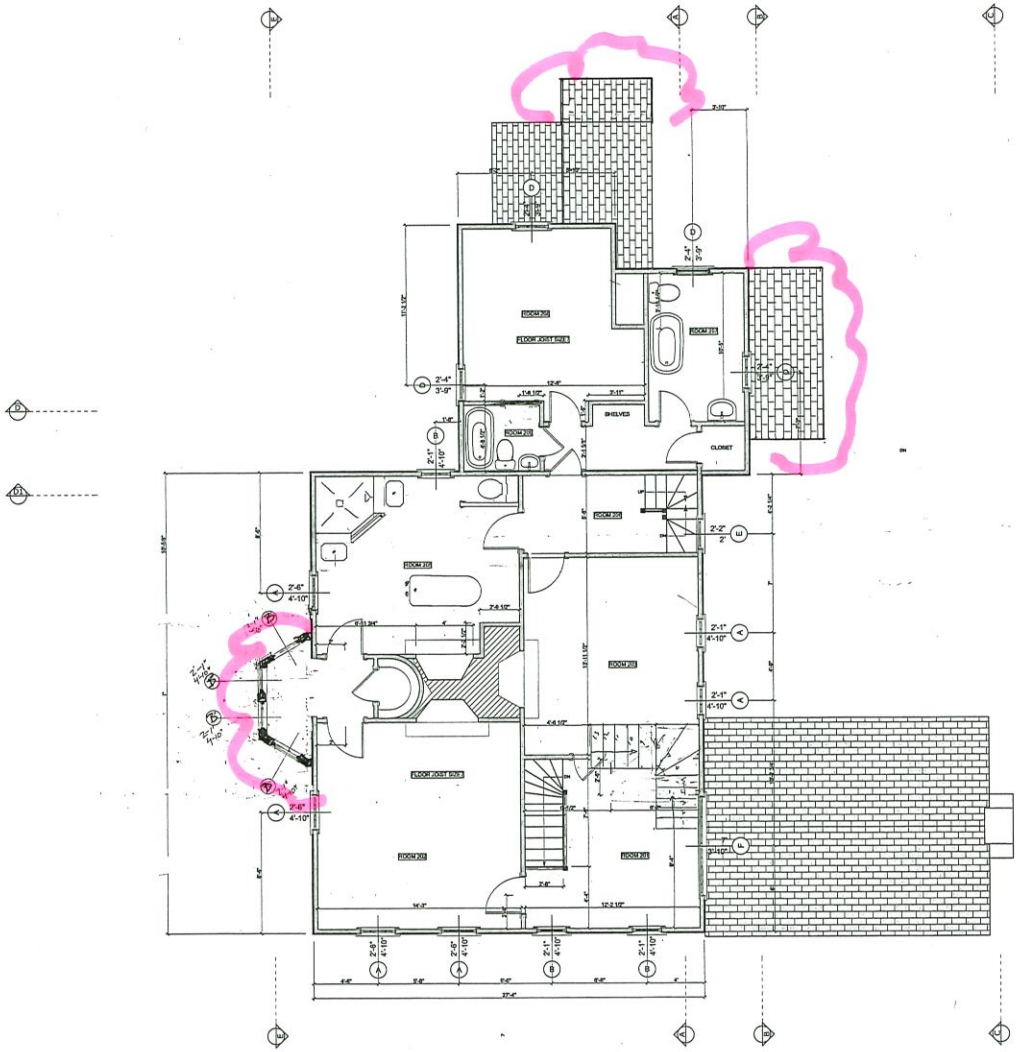
Project No:
Designed for:
Drawn by:
Checked by:

Sheet No:
A1.1

Contents:
FIRST FLOOR PLAN



1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

N

ISSUES/REVISION	DATE
AS BUILT	4/11/16
B.D.C.	6/14/16

GULL ISLAND RESIDENCE

SIX GULL ISLAND LANE
NANTUCKET, MA

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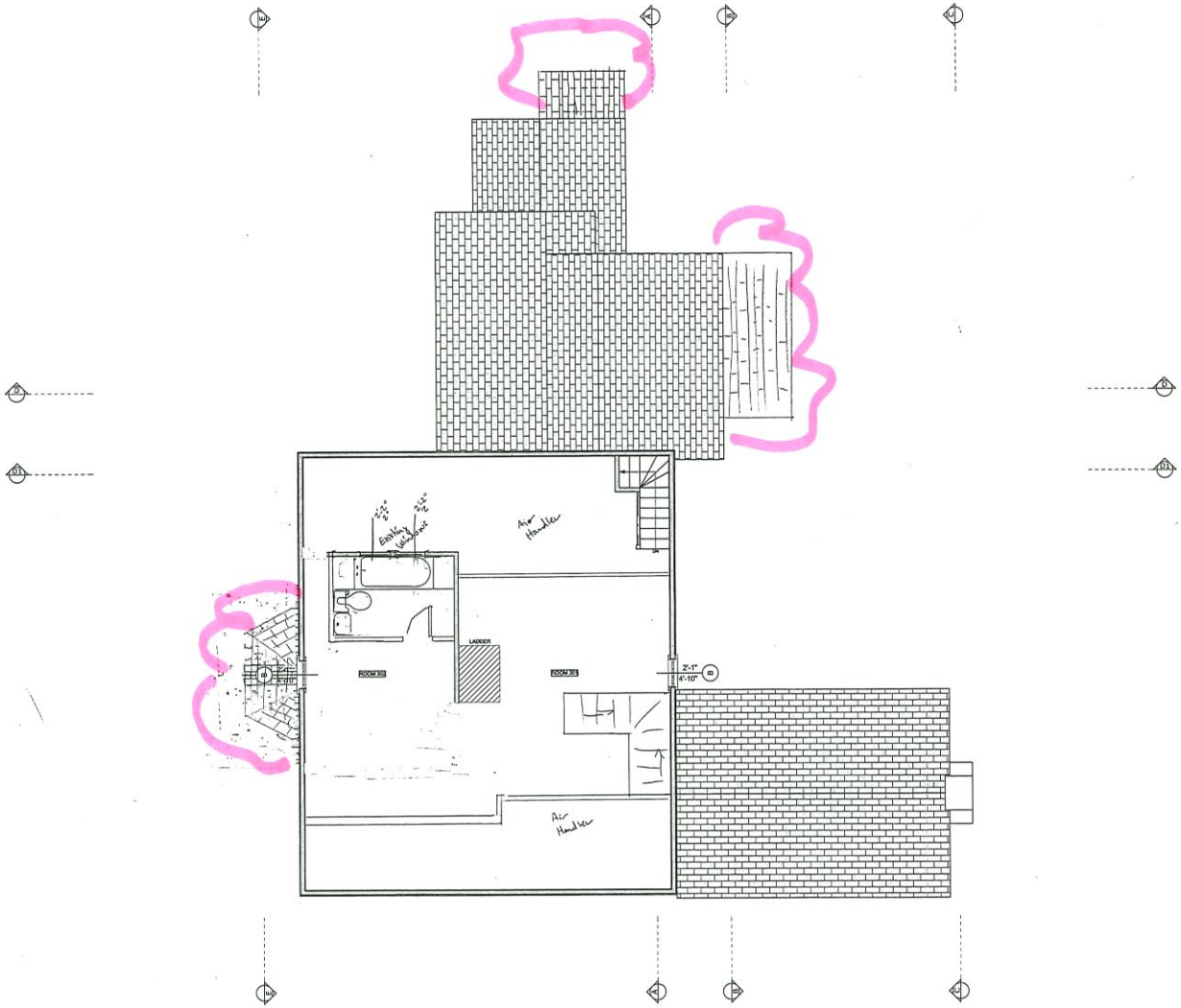
Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Project No:
Designed by:
Drawn by:
Checked by:

Sheet No:
A1.2

Contents:
SECOND FLOOR PLAN



1 ATTIC FLOOR PLAN
SCALE: 1/4" = 1'-0"

ISSUES/REVISION	DATE
AS BUILT	4/11/16
H.D.C.	8/14/17

GULL ISLAND RESIDENCE

SIX GULL ISLAND LANE
NANTUCKET, MA

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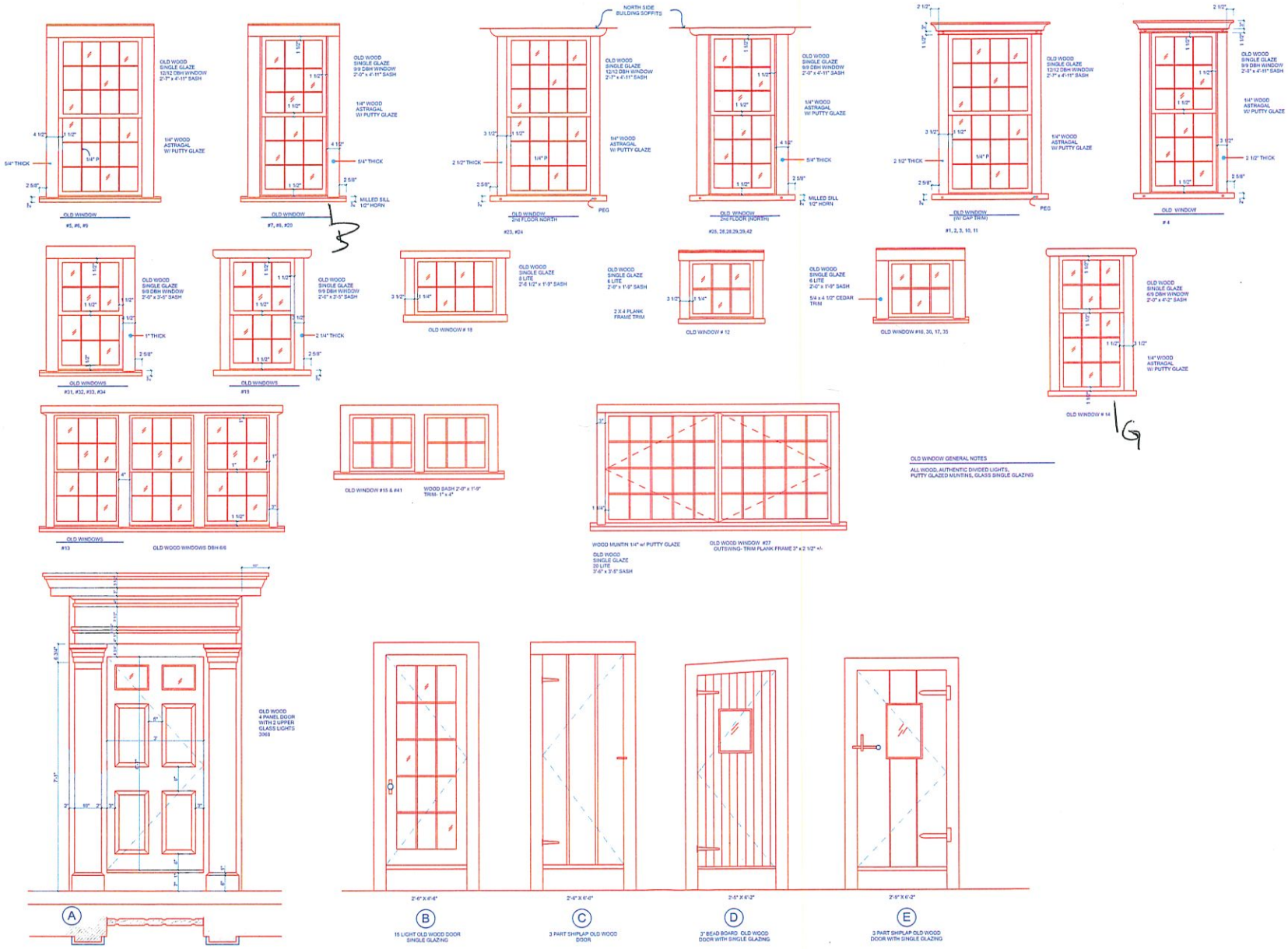
Project No:
Designed by:
Drawn by:
Checked by:

Sheet No:
A1.3

Contents:
ATTIC PLAN



ISSUES/REVISION	DATE
AS BUILT	11/1/16
HDC 2	2/14/17

THE AS BUILT DRAWINGS FOR

6 GULL ISLAND LANE, LLC

SIX GULL ISLAND LANE
NANTUCKET, MA

USE OF DRAWING

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Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Project No:
Designed by:
Drawn by:
Checked by:

Sheet No:
A1.3

Contents:
WINDOW & DOOR SCHEDULE

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°: 42.4.3 PARCEL N°: 61

Street & Number of Proposed Work: 6 Gull Island Lane

Owner of record: Hannah Gardner House LLC

Mailing Address: 11887 SE Shell Ave.
Hobe Sound, FL 33455

Contact Phone #: 917-612-4235 E-mail: smmclane@gmail.com

AGENT INFORMATION (if applicable)

Name: Sarah Nelle McLane

Mailing Address: 67 1/2 Vestal Street
Nantucket, MA 02554

Contact Phone #: 917-612-4235 E-mail: smmclane@gmail.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. 72922 67657
☐ 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: _____

overall reduction in Sq. ft of 83# from previous App

Difference between existing grade and proposed finish grade: North No change South _____ East _____ West _____

Height of ridge above final finish grade: North Existing South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: c.1780

Original Builder:

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

REVISIONS* (describe)

New addition to replace existing - kitchen, Bedroom, 2 BA
1. East Elevation Change window layout - match existing, add 4 lite picture scullery, shrink arch window to 3wt bay
2. South Elevation Replace existing kitchen, bed/BA w/ same, new window to match, remove window, add bath, scullery - Remove/replace arch
3. West Elevation Replace 3rd Fl window w/ 6 lights, add Roof hatch for light in stairwell, replace existing kitchen/Bed/BA with same, remove bump out
4. North Elevation No change
Add covered porch

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed Existing ☐ Block ☐ Block Parged ☒ Brick (type) Repair Existing ☒ Poured Concrete Below grade ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) Repair Existing ☐ 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) painted white

Leaders (material and size): Copper return to wood box

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 T.M.E. Rake T.M.E. Soffit (Overhang) T.M.E. Corner boards T.M.E. Frieze
Window Casing T.M.E. Door Frame T.M.E. 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 Existing Rear _____ Side 15 lite / 20 lite Double
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) N/A Roof Black
Trim White Sash White Doors White
Deck N/A Foundation Existing Red Brick 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 May 19, 2020 Signature of owner of record [signature] 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.

	Sign in submission at Front Desk
✓	HDC case number: (ex HDC2020-xx-xxxx), if applicable #72922 05-0895
	Copy of Minutes (application item circled) Unable to find on HDC site - Meeting was 8/20/2020
✓	Reduced (8 ½ x 11) copy of application
✓	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.)
✓	Four (4) Large 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.

Signature: _____ Date: May 19, 2020

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

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
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Sarah Noelle McLane - Owner

AS AGENT FOR Hannah Gardner House LLC

STREET ADDRESS 6 Gull Island Lane

MAP/PARCEL 42.4.3 / 61

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

May 19, 2020

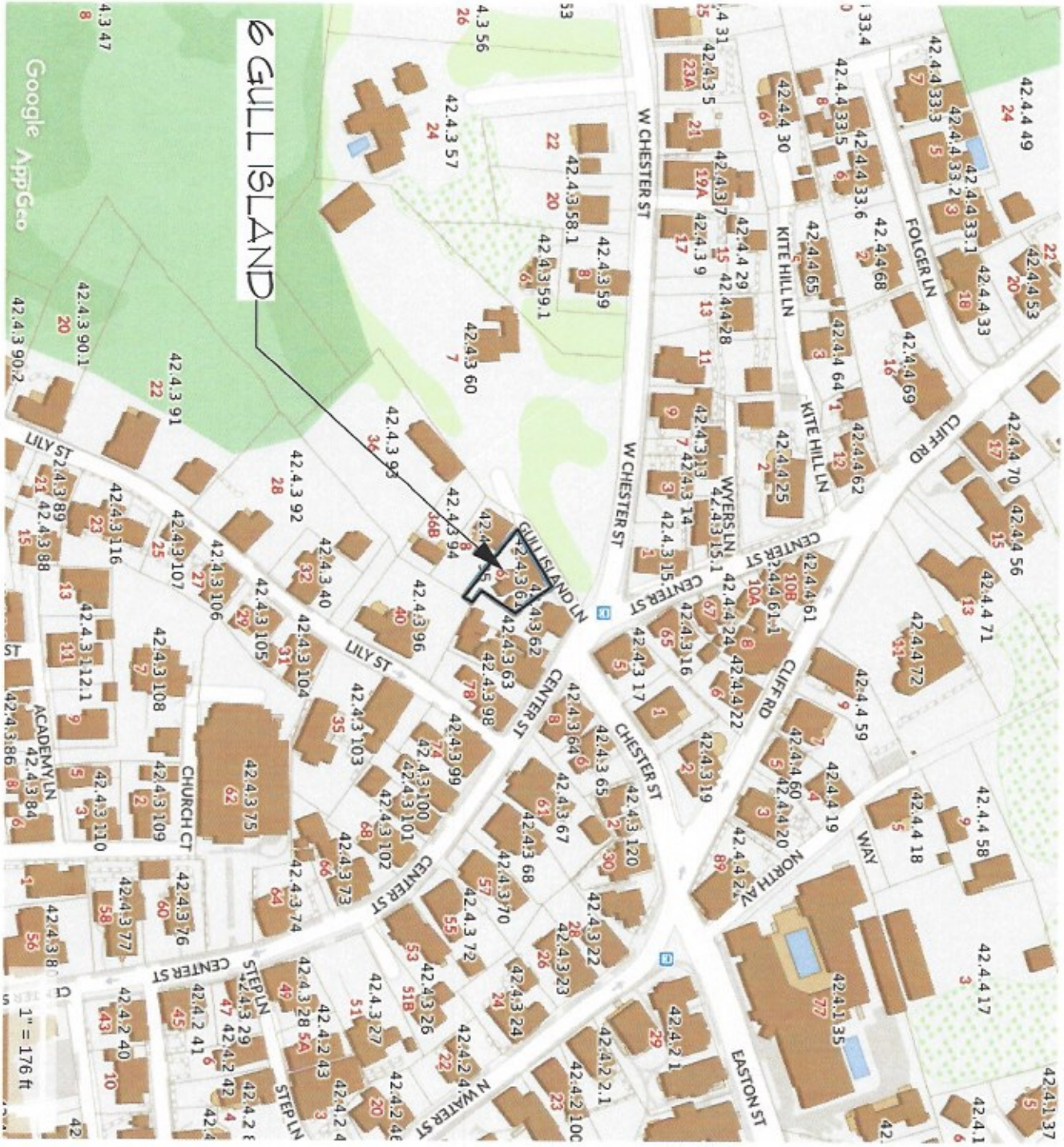
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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.

Sarah Noelle McLane — May 19, 2020

Signature — Date



ID # L-1.2

Residence at
6 Gull Island Lane
Nantucket, MA 02554

MAP NO: 42.4.3 ZONING INFO: RO11
PARCEL NO: 61 PROJECT NO: 41 REVISED:

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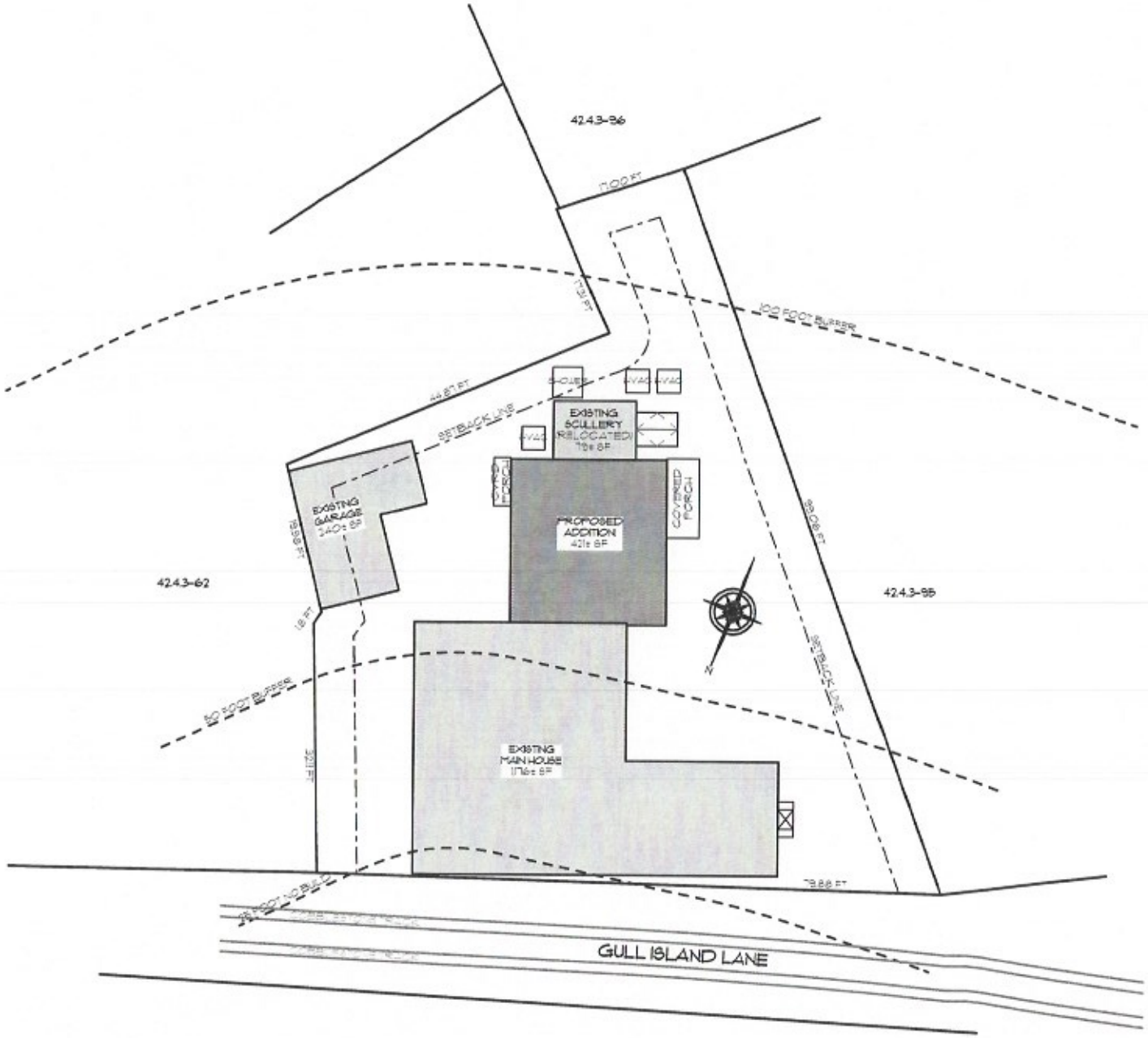
Locus Map

BOTTICELLI & POHL

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



BOTTICELLI & POHL

19 OLD SOUTH ROAD, NANTUCKET, MA 02564 | 99 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM

P 508 228 5805 | P 617 482 4543

Site Plan

Residence at
6 Gull Island Lane
Nantucket, MA 02554

MAP NO: 42.4.3 ZONING INFO: RDH
PARCEL NO: 61 PROJECT NO: 61 REVISED:

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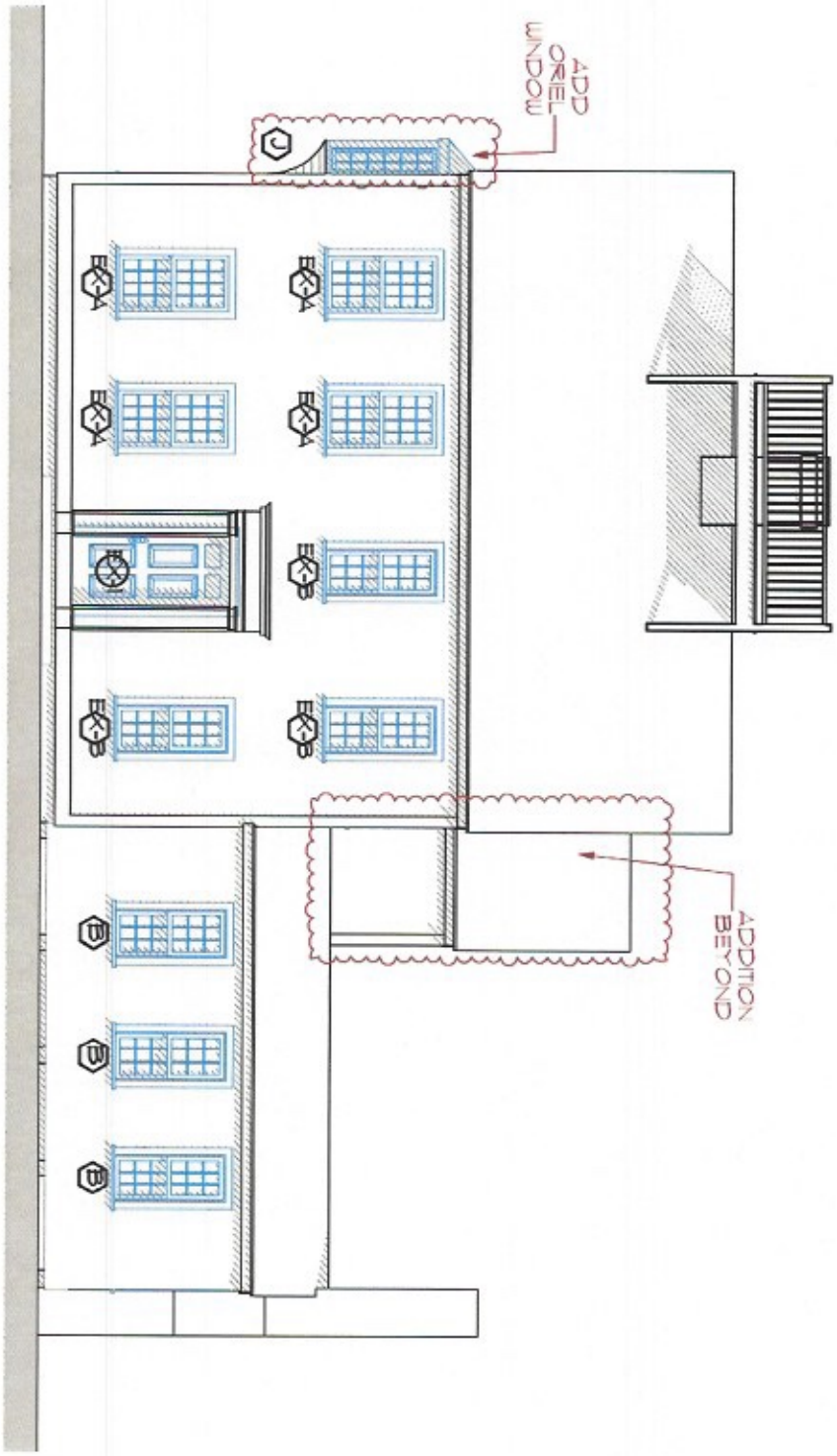
ID #
L-1.1



ID# A-2.1

Residence at
6 Gull Island Lane
Nantucket, MA 02554

MAP NO: 42.4.3 ZONING INFO: RGH
PARCEL NO: 61 PROJECT NO: 41 REVISED:

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North Elevation

BOTTICELLI & POHL

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

Previously Approved North Elevation

BOTTICELLI & POHL

71 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P. 508.228.5400
31 STATE STREET, BOSTON, MA 02109 | P. 617.482.4543
BOTTICELLIANDPOHL.COM

Residence at
6 Gull Island Lane
Nantucket, MA 02554

MAP NO: 42.4.3 ZONING INFO: RO H
PARCEL NO: 61 PROJECT NO: 41 REVISED:

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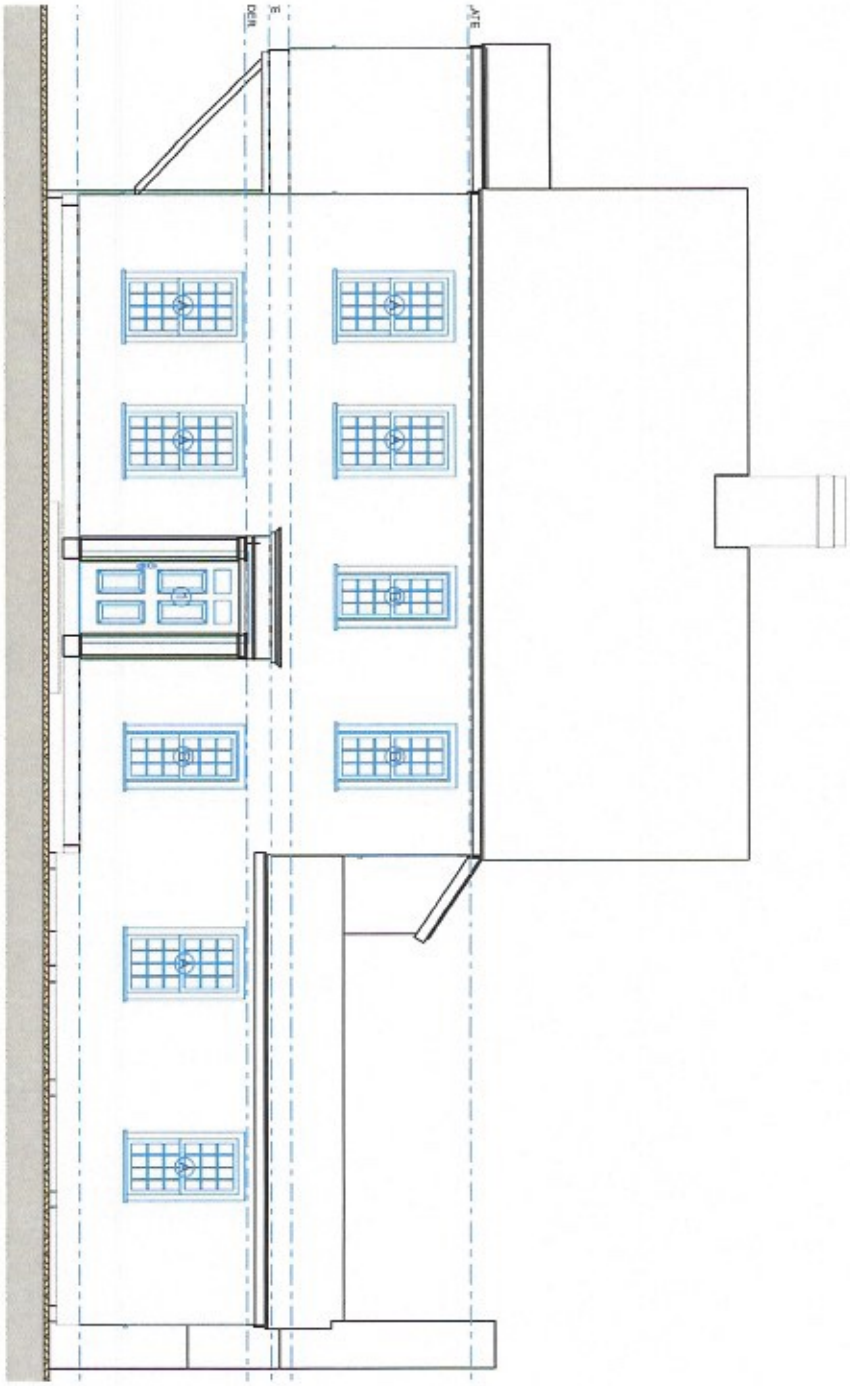
ID #
A-2.1p



ID #
A-2.1e

Residence at

6 Gull Island Lane

Nantucket, MA 02554

MAP NO: 42.4.3 ZONING INFO: RGH

PARCEL NO: 61 PROJECT NO: 41 REVISED:

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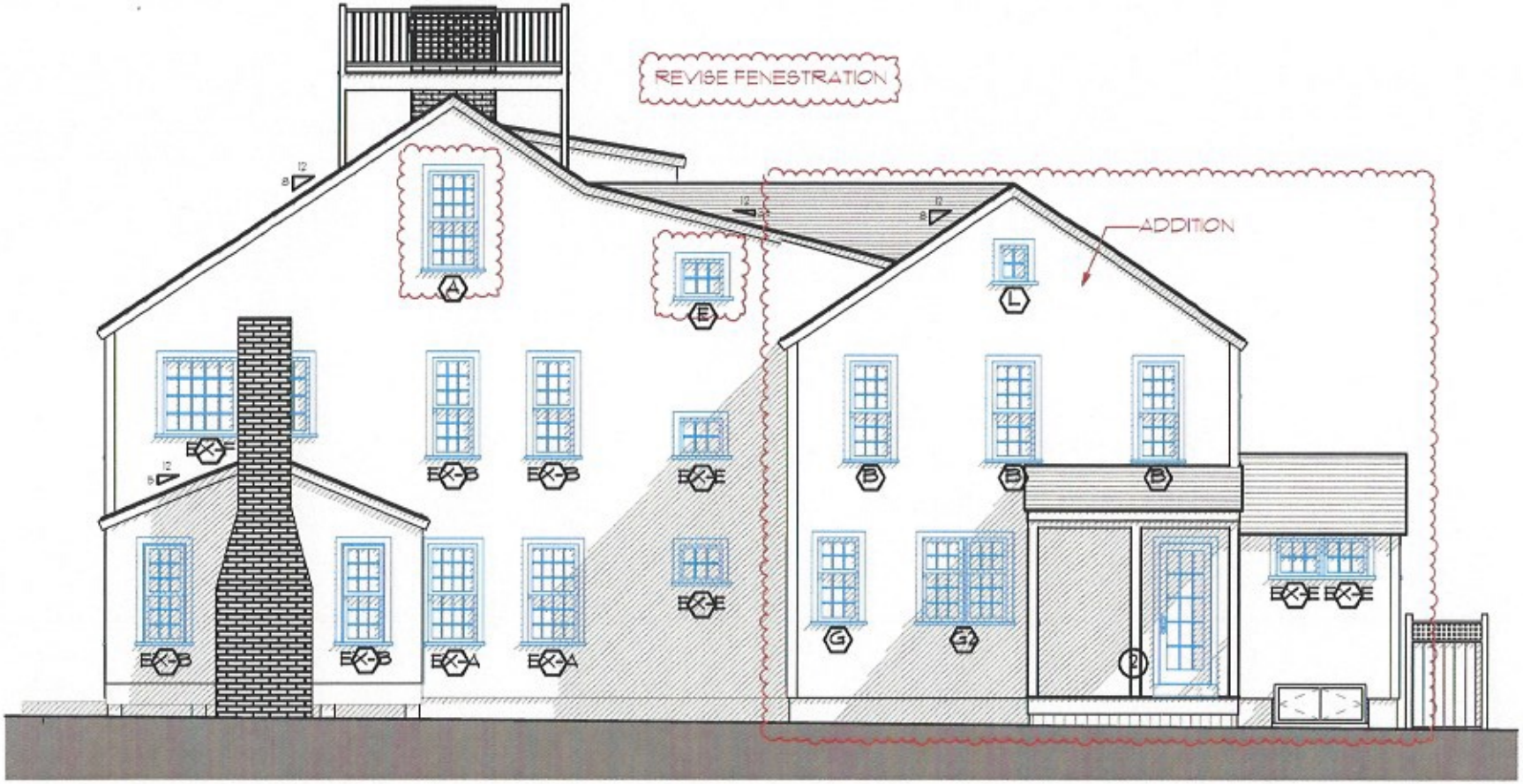
Existing North Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



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31 STATE STREET, BOSTON, MA 02109 | P. 617 482 4543
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West Elevation

Residence at
6 Gull Island Lane
Nantucket, MA 02554

MAP NO: 42.4.3 ZONING INFO: R/OH
PARCEL NO: 61 PROJECT NO: 41 REVISED:

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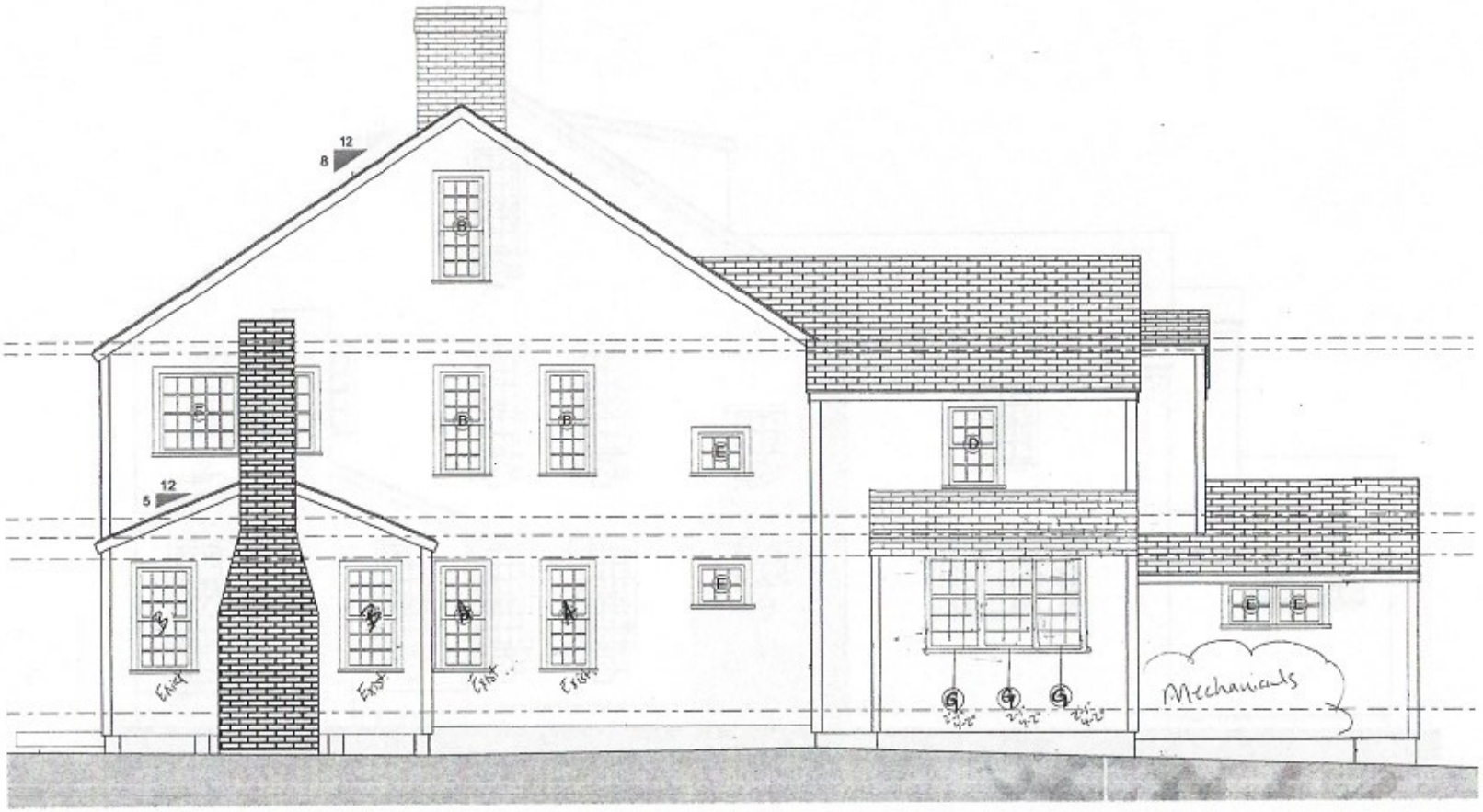
ID #
A-2.2



Previously Approved West Elevation

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11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P: 508.228.3455 | P: 617.482.4543

Residence at
6 Gull Island Lane
Nantucket, MA 02554

MAP NO: 42.4.3 ZONING INFO: R/OH
PARCEL NO: 61 PROJECT NO: 61 REVISED:

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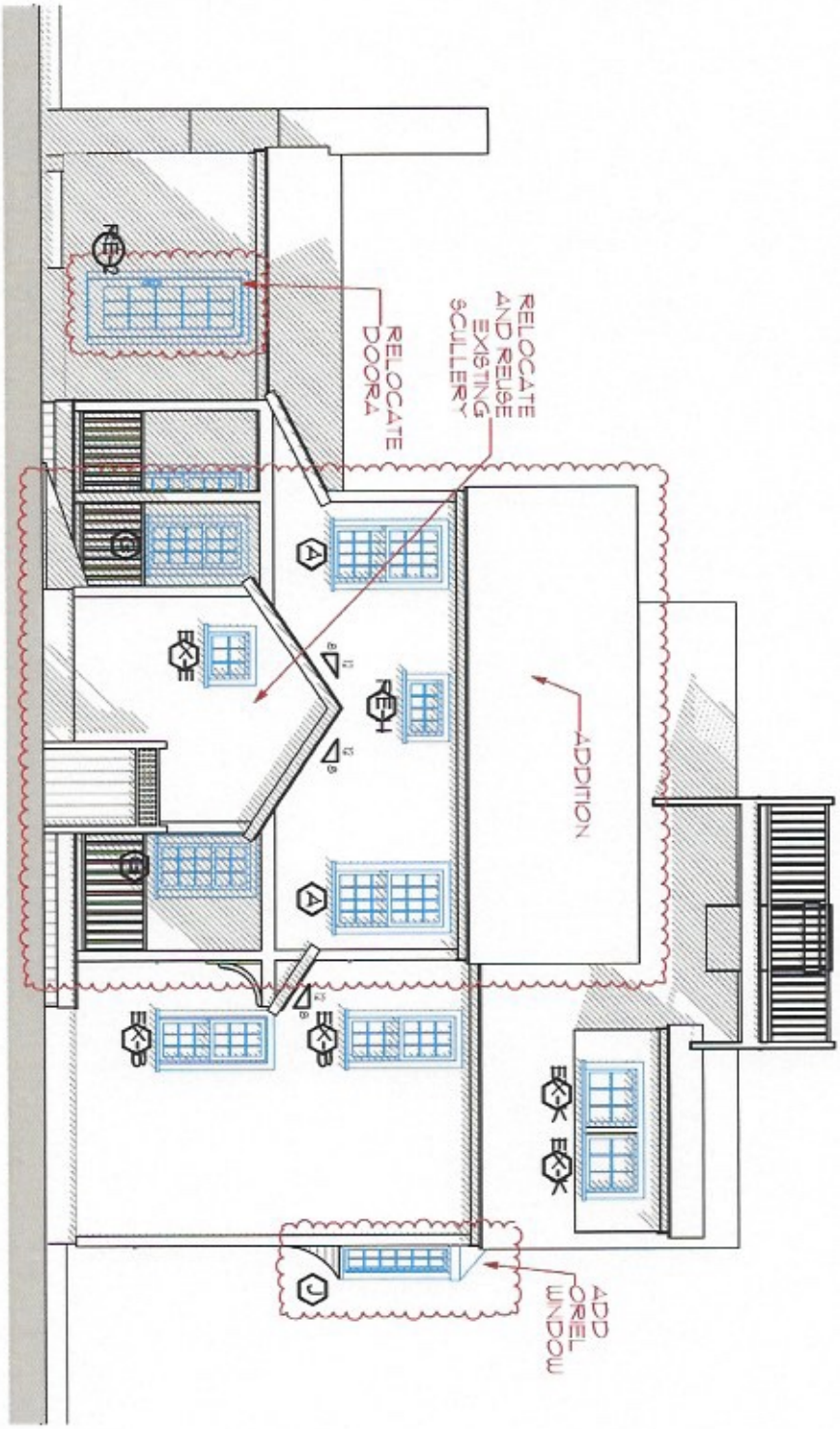
ID #
A-2.2p



ID #
A-2.3

Residence at
6 Gull Island Lane
Nantucket, MA 02554

MAP NO: 42.4.3 ZONING INFO: ROH
PARCEL NO: 61 PROJECT NO: 41 REVISED:

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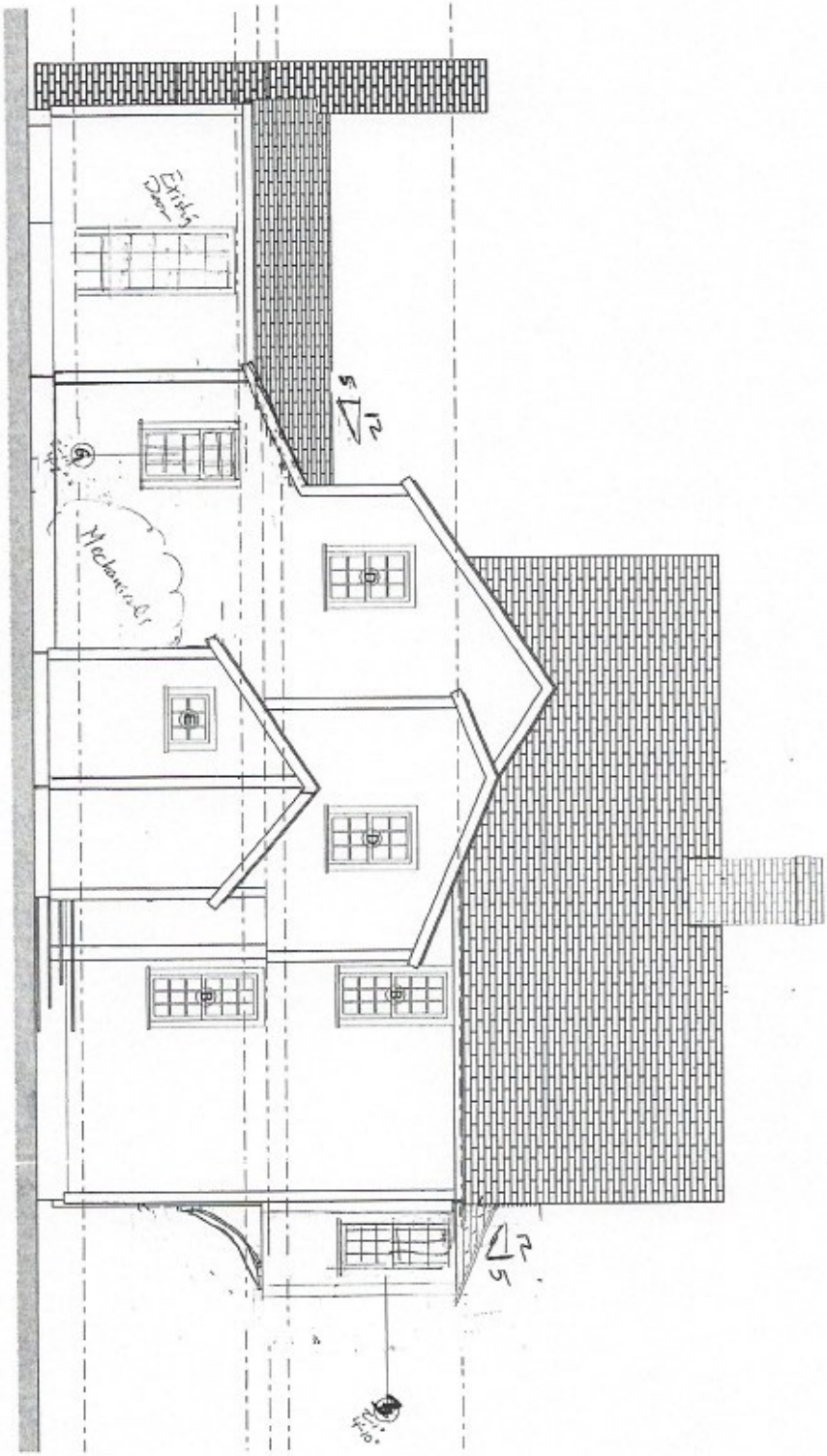
South Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



ID #
A-2.3P

Residence at
6 Gull Island Lane
Nantucket, MA 02554

MAP NO: 42.4.3 ZONING INFO: ROH
PARCEL NO: 61 PROJECT NO: 41 REVISED:

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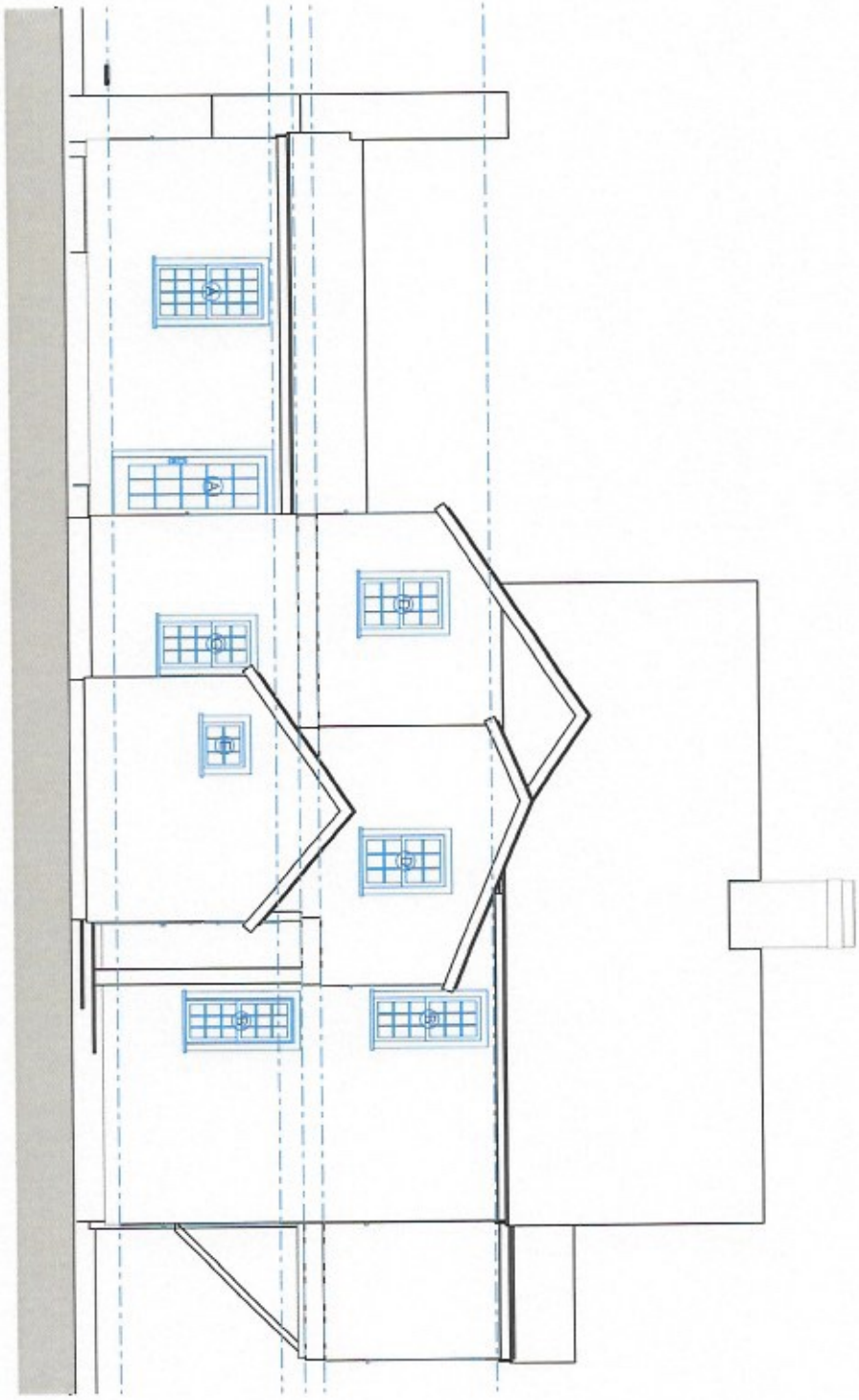
Previously Approved South Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P: 508 228 5495
31 STATE STREET, BOSTON, MA 02109
P: 617 482 4543
BOTTICELLIANDPOHL.COM



ID #
A-2.3e

Residence at
6 Gull Island Lane
Nantucket, MA 02554

MAP NO: 42.4.3 ZONING INFO: ROH
PARCEL NO: 61 PROJECT NO: 41 REVISED:

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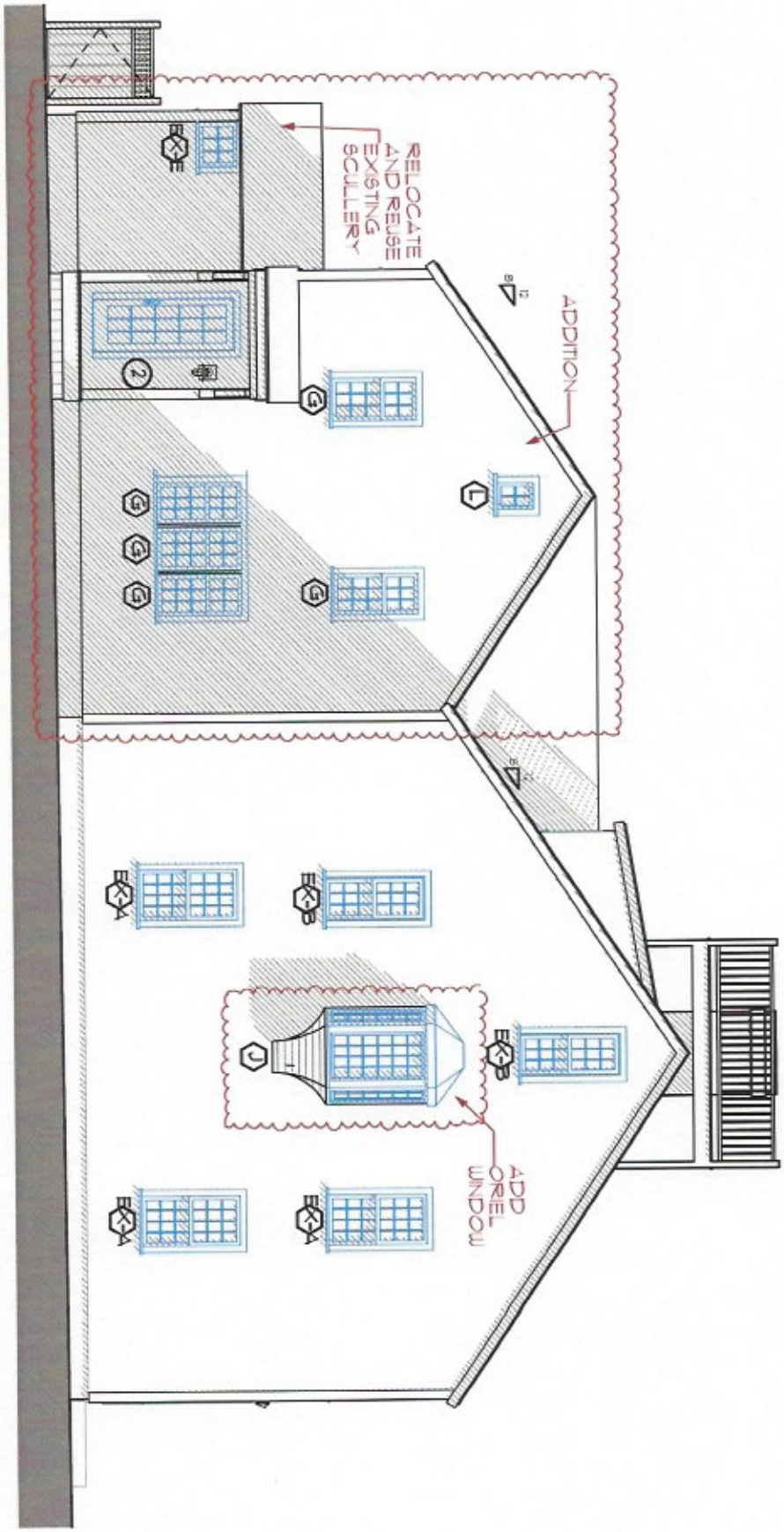
Existing South Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



ID #
A-2.4

Residence at
6 Gull Island Lane
Nantucket, MA 02554

MAP NO: 42.4.3 ZONING INFO: RDH
PARCEL NO: 61 PROJECT NO: 41 REVISED:

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East Elevation

BOTTICELLI & POHL

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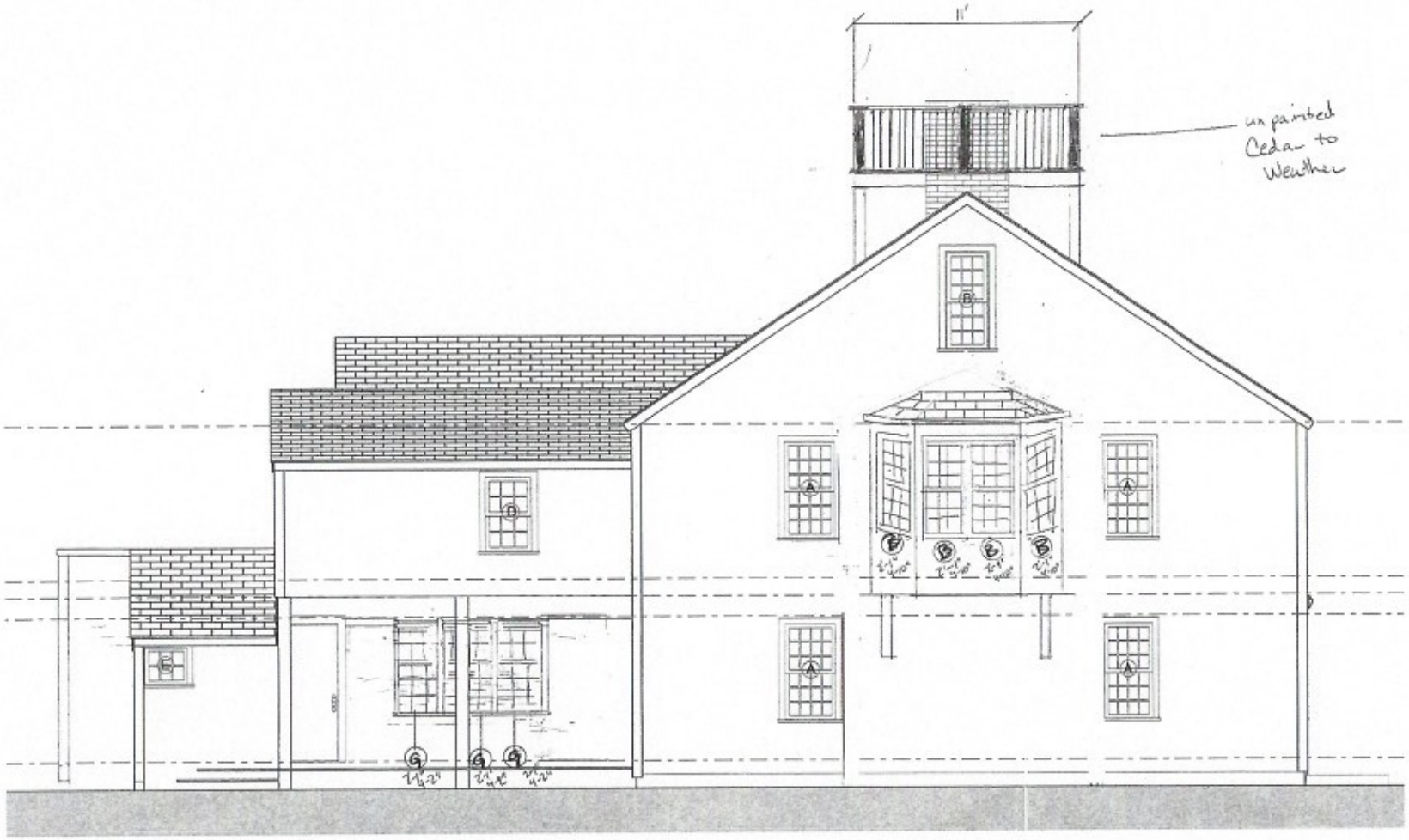
P 508 228 5455 | P 617 482 4543



BOTTICELLI & POHL

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P. 508 228 5855 | P. 617 482 4543

Previously Approved East Elevation

Residence at
6 Gull Island Lane
Nantucket, MA 02554

MAP NO: 42.A.3 ZONING INFO: RCM
PARCEL NO: 61 PROJECT NO: 41 REVISED:

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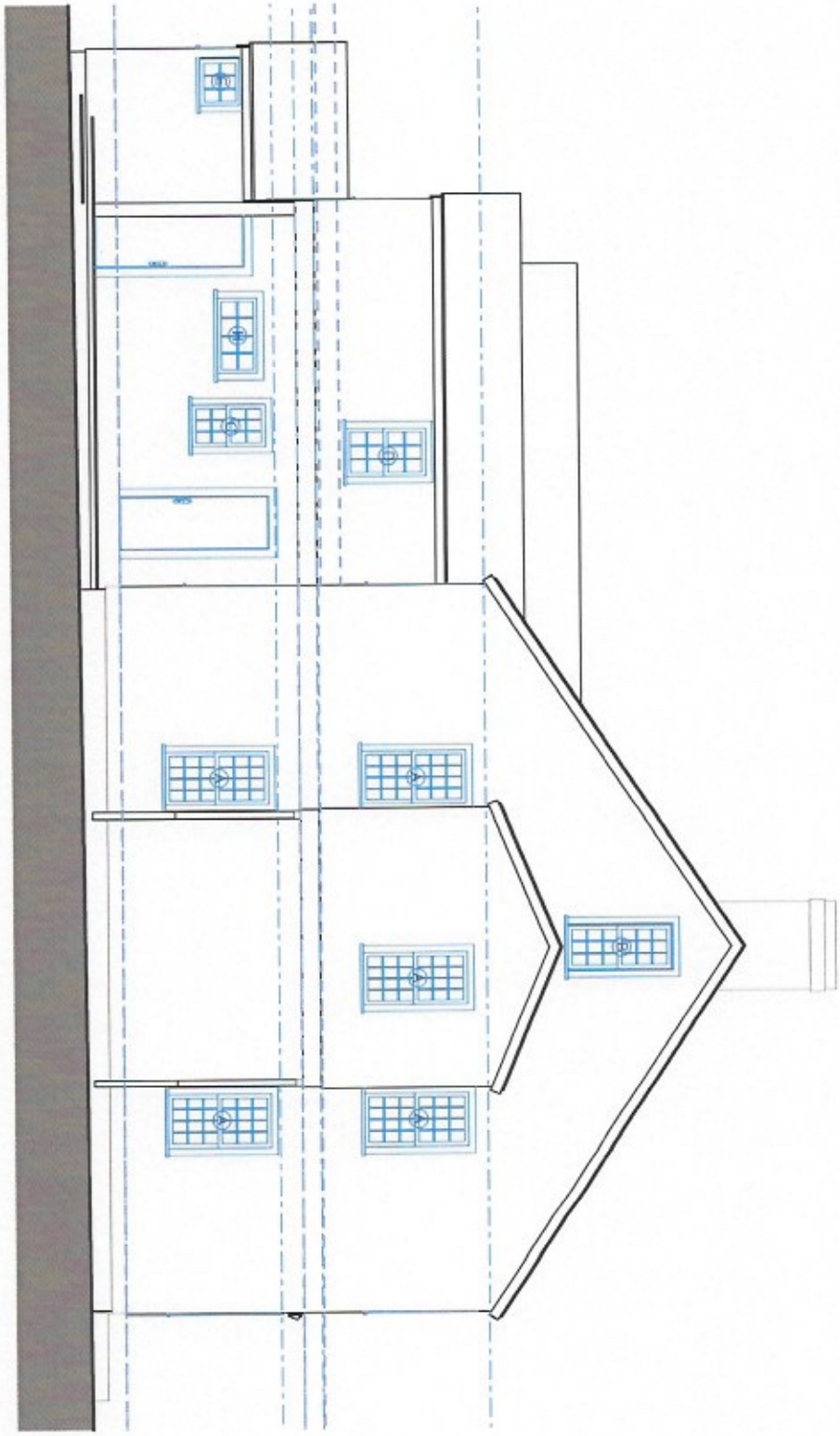
ID#
A-2.4p



ID #
A-2.4e

Residence at
6 Gull Island Lane
Nantucket, MA 02554

MAP NO: 42.4.3 ZONING INFO: ROH
PARCEL NO: 61 PROJECT NO: 41 REVISED:

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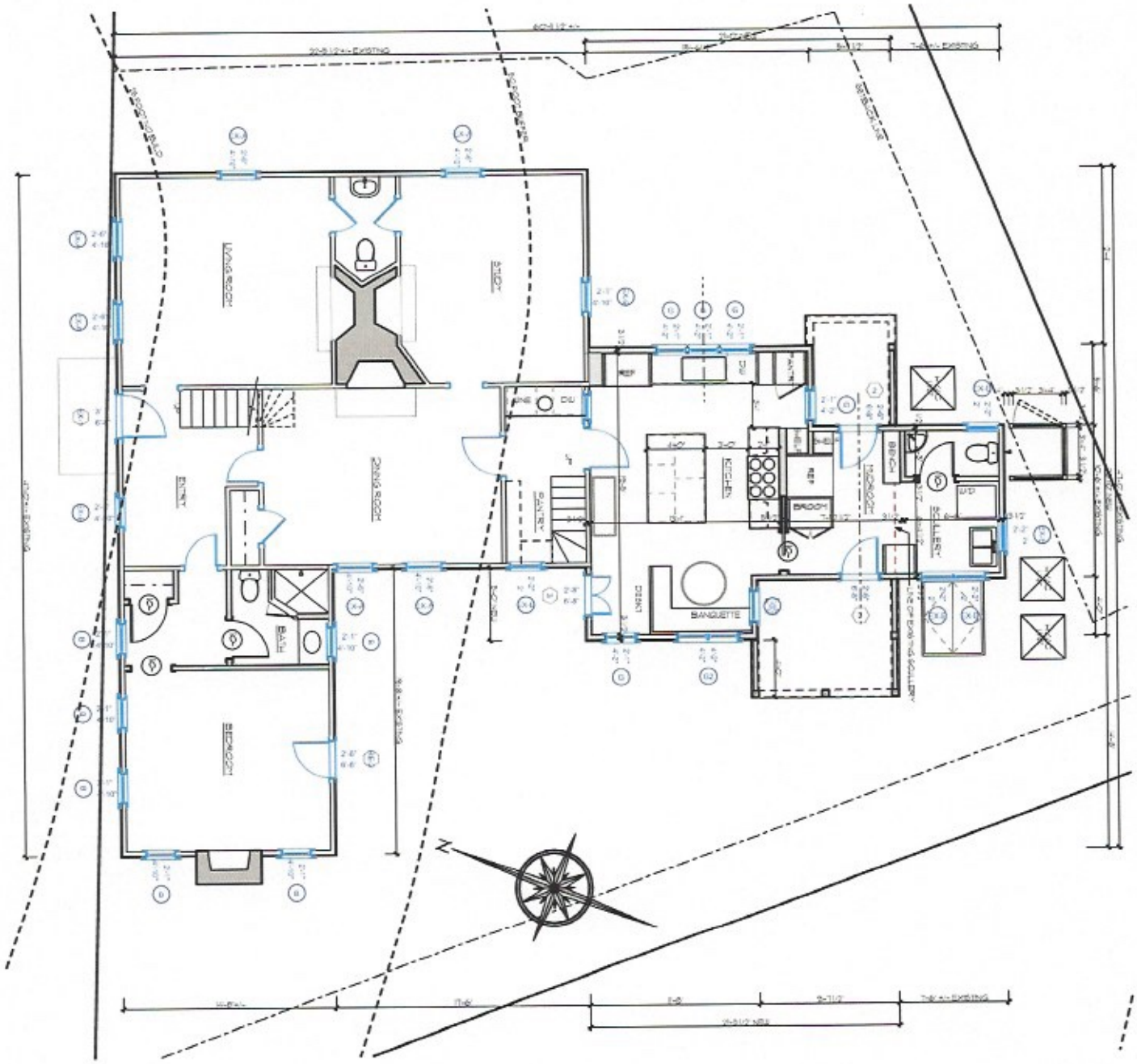
Existing East Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



ID # A-1.1

Residence at
6 Gull Island Lane
Nantucket, MA 02554

MAP NO: 42.4.3 ZONING INFO: RO11
PARCEL NO: 61 PROJECT NO: 41 REVISED:

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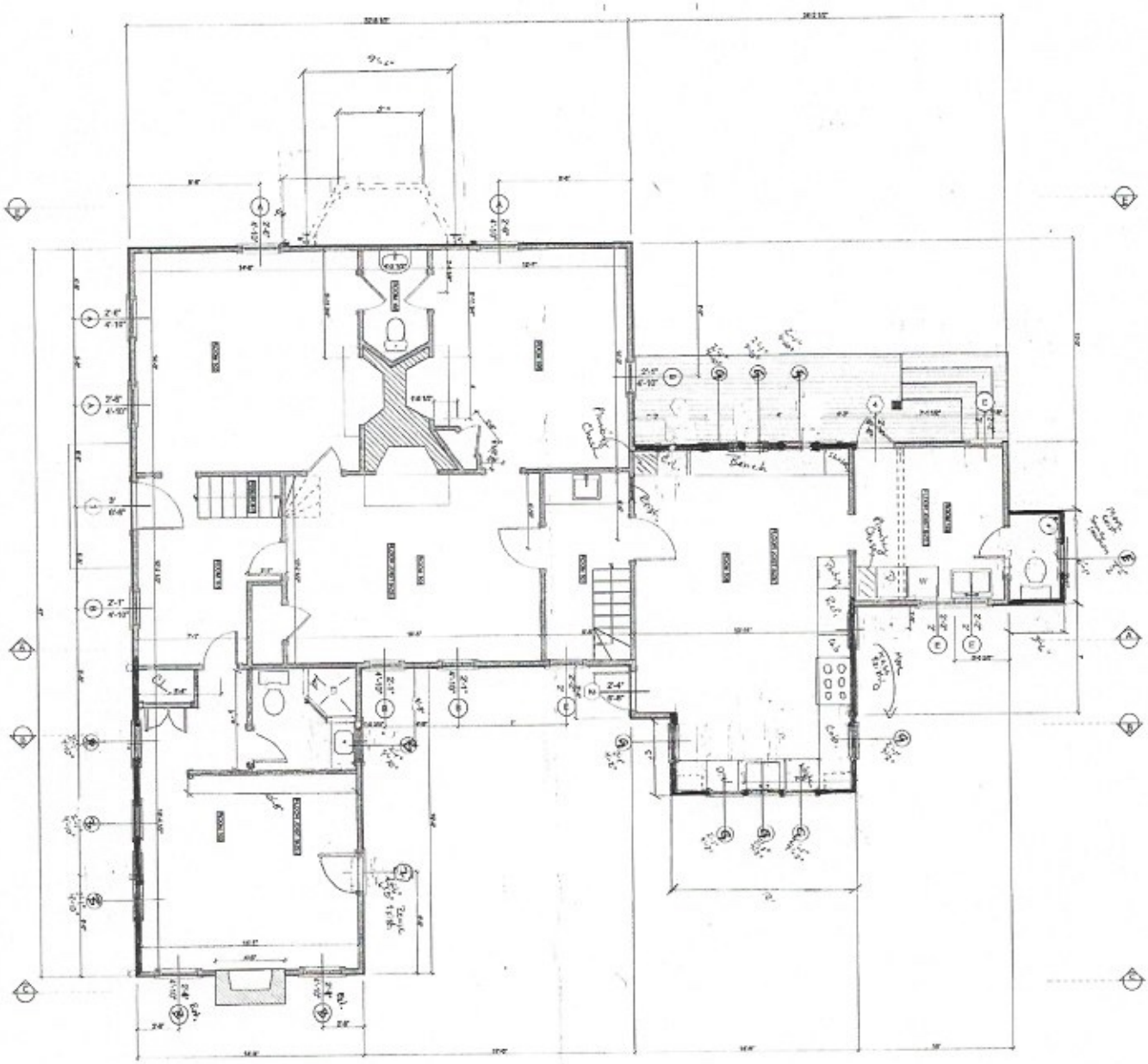
Proposed First Floor Plan

BOTTICELLI & POHL

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



ID #
A-1.1p

Residence at
6 Gull Island Lane
Nantucket, MA 02554

MAP NO: 42.4.3 ZONING INFO: R/OH
PARCEL NO: 61 PROJECT NO: 41 REVISED:

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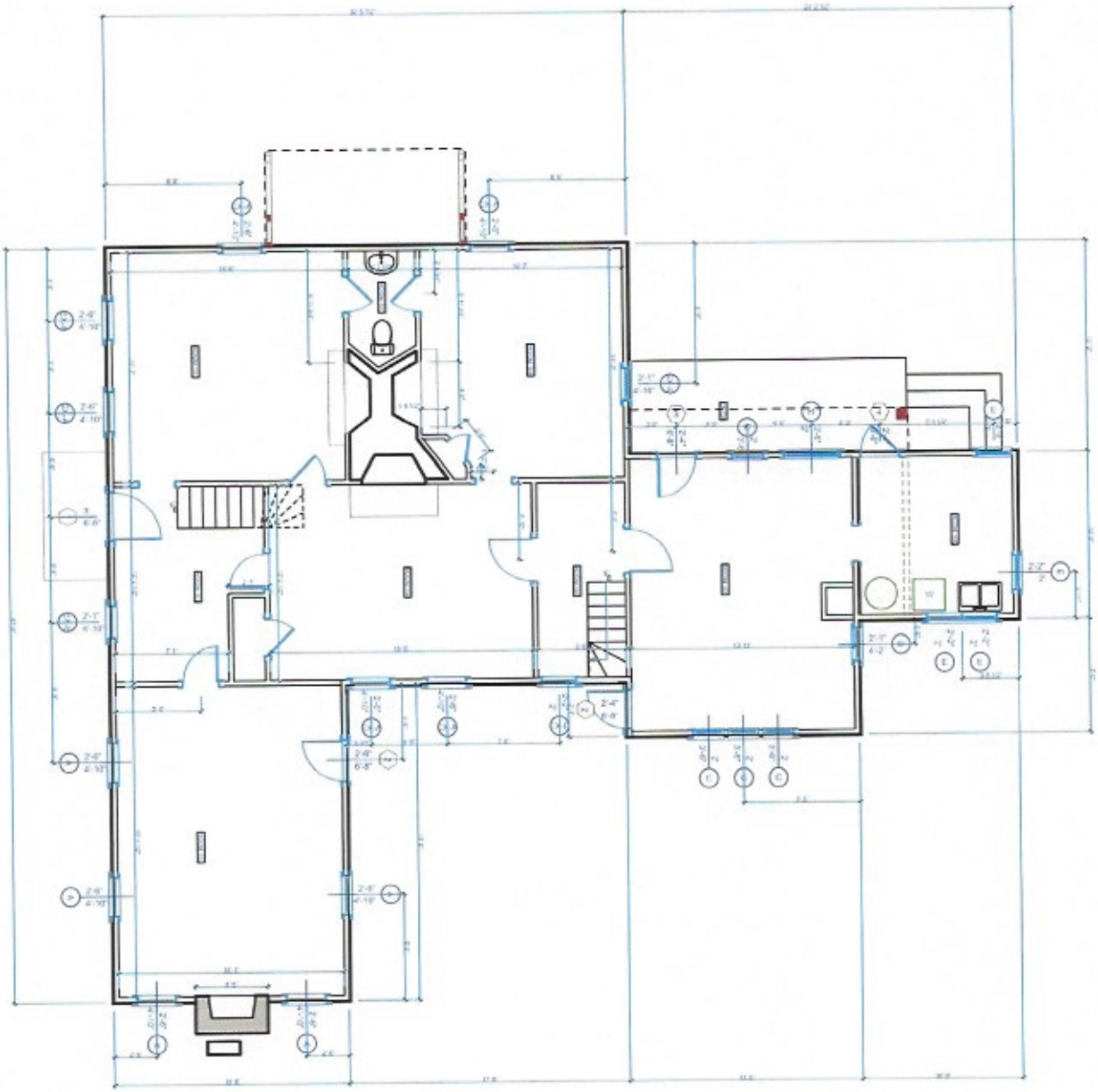
Previously Approved First Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 692 4563

BOTTICELLIANDPOHL.COM



ID #
A-1.1e

Residence at
6 Gull Island Lane
Nantucket, MA 02554

MAP NO: 42.4.3 ZONING INFO: RO H
PARCEL NO: 61 PROJECT NO: 41 REVISED:

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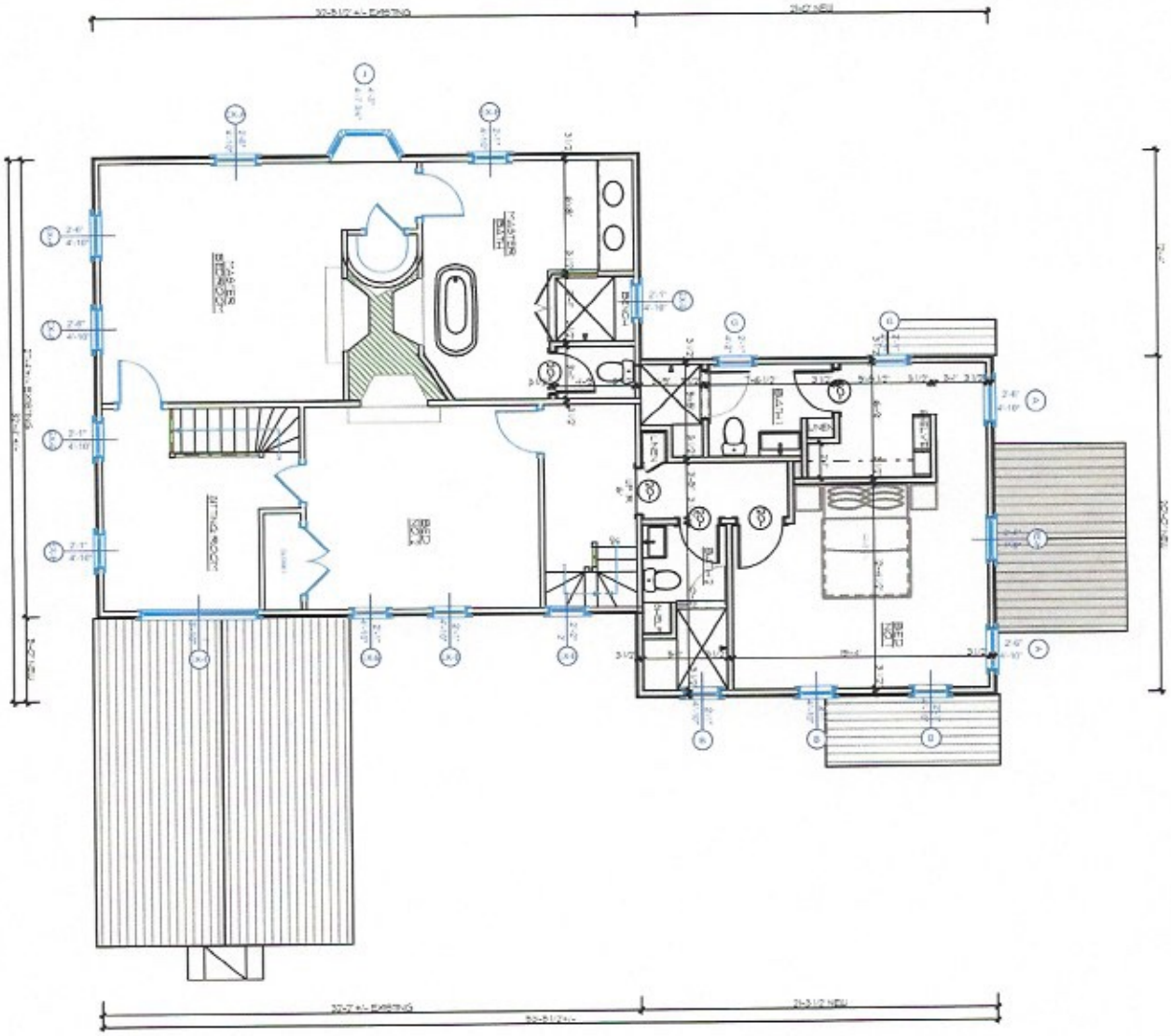
Existing First Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 483 4543

BOTTICELLIANDPOHL.COM



ID #
A-1.2

Residence at
6 Gull Island Lane
Nantucket, MA 02554

MAP NO: 42.4.3 ZONING INFO: ROH
PARCEL NO: 61 PROJECT NO: 41 REVISED:

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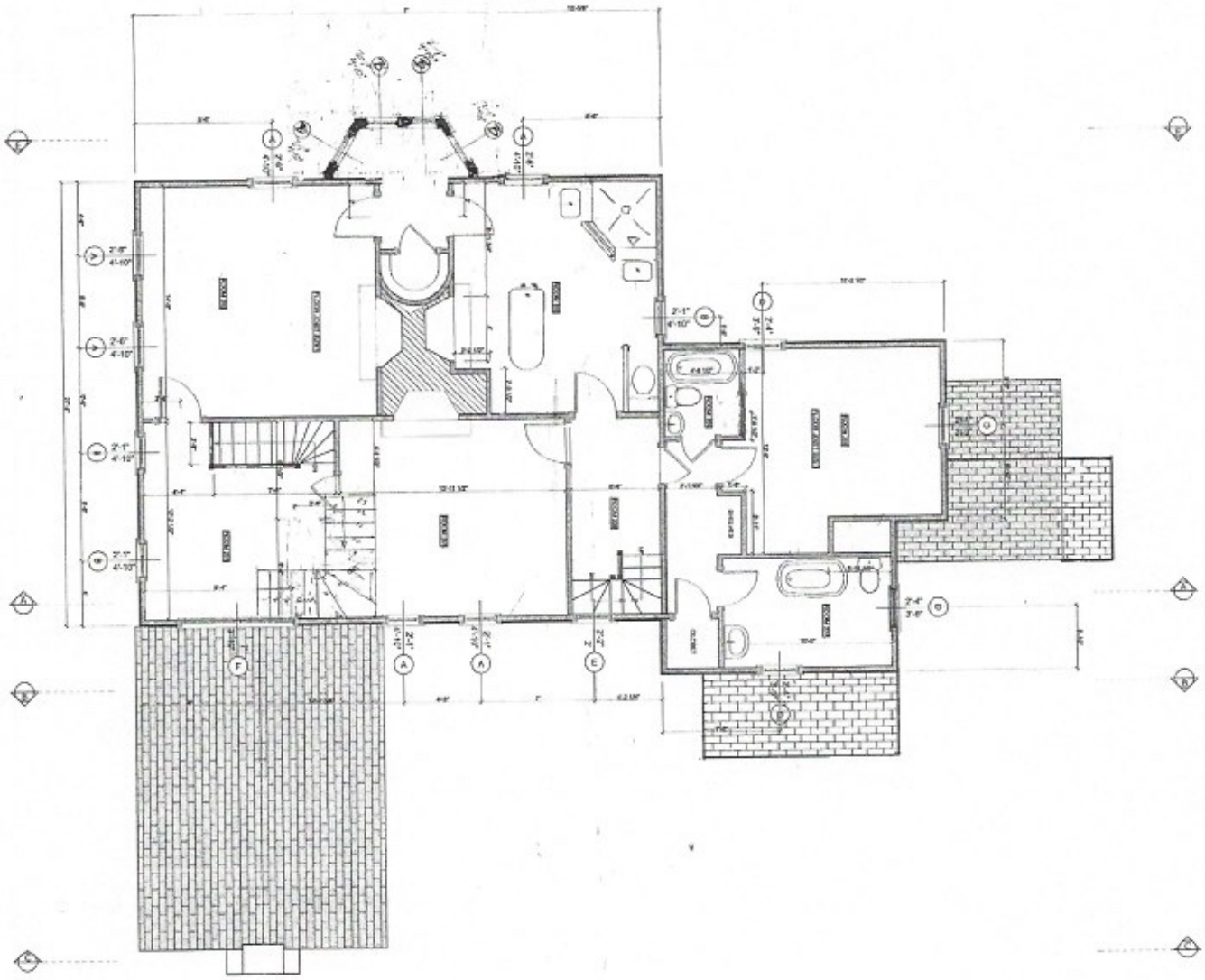
Proposed Second Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



ID #
A-1.2p

Residence at
6 Gull Island Lane
Nantucket, MA 02554

MAP NO: 42.4.3 ZONING INFO: RO11
PARCEL NO: 61 PROJECT NO: 41 REVISED:

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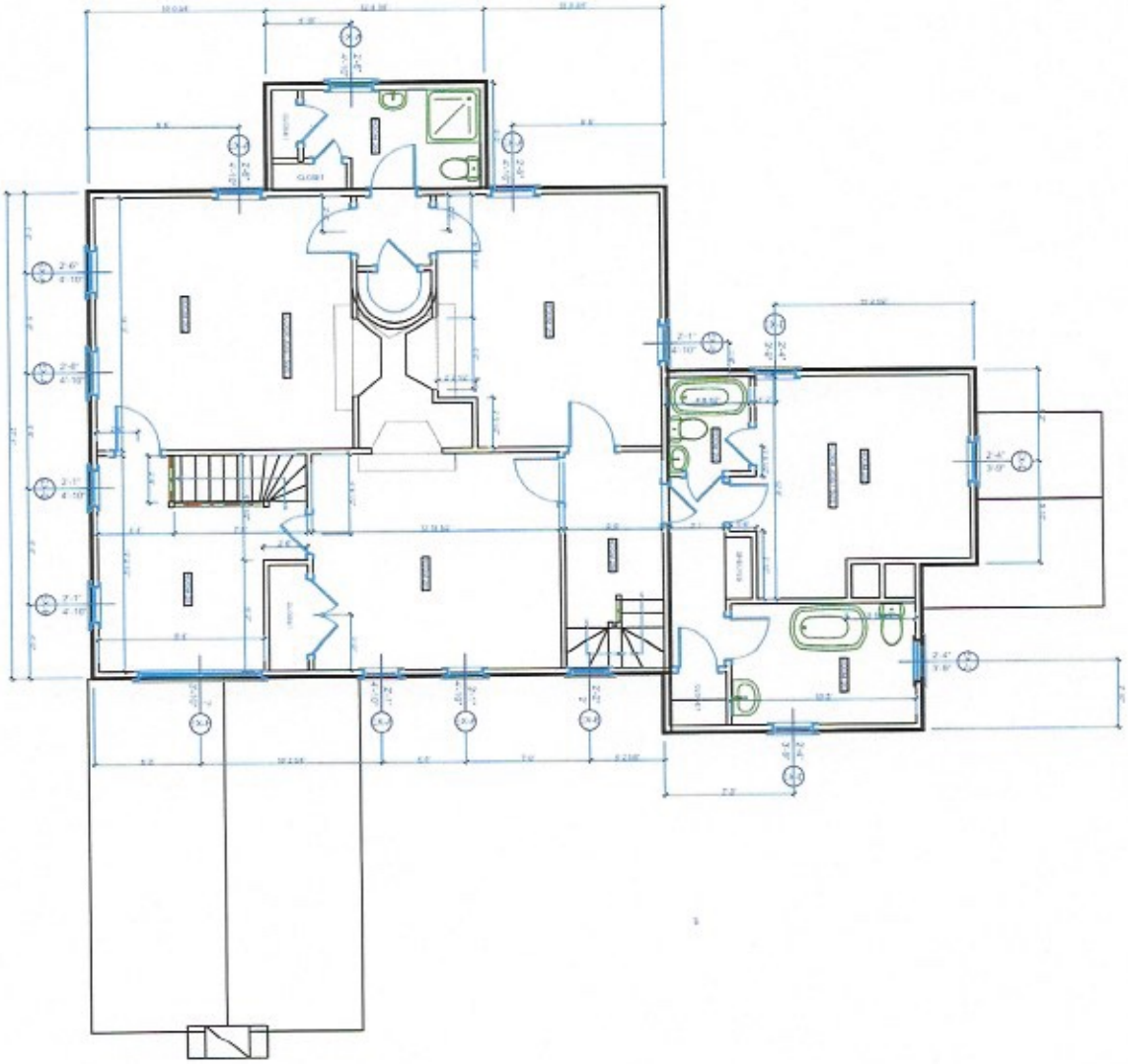
Previously Approved Second Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4643
BOTTICELLIANDPOHL.COM



ID #
A-1.2e

Residence at
6 Gull Island Lane
Nantucket, MA 02554

MAP NO: 42.4.3 ZONING INFO: ROH
PARCEL NO: 61 PROJECT NO: 41 REVISED:

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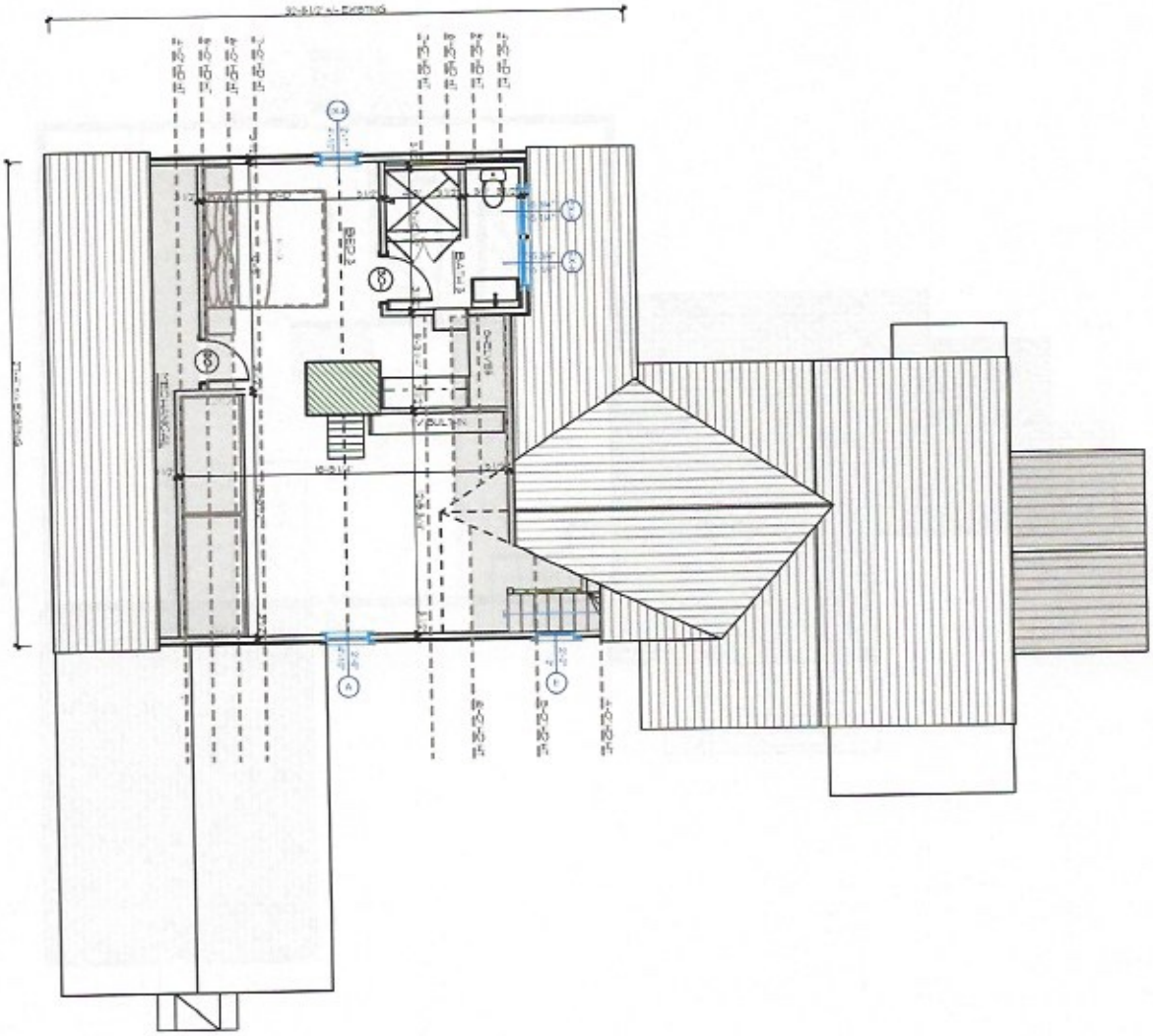
Existing Second Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



A-1.3

ID #

Residence at

6 Gull Island Lane

Nantucket, MA 02554

MAP NO: 42.4.3 ZONING INFO: RO H

PARCEL NO: 61 PROJECT NO: 41 REVISED:

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Proposed Third Floor Plan

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P 508 228 5455

51 STATE STREET, BOSTON, MA 02109
P 617 482 4543

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Renovations at
6 Gull Island Lane
Nantucket, MA
Window & Exterior Door Schedule

Rev. 2020-04-27

Window Schedule

No.	Qn.	Type	Manuf.	Sash Size	Rough Opening	Lights	Comments
EX-A		Double Hung	EXISTING TO REMAIN	2'-6" x 4'-10" +/-	-	12 over 12	Verify in field
EX-B		Double Hung	EXISTING TO REMAIN	2'-1" x 4'-10" +/-	-	9 over 9	Verify in field
EX-C		Double Hung	NOT USED	2'-0" x 3'-6" +/-	-	6 over 6	Verify in field
EX-D		Double Hung	NOT USED	2'-4" x 3'-9" +/-	-	6 over 6	Verify in field
EX-E		Fixed	EXISTING TO REMAIN	2'-2" X 2'-0" +/-	-	6	Verify in field
EX-F		Double Casement	EXISTING TO REMAIN	7'-0" x 3'-10" +/-	-	20 EA	Verify in field
EX-G		Double Hung	NOT USED	2'-1" x 4'-2" +/-		6 over 9	Verify in field
EX-K		Fixed	EXISTING TO REMAIN	2'-6" x 2'-5"	-	6	Verify in field
A		Double Hung	Boston Sash	2'-6" x 4'-10"	TBD	12 over 12	Match existing 'A' windows
B		Double Hung	Boston Sash	2'-1" x 4'-10"	TBD	9 over 9	Match existing 'B' windows
E		Fixed	Boston Sash	2'-2" x 2'-0"	TBD	6	Match existing 'E' windows
G		Double Hung	Boston Sash	2'-1" x 4'-2"			Match existing 'G' windows
RE-H		Fixed	EXISTING TO RELOCATE	2'-6" x 1'-9" +/-	TBD	8	Relocate existing window
J		Oriel Picture	Custom	2'-4" x 4'-5" +/-	TBD	24	See East elevation
		w/ Oriel Sidelights	Custom	1'-2" x 4'-5" +/-	TBD	12	See East elevation
L		Fixed	Boston Sash	1'-5" x 1'-11"	TBD	4	Match "A" window light size

Door Schedule

No.	Qn.	Type	Manuf.	Door Size	Rough Opening	Lights	Comments
EX-1		Entry Door	EXISTING TO REMAIN	3'-0" x 6'-8" +/-	-	2	over 4 panels
RE-2		Singe French Door	EXISTING TO RELOCATE	2'-6" x 6'-8" +/-	TBD	15	Relocate existing door
2		Single French Door	Custom	2'-6" x 6'-8"	TBD	15	Match existing single french door
3		Double French Door	PROVIDED BY CLIENT	2'-8" x 6'-8" +/-	TBD	10 EA?	Reuse antique doors provided by client

Notes:

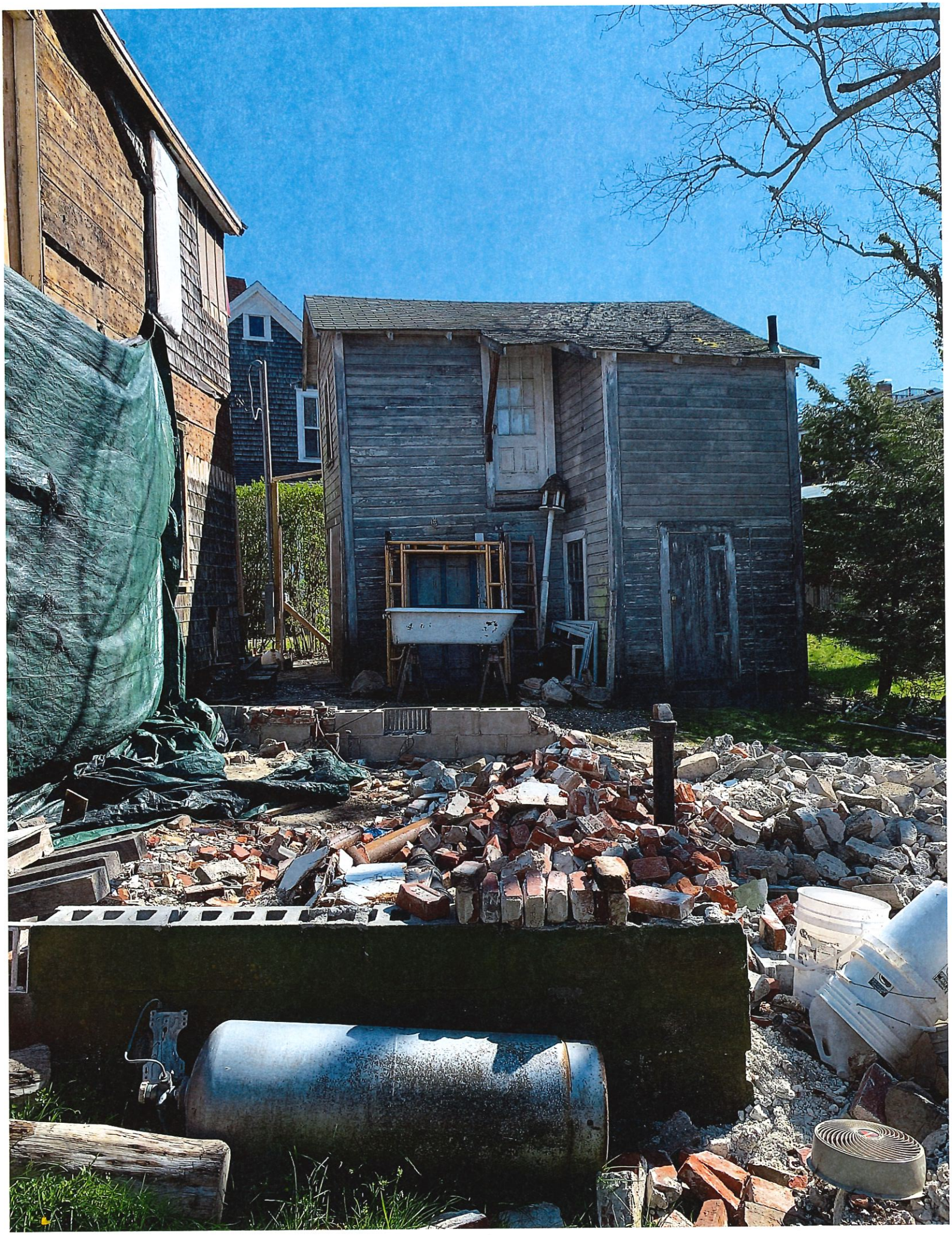
1. All new windows will be Boston Sash windows as per above schedule, single glazed, TDL with muntin configuration as shown on drawings.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .33.
   All glazing to come with compliance sticker as required by local building codes.
2. All new doors will be Custom doors as per above schedule, single glazed, TDL with muntin configuration as shown on drawings.
   Min. dp 30 rating required. Low E Argon glass. U-value = .23 w/ storm door, .45 w/o storm door.
   All glazing to come with compliance sticker as required by local building codes.
3. Mill shop will provide shops drawings for all window and door units to architect for approval prior to commencing construction.
4. Provide all windows, including sidelights, transoms, and fixed windows, with mahogany half screens with Phifer BetterVue screen or similar where applicable.
5. Provide tempered glass in all locations required by code.

NORTH

EAST

SOUTH

TRUE TEMPER



NORTH

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

CH 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

CH 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

CH 3. **Application Fee**: See back of application for fee schedule or call the office.

CH 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

CH 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

CH 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

CH 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

CH 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

CH 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

CH 3. **As-Built Plans (1copy):** of existing elevations

N/A 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

CH 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

(initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

CH 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

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

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°: 39 PARCEL N°. 31

Street & Number of Proposed Work: 7 GREENLEAF RD

Owner of record: LEONARD B. MILLER, KARIN BYRNE MILLER

Mailing Address: 27 DEVON RD. CHESTNUT HILL, MA 02467

Contact Phone #: 617-823-5535 E-mail: KARINBMILLER@GMAIL.COM

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

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: +/- 50' Sq. Footage 1st floor: 769 >1526 Decks/Patio: Size: (30'x11' / 48'x8') ☒ 1st floor ☐ 2nd floor

Width: +/- 43' Sq. footage 2nd floor: 757 Size: 17'x10' ☒ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____ 8'x12' ☒ 2nd 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 28'-9" South 24'-3" East 27'-3" West 28'-9"

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 +/- 10" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☒ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) MORIN - COLLEGE BLEND ☐ Other _____

Roof Pitch: Main Mass 12"/12" Secondary Mass 4"/12" Dormer 4"/12" Other 6"/12" DORMER @ MASTER BED

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

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

Fence: Height: N/A
Type: N/A
Length: N/A

Skylights (flat only): Manufacturer N/A Rough Opening N/A Size N/A Location N/A

Manufacturer N/A Rough Opening N/A Size N/A Location N/A

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

Leaders (material and size): COPPER

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 7½"x¾" Rake 3"x¾" Soffit (Overhang) N/A Corner boards 4¾"x4¾" Frieze N/A

Window Casing 4½"x¾" Door Frame 4½"x¾" Columns/Posts: Round N/A Square 7½"x7½"

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

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer MARVIN

Doors* (type and material): ☐ TDL ☒ SDL Front MARVIN, CUSTOM MAHOGANY Rear MARVIN, PAINTED Side MARVIN, PAINTED

Garage Door(s): Type N/A Material N/A

Hardscape materials: Driveways N/A Walkways N/A Walls N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL WHITE CEDAR SHINGLES Clapboard (if applicable) N/A Roof NATURAL WHITE CEDAR SHINGLES

Trim HAMILTON BLUE - PMS 5415 Sash HAMILTON BLUE - PMS 5415 Doors MAHOGANY / WHITE PAINTED

Deck MAHOGANY Foundation CONCRETE Fence N/A Shutters N/A

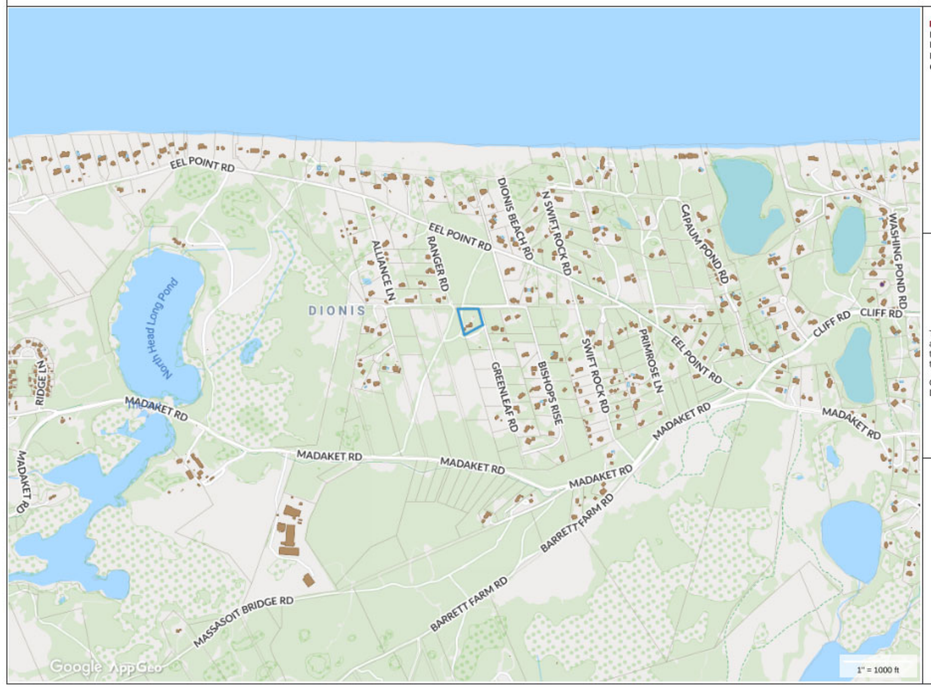
* Attach manufacturer's color samples if color is not from HDC approval list.

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

Date 5/11/2020 Signature of owner of record LEONARD MILLER (Signed under penalties of perjury)

Town and County of Nantucket, MA

April 2, 2020



Property Information

Property ID 39 31

Location 7 GREENLEAF RD

Owner MILLER KARIN BYRNE & LEONARD B

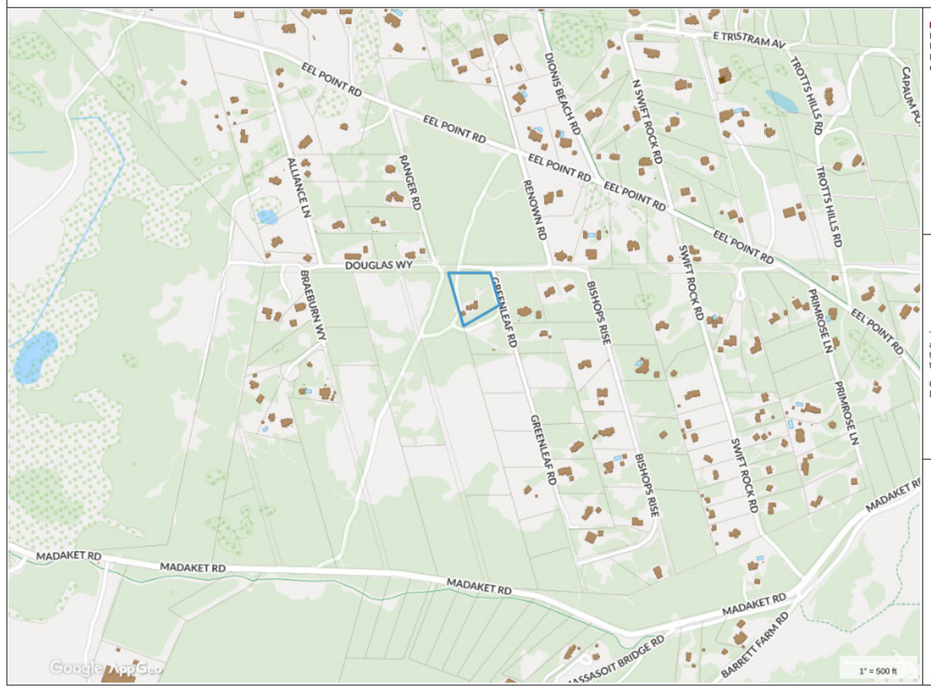
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Town and County of Nantucket, MA

April 2, 2020



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

CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

11983 N. TAMIAMI TRL.
NAPLES, FL 34110
TEL: 239.302.3589

29 MEETINGHOUSE LN.
L. COMPTON, RI 02837

CHALLARCHITECT.COM

MILLER RESIDENCE

7 GREENLEAF RD
NANTUCKET, MA
02554

ISSUED FOR:
HDC REVIEW

DATE ISSUED:
MAY 19, 2020

DRAWING REVISED:

NOTES:

24x36 SHEETS -
SCALE AS INDICATED

LOCUS MAP - HDC

A.0.0.2

7 GREENLEAF RD. NANTUCKET, MA 02554

7 GREENLEAF RD. NANTUCKET, MA 02554

7 GREENLEAF RD. NANTUCKET, MA 02554

7 GREENLEAF RD. NANTUCKET, MA 02554

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7 GREENLEAF RD. NANTUCKET, MA 02554

7 GREENLEAF RD. NANTUCKET, MA 02554

1 A0.0.3 EXISTING SITE PLAN
SCALE 1" = 20'-0"

CHRISTOPHER HALL ARCHITECTS, INC.

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SCALE AS INDICATED

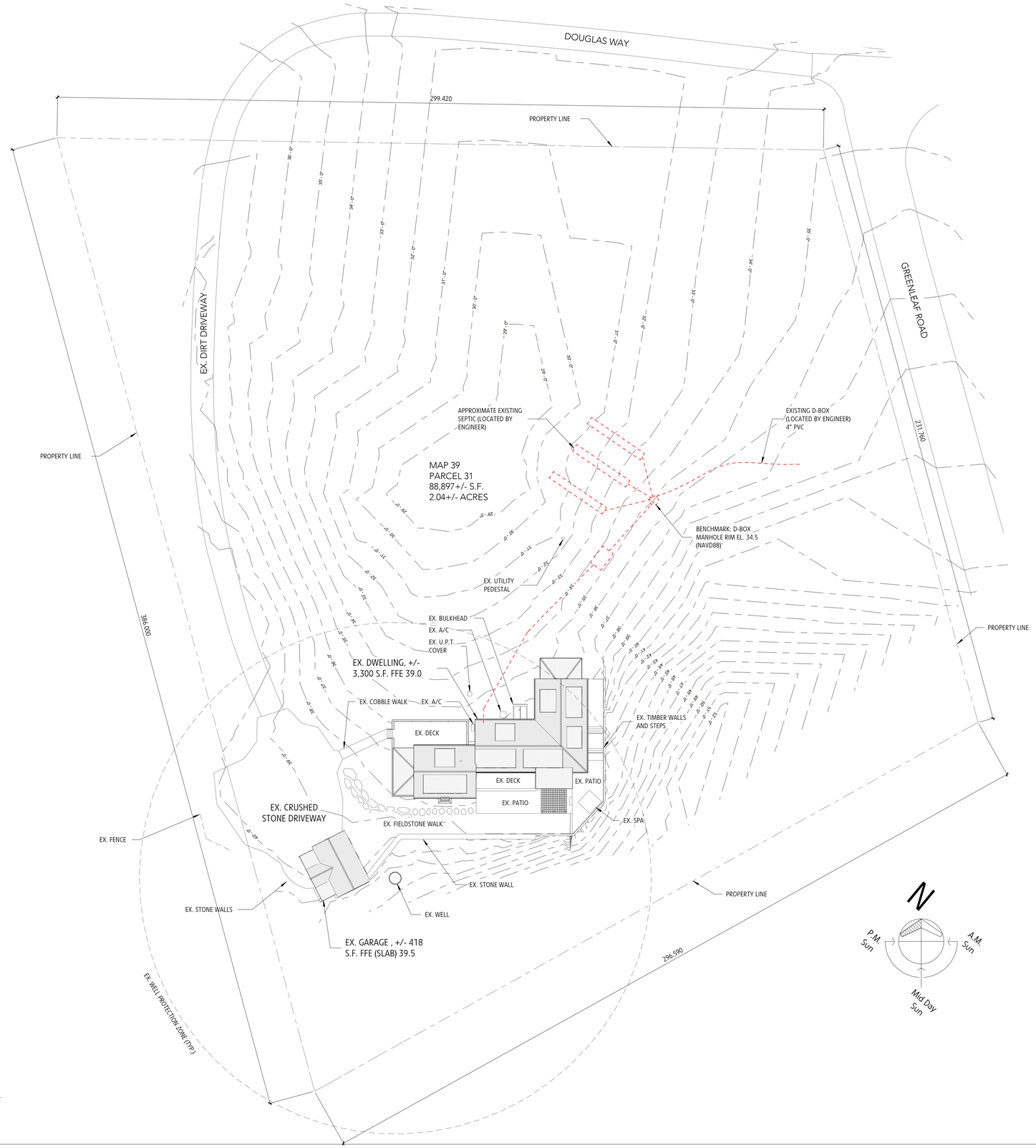
SITE PHOTOS KEY PLAN

A0.0.3

VIEW 1 FROM GREENLEAF RD

VIEW 2 FROM DOUGLAS WAY

VIEW 3 FROM WORTH ROAD



1 EX0.1 EXISTING SITE PLAN
SCALE 1" = 20'-0"

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1 WALNUT ST.
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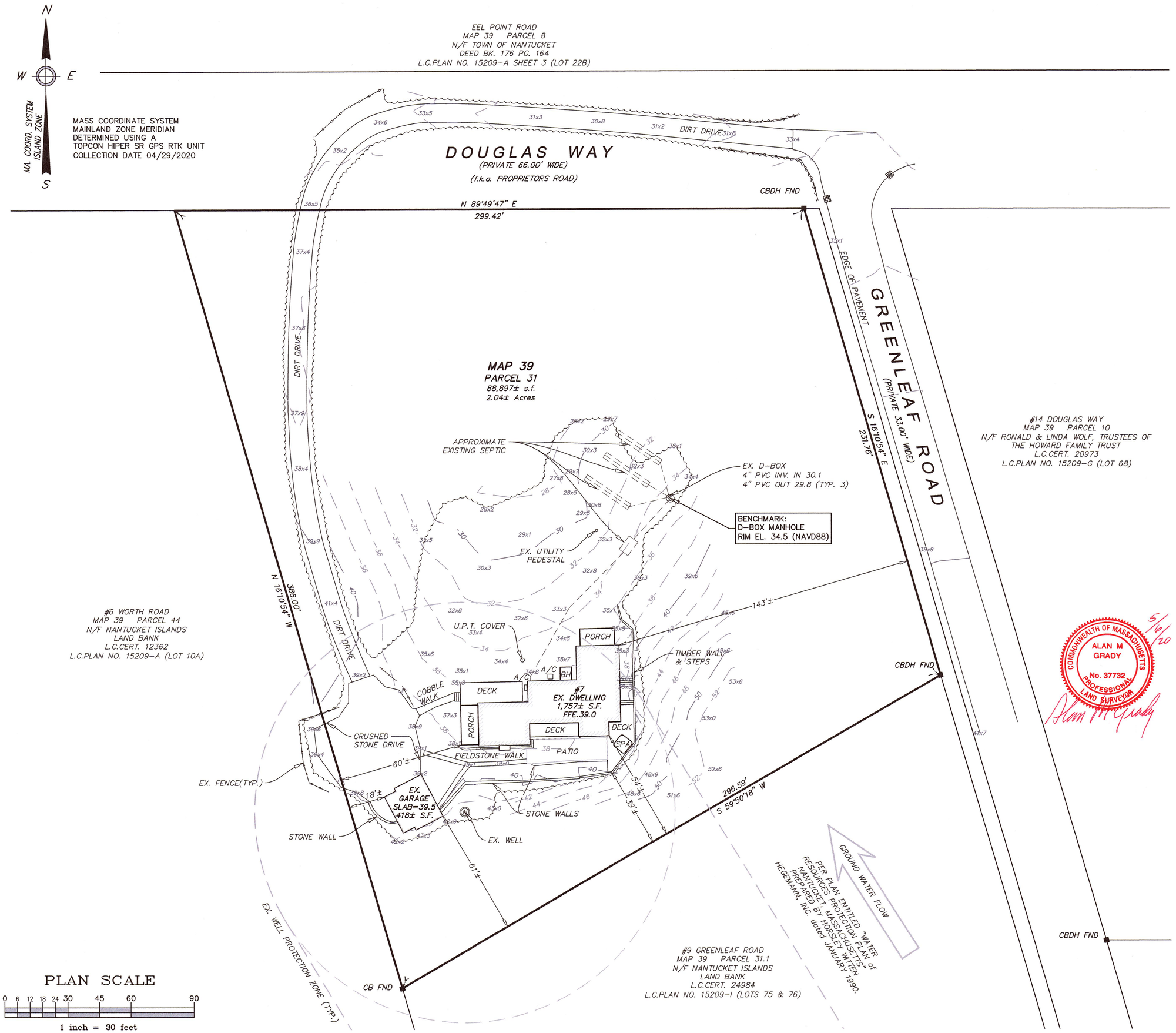
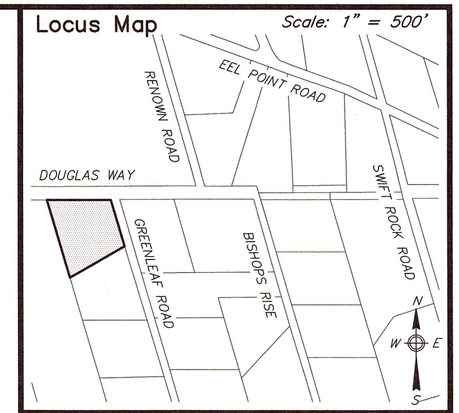
EXISTING SITE PLAN

EX0.1



Locus Map

Scale: 1" = 500'



Notes

1. LOCUS: #7 GREENLEAF ROAD
   MAP 39 PARCEL 31
2. OWNER: KARIN BYRNE MILLER &
   LEONARD B. MILLER
   27 DEVON ROAD
   CHESTNUT HILL, MA. 02467
3. DEED REF: L.C. CERT. #17090
4. PLAN REF: L.C. PLAN 15209-I (LOT 74)
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0067-G dated 06/09/2014.
6. LOCUS DOES FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.

ZONE: LUG-2

	REQUIRED	EXISTING
LOT AREA:	80,000 s.f.	88,897± s.f.
FRONTAGE:	150'	531.18'
FRONT YARD:	35'	143'±
SIDE YARD:	15'	39'±
REAR YARD:	15'	18'±
GROUND COVER:	4% (MAX) (3,555 s.f.)	2.4%± (2,175 s.f.)

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR

5/6/20

Prepared By:

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

EXISTING CONDITIONS PLAN IN NANTUCKET, MASSACHUSETTS

Prepared For:

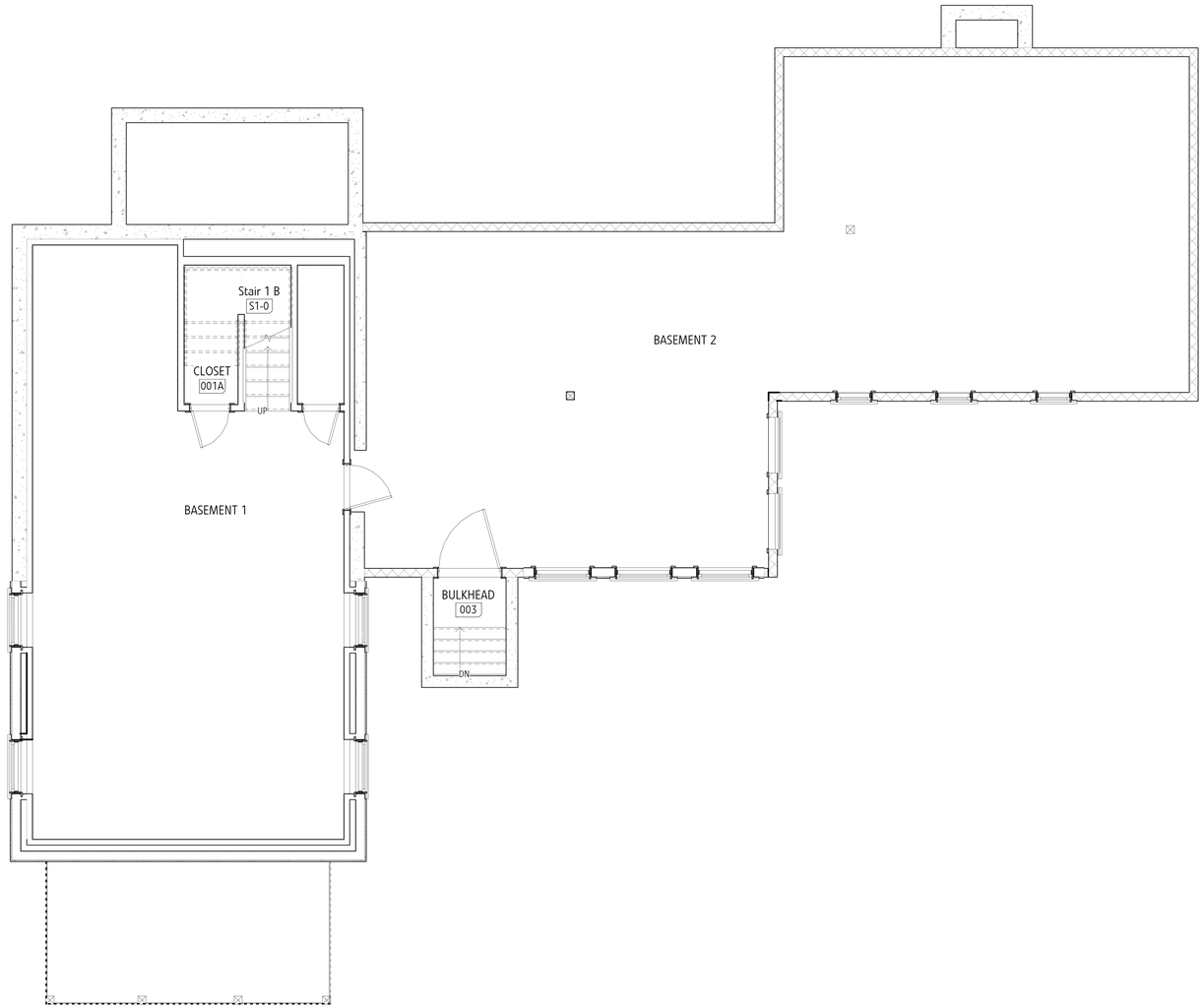
CHRISTOPHER HALL ARCHITECTS, INC.

#7 GREENLEAF ROAD
MAP 39 PARCEL 31

No.	Date	Revision Description	By
–	–	–	–

Date:	Drawn:	Checked:	Sheet:
MAY 6, 2020	DAF/BEI	DFB/AMG	1 of 1

S:\Autocad Drawings\Nantucket\Greenleaf Road\7 Greenleaf Rd\7 Greenleaf Road.dwg



1 EX1.0 EXISTING BASMENT PLAN
SCALE 1/4" = 1'-0"

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1 WALNUT ST.
BOSTON, MA 02108
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L. COMPTON, RI 02837

CHALLARCHITECT.COM

MILLER RESIDENCE

7 GREENLEAF RD
NANTUCKET, MA
02554

ISSUED FOR:
HDC REVIEW

DATE ISSUED:
MAY 19, 2020

DRAWING REVISED:

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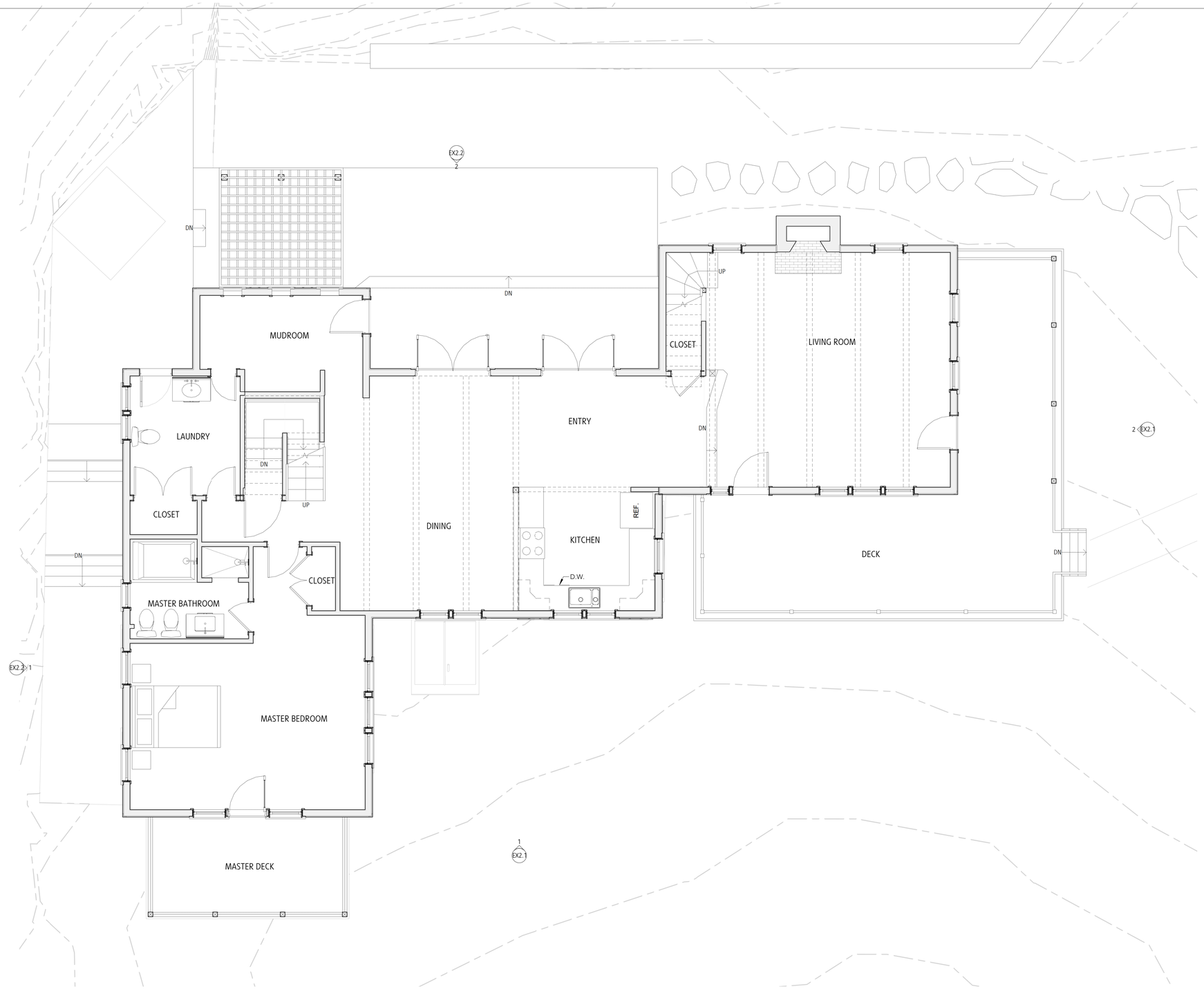
24x36 SHEETS -
SCALE AS INDICATED

EXISTING BASEMENT FLOOR PLAN

EX1.0



1 EX1.1 EXISTING FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

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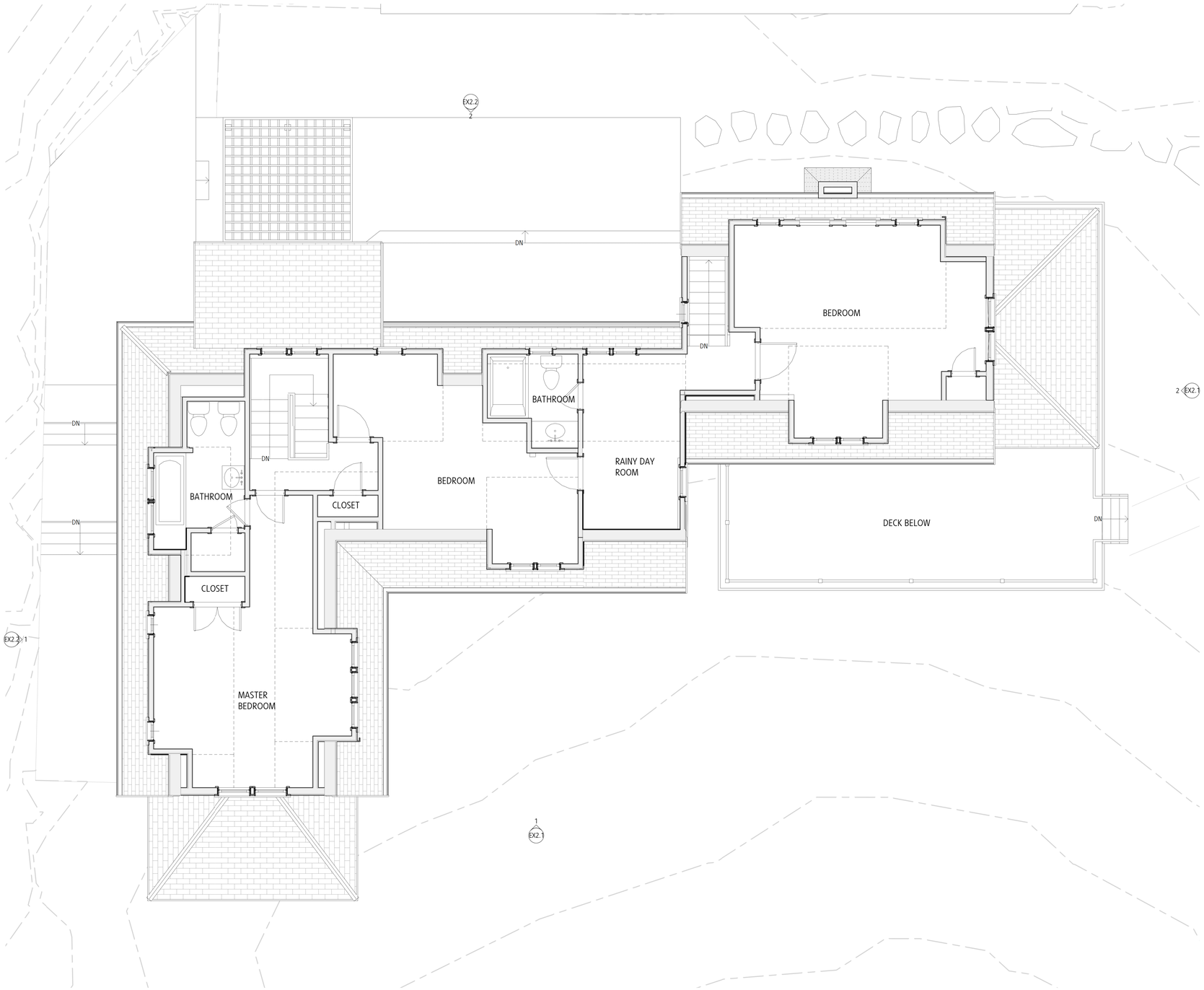
SCALE AS INDICATED

EXISTING FIRST FLOOR PLAN

EX1.1



1 EX1.2 EXISTING SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

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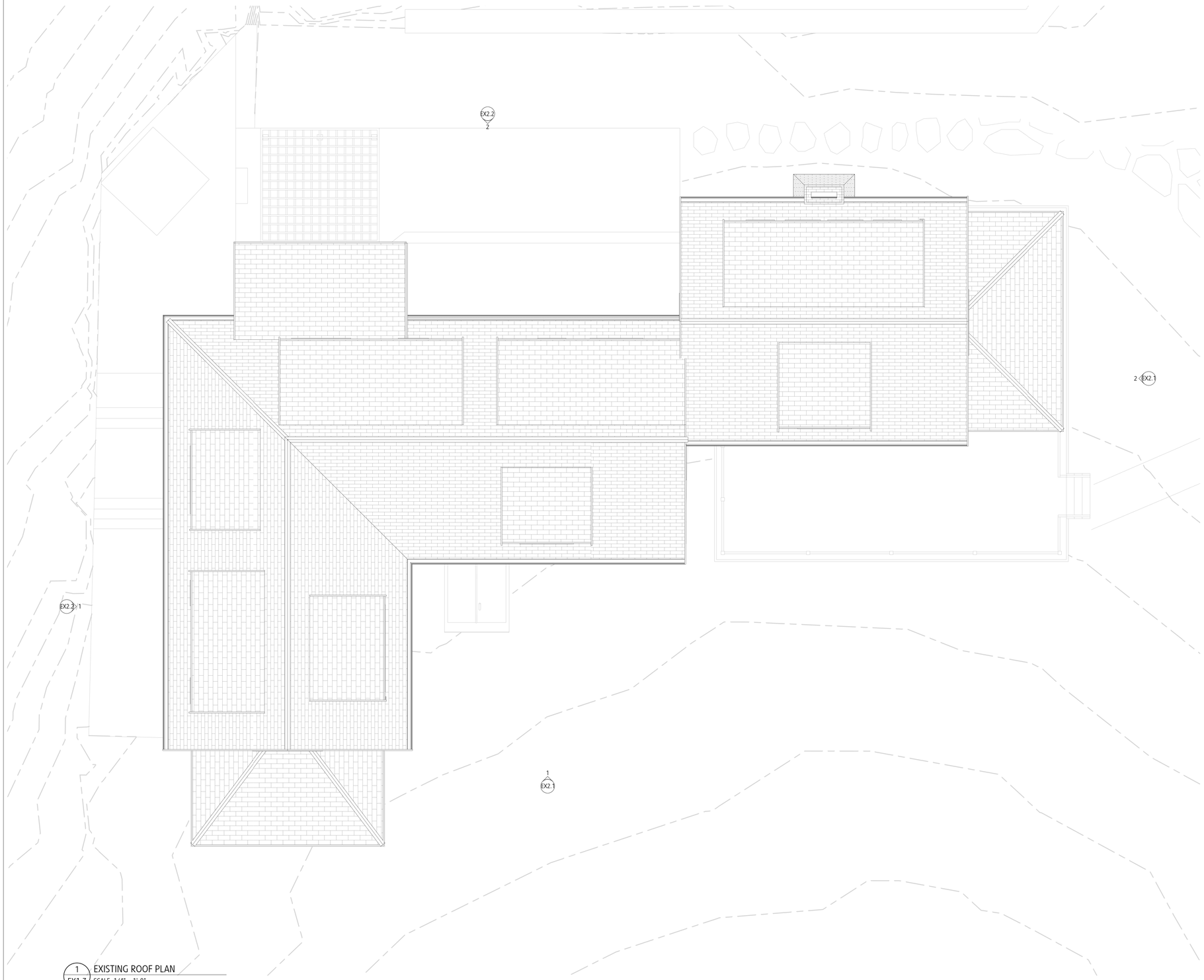
24x36 SHEETS -
SCALE AS INDICATED

EXISTING SECOND FLOOR PLAN

EX1.2



1 EX1.3 EXISTING ROOF PLAN
SCALE 1/4" = 1'-0"

CHRISTOPHER HALL ARCHITECTS, INC.

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SCALE AS INDICATED

EXISTING ROOF PLAN

EX1.3

1 EX2.1 EXISTING NORTH ELEVATION
SCALE 1/4" = 1'-0"

2 EX2.1 EXISTING WEST ELEVATION
SCALE 1/4" = 1'-0"

CHRISTOPHER HALL ARCHITECTS, INC.

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NOTES:

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SCALE AS INDICATED

EXISTING EXTERIOR ELEVATIONS

EX2.1

1 EX2.2 EXISTING EAST ELEVATION
SCALE 1/4" = 1'-0"

2 EX2.2 EXISTING SOUTH ELEVATION
SCALE 1/4" = 1'-0"

CHRISTOPHER HALL ARCHITECTS, INC.

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NOTES:

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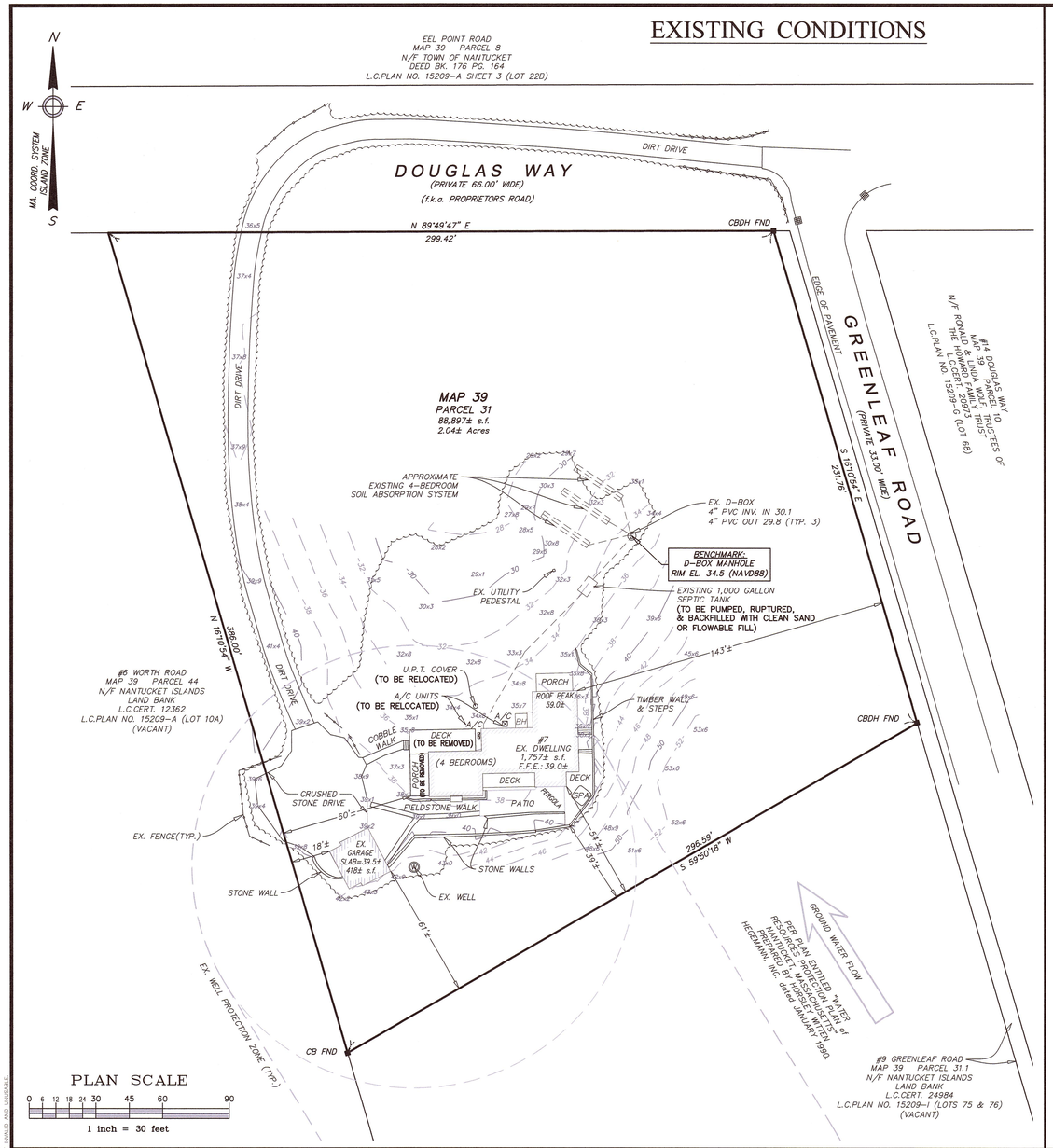
SCALE AS INDICATED

EXISTING EXTERIOR ELEVATIONS

EX2.2

EXISTING CONDITIONS

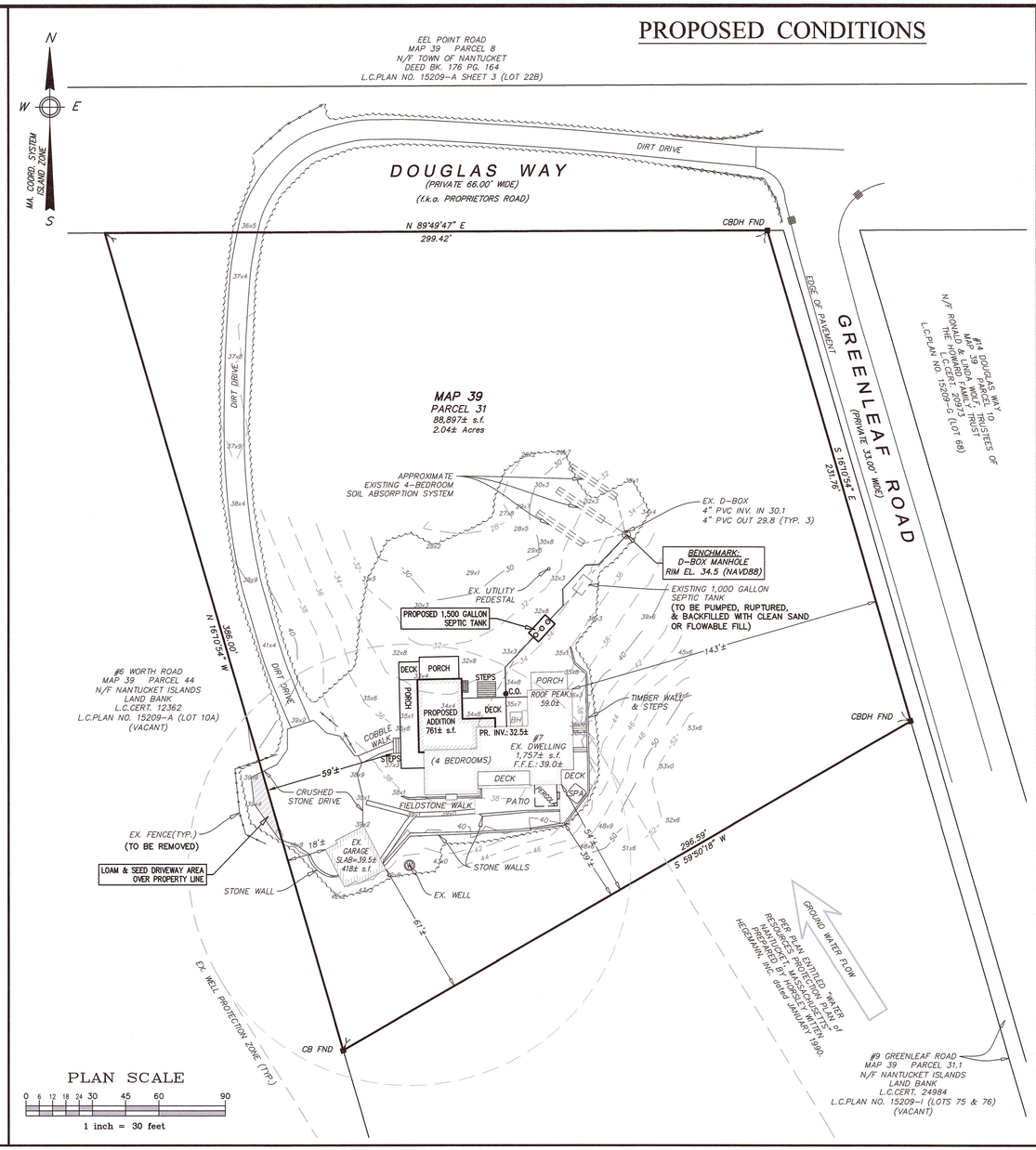


PLAN SCALE

0 6 12 18 24 30 45 60 90

1 inch = 30 feet

PROPOSED CONDITIONS



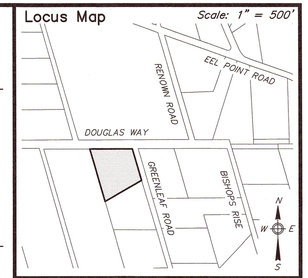
PLAN SCALE

0 6 12 18 24 30 45 60 90

1 inch = 30 feet

Locus Map

Scale: 1" = 500'



GENERAL NOTES

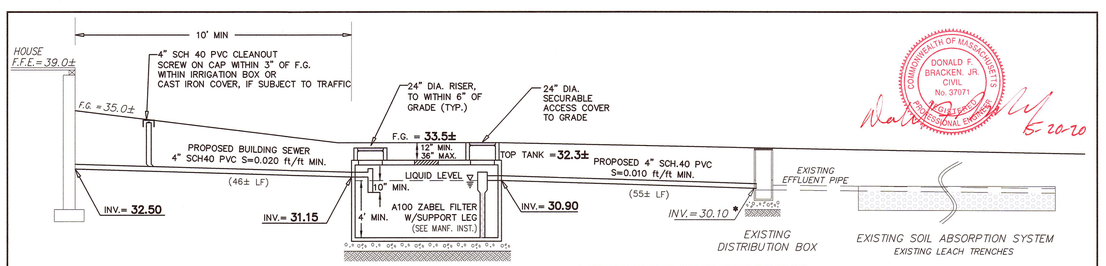
1. BENCHMARK: ELEVATION = 34.5 (NAVD88) TOP D-BOX MANHOLE RIM
2. ALL CONSTRUCTION METHODS AND MATERIALS TO CONFORM TO TITLE 5 AND THE TOWN OF NANTUCKET BOARD OF HEALTH REGULATIONS.
3. ALL SYSTEM COMPONENTS SHALL BE MARKED WITH MAGNETIC TAPE OR A COMPARABLE MEANS IN ORDER TO LOCATE THEM ONCE BURIED.
4. NO FIELD MODIFICATION TO THE SYSTEM SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER AND BOARD OF HEALTH.
5. ALL JOINTS AND COVERS TO BE WATERTIGHT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES.
7. A CERTIFICATE OF COMPLIANCE MUST BE OBTAINED PRIOR TO BACKFILLING SYSTEM.
8. OWNER: KARIN BYRNE MILLER & LEONARD B. MILLER
   27 DEVON ROAD
   CHESTNUT HILL, MA 02467
9. DEED REFERENCE: L.C. Cert. #17090
10. PLAN REFERENCE: L.C. Plan #15209-I (LOT 74)
11. THE DESIGN IS INTENDED TO MEET TITLE 5 AND OTHER APPLICABLE REQUIREMENTS. THIS PLAN DOES NOT GUARANTEE THAT THE SYSTEM WILL BE INSTALLED AS DESIGNED, NOR DOES THIS PLAN GUARANTEE THE OPERATION OF THE SYSTEM.
12. THIS SYSTEM IS NOT DESIGNED NOR INTENDED FOR USE WITH A GARBAGE GRINDER.
13. THE SYSTEM OWNER SHALL BE RESPONSIBLE TO PUMP THE SEPTIC TANK AT LEAST ONCE EVERY THREE YEARS.
14. LOCUS DOES FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF PRIORITY HABITAT OF RARE SPECIES.
15. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITAT OF RARE WILDLIFE.
16. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No 25019C-0067-G dated 06/09/2014.
17. LOCUS DOES NOT FALL WITHIN A ZONE II NOR WATERSHED PROTECTION DISTRICT.

COMMONWEALTH OF MASSACHUSETTS
ALAN M. GRADY
No. 37732
REGISTERED PROFESSIONAL ENGINEER

Alan M Grady

ZONE: LUG-2

	REQUIRED	EXISTING	PROPOSED
LOT AREA:	80,000 s.f.	88,897± s.f.	88,897± s.f.
FRONTAGE:	150'	531.18'	531.18'
FRONT YARD:	35'	143'±	143'±
SIDE YARD:	15'	39'±	39'±
REAR YARD:	15'	18'±	18'±
GROUND COVER:	4% (MAX) (3,555 s.f.)	2.4%± (2,175± s.f.)	3.3%± (2,936± s.f.)



NOTES

(1) ALL SYSTEM COMPONENTS TO BE MARKED WITH MAGNETIC MARKING TAPE.

(2) ALL SYSTEM COMPONENTS TO BE WITHIN 36" OF FINISHED GRADE.

(3) ALL SYSTEM COMPONENTS WITHIN 10' OF FOUNDATION TO BE INSTALLED BY A LICENSED PLUMBER.

PROPOSED 1,500 GALLON PRE-CAST SEPTIC TANK-WATERTIGHT (MONOLITHIC) (H-10 LOADING) TANK TO BE EMBOSSED WITH ASTM STANDARD C 1227-93 SEAL

* CONTRACTOR IS TO CONFIRM INVERT ELEVATIONS. NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

SYSTEM PROFILE
NOT TO SCALE

COMMONWEALTH OF MASSACHUSETTS
DONALD F. BRACKEN, JR.
CIVIL
No. 37071
REGISTERED PROFESSIONAL ENGINEER

5-2020

DESIGN CALCULATIONS

NO. OF BEDROOMS:	4 BEDROOMS
DESIGN FLOW REQUIRED:	440 GPD
SEPTIC TANK REQUIRED:	1,500 GALLONS
SEPTIC TANK PROVIDED:	1,500 GALLONS

Prepared By:

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

PROPOSED SUBSURFACE SEWAGE DISPOSAL SYSTEM IN NANTUCKET, MASSACHUSETTS

Prepared For:

CHRISTOPHER HALL ARCHITECTS, INC.

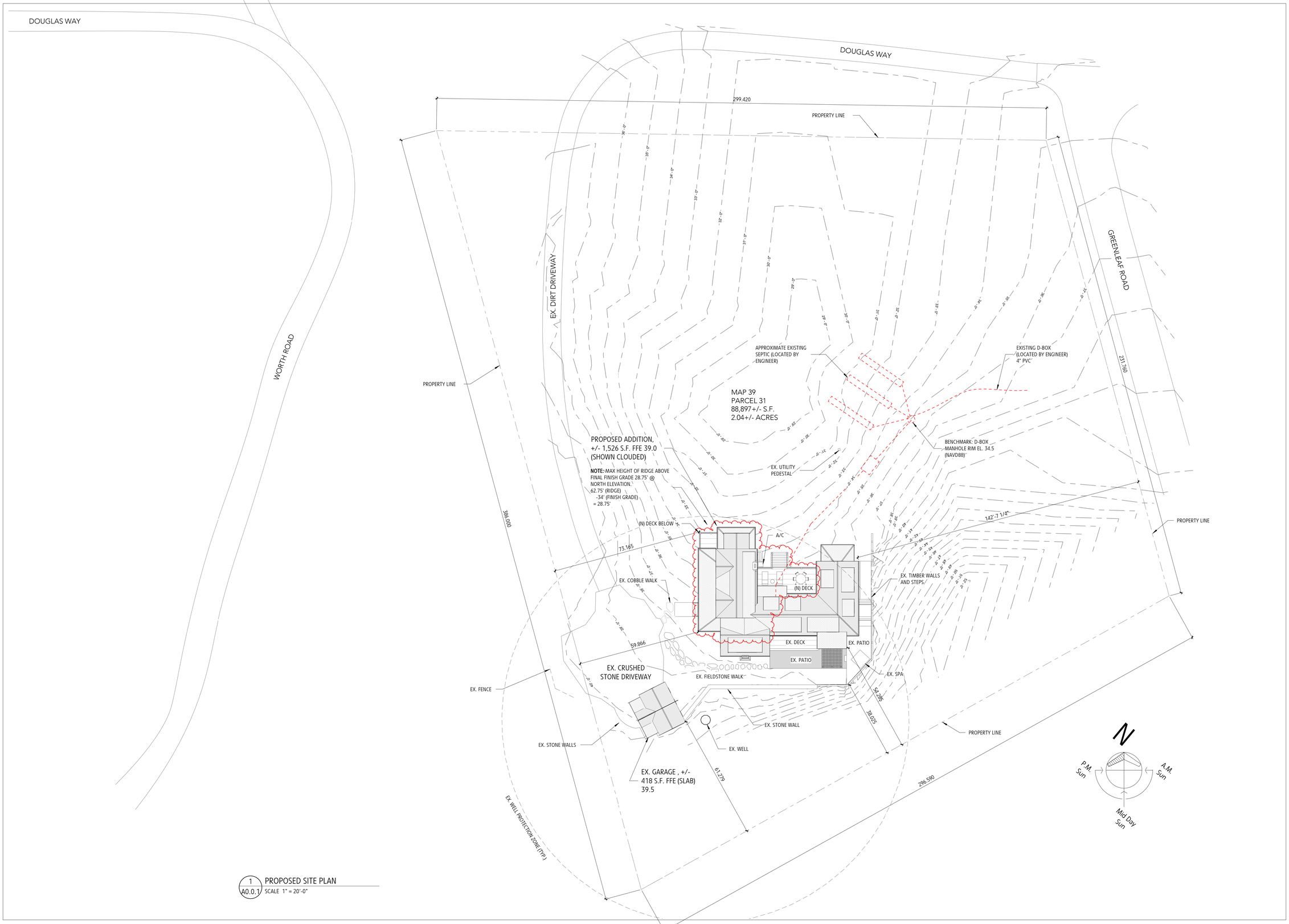
#7 GREENLEAF ROAD
MAP 39 PARCEL 31

No.	Date	Revision Description	By

Date:	Drawn:	Checked:	Sheet:
MAY 20, 2020	ERC/BEI	DFB/AMG	1 of 1

NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING, OR OTHERWISE, WITHOUT THE EXPRESSED WRITTEN CONSENT OF BRACKEN ENGINEERING INC. INVALID AND UNUSABLE.

Q:\Greenleaf Road\7 Greenleaf Rd\7 Greenleaf Road - Site.dwg



1 A0.0.1 PROPOSED SITE PLAN
SCALE 1" = 20'-0"

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1 WALNUT ST.
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CHALLARCHITECT.COM

MILLER RESIDENCE

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NANTUCKET, MA
02554

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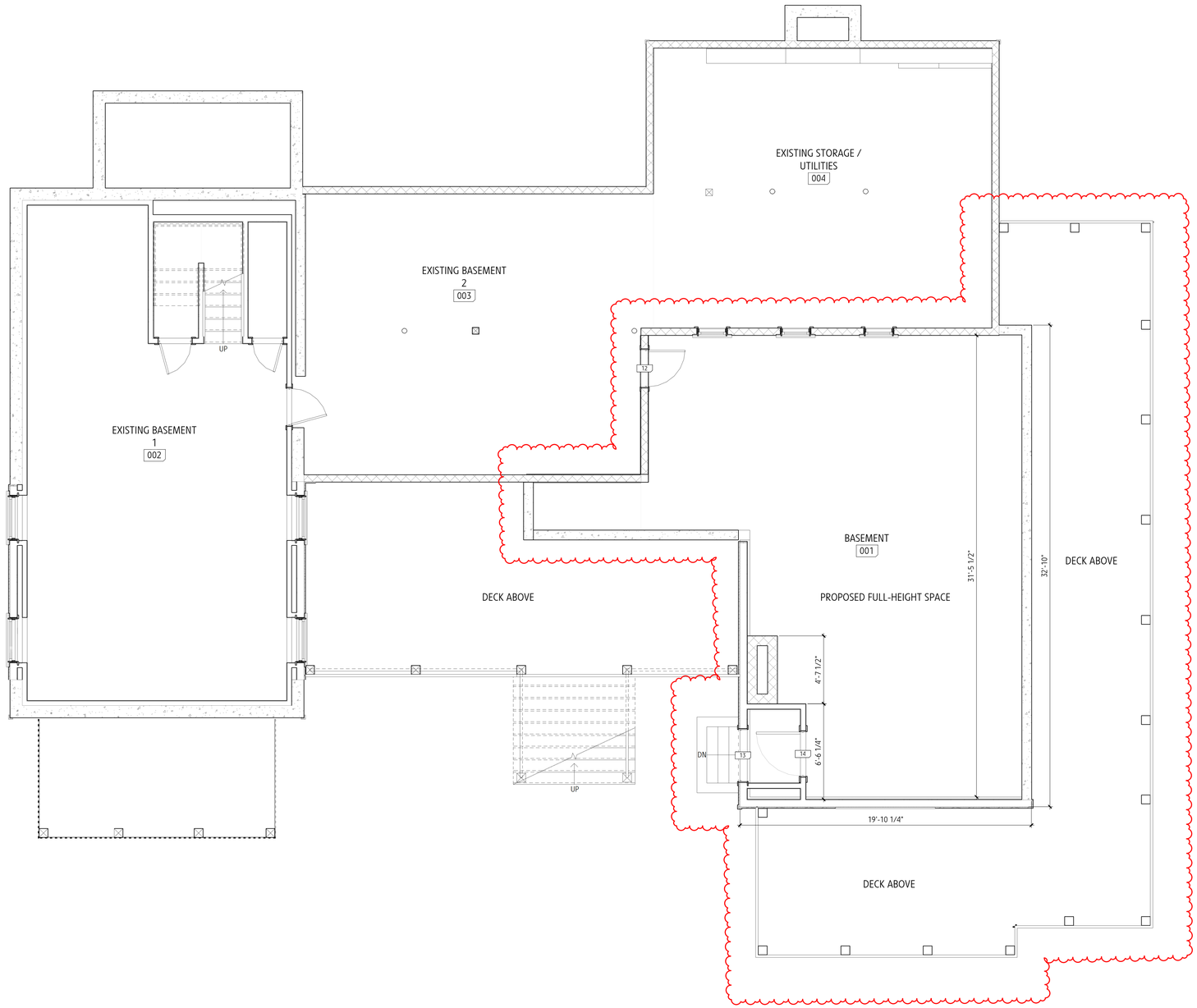
24x36 SHEETS -
SCALE AS INDICATED

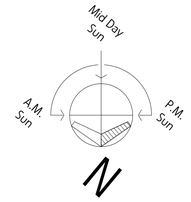
SITE PLAN - HDC

A0.0.1

BASEMENT DOOR SCHEDULE HDC						
			Bottom of Header (Minimum)			
Type Mark	Manufacturer	Model	From Level	Rough Width	Rough Height	Phase Created
12			BASEMENT (SLAB)	2' - 8"	6' - 9 1/8"	New Construction
13			BASEMENT (SLAB)	3' - 8"	7' - 1 1/2"	New Construction
14			BASEMENT (SLAB)	3' - 2"	6' - 10 1/2"	New Construction



1 A1.0.1 PROPOSED BASEMENT PLAN
SCALE 1/4" = 1'-0"



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MAY 19, 2020

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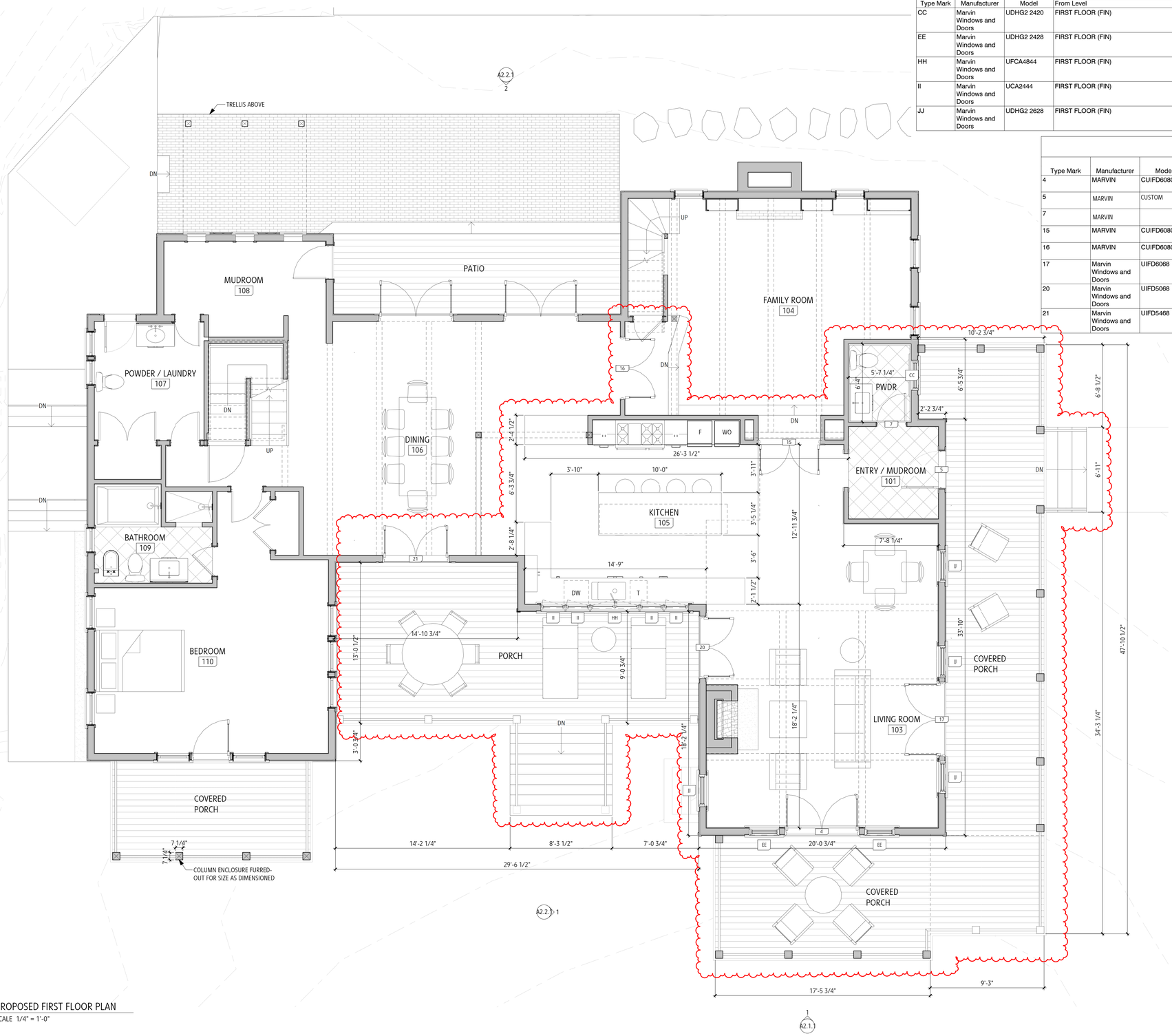
2 CHANGES - HDC

NOTES:

24x36 SHEETS -
SCALE AS INDICATED

BASEMENT FLOOR PLAN - HDC

A1.0.1



1 PROPOSED FIRST FLOOR PLAN
A1.1.1 SCALE 1/4" = 1'-0"

FIRST FLOOR WINDOW SCHEDULE HDC

Type Mark	Manufacturer	Model	Bottom of Header (Minimum) From Level	Rough Width	Rough Height	Phase Created	Count	Head Height
CC	Marvin Windows and Doors	UDHG2 2420	FIRST FLOOR (FIN)	2' - 6 1/4"	4' - 0"	New Construction	1	6' - 3 1/2"
EE	Marvin Windows and Doors	UDHG2 2428	FIRST FLOOR (FIN)	2' - 6 1/4"	5' - 4"	New Construction	2	6' - 10"
HH	Marvin Windows and Doors	UFCA4844	FIRST FLOOR (FIN)	4' - 1"	3' - 7 5/8"	New Construction	1	6' - 11 1/8"
II	Marvin Windows and Doors	UCA2444	FIRST FLOOR (FIN)	2' - 1"	3' - 7 5/8"	New Construction	4	6' - 11 1/8"
JJ	Marvin Windows and Doors	UDHG2 2628	FIRST FLOOR (FIN)	2' - 8 1/4"	5' - 4"	New Construction	4	6' - 10"

FIRST FLOOR DOOR SCHEDULE HDC

Type Mark	Manufacturer	Model	Bottom of Header (Minimum) From Level	Rough Width	Rough Height	Phase Created
4	MARVIN	CUIFD6080	FIRST FLOOR (FIN)	6' - 1 5/8"	6' - 10 1/2"	New Construction
5	MARVIN	CUSTOM	FIRST FLOOR (FIN)	3' - 2"	6' - 10 1/2"	New Construction
7	MARVIN		FIRST FLOOR (FIN)	2' - 6"	6' - 9 1/8"	New Construction
15	MARVIN	CUIFD6080	FIRST FLOOR (FIN)	5' - 1 5/8"	6' - 10 1/2"	New Construction
16	MARVIN	CUIFD6080	FIRST FLOOR (FIN)	5' - 1 5/8"	6' - 10 1/2"	New Construction
17	Marvin Windows and Doors	UIFD6068	FIRST FLOOR (FIN)	6' - 1 5/8"	6' - 10 1/2"	New Construction
20	Marvin Windows and Doors	UIFD5068	FIRST FLOOR (FIN)	5' - 1 5/8"	6' - 10 1/2"	New Construction
21	Marvin Windows and Doors	UIFD5468	FIRST FLOOR (FIN)	5' - 5 5/8"	6' - 10 1/2"	New Construction

CHRISTOPHER HALL ARCHITECTS, INC.

1 WALNUT ST.
BOSTON, MA 02108
TEL: 617.263.0175

11983 N. TAMIAMI TRL.
NAPLES, FL 34110
TEL: 239.302.3589

29 MEETINGHOUSE LN.
L. COMPTON, RI 02837

CHALLARCHITECT.COM

MILLER RESIDENCE

7 GREENLEAF RD
NANTUCKET, MA
02554

ISSUED FOR:
HDC REVIEW

DATE ISSUED:
MAY 19, 2020

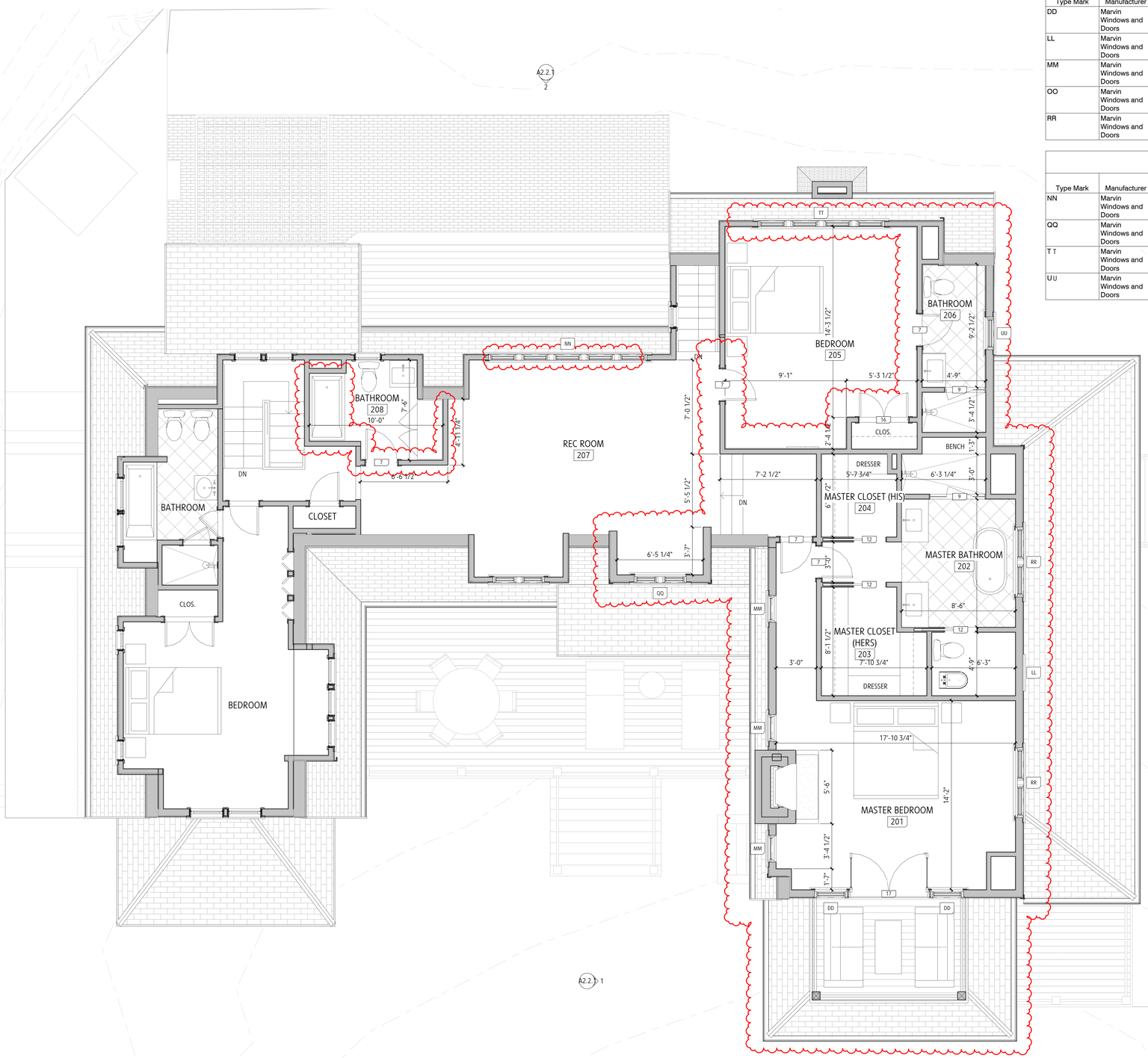
DRAWING REVISED:
2 CHANGES - HDC

NOTES:

24x36 SHEETS -
SCALE AS INDICATED

FIRST FLOOR PLAN - HDC

A1.1.1



1 A1.2.1 PROPOSED SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

SECOND FLOOR ADDITION WINDOW SCHEDULE HDC

Type Mark	Manufacturer	Model	Bottom of Header (Minimum) From Level	Rough Width	Rough Height	Phase Created	Count
DD	Marvin Windows and Doors	UDHG2 2426	SECOND FLOOR (FIN)	2' - 6 1/4"	5' - 0"	New Construction	2
LL	Marvin Windows and Doors	UCA2428	SECOND FLOOR (FIN)	2' - 1"	2' - 3 5/8"	New Construction	1
MM	Marvin Windows and Doors	UAWN2420	SECOND FLOOR (FIN)	2' - 1"	1' - 7 5/8"	New Construction	3
OO	Marvin Windows and Doors	UAWN2028	SECOND FLOOR (FIN)	1' - 9"	2' - 3 5/8"	New Construction	1
RR	Marvin Windows and Doors	UDHG2 2430	SECOND FLOOR (FIN)	5' - 3 1/2"	5' - 8"	New Construction	2

SECOND FLOOR WINDOW SCHEDULE HDC

Type Mark	Manufacturer	Model	Bottom of Header (Minimum) From Level	Rough Width	Rough Height	Phase Created	Count
NN	Marvin Windows and Doors	UDHG2 2016	EXISTING SECOND FLOOR (FIN)	11' - 11 1/4"	3' - 4"	New Construction	1
QQ	Marvin Windows and Doors	UDHG2 1614	EXISTING SECOND FLOOR (FIN)	3' - 11 1/2"	3' - 0"	New Construction	1
T T	Marvin Windows and Doors	UDHG2 2016	EXISTING SECOND FLOOR (FIN)	9' - 6"	3' - 4"	New Construction	1
U U	Marvin Windows and Doors	UDHG2 2422	EXISTING SECOND FLOOR (FIN)	2' - 6 1/4"	4' - 4"	New Construction	1

EXISTING SECOND FLOOR DOOR SCHEDULE HDC

Type Mark	Manufacturer	Model	Bottom of Header (Minimum) From Level	Rough Width	Rough Height	Phase Created
7	MARVIN		EXISTING SECOND FLOOR (FIN)	2' - 6"	6' - 9 1/8"	New Construction
9	CUSTOM	BATHROOM GLASS	EXISTING SECOND FLOOR (FIN)			New Construction
12	MARVIN		EXISTING SECOND FLOOR (FIN)	4' - 9"	6' - 10 1/2"	New Construction
16	MARVIN		EXISTING SECOND FLOOR (FIN)	3' - 10"	6' - 10 1/2"	New Construction

SECOND FLOOR DOOR SCHEDULE HDC

Type Mark	Manufacturer	Model	Bottom of Header (Minimum) From Level	Rough Width	Rough Height	Phase Created
12	MARVIN		SECOND FLOOR (FIN)	4' - 9"	6' - 10 1/2"	New Construction
17	Marvin Windows and Doors	UIFD6068	SECOND FLOOR (FIN)	6' - 1 5/8"	6' - 10 1/2"	New Construction

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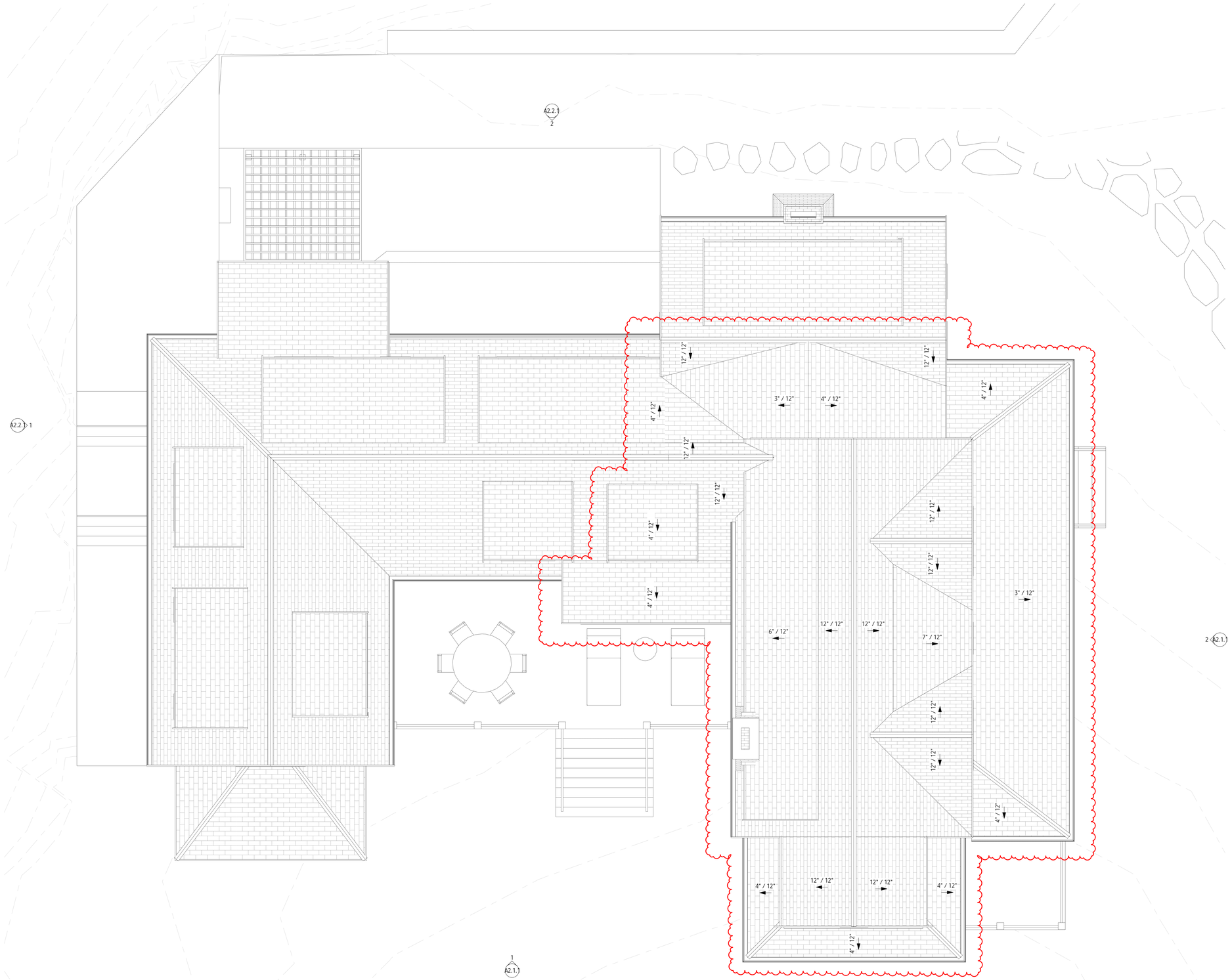
SECOND FLOOR PLAN - HDC

A1.2.1



1 A1.3.1 PROPOSED ROOF PLAN
SCALE 1/4" = 1'-0"

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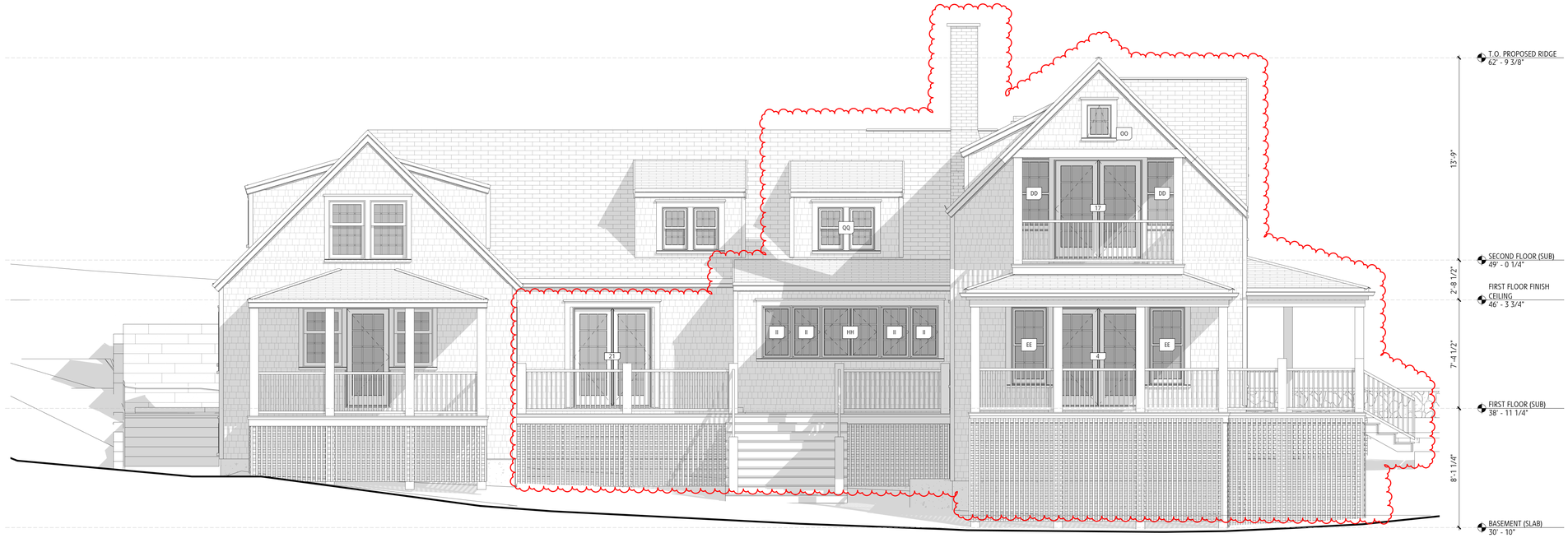
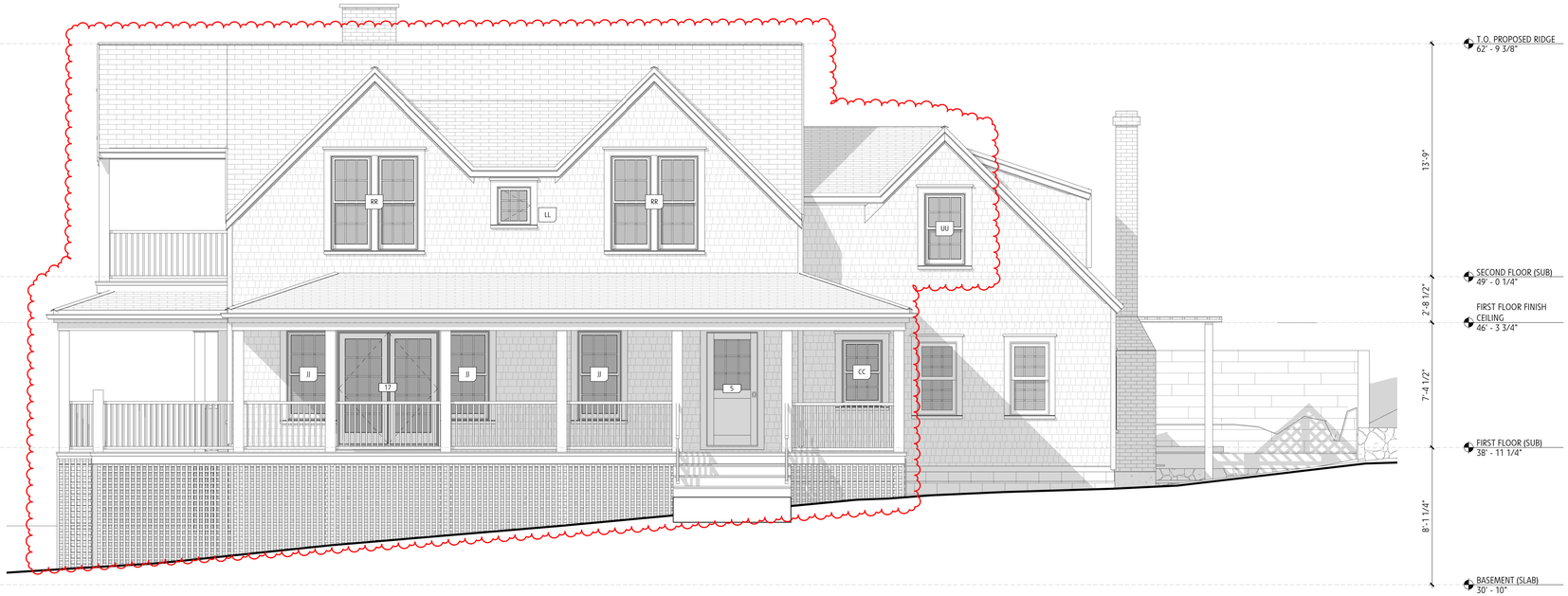
ROOF PLAN - HDC

A1.3.1



1 A2.1.1 PROPOSED NORTH ELEVATION
SCALE 1/4" = 1'-0"



2 A2.1.1 PROPOSED WEST ELEVATION
SCALE 1/4" = 1'-0"

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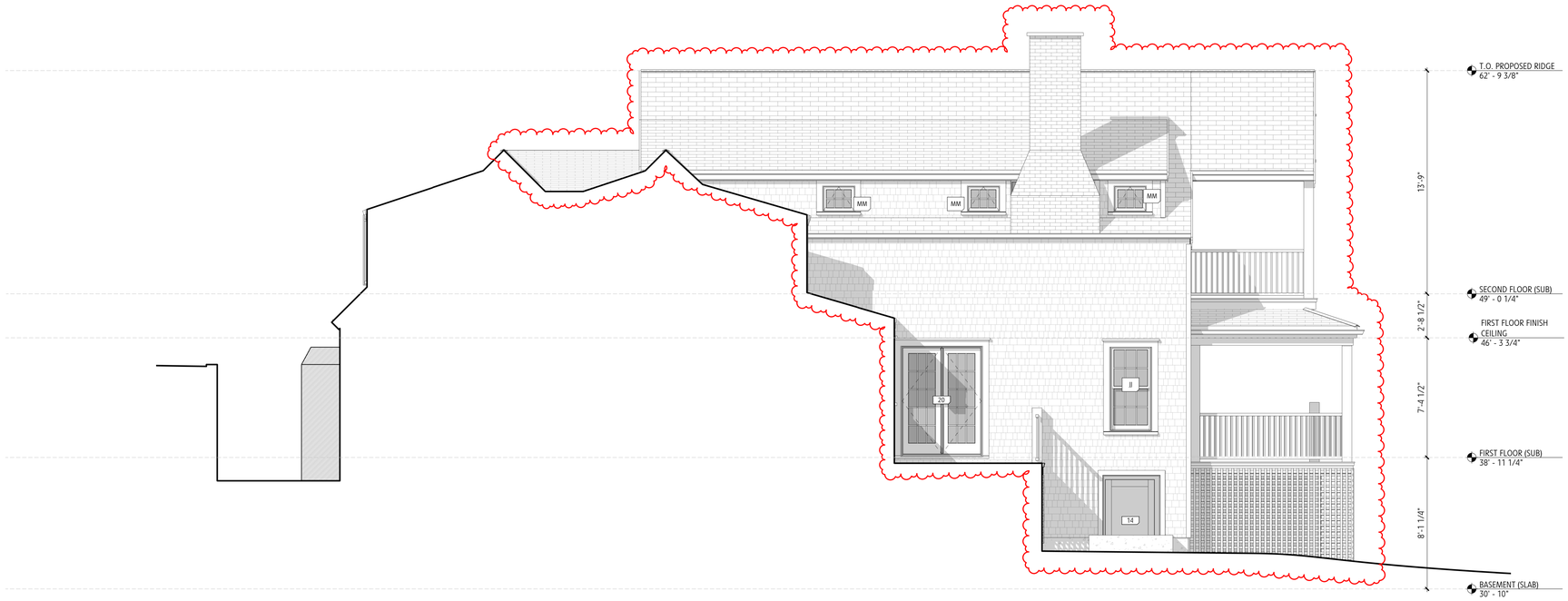
EXTERIOR ELEVATIONS - HDC

A2.1.1



1 A2.2.1 PROPOSED EAST ELEVATION
SCALE 1/4" = 1'-0"

2 A2.2.1 PROPOSED SOUTH ELEVATION
SCALE 1/4" = 1'-0"

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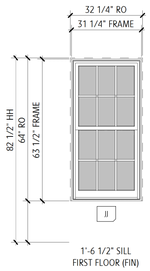
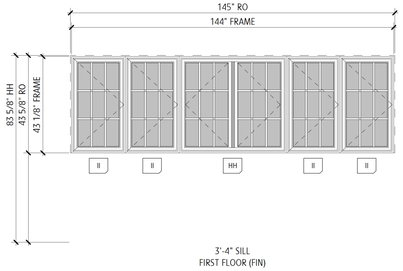
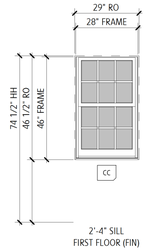
A2.2.1



1 A5.1 WINDOW JJ
SCALE 3/8" = 1'-0"



5 A5.1 WINDOWS II & HH
SCALE 3/8" = 1'-0"



2 A5.1 WINDOW CC
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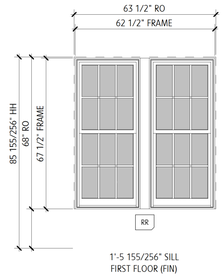
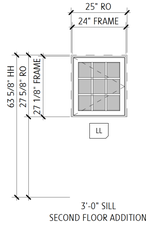


4 A5.1 WINDOW RR
SCALE 3/8" = 1'-0"



3 A5.1 WINDOW LL
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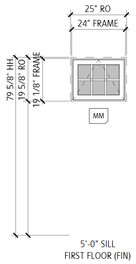

7 A5.1 WINDOW MM
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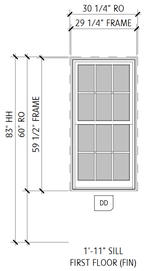

6 A5.1 WINDOW DD
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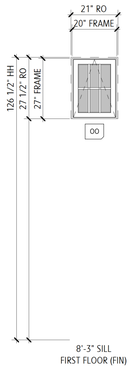

9 A5.1 WINDOW OO
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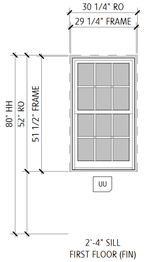

12 A5.1 WINDOW UU
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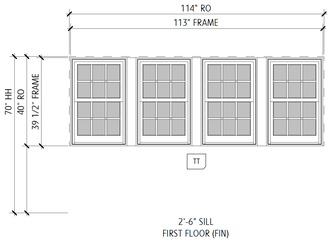

10 A5.1 WINDOW TT
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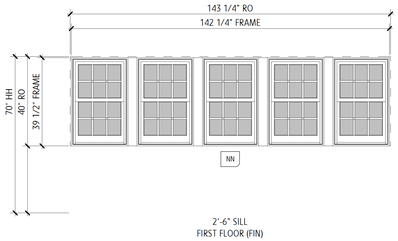

11 A5.1 WINDOW NN
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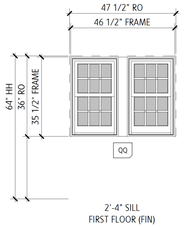

8 A5.1 WINDOW QQ
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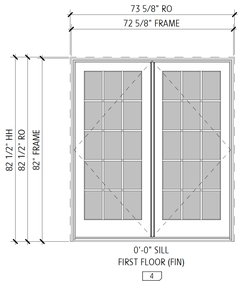
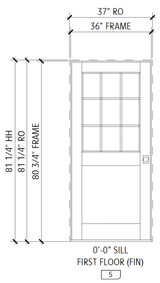


19 A5.1 DOOR 4
SCALE 3/8" = 1'-0"



15 A5.1 DOOR 5
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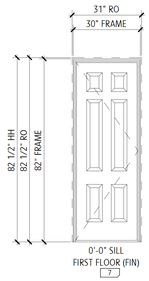
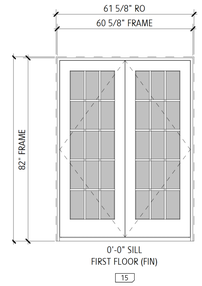


20 A5.1 DOOR 7
SCALE 3/8" = 1'-0"



17 A5.1 DOOR 15
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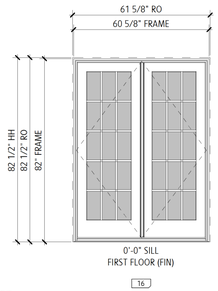

18 A5.1 DOOR 16
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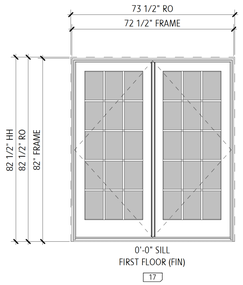

14 A5.1 DOOR 17
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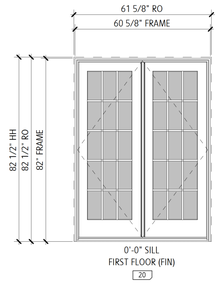

16 A5.1 DOOR 20
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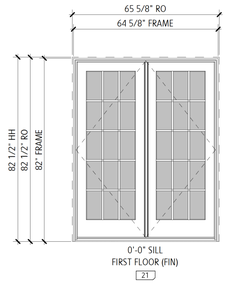

13 A5.1 DOOR 21
SCALE 3/8" = 1'-0"

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DOOR AND WINDOW SCHEDULES

A5.1

PROPOSED VIEW FROM DRIVEWAY

CHRISTOPHER HALL ARCHITECTS, INC.

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PROPOSED PERSPECTIVE

P1

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER.....Karin Byrne Miller & Leonard B. Miller.....

MAILING ADDRESS.....27 Devon Rd Chestnut Hill, MA 02467.....

PROPERTY LOCATION.....7 Greenleaf Rd Nantucket, MA 02554.....

ASSESSORS MAP/PARCEL.....39 / 31.....

SUBMITTED BY:.....Christopher Hall Architects, Inc.....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

5-13-2020

DATE

Digitally signed by Rob Ranney
DN: cn=Rob Ranney, o=Town of Nantucket, ou=Assessor's Office, email=rranney@nantucket-ma.gov, c=US
Date: 2020.05.13 08:00:45 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 7 Greenleaf Rd, Nantucket, MA 02554

Tax Map Number: 39 Parcel Number: 31

Owner of Record: Leonard B. Miller, Karin Byrne Miller

Description of Proposal: Owners would like to construct a two-story 1,526 square foot addition with a porch and deck to an existing two-story 3,300 square foot residence built in 1979. Addition is to include a new kitchen, family room and master bedroom suite.

Anticipated HDC Submission Date: May 19th, 2020

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

Abutters List

MBLU	Lot	Lot Cut	Owner Full Name	Co-Owner Full Name	Address Line 1	City	State	Zip	Location
39	8		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	EEL POINT RD
39	10		WOLF RONALD D & LINDA S TR		2550 N LAKEVIEW AV #S1401	CHICAGO	IL	60614	14 DOUGLAS WY
39	31	1	NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	9 GREENLEAF RD
39	45		TOLSDORF RICHARD E & MEREDITH K		P O BOX 531	BOCCA GRANDE	FL	33921	23 RANGER RD
Count:	**4**								

7019 2280 0001 6957 6519

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Extra Services & Fees (check box, add fee as appropriate)
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- Return Receipt (electronic) $ $0.00
- Certified Mail Restricted Delivery $ $0.00
- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $
Postage $0.55
Total Postage and Fees $4.10
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City, State, ZIP+4®

0837 04
Postmark Here
LITTLE COMPTON, RI 02837
MAY 19 2020
05/19/2020
USPS

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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- Return Receipt (electronic) $ $0.00
- Certified Mail Restricted Delivery $ $0.00
- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $
Postage $0.55
Total Postage and Fees $4.10
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Street and Apt. No., or PO Box No.
City, State, ZIP+4®

0837 04
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LITTLE COMPTON, RI 02837
MAY 19 2020
05/19/2020
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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NANTUCKET, MA 02554

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Extra Services & Fees (check box, add fee as appropriate)
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- Return Receipt (electronic) $ $0.00
- Certified Mail Restricted Delivery $ $0.00
- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $
Postage $0.55
Total Postage and Fees $4.10
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

0837 04
Postmark Here
LITTLE COMPTON, RI 02837
MAY 19 2020
05/19/2020
USPS

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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NANTUCKET, MA 02554

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Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $ $0.00
- Return Receipt (electronic) $ $0.00
- Certified Mail Restricted Delivery $ $0.00
- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $
Postage $0.55
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0837 04
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05/19/2020
USPS

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

NANTUCKET TOWN OF
16 BROAD ST
NANTUCKET, MA 02554

WOLF RONALD D & LINDA S TR
2550 N LAKEVIEW AV #S1401
CHICAGO, IL 60614

NANTUCKET ISLANDS LAND BANK
22 BROAD ST
NANTUCKET, MA 02554

TOLSDORF RICHARD E & MEREDITH K
P O BOX 531
BOCA GRANDE, FL 33921

OLD BIZ View

5. Frank Ryan **05--0975** 8 Kings Way Pool 41-277 Ahern, LLC

Voting	Pohl, Coombs, McLaughlin, Camp, Welch
Alternates	None
Recused	Oliver – stepped out
Documentation	Landscape design plans, site plan, and photos.
Representing	Miroslava Ahern, Ahern Design, LLC
Public	None
Concerns (7:34)	**Ahern** – Presented project. **Camp** – She'd like to view this; she's not sure where it is and if the pool will be visible. **Coombs** – Agrees a view would be helpful. **Welch** – He'd support a view. If the green granite is visible, it's a little too formal. **McLaughlin** – The horizontal-rail fence is atypical for this area. **Pohl** – Thinks the retaining wall will be visible from John Paul Road.
Motion	**Motion to View. (Camp)**
Roll-call Vote	Carried 5-0//McLaughlin-aye; Welch-aye; Camp-aye: Coombs-aye; Pohl-aye — Certificate #

6. ~~Frank Ryan 05-0975~~ 8 Kings Way Screened in Porch, spa, steps 41-277 Joe Olson

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates	Welch
Recused	None
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Joe Olson
Public	None
Concerns (7:47)	**Olson** – Presented project; existing privet screens the whole area. No concerns due to screening.
Motion	**Motion to Approve. (Camp)**
Roll-call Vote	Carried 5-0//Camp-aye; Oliver-aye; Coombs-aye; McLaughlin-aye; Pohl-aye — Certificate # **HDC2020-05-0975**

7. Mark Dowley **05-0976** 31 North Pasture Lane Solar on pergola 49-78 ACK Smart

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates	Welch
Recused	None
Documentation	Architectural elevation plans, site plan, photos, and manufacturer's spec sheet.
Representing	Tobias Glidden, ACK Smart
Public	None
Concerns (7:47)	**Glidden** – Presented project; similarly done as to the Scallop Shed. **Camp** – She supports this; the pergola is on the interior side of the property with a very shallow pitch. **Coombs** – No concerns. **Oliver** – No concerns. **McLaughlin** – Feels this will be visible from Town-owned property to the south. **Pohl** – He supports this.
Motion	**Motion to Approve. (Camp)**
Roll-call Vote	Carried 5-0//Coombs-aye; Oliver-aye; Camp-aye: McLaughlin-aye; Pohl-aye — Certificate # **HDC2020-05-0976**

8. Eric Rosenfeld **05-0974** 57 Quidnet Road Roof top solar 21-89 ACK Smart

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates	Welch
Recused	None
Documentation	Architectural elevation plans, site plan, photos, and manufacturer's spec sheet.
Representing	Tobias Glidden, ACK Smart
Public	None
Concerns (8:03)	**Glidden** – Presented project; black on wood; the road east of the structure is a driveway, not a public way. **Oliver** – This wasn't on the view list; she would like to view this. Suggested doing a pergola "thing" on the east elevation. **Camp** – Wants to view this as well. **McLaughlin** – Maybe we should view this. **Coombs** – Wants to view as well.
Motion	**Motion to View. (Camp)**
Roll-call Vote	Carried 5-0//Camp-aye; Oliver-aye; McLaughlin-aye; Coombs-aye; Pohl-aye — Certificate #

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: 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 _____

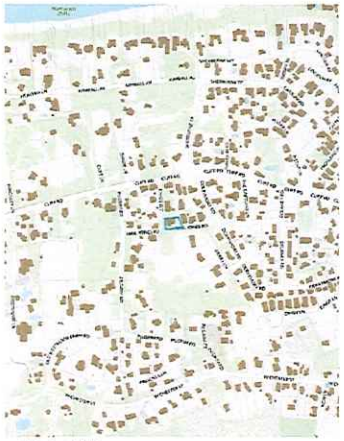
Trim _____ Sash _____ Doors _____

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

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

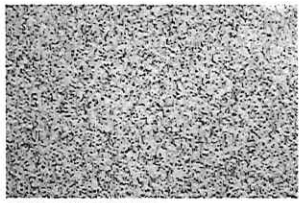
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. 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



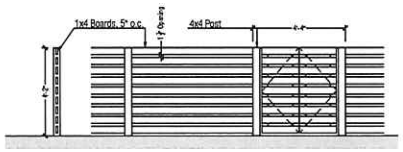
GIS MAP: 41/277

AERIAL MAP: 41/277



GEORGIAN GRANITE RISERS/PATIOS

VT. GREEN GRANITE VENEER

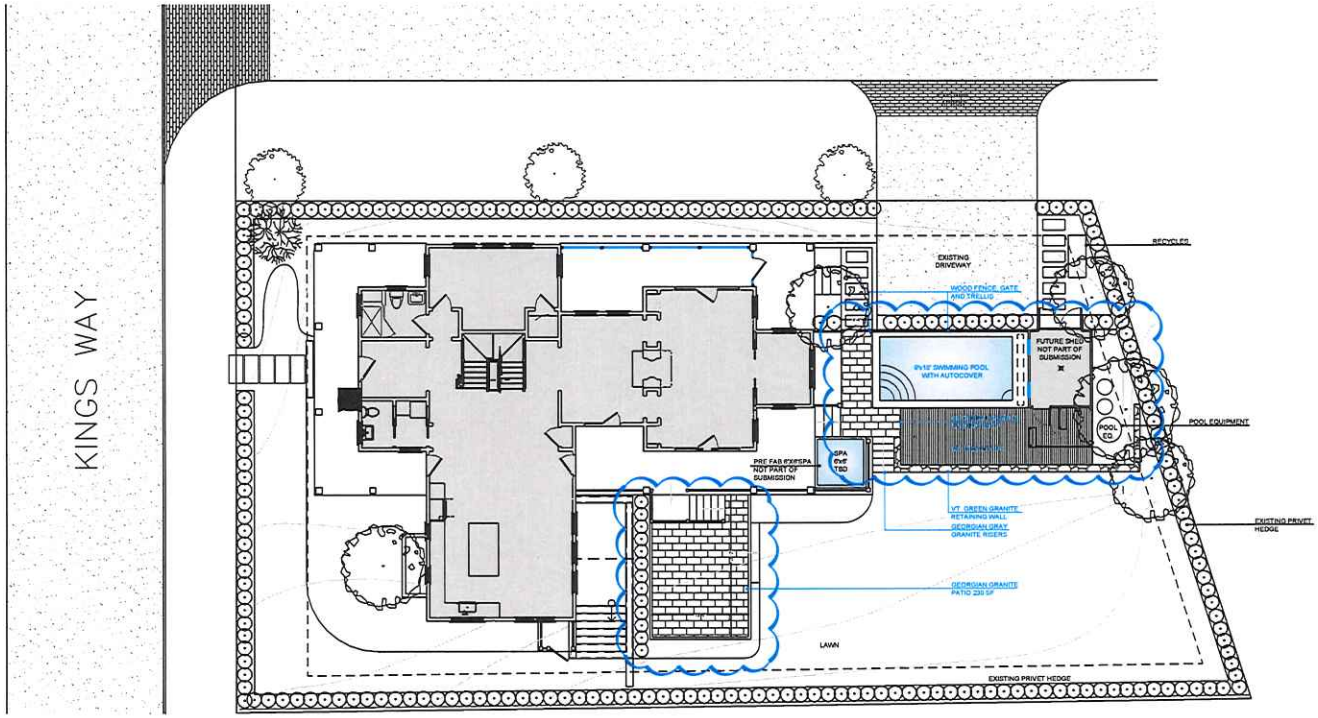


CEDAR FENCE AND GATE, NTW

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.

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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°: 69 PARCEL N°. 295

Street & Number of Proposed Work: 11 INDUSTRY RD

Owner of record: ISLAND GAS LIMITED PARTNERSHIP

Mailing Address: 20 ARROWHEAD DR
NANTUCKET MA 02554

Contact Phone #: 508 916 1576 E-mail: dfrederick5@harborfuel.com

AGENT INFORMATION (if applicable)

Name: ACK SMART

Mailing Address: 6 OLD SOUTH RD #500
NANTUCKET MA 02554

Contact Phone #: 781 323 6128 E-mail: solar@acksmart.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 88 ALL BLACK SOLAR PV 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.) 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 _____

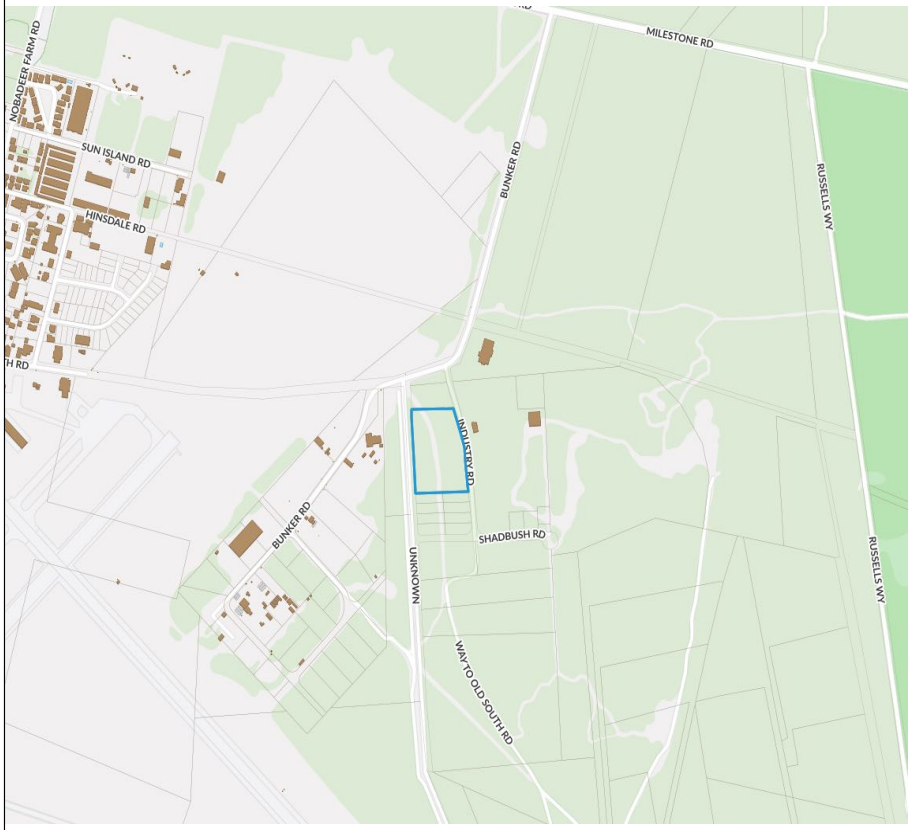
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

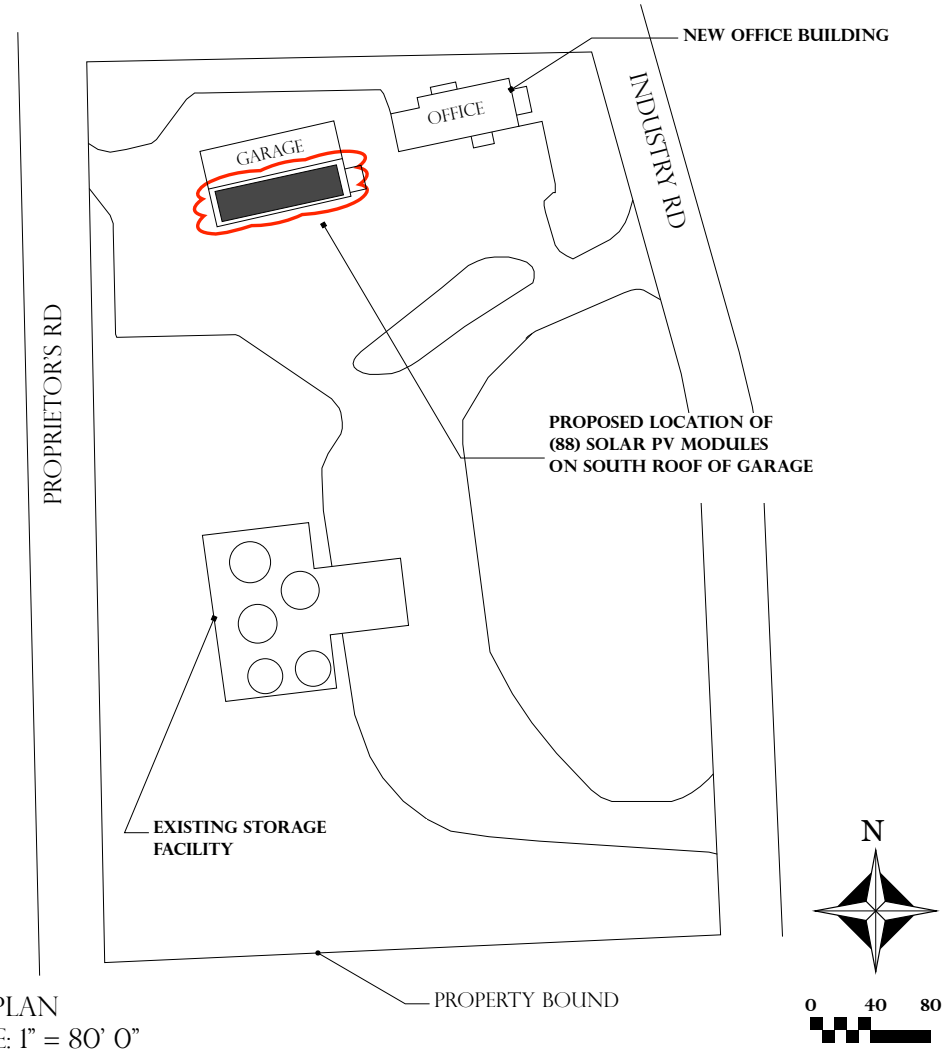
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 5/22/2020 Signature of owner of record Timothy [illegible] Signed under penalties of perjury



LOCUS MAP
SCALE: NOT TO SCALE

ZONING CLASS:	C1
FRONT SETBACK:	20 FT
SIDE/REAR SETBACK:	20 FT



SITE PLAN
SCALE: 1" = 80' 0"

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

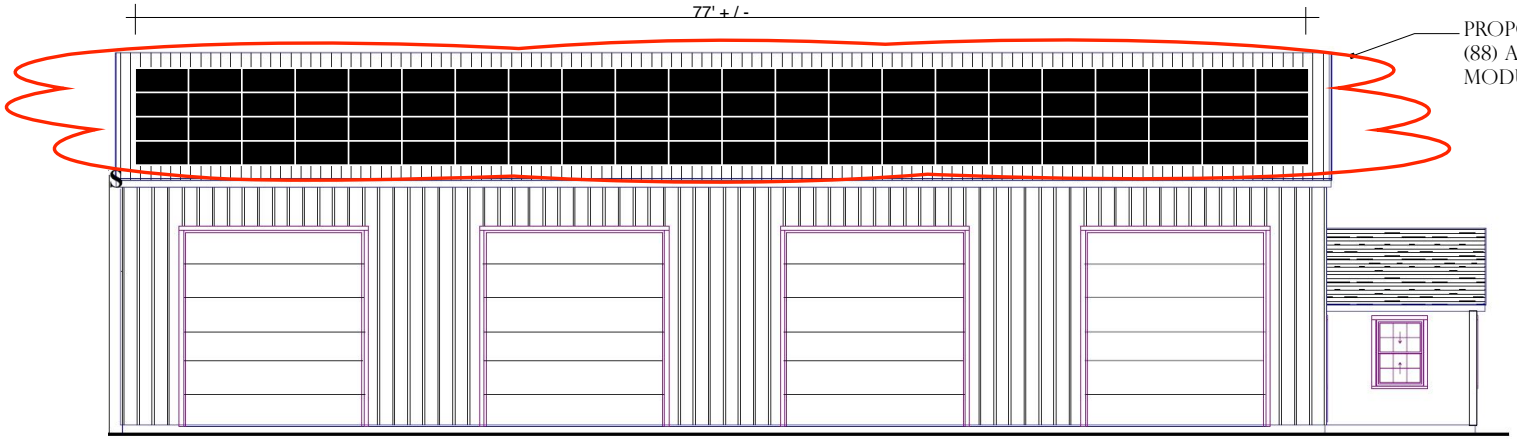
ROOFTOP SOLAR ARRAY
28.6 KW DC, 22.8 KW AC

OWNER:	ISLAND GAS LIMITED PARTNERSHIP
SITE ADDRESS:	11 INDUSTRY RD
CITY, STATE, ZIP:	NANTUCKET, MA 02554
MAP: 69	PARCEL: 295

REVISIONS

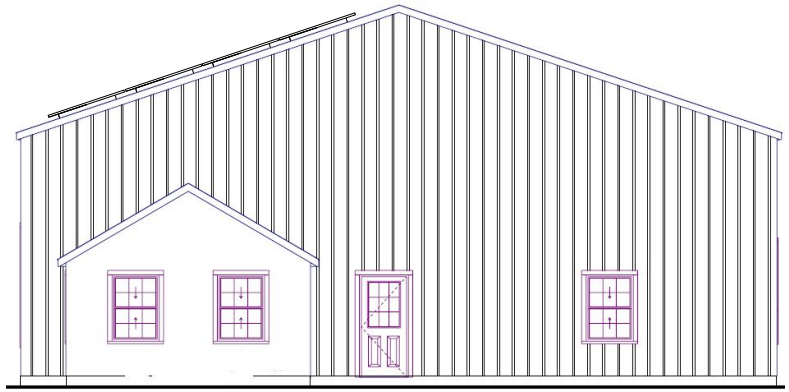
	MM/DD/YY	REMARKS
1	2/6/2020	DRAFT FOR CLIENT REVIEW
2	5/19/2020	HDC & ENGINEERING REVIEW
3		
4		
5		

01
PV



SCALE: 1/8" = 1' 0"

FRONT VIEW (SOUTH)



SIDE VIEW (EAST)

SCALE: 1/8" = 1' 0"

0 4' 8'

ACK SMART
(508) 257-1786
www.ACKsmart.com

PROPOSED ELEVATIONS

ROOFTOP SOLAR ARRAY
28.6 KW DC, 22.8 KW AC

OWNER:	ISLAND GAS LIMITED PARTNERSHIP
SITE ADDRESS:	11 INDUSTRY RD
CITY, STATE, ZIP:	NANTUCKET, MA 02554
MAP: 69	PARCEL: 295

REVISIONS

	MM/DD/YY	REMARKS
1	2/6/2020	DRAFT FOR CLIENT REVIEW
2	5/19/2020	HDC & ENGINEERING REVIEW
3		
4		
5		

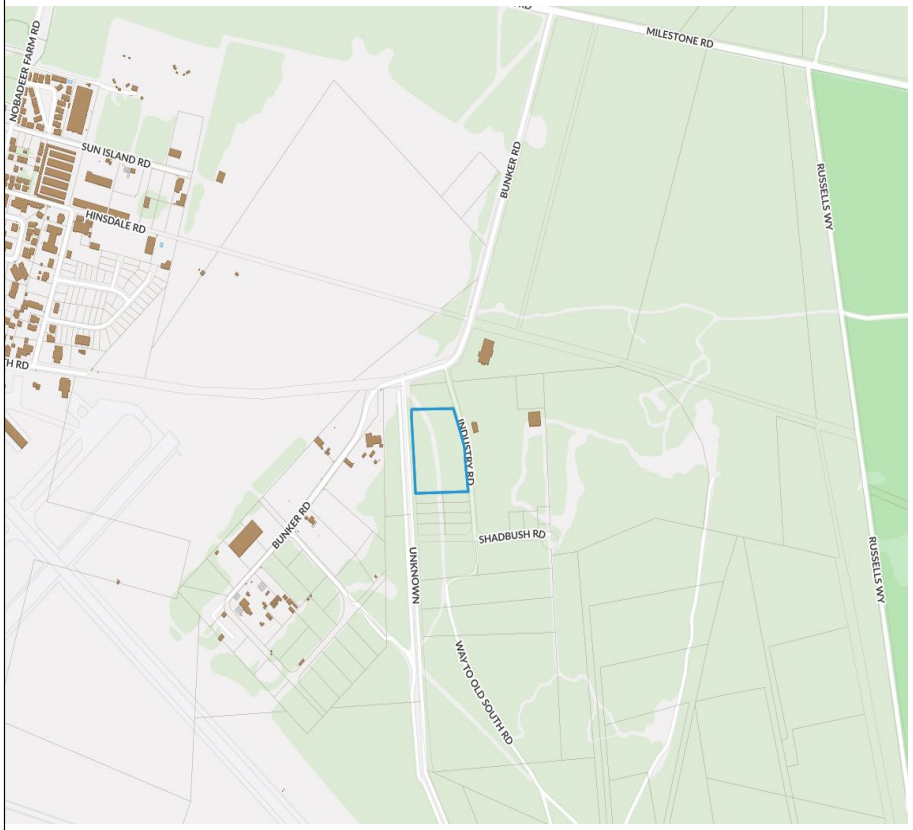
PV 02

LOCATION FOR NEW GARAGE

NEW OFFICE BUILDING

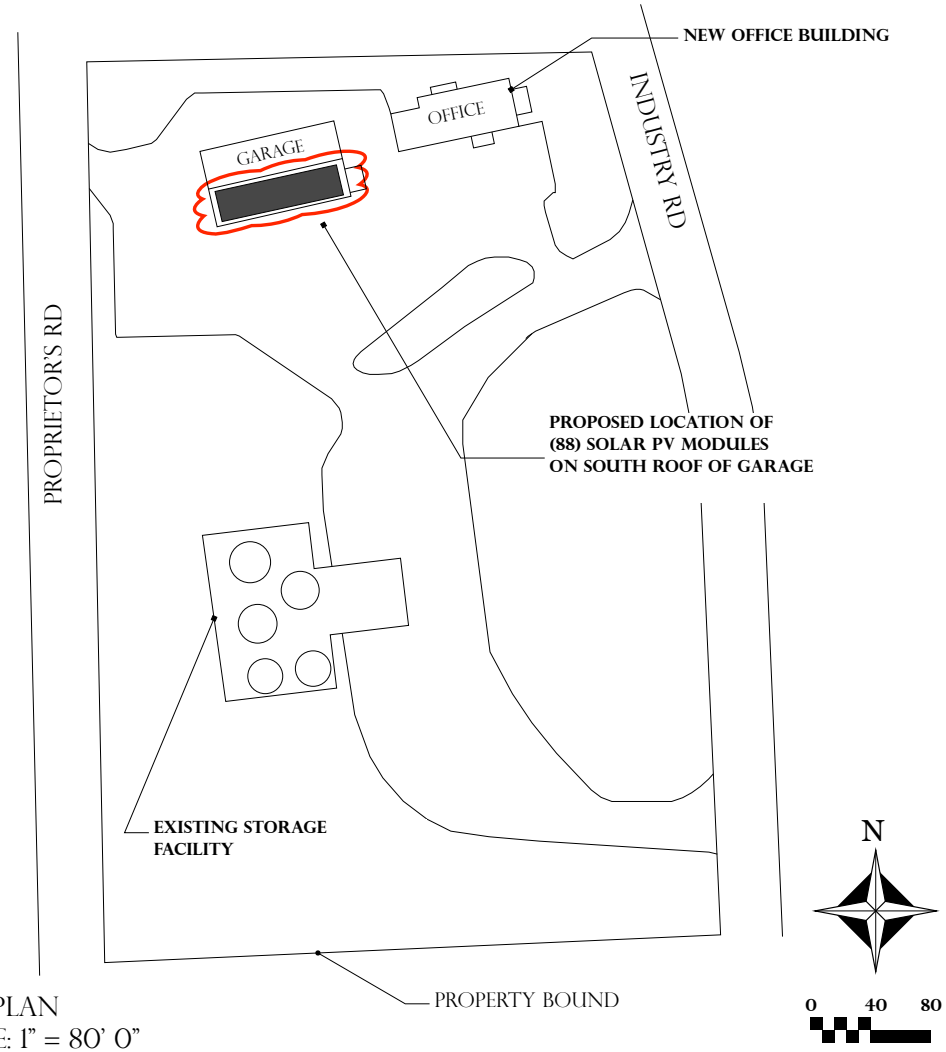
ACK SMART (508) 257-1786 www.ACKsmart.com	PHOTOS	OWNER:	ISLAND GAS LIMITED PARTNERSHIP	REVISIONS		
		SITE ADDRESS:	11 INDUSTRY RD	MM/DD/YY	REMARKS	
	ROOFTOP SOLAR ARRAY 28.6 KW DC, 22.8 KW AC	CITY, STATE, ZIP:	NANTUCKET, MA 02554	1 2/6/2020	DRAFT FOR CLIENT REVIEW	
		MAP: 69	PARCEL: 295	2 5/19/2020	HDC & ENGINEERING REVIEW	
				3		
				4		
				5		

PV 03



LOCUS MAP
SCALE: NOT TO SCALE

ZONING CLASS:	C1
FRONT SETBACK:	20 FT
SIDE/REAR SETBACK:	20 FT



SITE PLAN
SCALE: 1" = 80' 0"

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

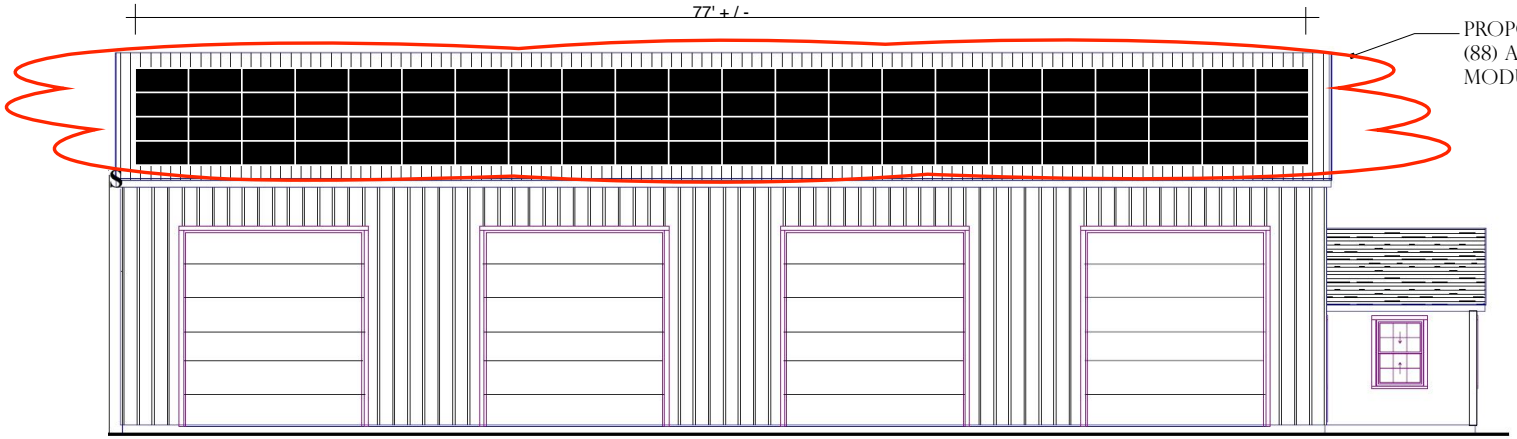
ROOFTOP SOLAR ARRAY
28.6 KW DC, 22.8 KW AC

OWNER:	ISLAND GAS LIMITED PARTNERSHIP
SITE ADDRESS:	11 INDUSTRY RD
CITY, STATE, ZIP:	NANTUCKET, MA 02554
MAP: 69	PARCEL: 295

REVISIONS

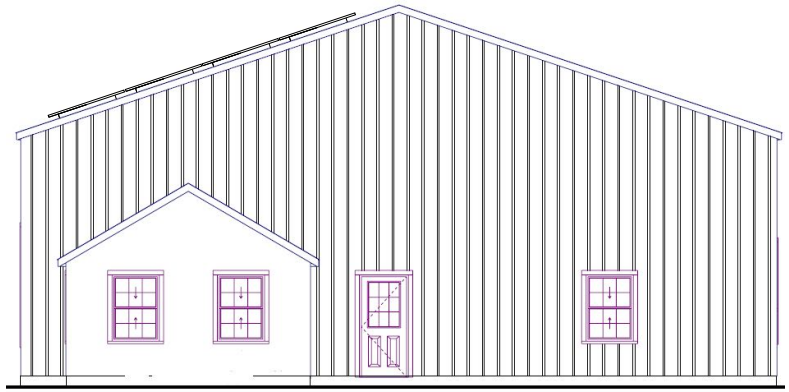
	MM/DD/YY	REMARKS
1	2/6/2020	DRAFT FOR CLIENT REVIEW
2	5/19/2020	HDC & ENGINEERING REVIEW
3		
4		
5		

01
PV



SCALE: 1/8" = 1' 0"

FRONT VIEW (SOUTH)



SIDE VIEW (EAST)

SCALE: 1/8" = 1' 0"

0 4' 8'

ACK SMART
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PROPOSED ELEVATIONS

ROOFTOP SOLAR ARRAY
28.6 KW DC, 22.8 KW AC

OWNER:	ISLAND GAS LIMITED PARTNERSHIP
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CITY, STATE, ZIP:	NANTUCKET, MA 02554
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PV 02

LOCATION FOR NEW GARAGE

NEW OFFICE BUILDING

ACK SMART (508) 257-1786 www.ACKsmart.com	PHOTOS	OWNER:	ISLAND GAS LIMITED PARTNERSHIP	REVISIONS		
		SITE ADDRESS:	11 INDUSTRY RD	MM/DD/YY	REMARKS	
	ROOFTOP SOLAR ARRAY 28.6 KW DC, 22.8 KW AC	CITY, STATE, ZIP:	NANTUCKET, MA 02554	1 2/6/2020	DRAFT FOR CLIENT REVIEW	
		MAP: 69	PARCEL: 295	2 5/19/2020	HDC & ENGINEERING REVIEW	
				3		
				4		
				5		

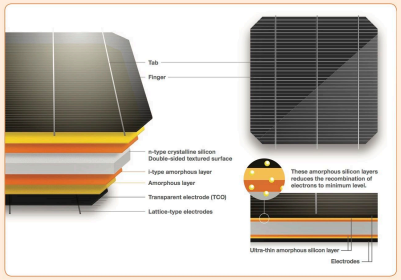
PV 03

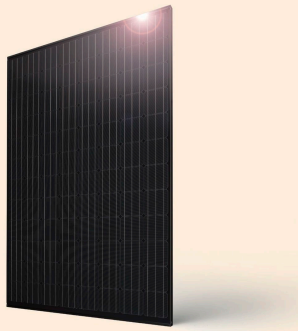
HIT Photovoltaic Module

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.

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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.
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[1] STC: Cell temp. 25ºC, AM1.5, 1000W/m²
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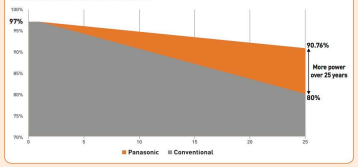
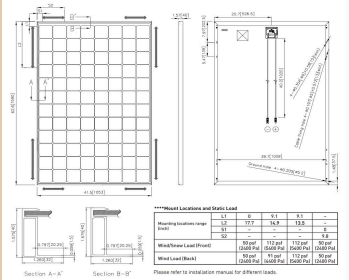
NOTE: Specifications and information above may change without notice.

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)
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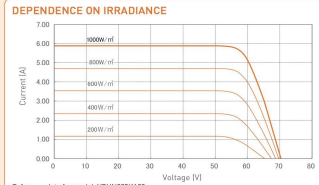
Please refer to installation manual for different loads.

DEPENDENCE ON IRRADIANCE



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(Cell temperature: 25ºC)

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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

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PV 04

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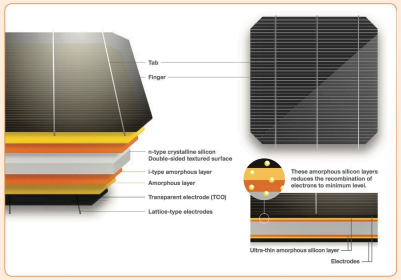

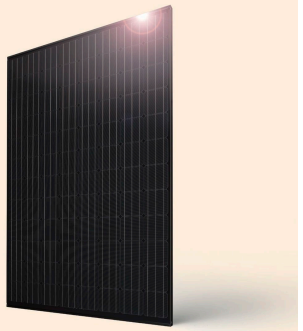

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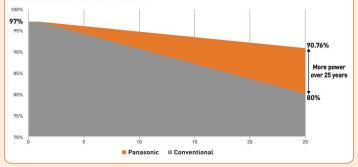

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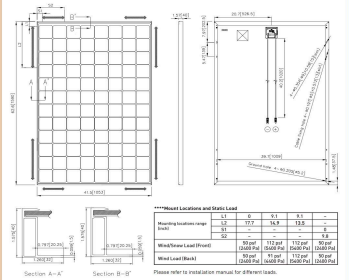

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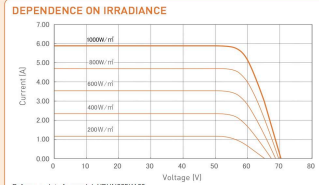

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PV 04

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. 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°: 73.1.3 PARCEL N°. 112

Street & Number of Proposed Work: 17 BROADWAY

Owner of record: PRICKLY PEAR c/o PARKER SHERRILL

Mailing Address: 1 CONSTITUTION CENTER
BOSTON, MA 02129

Contact Phone #: (214) 915-9010 E-mail: rkrumpf@tsiusa.com

AGENT INFORMATION (if applicable)

Name: VAL OMASK DESIGN INC

Mailing Address: PO BOX 3057
NANTUCKET, MA. 02584

Contact Phone # (508) 325-4319 E-mail: acvalleze@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 50

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. 03-0845
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

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

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 (1) RECONSIDER DORMER - ATTIC LEVEL
2. South Elevation (2) ELIMINATE 2ND FLOOR DORMER - ATTIC MASS
3. West Elevation (3) RECONSIDER 2ND FLOOR WINDOWS - EVIDENCE OF OPEN PORCH HISTORICALLY
4. North Elevation (4) REDUCE WINDOWS ON SOUTH 1ST FLOOR TO TWO

*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.

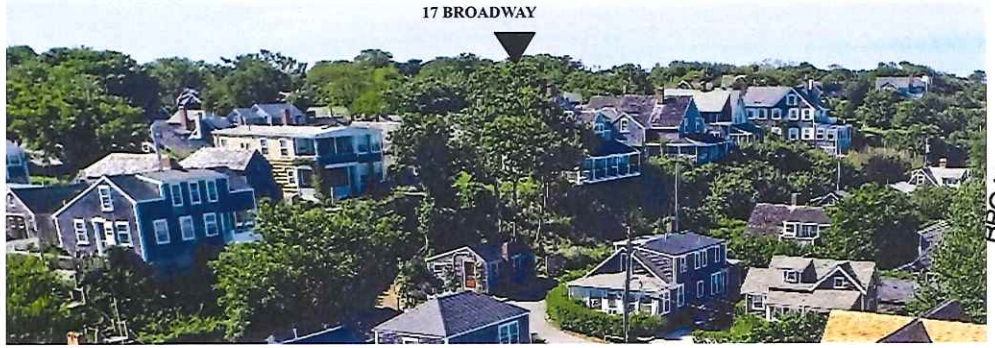
COLORS

Sidewall NTW Clapboard (if applicable) — Roof 3-TAB GREY (TO MATCH)
Trim TRIM WHITE TO MATCH Sash WHITE (TRU DIVIDED) Doors BLUE GRIST (N/C)
Deck NTW Foundation N/C 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.

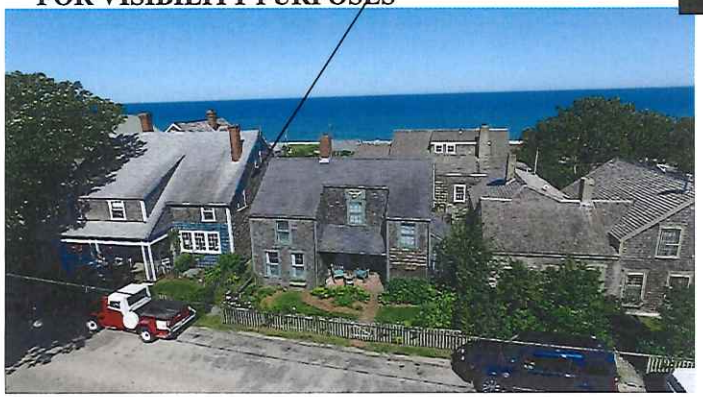
Date 5/25/20 Signature of owner of record _____ Signed under penalties of perjury

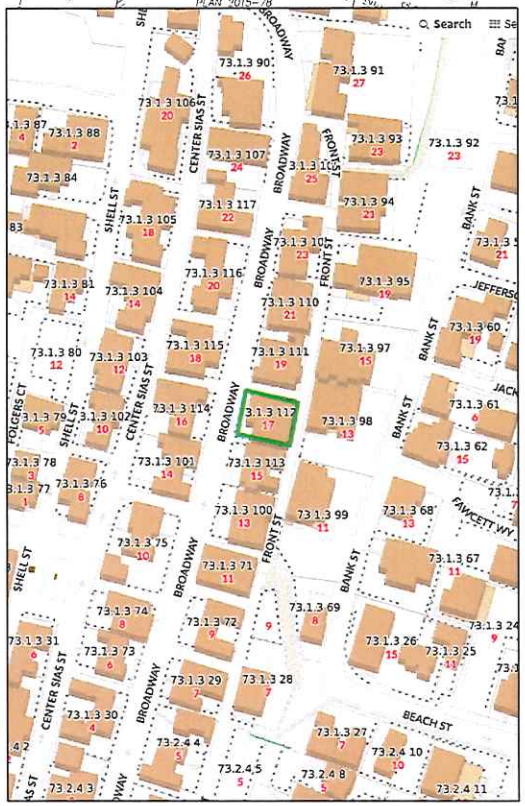


The image in the NHA video Codfish Park 'Sconset on Nantucket
https://nha.org/research/nantucket-history/my-nantucket-neighborhood/sconset/videos/

11 BROADWAY- OPEN PORCHS

NARROW SPACE BETWEEN BUILDINGS
FOR VISIBILITY PURPOSES





RECEIVED
MAY 26 2020
By

17 BROADWAY- SIASCONSET
REV TO HDC2020-03-0845
ALTERATIONS TO EXISTING
5-15-20

RECEIVED
MAY 26 2020
By

EXISTING WEST ELEVATION

HDC APPROVED WEST ELEVATION

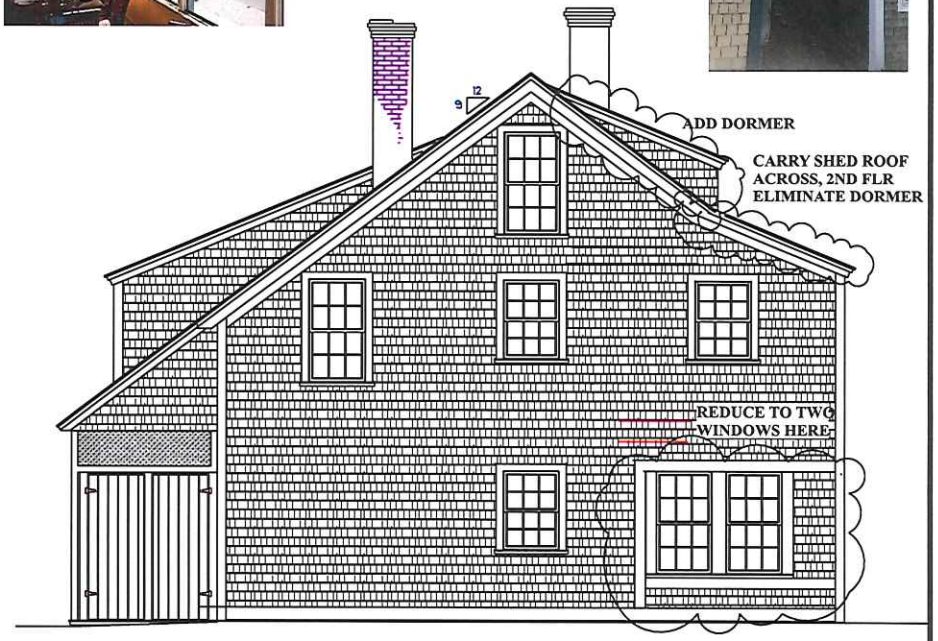
PROPOSED WEST ELEVATION (NO CHANGES)

EXISTING SOUTH ELEVATION

HDC APPROVED SOUTH ELEVATION

PROPOSED WINDOWS

AREA OF PROPOSED WINDOWS ON SECOND FLR TO MATCH APPROVED ON FIRST TO RETURN BACK TO OPEN PORCH STYLE



PROPOSED SOUTH ELEVATION

17 BROADWAY- SIASCONSET
ALTERATIONS TO EXISTING
5-15-20

EXISTING EAST ELEVATION

HDC APPROVED EAST ELEVATION

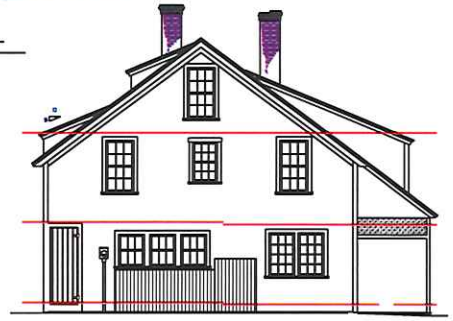
EXISTING OUTSWING WINDOWS

OPEN PORCH (2ND FLR)

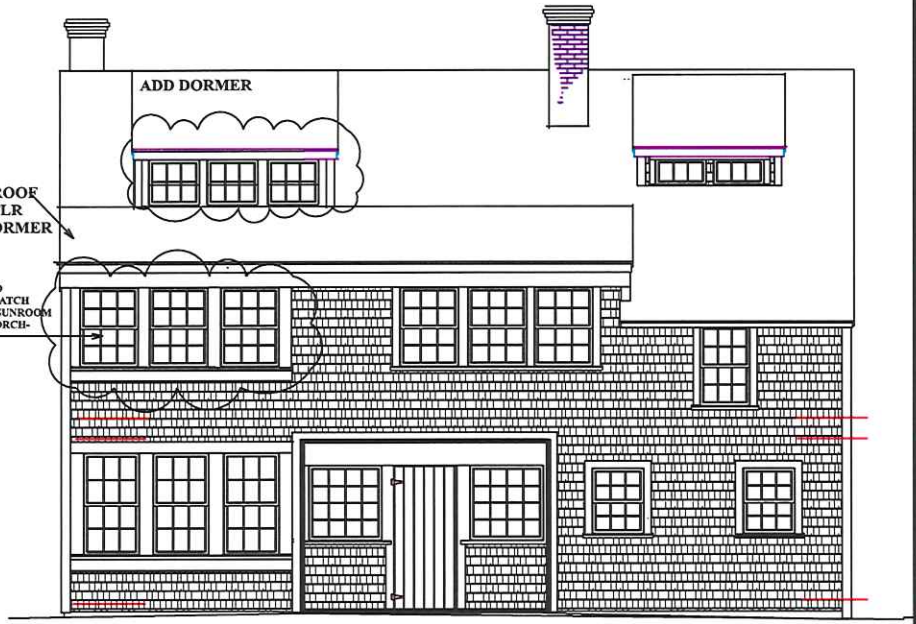
EXISTING NORTH ELEVATION

RECEIVED
MAY 26 2020
By

PROPOSED WINDOWS



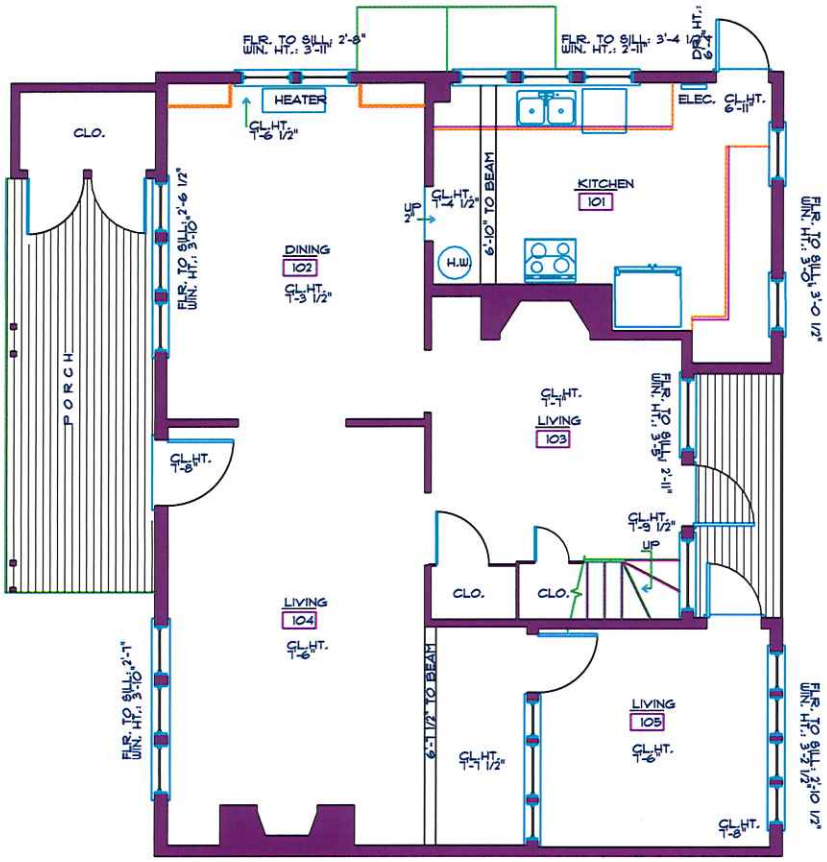
HDC APPROVED NORTH ELEVATION



REVISED PROPOSED EAST ELEVATION

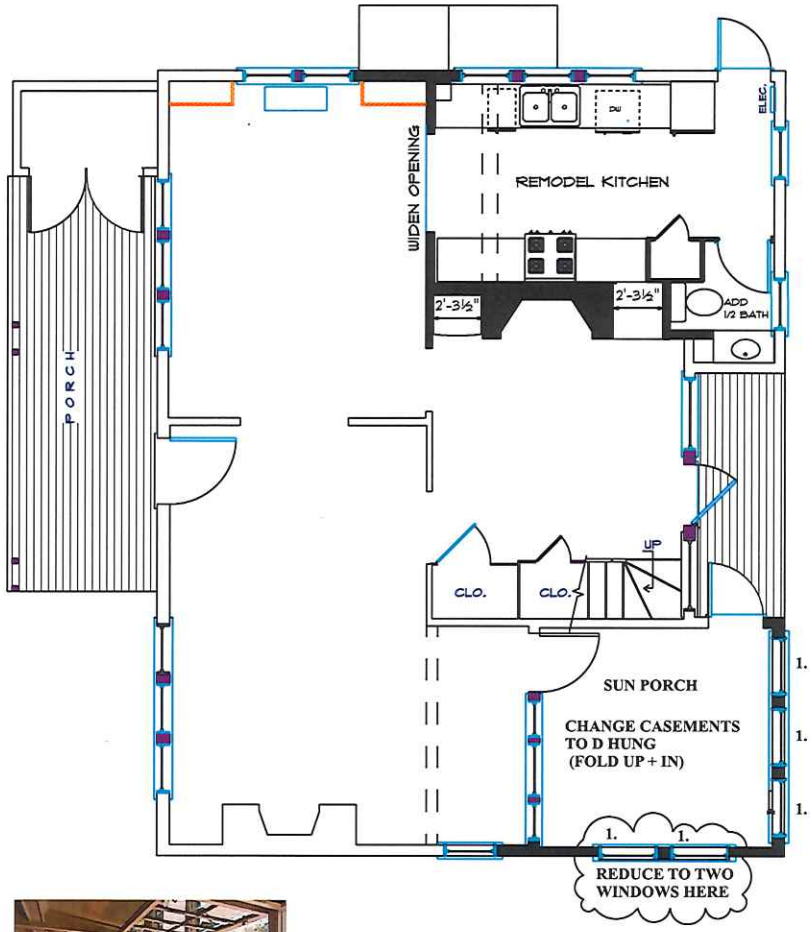
PROPOSED NORTH ELEVATION

17 BROADWAY- SIASCONSET
ALTERATIONS TO EXISTING
5-15-20



EXISTING FIRST FLOOR PLAN

WINDOW LOCATION
ON EXIST HOUSE



PROPOSED FIRST FLOOR PLAN

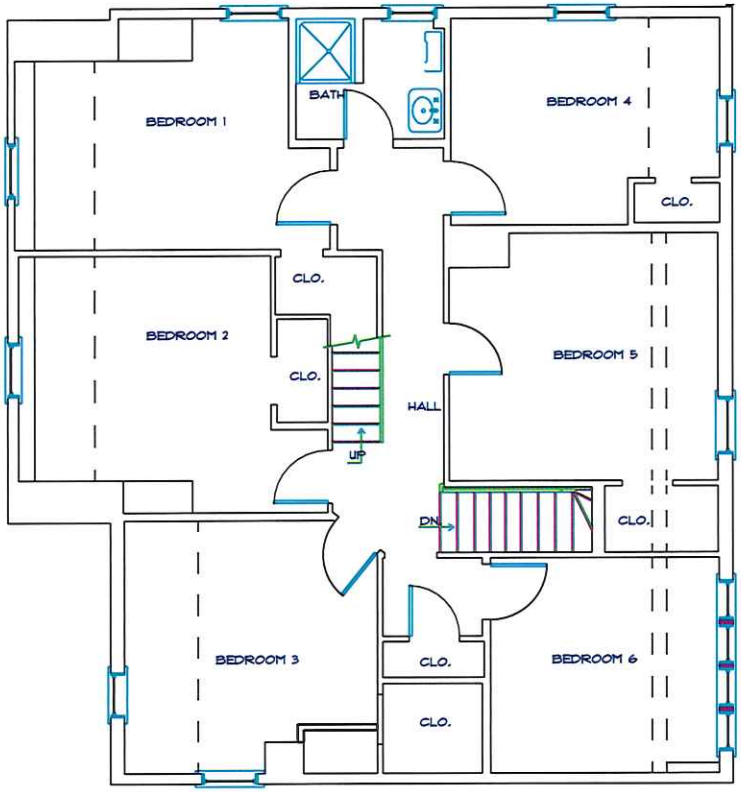
EXAMPLE OF #1

TRU DIVIDED LIGHT (WOOD) SINGLE GLAZE

1. D HUNG TDL SINGLE GLASS
(FOLD UP AND IN) : 31" X 56 "

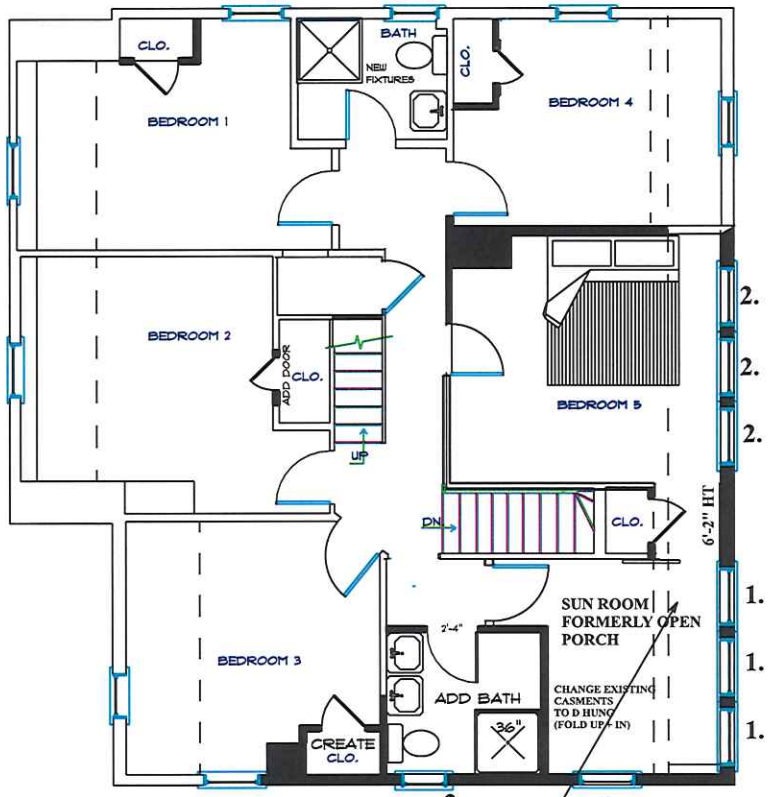
17 BROADWAY- SIASCONSET
ALTERATIONS TO EXISTING
5-15-20 HDC #3

EXISTING SECOND FLOOR PLAN



EXISTING OUTSWING WINDOWS

PROPOSED SECOND FLOOR PLAN



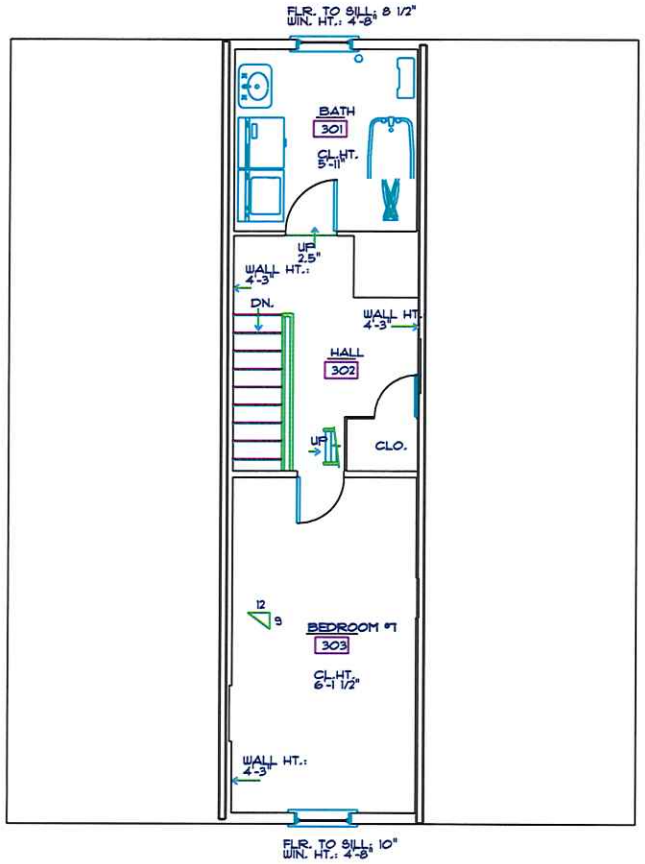
PROPOSED WINDOWS

TRU DIVIDED LIGHT (WOOD) SINGLE GLAZE

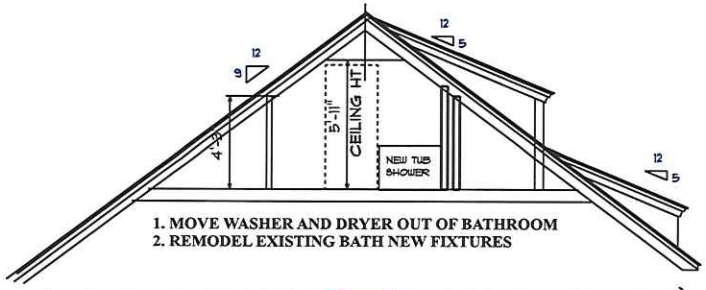
1. D HUNG TDL SINGLE GLASS (FOLD UP AND IN) : 31" X 44 "

2. D HUNG SIZE: 31" X 44 "

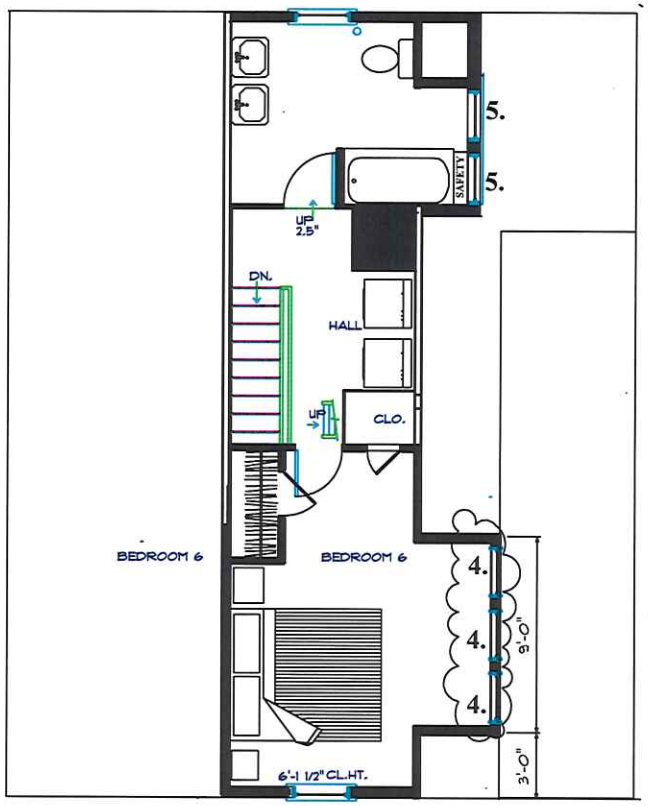
17 BROADWAY- SIASCONSET
ALTERATIONS TO EXISTING
5-15-20



EXISTING THIRD FLOOR PLAN



1. MOVE WASHER AND DRYER OUT OF BATHROOM
2. REMODEL EXISTING BATH NEW FIXTURES



PROPOSED THIRD FLOOR PLAN

TRU DIVIDED LIGHT (WOOD) SINGLE GLAZE

4. D HUNG 28"X 24" 3/3

5. FIXED 28" X 12" 3 LIGHT

17 BROADWAY- SIASCONSET
ALTERATIONS TO EXISTING
5-15-20

2. Hale Everets **12-0300** 46 Monomoy Road Main House revisions 54-71 Self

Voting	Pohl, Camp, Oliver, Welch
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Hale Everets, owner
Public	None
Concerns (5:15)	**Everets** – Reviewed changes made per previous concerns. **Welch** – Got clarification on what is remaining and what is changing, both interior and exterior, and that there is no substantial change in the existing footprint. Appreciates the changes; massing is larger, but changes are in keeping with existing vocabulary. Agrees with Ms. Camp about the rear turret and keeping it in that it could be reinterpreted elsewhere on that elevation. **Camp** – Appreciates the changes; it's sensitively done and keeps the old shingle-style. Front façade, suggested the 2nd-floor dormers have hipped roofs; the shed dormers don't relate to anything on the structure. The French doors and deck on the north elevation, liked the previous approval and would like to see the turret maintained. **Oliver** – She agrees with what's been said. This has come a long way. It's much clearer now as to what's happening. About the 5 doors on the west elevation, would like them to have kick panels to match the rest. **Pohl** – Appreciates the idea of keeping and working with the iconic roof form. Agrees with what's been said. West elevation left open porch, it has a column with a beam to the rafter; on the Monomoy Road side, the connector has arches; he'd like to see those arches incorporated on the west elevation porch.
Motion	**Motion to Hold for revisions. Camp**
Roll-call Vote	Carried 4-0//Welch-aye; Oliver-aye; Camp-aye; Pohl-aye Certificate #

3. Cannonbury Ln Hld **05-0895** 42 Cannonbury Lane Boardwalk at grade 73-79 Ahern, LLC

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates	Welch, Watterson
Recused	None
Documentation	Landscape design plans, site plan, and photos.
Representing	Miroslava Ahern, Ahern Design, LLC
Public	None
Concerns (5:41)	**Ahern** – Reviewed the proposal. **Oliver** – She viewed this; it is an interesting idea. The dunes are in place with the beach grass plugs. Her only uncertainty is the Belgium block cut-through in the asphalt; it doesn't fit with the dunes; would like a less formal material to be considered. **Camp** – The farther from Ocean Avenue you get, the less sense the dunes make and seem out of place. Where the row of privet is in the middle, she doesn't understand what is being done there. The way the dune grass is planted looks very regimented. Belgium block isn't a bad material but would like other materials to be considered. **Coombs** – Agrees with Ms. Oliver; the Belgium block is too formal and something that fits in better should be used. **McLaughlin** – Asked the length of the boardwalk – about 2000 feet. If this were going to a beach or pond, he could see the use of the wood; thinks it will set a bad precedent. **Pohl** – He likes the boardwalk and knows the beach grass with thrive and fill out. His concern is the Belgium block because as casual as the boardwalk is, the Belgium block is the opposite. Suggested a stone or tile paver to be implanted into the road. Asked Ms. Ahern to research other materials for the crosswalks and provide dimensional information. **Backus** – Wants the developer to reach out to the Town consultant engineer; she'd hate to see this go through without stormwater runoff information.
Motion	**Motion to Hold for revisions. (McLaughlin)**
Roll-call Vote	Carried 5-0//Coombs- aye; Camp-aye; Oliver-aye; McLaughlin-aye; Pohl-aye Certificate #

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.

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 PARCEL N°. 29

Street & Number of Proposed Work: CANNONBERRY LANE

Owner of record: CANNONBERRY LANE HOLDINGS I, LLC / CANNONBERRY LANE HOLDINGS II, LLC

Mailing Address: 105 NEWBURY ST. BOSTON, MA 02116

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: AHEZ LLC.

Mailing Address: 6 WINDY WAY NANTUCKET, MA

Contact Phone #: 508-733-5313 E-mail: DESIGN@AHEZLLC.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 BOARDWALK @ GRADE

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. CROSSWALK/APRON: BELGIUM BLOCK BOARDWALK-WOOD, NTW

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

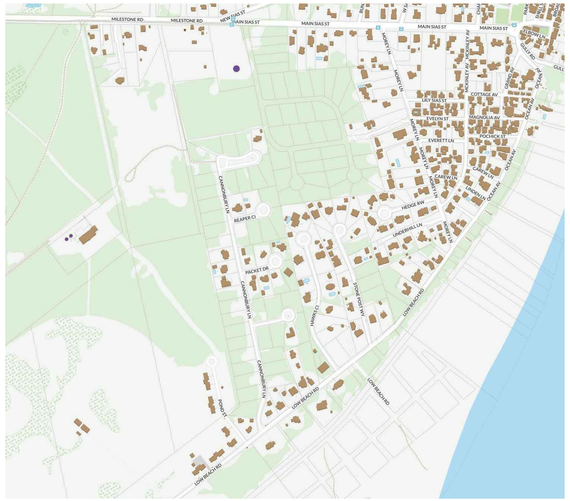
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

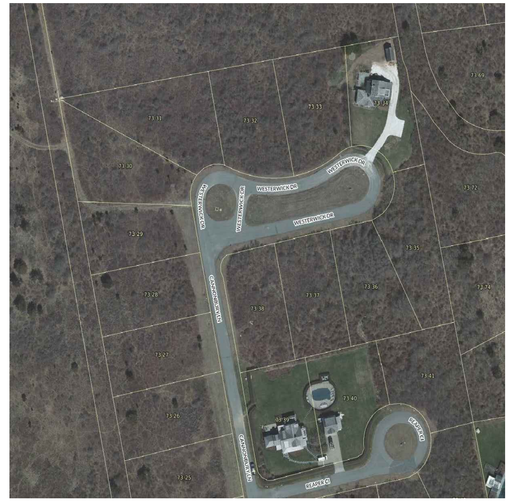
* Attach manufacturer's color samples if color is not from HDC approval list.

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 03/05/20 Signature of owner of record _____ Signed under penalties of perjury



GIS MAP / PARCEL # 73 / 29



AERIAL MAP / PARCEL # 73 / 29

1 BOARDWALK @ GRADE (NO RAILINGS)

2 RECLAIMED GRANITE CROSSWALKS (3' WIDTH)

3 DUNE PLANTING DETAIL

4 STREETSCAPE WITH DUNES

BOARDWALK @ GRADE (TYP) (SHOWN IN PINK)
+/- 1700 LF
RECLAIMED GRANITE CROSSWALK (TYP) (SHOWN IN BLUE)
8 CROSSWALKS VARYING IN LENGTH FROM 20'-2" TO 43'-10"

1 CANNONBURY DRIVE LANDSCAPE PLAN
SCALE 1" = 80'

AHERN llc
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

CANNONBURY

CANNONBURY DRIVE
NANTUCKET MA 02554

OWNER

CANNONBURY LANE HOLDINGS 1, LLC
105 Newbury Street, 4th Floor
Boston, MA 02116

ARCHITECT

WORKSHOP / APD
39 West 38th Street, 7th FL, New York, NY 10018
T (212) 273-9712

N

HDC SUBMISSION
STREETSCAPE
REVISED

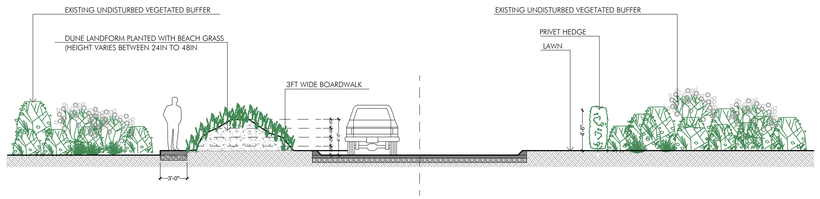
DRAWING INFO

DATE	MAY 28, 2020
SCALE	1" = 80' - 0"

REVISIONS

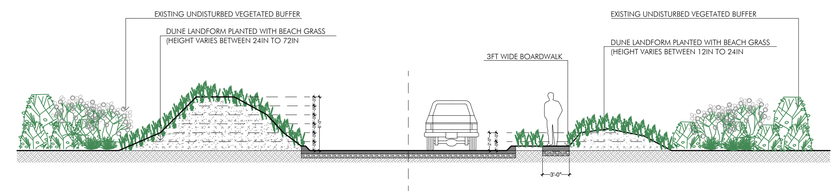
DATE	MARCH 5, 2020
DATE	MAY 12, 2020
DATE	MAY 22, 2020

ST-HDC



1 **CANNONBURY DRIVE STREET LANDSCAPE / SECTION A-A**

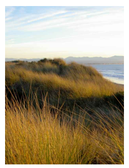
SCALE 1" = 8' - 0"



2 **CANNONBURY DRIVE STREET LANDSCAPE / SECTION B-B**

SCALE 1" = 8' - 0"

3 **PLANT SPECIFICATIONS**



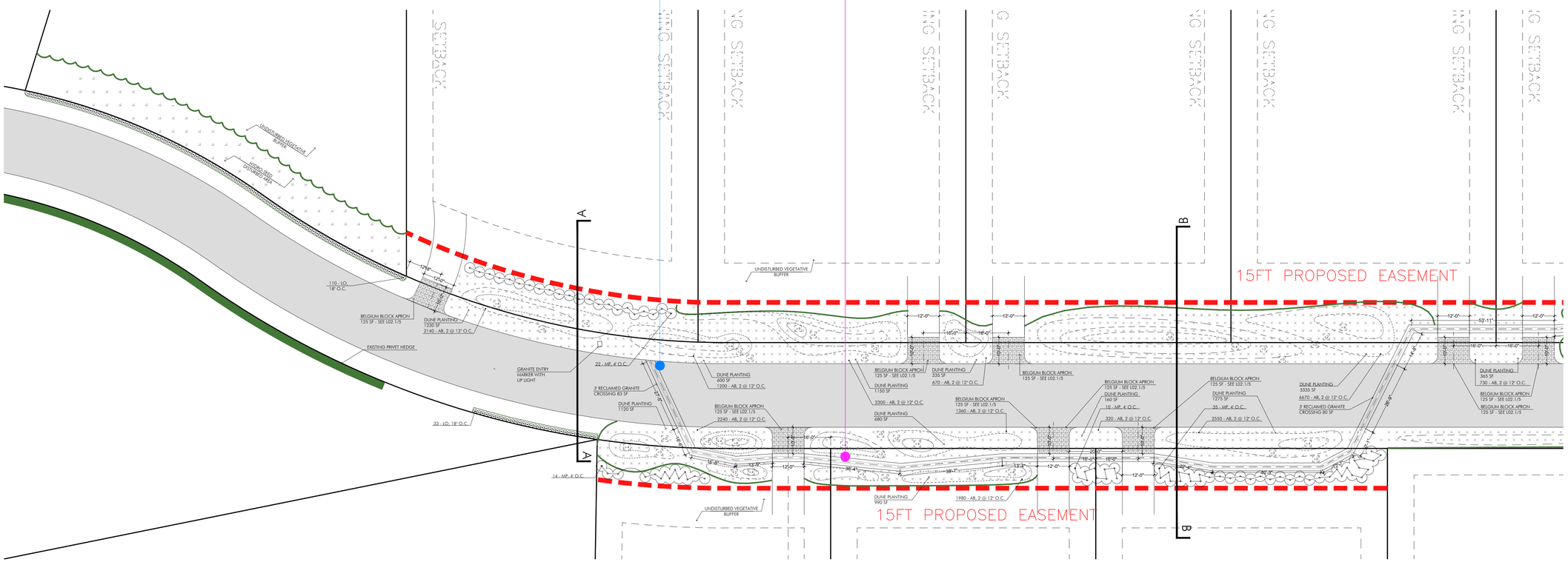
AB - BEACH GRASS

MP - BAYBERRY

LO - PRIVET

RECLAIMED GRANITE CROSSING (TYP)

BOARDWALK @ GRADE (TYP)



4 **CANNONBURY DRIVE STREET LANDSCAPE / TYPICAL DETAIL**

SCALE 1" = 20' - 0"

AHERN llc
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

CANNONBURY

CANNONBURY DRIVE
NANTUCKET MA 02554

OWNER

BLUE FLAG DEVELOPMENT, LLC
105 Newbury Street, 4th Floor
Boston, MA 02116

ARCHITECT

WORKSHOP / APD
39 West 38th Street, 7th FL, New York, NY 10018
T (212) 273-9712

N

STREETSCAPE
SECTION 2
DETAILS

DRAWING INFO

DATE	MAY 28, 2020
SCALE	1" = 20' - 0"

REVISIONS

DATE	MAY 12, 2020
DATE	MAY 22, 2020

ST-HDC 2

View

5. Frank Ryan **05--0975** 8 Kings Way Pool 41-277 Ahern, LLC

Voting	Pohl, Coombs, McLaughlin, Camp, Welch
Alternates	None
Recused	Oliver – stepped out
Documentation	Landscape design plans, site plan, and photos.
Representing	Miroslava Ahern, Ahern Design, LLC
Public	None
Concerns (7:34)	**Ahern** – Presented project. **Camp** – She'd like to view this; she's not sure where it is and if the pool will be visible. **Coombs** – Agrees a view would be helpful. **Welch** – He'd support a view. If the green granite is visible, it's a little too formal. **McLaughlin** – The horizontal-rail fence is atypical for this area. **Pohl** – Thinks the retaining wall will be visible from John Paul Road.
Motion	**Motion to View. (Camp)**
Roll-call Vote	Carried 5-0//McLaughlin-aye; Welch-aye; Camp-aye: Coombs-aye; Pohl-aye — Certificate #

6. Frank Ryan **05-0975** 8 Kings Way Screened in Porch, spa, steps 41-277 Joe Olson

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates	Welch
Recused	None
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Joe Olson
Public	None
Concerns (7:47)	**Olson** – Presented project; existing privet screens the whole area. No concerns due to screening.
Motion	**Motion to Approve. (Camp)**
Roll-call Vote	Carried 5-0//Camp-aye; Oliver-aye; Coombs-aye; McLaughlin-aye; Pohl-aye — Certificate # **HDC2020-05-0975**

7. Mark Dowley **05-0976** 31 North Pasture Lane Solar on pergola 49-78 ACK Smart

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates	Welch
Recused	None
Documentation	Architectural elevation plans, site plan, photos, and manufacturer's spec sheet.
Representing	Tobias Glidden, ACK Smart
Public	None
Concerns (7:47)	**Glidden** – Presented project; similarly done as to the Scallop Shed. **Camp** – She supports this; the pergola is on the interior side of the property with a very shallow pitch. **Coombs** – No concerns. **Oliver** – No concerns. **McLaughlin** – Feels this will be visible from Town-owned property to the south. **Pohl** – He supports this.
Motion	**Motion to Approve. (Camp)**
Roll-call Vote	Carried 5-0//Coombs-aye; Oliver-aye; Camp-aye: McLaughlin-aye; Pohl-aye — Certificate # **HDC2020-05-0976**

8. Eric Rosenfeld **05-0974** 57 Quidnet Road Roof top solar 21-89 ACK Smart

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates	Welch
Recused	None
Documentation	Architectural elevation plans, site plan, photos, and manufacturer's spec sheet.
Representing	Tobias Glidden, ACK Smart
Public	None
Concerns (8:03)	**Glidden** – Presented project; black on wood; the road east of the structure is a driveway, not a public way. **Oliver** – This wasn't on the view list; she would like to view this. Suggested doing a pergola "thing" on the east elevation. **Camp** – Wants to view this as well. **McLaughlin** – Maybe we should view this. **Coombs** – Wants to view as well.
Motion	**Motion to View. (Camp)**
Roll-call Vote	Carried 5-0//Camp-aye; Oliver-aye; McLaughlin-aye; Coombs-aye; Pohl-aye — Certificate #

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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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 _____

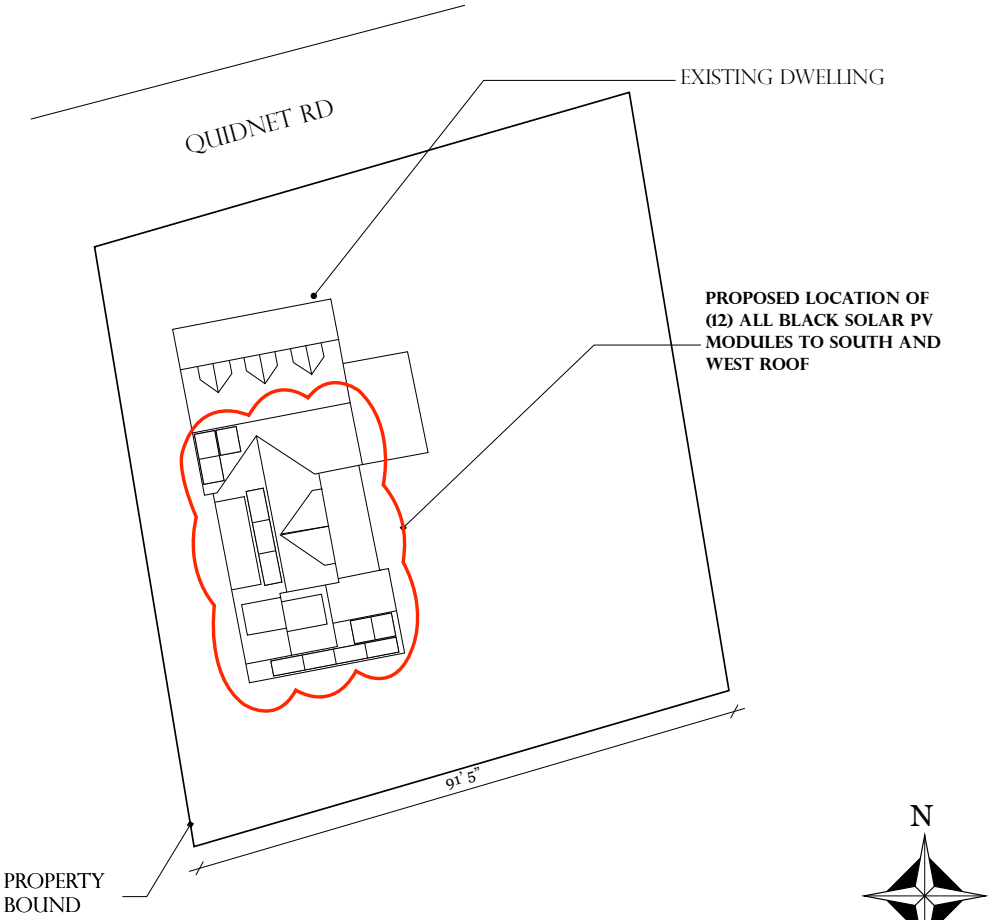
* Attach manufacturer's color samples if color is not from HDC approval list.

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
www.ACKsmart.com

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		
3		
4		
5		

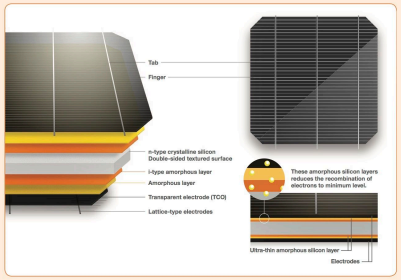
PV 03

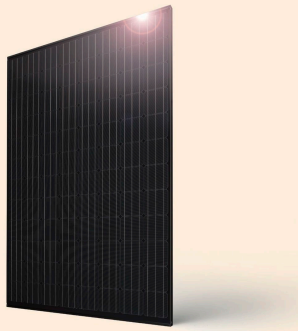
HIT Photovoltaic Module

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

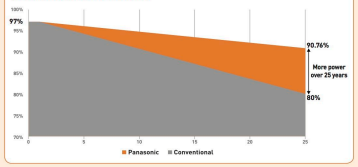
Model	VBHN325KA03, VBHN320KA03
Internal Bypass Diodes	4 Bypass Diodes
Module Area	18.02 Ft.² (1.67m²)
Weight	41.89 Lbs (19kg)
Dimensions LxWxH	62.6 x 41.5 x 1.6 (1590x1053x40mm)
Cable Length +Male/-Female	40.2/40.2 in. (1020/1020 mm)
Cable Size / Type	No. 12 AWG / PV Cable
Connector Type[2]	Multi-Contact® 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

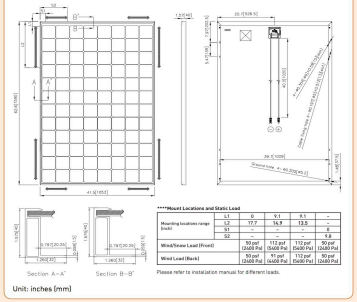
Model	VBHN325KA03, VBHN320KA03
Operating Temperature	-40°F to 185°F (-40°C to 85°C)
Hail Safety Impact Velocity	1" hailstone (25mm) at 52 mph (23m/s)
Safety & Rating Certifications	UL 1703, cUL Certified by UL LLC. CEC, FSEC, ISO9001
UL 1703 Fire Classification	Type 2
Limited Warranty	25** Yrs Workmanship 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

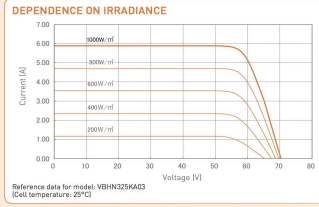


****Mount Locations and Static Load**

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

9. Noreen Salvitz **05-0972** 34 Meadow View Drive Roof top solar 56-136 ACK Smart

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates	Welch
Recused	None
Documentation	Architectural elevation plans, site plan, photos, and manufacturer's spec sheet.
Representing	Tobias Glidden, ACK Smart
Public	None
Concerns (8:10)	**Glidden** – Presented project; will reroof in black to match the 24 panels **Camp** – If it were on the back she'd have no concerns. **Oliver** – Agrees, plus this is a 2-story structure. **Coombs** – This is visible from every corner. **McLaughlin** – It's fine. **Pohl** – Agrees with Ms. Camp and Ms. Oliver; wishes there was more vegetation and the panels fit exactly.
Motion	**Motion to Hold for revisions. (Camp)**
Roll-call Vote	Carried 5-0//Oliver-aye; McLaughlin-aye; Coombs-aye; Camp-aye; Pohl-aye Certificate #

10. Richard Travaglione **05-0971** 27 Tomahawk Road Roof top solar 69-321 ACK Smart

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates	Welch
Recused	None
Documentation	Architectural elevation plans, site plan, photos, and manufacturer's spec sheet.
Representing	Tobias Glidden, ACK Smart
Public	None
Concerns (8:16)	**Glidden** – Presented project. **Oliver** – Suggested moving it all the way to the back, away from Tomahawk. **Camp** – Suggested more panels. **McLaughlin** – No concerns.
Motion	**Motion to Approve through staff with the panels moved to the east away from the road. (McLaughlin)**
Roll-call Vote	Carried 5-0//Oliver-aye; Camp-aye; McLaughlin-aye; Coombs-aye; Pohl-aye Certificate # **HDC2020-05-0971**

11. Michael Young Tr **05-0990** 220 Eel Point Road Hardscape 38-36 Julie Jordin

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates	Welch
Recused	None
Documentation	Landscape design plans, site plan, and photos.
Representing	Julie Jordin, Garden Design Co.
Public	None
Concerns (8:19)	**Jordin** – Presented project; elevation at the road is 18, at the house is about 21; she forgot photos. **Pohl** – We should view but we also need photos; asked for a cross section east to west for the front terrace and wall. **Oliver** – Based on the distance from the road, she has no concerns. **Camp** – No real concerns with the proposal but would also like to view. **Coombs** – No problems but could agree to more information. **McLaughlin** – No comments.
Motion	**Motion to View and hold for additional information. (Camp)**
Roll-call Vote	Carried 5-0//Oliver-aye; McLaughlin-aye; Coombs-aye; Camp-aye; Pohl-aye Certificate #

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.

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°: 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 _____

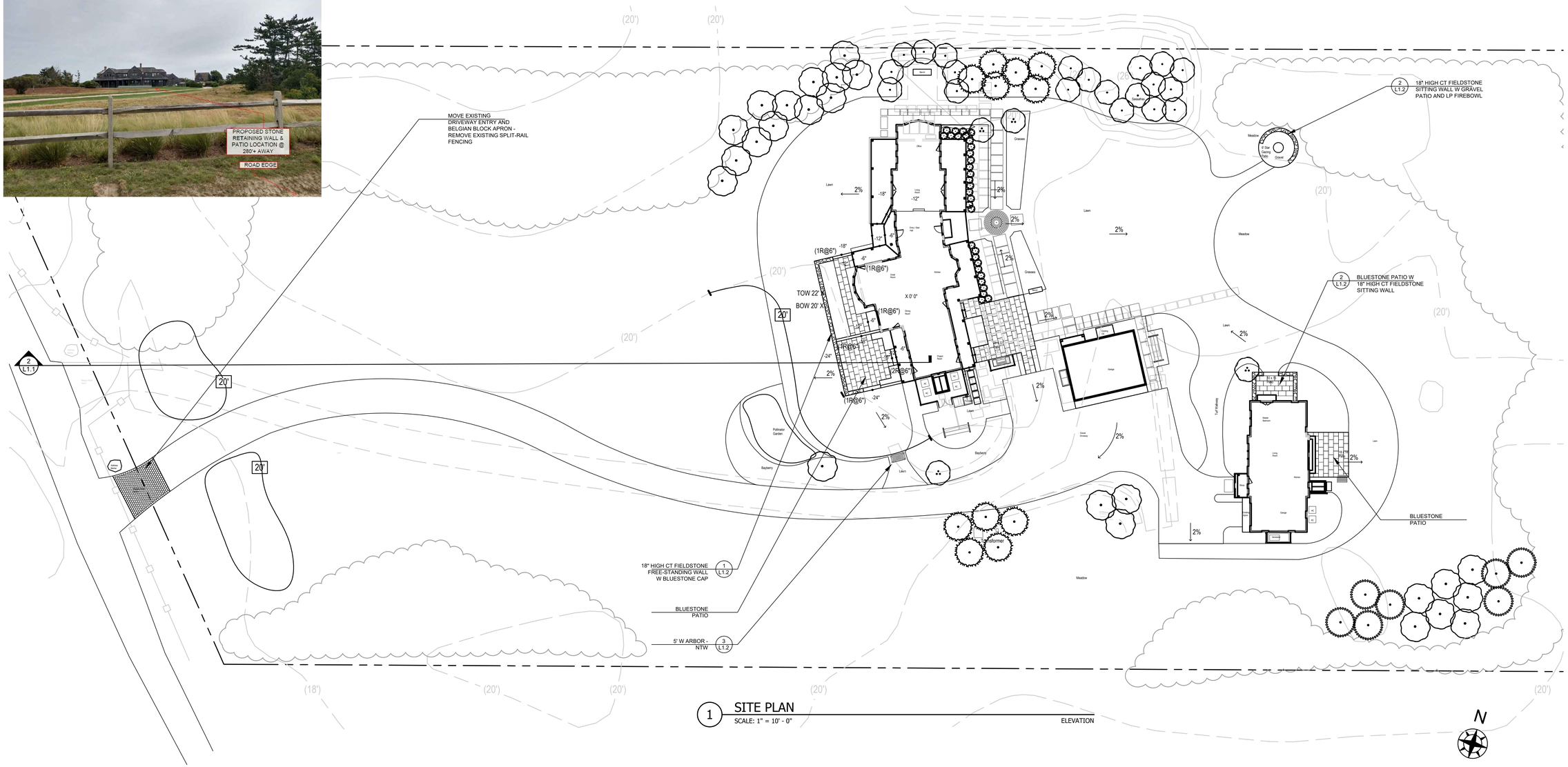
* Attach manufacturer's color samples if color is not from HDC approval list.

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

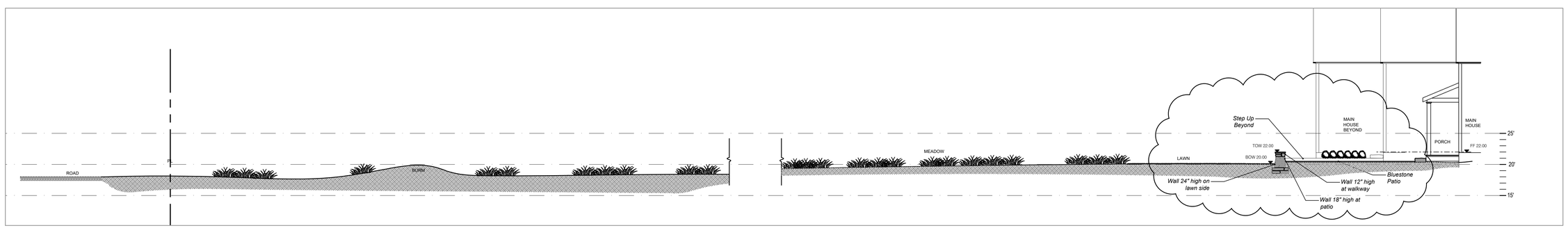
VIEW FROM ROAD



1 SITE PLAN

SCALE: 1" = 10' - 0"

ELEVATION



2 SECTION FROM ROAD TO MAIN HOUSE

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

SECTION

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: 5/28/20
SCALE: 1" = 10'
DRAWN BY: Julie Jordin
MAP/PARCEL: 38 / 36
ZONING: LUG2
REVISION:

L1.1

SITE PLAN

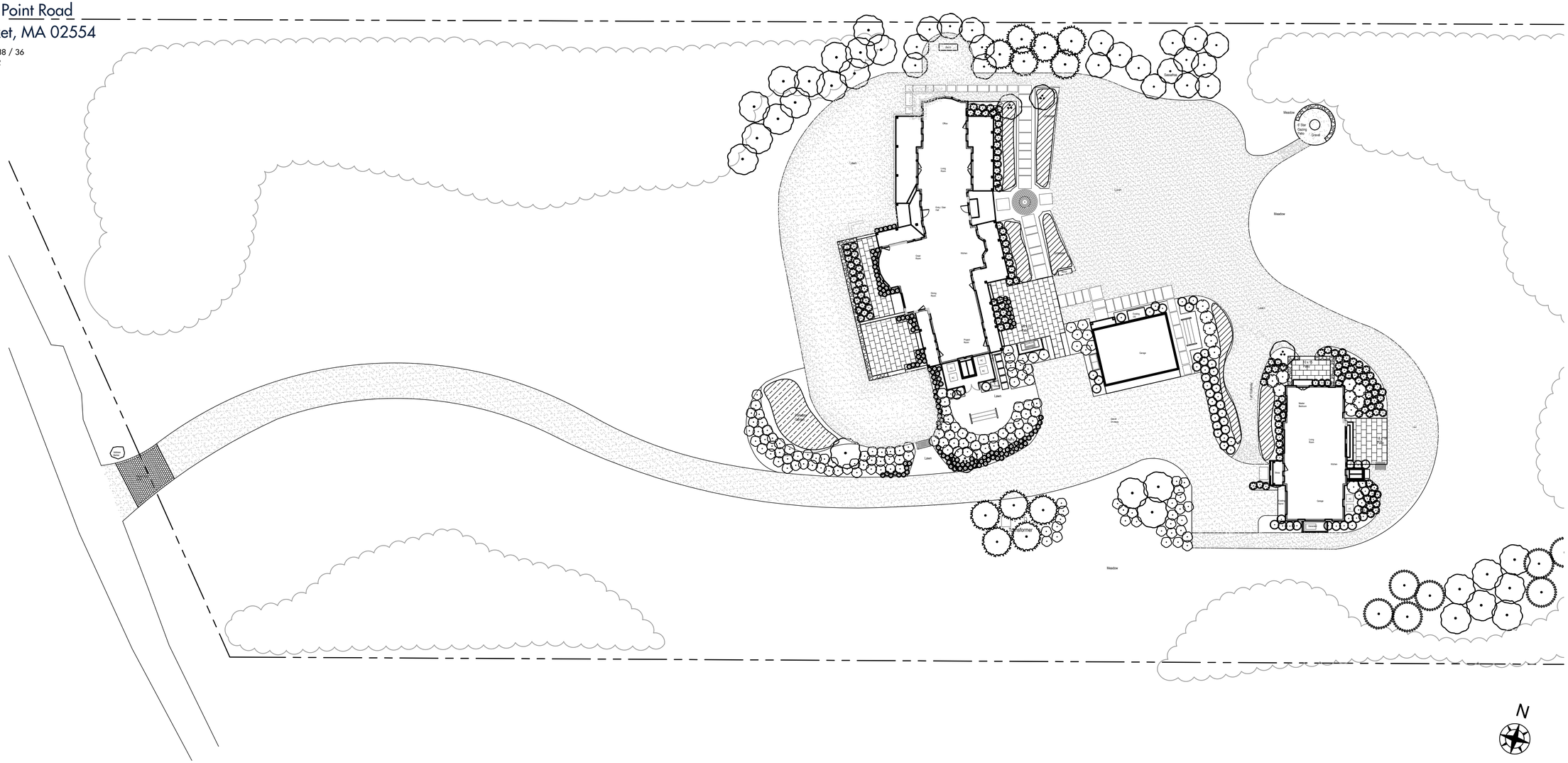
P.O. BOX 3153
NANTUCKET, MA 02583
508.325.4080
www.juliejordin.com

© 2018 The Garden Design Co.

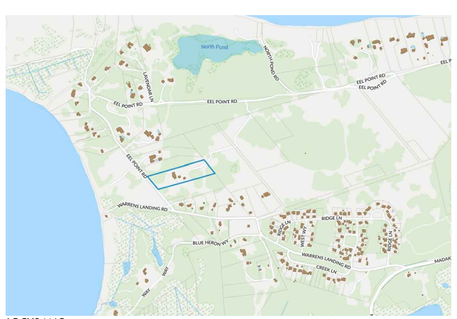
JULIE JORDIN
THE GARDEN DESIGN COMPANY

220 Eel Point Road
Nantucket, MA 02554

MAP/PARCEL: 38 / 36
ZONING: LUG2

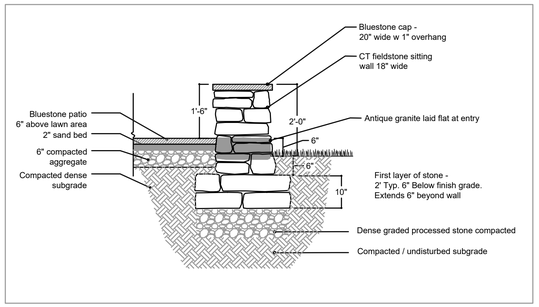


SITE PLAN
SCALE: 1" = 20'



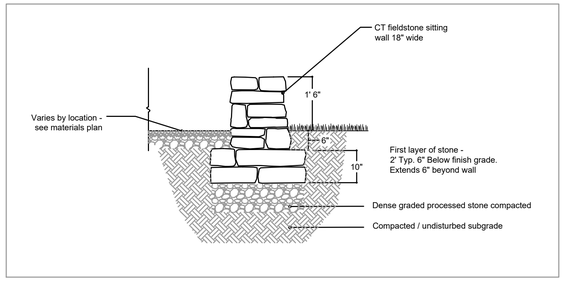
LOCUS MAP

THE GARDEN DESIGN COMPANY
P.O. BOX 3153
NANTUCKET, MA 02583
508.325.4080
www.juliejordin.com



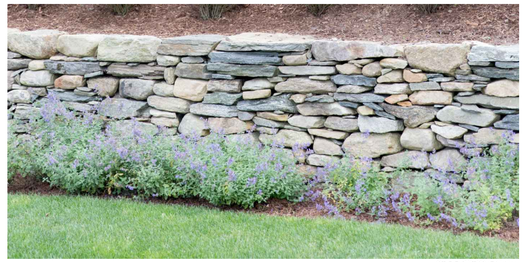
1 DRY LAID FIELDSTONE WALL W CAP AND GRANITE STEP

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

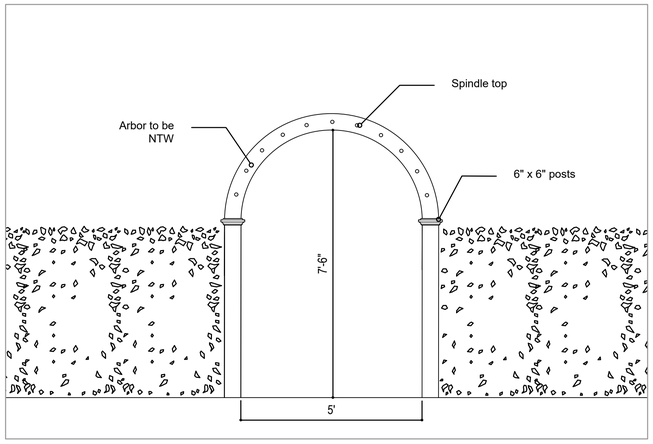


2 DRY LAID FREE STANDING FIELDSTONE WALL

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



CT FIELDSTONE WALL



3 5' WIDE ARBOR - NTW

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

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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: 5/28/20
SCALE: 1" = 10'
DRAWN BY: Julie Jordin
MAP/PARCEL: 38 / 36
ZONING: LUG2
REVISION:

L1.2

DETAILS

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