

# Town and County of Nantucket Select Board • County Commissioners

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C. Elizabeth Gibson  
Town & County Manager

**AGENDA FOR THE MEETING OF THE  
SELECT BOARD  
JUNE 3, 2020 - 5:00 PM  
REMOTE PARTICIPATION VIA ZOOM AND YOU TUBE  
PURSUANT TO GOVERNOR BAKER'S MARCH 12, 2020  
ORDER REGARDING OPEN MEETING LAW  
NANTUCKET, MASSACHUSETTS**

**YOU TUBE LINK:**

<https://youtu.be/djSfxGUHGgc>

**I. CALL TO ORDER**

**II. SELECT BOARD ACCEPTANCE OF AGENDA**

**III. ANNOUNCEMENTS**

1. The Select Board Meeting is Being Audio/Video Recorded.
2. Census Complete Count Committee Notice: 2020 Census is Ongoing and of Vital Importance to Nantucket.
3. Annual Town Election is Tuesday, June 16, 2020 - Polls Open from 7:00 AM to 8:00 PM at Nantucket High School.
4. 2020 Annual Town Meeting is Thursday, June 25, 2020 at 5:00 PM at Nantucket High School; Pre-Annual Town Meeting Forum No. 1 is Tuesday, June 9, 2020 at 5:00 PM via Zoom Webinar; Pre-Annual Town Meeting Forum No. 2 is Thursday, June 18, 2020 at 5:00 PM via Zoom Webinar.

**IV. COVID-19 WEEKLY UPDATE**

1. Select Board Comments/Questions  
- Public Comment
2. Report from Nantucket Cottage Hospital (NCH President/CEO; Medical Director)  
- Select Board Comments/Questions  
- Public Comment

3. Emergency Orders - Status
  - Local Board of Health Order No. 10 (Limitation as to Number of Workers at Construction and Landscaping Sites; Curbside Delivery Only for all Food Service Establishments)
  - State Phased Reopening of Workplaces and Imposing Workplace Safety Measures/Safer-at-Home Advisory/Other Emergency Order(s) - Status
  - Select Board Comments/Questions
  - Public Comment
4. Economic Recovery Task Force Recommendations Update
  - Select Board Comments/Questions
  - Public Comment
5. Public Information and Town Services Update
  - Outreach update
  - Dedicated email [covid19@police.nantucket-ma.gov](mailto:covid19@police.nantucket-ma.gov)
  - Dedicated phone line 508-325-4111
  - Town offices/public closure status
  - Select Board Comments/Questions
  - Public Comment

***V. PUBLIC COMMENT\* FOR ITEMS NOT RELATED TO COVID-19 OR OTHER AGENDA ITEMS***

***VI. NEW BUSINESS\****

***VII. APPROVAL OF WARRANTS AND PENDING CONTRACTS***

1. Approval of Payroll Warrants for May 31, 2020.
2. Approval of Treasury Warrants for June 3, 2020.
3. Approval of Pending Contracts from June 3, 2020 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

***VIII. CONSENT ITEMS***

1. Gift Acceptance: Our Island Home.

***IX. PUBLIC HEARINGS I***

1. Public Hearing to Consider Applications for Nantucket Affordable Housing Trust, Nantucket Historical Commission, Nantucket Historical Commission Alternate, Planning Board Alternate, Real Estate Assessment Committee, Roads and Right-of-Way Committee, Scholarship Committee, Tree Advisory Committee, Zoning Board of Appeals and Zoning Board of Appeals Alternate.

***X. TOWN MANAGER'S REPORT***

1. Update Regarding Beaches - 2020 Season/COVID-19 Safety Protocols.

2. Discussion Regarding 2020 Annual Town Election Ballot Questions/Annual Town Meeting Warrant Articles (continued from May 27, 2020).
3. Status as to Resuming Non-regulatory (Remote) Committee/Board/Commission Meetings.

***XI. SELECT BOARD'S REPORTS/COMMENT***

1. Committee Reports.

***XII. PUBLIC HEARINGS II***

1. Public Hearing to Consider the Appeal of Lydia Denney Palmer LLC of Historic District Commission Approval of Certificate of Appropriateness No. 72738 for an Addition, Regarding Property Located at 112 Wauwinet Road, Map 11, Parcel 20 (Continued from January 15, 2020; February 5, 2020; April 1, 2020; May 13, 2020).

***XIII. ADJOURNMENT***

***\*Identified on Agenda Protocol Sheet***

*Select Board Agenda Protocol:*

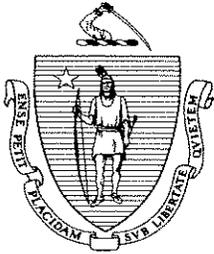
- **Roberts Rules:** *The Select Board follows Roberts Rules of Order to govern its meetings as per the Town Code and Charter.*
- **Public Comment:** *For bringing matters of public interest to the attention of the Board. The Board welcomes concise statements on matters that are within the purview of the Select Board. At the Board's discretion, matters raised under Public Comment may be directed to Town Administration or may be placed on a future agenda, allowing all viewpoints to be represented before the Board takes action. Except in emergencies, the Board will not normally take any other action on Public Comment. Any personal remarks or interrogation or any matter that appears on the regular agenda are not appropriate for Public Comment.*

*Public Comment is not to be used to present charges or complaints against any specifically named individual, public or private; instead, all such charges or complaints should be presented in writing to the Town Manager who can then give notice and an opportunity to be heard to the named individual as per MGL Ch. 39, s 23B.*

- **New Business:** *For topics not reasonably anticipated 48 hours in advance of the meeting.*
- **Public Participation:** *The Board welcomes valuable input from the public at appropriate times during the meeting with recognition by the Chair. For appropriate agenda items, the Chair will introduce the item and take public input. Individual Board Members may have questions on the clarity of information presented. The Board will hear any staff input and then deliberate on a course of action.*
- **Select Board Report and Comment:** *Individual Board Members may have matters to bring to the attention of the Board. If the matter contemplates action by the Board, Board Members will consult with the Chair and/or Town Manager in advance and provide any needed information by the Thursday before the meeting. Otherwise, except in emergencies, the Board will not normally take action on Select Board Comment.*

**EXHIBIT 1**  
**AGREEMENTS TO BE EXECUTED BY TOWN MANAGER**  
**UNLESS RESOLUTION OF DISAPPROVAL BY SELECT BOARD**  
**June 3, 2020**

Type of Agreement/Description	Department	With	Amount	Other Information	Source of Funding	Term
Purchase Agreement	Sewer	J.F. McDermott Corp.	\$206,000	Contract for purchase of replacement rodding truck	Article 12/2019 ATM	June 3, 2020 - June 30, 2021
Purchase Agreement	Sewer	Air Energy Group, LLC.	\$18,000	Contract for purchase of replacement air compressor for advanced treatment building at Surfside WWTF	Sewer Dept. Budget	June 3, 2020 - June 30, 2021
Professional Service Agreement	Public Works	SMRT, Inc.	Add \$250,000 to original contract amount of \$250,000 for new contract total of \$500,000	Add additional funding to contract for on-call architecture & engineering services to allow for continuation of various projects	Various Capital Articles	June 3, 2020 - June 30, 2022
Grant Agreement	Select Board	Nantucket Cottage Hospital	TBD	Grant of funds to NCH for PCR testing	Reserve Fund	n/a
Temporary License for Property Use	Select Board	Dreamland	TBD	Drive-in movie program at Nobadeer Farm Playing Fields Parking Area for Summer 2020	n/a	Fall - 2020
Grant Agreement	Airport	MassDOT	(\$28,864)	Grant agreement for purchase of ARFF Foam Cart	n/a	June 3, 2020 - June 30, 2020



OFFICE OF THE GOVERNOR  
**COMMONWEALTH OF MASSACHUSETTS**  
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**CHARLES D. BAKER**  
GOVERNOR

**KARYN E. POLITO**  
LIEUTENANT GOVERNOR

**ORDER SUSPENDING CERTAIN PROVISIONS  
OF THE OPEN MEETING LAW, G. L. c. 30A, § 20**

**WHEREAS**, on March 10, 2020, I, Charles D. Baker, Governor of the Commonwealth of Massachusetts, acting pursuant to the powers provided by Chapter 639 of the Acts of 1950 and Section 2A of Chapter 17 of the General Laws, declared that there now exists in the Commonwealth of Massachusetts a state of emergency due to the outbreak of the 2019 novel Coronavirus (“COVID-19”); and

**WHEREAS**, many important functions of State and Local Government are executed by “public bodies,” as that term is defined in G. L. c. 30A, § 18, in meetings that are open to the public, consistent with the requirements of law and sound public policy and in order to ensure active public engagement with, contribution to, and oversight of the functions of government; and

**WHEREAS**, both the Federal Centers for Disease Control and Prevention (“CDC”) and the Massachusetts Department of Public Health (“DPH”) have advised residents to take extra measures to put distance between themselves and other people to further reduce the risk of being exposed to COVID-19. Additionally, the CDC and DPH have advised high-risk individuals, including people over the age of 60, anyone with underlying health conditions or a weakened immune system, and pregnant women, to avoid large gatherings.

**WHEREAS**, sections 7, 8, and 8A of Chapter 639 of the Acts of 1950 authorize the Governor, during the effective period of a declared emergency, to exercise authority over public assemblages as necessary to protect the health and safety of persons; and

**WHEREAS**, low-cost telephone, social media, and other internet-based technologies are currently available that will permit the convening of a public body through virtual means and allow real-time public access to the activities of the public body; and

**WHEREAS** section 20 of chapter 30A and implementing regulations issued by the Attorney General currently authorize remote participation by members of a public body, subject to certain limitations;

**NOW THEREFORE**, I hereby order the following:

(1) A public body, as defined in section 18 of chapter 30A of the General Laws, is hereby relieved from the requirement of section 20 of chapter 30A that it conduct its meetings in a public place that is open and physically accessible to the public, provided that the public body makes provision to ensure public access to the deliberations of the public body for interested members of the public through adequate, alternative means.

Adequate, alternative means of public access shall mean measures that provide transparency and permit timely and effective public access to the deliberations of the public body. Such means may include, without limitation, providing public access through telephone, internet, or satellite enabled audio or video conferencing or any other technology that enables the public to clearly follow the proceedings of the public body while those activities are occurring. Where allowance for active, real-time participation by members of the public is a specific requirement of a general or special law or regulation, or a local ordinance or by-law, pursuant to which the proceeding is conducted, any alternative means of public access must provide for such participation.

A municipal public body that for reasons of economic hardship and despite best efforts is unable to provide alternative means of public access that will enable the public to follow the proceedings of the municipal public body as those activities are occurring in real time may instead post on its municipal website a full and complete transcript, recording, or other comprehensive record of the proceedings as soon as practicable upon conclusion of the proceedings. This paragraph shall not apply to proceedings that are conducted pursuant to a general or special law or regulation, or a local ordinance or by-law, that requires allowance for active participation by members of the public.

A public body must offer its selected alternative means of access to its proceedings without subscription, toll, or similar charge to the public.

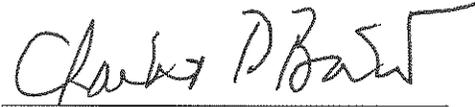
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby suspended.

(3) A public body that elects to conduct its proceedings under the relief provided in sections (1) or (2) above shall ensure that any party entitled or required to appear before it shall be able to do so through remote means, as if the party were a member of the public body and participating remotely as provided in section (2).

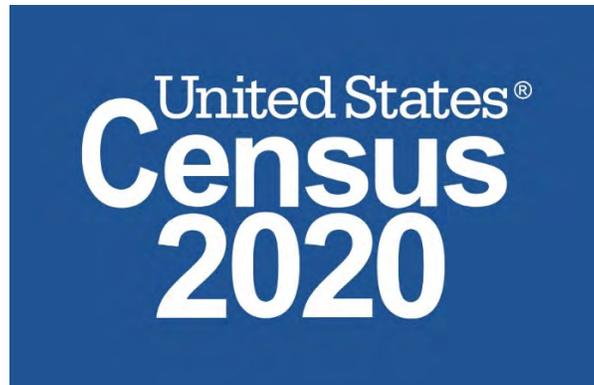
(4) All other provisions of sections 18 to 25 of chapter 30A and the Attorney General's implementing regulations shall otherwise remain unchanged and fully applicable to the activities of public bodies.

This Order is effective immediately and shall remain in effect until rescinded or until the State of Emergency is terminated, whichever happens first.

Given in Boston at 8:40 PM this 12th day of  
March, two thousand and twenty.

A handwritten signature in cursive script, reading "Charles D. Baker". The signature is written in dark ink and is positioned above a horizontal line.

CHARLES D. BAKER  
GOVERNOR  
Commonwealth of Massachusetts



Nantucket's Census Complete Count Committee recognizes that our community's health and safety are the most pressing concerns during this unprecedented time, and that communication about public health takes priority. However, the 2020 Census is ongoing - and vitally important for Nantucket's future.

It's never been easier to get counted, and to count everyone who lives at your address. You can use your smartphone, tablet, or computer to do so online, you can do so over the phone in 13 languages, or you can complete and return the Census questionnaire that may have been delivered to your home by now. (You do not need a form to respond online or by phone, however!)

The US Census takes place once every ten years and is mandated by the Constitution. Statistics from responses are used to make decisions about federal funding for community services that we rely on every day: health care (including Medicaid, Medicare, and the Children's Health Insurance Program), schools, food assistance, housing, emergency services, senior programs, and more. An accurate count ensures that Nantucket gets its share, as funding levels that are determined as a result of the 2020 Census will be in place for our community for the next ten years!

Please get counted, and encourage friends, colleagues, and family members to do so at [2020census.gov](https://2020census.gov). Choose your language and click on the "Respond" button to take the Census. It's safe, quick, easy - and individual data is protected by federal law. Your information cannot be shared with any federal, state, or local agency for any reason. There is NO citizenship question on the Census, and everyone is asked to participate. We ALL count for Nantucket!

In an effort to "get out the count" on Nantucket we've started posting information on Facebook, via the Community Foundation for Nantucket's page. Please [visit the foundation's page](#) so you can see and - very importantly - share these posts on your own personal and organizational pages! You'll recognize some faces, and can learn a lot about why an accurate count is important. If Facebook isn't your thing, please share the information on Instagram or Twitter - or even by email.

Please get counted and help shape Nantucket's future!

**TOWN OF NANTUCKET  
BOARD OF HEALTH  
COVID-19  
EMERGENCY ORDER NO. 10**

In accordance with its authority to protect public health and prevent causes of sickness within the Town, as set forth in Massachusetts General Laws, Chapter 111, Sections 31 and 122 and other statutes and regulations, the Board of Health has issued nine Emergency Orders to prevent the spread of COVID-19 on the Island of Nantucket.

During its meeting on May 21, 2020, the Board undertook a detailed review of all nine orders in light of current circumstances and issued the following Orders:

1. Emergency Orders Nos. 1, 2, 5, 6, 7, 8 and 9, relative to construction and landscaping are rescinded, provided, however, that all construction and landscape sites shall be limited to having only six (6) workers on site at any one time, not including the COVID-19 Safety Officers, unless the Building Commissioner or Natural Resources Officer authorizes a greater number of workers for a particular site not to exceed ten (10). This number shall include both construction and landscape workers. All construction and landscape sites shall be required to comply with the Massachusetts Safety Standards for Construction and the Nantucket Guidelines and Rules for Getting Back to Work. In the event of a conflict between the Massachusetts and Nantucket Standards, the more stringent shall apply.
2. Emergency Order No. 3, directing residents to stay at home, is rescinded, and all residents, businesses, organizations and visitors, are ordered to comply with the Massachusetts Safer at Home orders and guidance, except that Restaurants and other facilities that prepare and serve prepared food, may do so only for delivery or curbside pick-up and no customers shall be permitted to enter the inside of such establishments.
3. Emergency Order No. 4 shall remain in effect with no changes.

## OUTLINE OF DRAFT ORDER

### SELECT BOARD

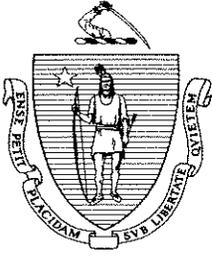
- The Town seeks to reopen the island economy in a manner that ensures the highest level of safety for residents, visitors and business alike.
- All businesses will need to modify normal operations to implement social distancing measures and adhere to applicable guidance related to minimizing the risk of patrons contracting COVID-19. The measures to be implemented in connection with such modified operations may include, without limitation:
  - Expanded use of public spaces, including the closing down of certain secondary and main streets and use of public parks
  - marked curbside pickup zones for retail/restaurant use
  - Utilizing outdoor space for tents, open-air markets and dining and extended durations
- The Town also recognizes that certain existing requirements must be modified, on a temporary basis, to accommodate protocols that will need to be put in place to assure appropriate social distancing and the implementation of other safety measures when businesses re-open.
- Various Town departments, commissions, boards, and committees are responsible for enforcing Town requirements that do not allow some aspects of the modified operations of Town businesses. These include, without limitation, the Select Board, Health Department, the Building Department, the Board of Health, the Planning Board, the Zoning Board of Appeals, the Conservation Commission, the Commission on Disability, the Historic District Commission, the Nantucket Historical Commission, the Roads and Right of Way Committee, the Sign Advisory Council, and the Department of Public Works.
- The Select Board, pursuant to the Terms of the Town Charter, hereby adopts this Emergency Order directing all such Town Departments, Boards, Committees and Commissions to refrain from enforcing violations of any said rule, regulation, permit or approval to the extent the violation arises out of the implementation of measures set forth in an approved COVID-19 Re-Opening Plan, as such Plan is approved by, and will be on file with, the Planning & Land Use Services (“PLUS”).

- All such Town Departments, Boards, Committees and Commissions shall refrain from enforcing any such violations only for so long as this Emergency Order remains in effect.
  
- This Emergency Order shall terminate November 1, 2020.

Adopted this \_\_\_\_ day of May 2020.

## **Re-Opening Plan Summary Bullets**

- A COVID-19 Re-Opening Plan, and/or supporting material submitted to PLUS, must address current State, local, and federal/CDC guidelines and, at a minimum, include the following information:
- **Regulatory and Permit Condition Variations Summary**, including a summary of any applicable regulation or conditions contained within existing permits or approvals that are in conflict with protocols that will be implemented to assure appropriate social distancing.
  - **Hours of Operation**, including a summary of any adjustments being proposed to existing operating hours.
  - **Social Distancing and Enhanced Cleaning Measures**, including a summary of how the proposed measures comply with current guidance from the Commonwealth of Massachusetts and the Town of Nantucket.
  - **Temporary Signage Plan.**
  - **Outdoor Dining Area Plan**, including a plan of the proposed dining area, a comparison of how the proposed area relates to the existing outdoor dining area (if any) and a list of all property, including Town property, located within the proposed area.
  - **Alcohol Service Area Plan**, including a plan of the proposed service area, a comparison of how the proposed area relates to the existing alcohol service area, a list of all property, including Town property, located within the proposed area and a summary of any variations from the terms of existing Common Victualler and/or Liquor Licenses.
  - **Temporary Structure Summary**, including dimensions and specifications for such structure and an outline highlighting the duration of use and if applicable, a summary of how such durations that exceed existing regulations



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**CHARLES D. BAKER**  
GOVERNOR

**KARYN E. POLITO**  
LIEUTENANT GOVERNOR

**ORDER IMPLEMENTING A PHASED REOPENING OF  
WORKPLACES AND IMPOSING WORKPLACE SAFETY  
MEASURES TO ADDRESS COVID-19**

COVID-19 Order No. 33

**WHEREAS**, on March 10, 2020, I, Charles D. Baker, Governor of the Commonwealth of Massachusetts, acting pursuant to the powers provided by Chapter 639 of the Acts of 1950 and Section 2A of Chapter 17 of the General Laws, declared that there now exists in the Commonwealth of Massachusetts a state of emergency due to the outbreak of the 2019 novel Coronavirus (“COVID-19”);

**WHEREAS**, on March 11, 2020, the COVID-19 outbreak was characterized as a pandemic by the World Health Organization;

**WHEREAS**, the Federal Centers for Disease Control have advised that COVID-19 is spread mainly by person to person contact and that the best means of slowing the spread of the virus is through practicing social distancing and protecting oneself and others by minimizing personal contact with environments where this potentially deadly virus may be transmitted;

**WHEREAS**, on March 23, 2020, in order to restrict all non-essential person-to-person contact and non-essential movement outside the home as a means of combatting the spread of COVID-19 within the Commonwealth, I issued COVID-19 Order No. 13, which designated certain COVID-19 Essential Services, as defined in the Order, temporarily closed the brick-and-mortar premises of businesses and organizations that do not provide COVID-19 Essential Services, and prohibited gatherings of more than 10 people;

**WHEREAS**, on March 31, 2020, April 28, 2020, and May 15, 2020, I issued COVID-19 Orders No. 21, 30, and 32, respectively, which extended the period in which COVID-19 Order No. 13 would continue to restrict the operation of businesses and organizations that do not provide COVID-19 Essential Services;

**WHEREAS**, recent public health data indicate improvement in key areas of measurement as a result of the extraordinary efforts of health care providers in the Commonwealth and the public’s unselfish compliance with the restrictions imposed in COVID-19 Order No. 13 and other limitations imposed in response to the COVID-19 health crisis;

**WHEREAS**, the improving public health data permits a carefully phased relaxation of certain restrictions that COVID-19 Order No. 13 has placed on businesses and other organizations, provided that any adjustment can only be maintained or expanded on the basis of continuing improvements in the public health data, and further provided that any adjustment must reflect the reality that the Commonwealth remains in the midst of a public health emergency, as demonstrated by reporting from the Department of Public Health that as of May 17, 2020, 2,597 persons remain hospitalized in the Commonwealth as a result of COVID-19 and 702 of these patients are receiving treatment in intensive care units;

**WHEREAS**, sections 7, 8, and 8A of Chapter 639 of the Acts of 1950 authorize the Governor, during the effective period of a declared emergency, to exercise any and all authority over persons and property necessary or expedient for meeting a state of emergency, including but not limited to authority over assemblages in order to protect the health and safety of persons, transportation and travel by any means or mode, regulating the sale of articles of food and household articles, and policing, protection, and preservation of public and private property;

**NOW, THEREFORE**, I hereby order the following:

**1. Phase I Opening of Businesses and Other Organizations**

Beginning on the dates specified below, businesses and other organizations that are included within the Phase I categories below are permitted to operate from their physical workplaces and facilities (“brick-and-mortar premises”) and may open those premises to workers, customers, and the public provided they comply with all workplace safety rules and standards issued or maintained pursuant to Section 2 and all other terms of this Order.

Beginning May 18, 2020

- A. COVID-19 Essential Services: businesses and other organizations providing products and services identified as “COVID-19 Essential Services” in Exhibit A to COVID-19 Order No. 13 (as amended March 31, 2020)
- B. Manufacturing: businesses and other organizations engaged in the making, altering, repairing, finishing, or adapting for sale any article or part
- C. Construction
- D. Places of Worship: churches, temples, mosques, and other places of worship
- E. Firearms retailers and shooting ranges

Beginning May 25, 2020

- F. General Use Offices: businesses and other organizations operating within general use office spaces, provided that such offices located within the limits of the City of Boston shall not be open before June 1, 2020
- G. Car Washes
- H. Hair Salons and Barber Shops
- I. Pet Groomers
- J. Drive-In Movie Theaters
- K. Laboratories: businesses and other organizations operating within facilities equipped and used for scientific experiments, research, or for the manufacture of drugs or chemicals or similar products
- L. Certain Outdoor Recreational Facilities and Activities as specified in Attachment 1

As of the dates indicated above, businesses and other organizations included within categories B-L above are no longer subject to the restrictions imposed by COVID-19 Order No. 13.

Businesses and other organizations not included within categories A-L above remain subject to the restrictions imposed by COVID-19 Order No. 13.

**2. Adoption of Workplace Safety Rules**

**General Workplace Safety Rules:** All businesses and other organizations in the Commonwealth that are permitted to operate brick-and-mortar premises must immediately adopt and maintain the following generally applicable COVID-19 workplace safety rules.

Social Distancing	<ul style="list-style-type: none"><li>• All persons, including employees, customers, and vendors should remain at least six feet apart to the greatest extent possible, both inside and outside workplaces</li><li>• Establish protocols to ensure that employees can practice adequate social distancing</li><li>• Provide signage for safe social distancing</li><li>• Require face coverings or masks for all employees</li></ul>
Hygiene Protocols	<ul style="list-style-type: none"><li>• Provide hand-washing capabilities throughout the workplace</li><li>• Ensure frequent hand washing by employees and adequate supplies to do so</li><li>• Provide regular sanitization of high touch areas, such as workstations, equipment, screens, doorknobs, restrooms throughout work site</li></ul>
Staffing and Operations	<ul style="list-style-type: none"><li>• Provide training for employees regarding the social distancing and hygiene protocols</li><li>• Employees who are displaying COVID-19-like symptoms do not report to work</li><li>• Establish a plan for employees getting ill from COVID-19 at work, and a return-to-work plan</li></ul>
Cleaning and Disinfecting	<ul style="list-style-type: none"><li>• Establish and maintain cleaning protocols specific to the business</li><li>• When an active employee is diagnosed with COVID-19, cleaning and disinfecting must be performed</li></ul>

- |  |  |
|--|--|
|  | <ul style="list-style-type: none"><li>• Disinfection of all common surfaces must take place at intervals appropriate to said workplace</li></ul> |
|--|--|

The Director of the Department of Labor Standards (“DLS”) is hereby directed to post on the Department’s publicly accessible website a directive implementing these generally applicable COVID-19 workplace safety rules for all workplaces subject to this Order.

**Sector-Specific Rules:** The Director of Labor Standards, in consultation with the Commissioner of Public Health and subject to my approval, shall in addition issue COVID-19 workplace safety rules for certain, specific workplace sectors (“Sector-Specific Rules”) to address the particular circumstances and operational needs of those specific workplace sectors. Sector-Specific Rules shall supplement the generally applicable COVID-19 safety rules applicable to all workplaces in the Commonwealth. Businesses and other organizations shall adopt and comply with all Sector-Specific Rules applicable to their workplace.

*Phase I Sector-Specific Requirements:* The Director of Labor Standards is directed immediately to issue detailed Sector-Specific Rules for the following workplace sectors:

- Manufacturing
- Construction
- Places of Worship
- General Use Offices
- Car Washes
- Hair Salons and Barber Shops
- Pet Groomers
- Laboratories

*Earlier Issued DPH Sector-Specific Orders:* The Commissioner of Public Health, at my direction, has previously issued orders and mandatory guidance implementing detailed, sector-specific COVID-19 workplace safety standards for the workplaces indicated below that have been designated as Essential Services pursuant to COVID-19 Order No. 13. These previously issued orders and mandatory guidance, as they may be subsequently amended by the Commissioner, shall continue to apply to these businesses and organizations under the terms of this Order.

- Grocery Stores and Pharmacies
- Nurseries, Greenhouses, Garden Centers, and Agricultural Supply Stores
- Farmer’s Markets, Farm Stands, and Community-Supported Agriculture Programs (CSAs)

*Otherwise Applicable Health and Safety Standards:* These generally applicable COVID-19 workplace safety rules and any Sector-Specific Rules shall supplement and, except as

provided in Section 6 below, shall not displace otherwise applicable health and safety rules issued by any Federal, State, or Local authority acting within the scope of its lawful authority.

### **3. Compliance and Self-Certification**

*Newly Opened Workplaces:* Businesses and other organizations that are authorized under the terms of this Order to open their brick-and-mortar premises to workers, customers, and the public shall be required to certify compliance with all applicable general and applicable Sector-Specific rules. Before opening a brick-and-mortar premises under the terms of this Order, a business or other organization not previously authorized to operate as COVID-19 Essential Service pursuant to COVID-19 Order No. 13 shall be required to implement the following measures:

- a. Bring the workplace into full compliance with all generally applicable COVID-19 workplace safety rules and all Sector-Specific Rules that are applicable to the individual workplace
- b. Complete the required self-certification to verify compliance with all general and specific rules and make the self-certification available for inspection upon a request by State or Local authorities
- c. Post on the premises all public notices and advisories that are required to be displayed under the terms of this Order

The Director of Labor Standards shall establish the procedures and publish the forms of self-certification and public notice required to comply with these provisions.

*Re-starting Construction Projects:* In addition, before any construction project that is inactive as of May 17, 2020 re-opens pursuant to this Order, the general contractor shall:

- a. Ensure that all municipal permits are in place
- b. Satisfy all conditions that appear in the Sector-Specific Rules for Construction; and
- c. For all projects that do not involve construction or remodeling in 1 to 3 unit residences involving 5 or fewer workers, notify the City or Town in which the project is located of the date that construction will re-start and meet any City or Town requirements necessary to confirm that the project satisfies all of the conditions that appear in the Sector-Specific Rules for Construction.

*COVID-19 Essential Services:* A business or other organization that has prior to the issuance of this Order been authorized to remain open to workers, customers, and the public as a “COVID-19 Essential Service” shall have until May 25, 2020 to comply with and certify its compliance with any COVID-19 workplace safety rule issued pursuant to this Order or with the public notice provisions specified above.

Such businesses and other organizations shall, in any event, immediately undertake best efforts to comply with the generally applicable COVID-19 workplace safety rules adopted in Section 2 of this Order.

#### **4. Limitations on Gatherings**

A business or other organization that is authorized to open its brick-and-mortar premises to workers, customers, and the public under the terms of this Order shall not be subject to the 10-person limitation on gatherings established in Section 3 of COVID-19 Order No. 13 in its normal operations of those premises; provided, however, that such businesses and other organizations must comply with the general social distancing requirements and any more specific limitations on gatherings and meeting sizes established pursuant to the provisions of Section 2 of this Order.

Section 3 of COVID-19 Order No. 13 shall otherwise remain in effect.

#### **5. Limited Operations by Retail Stores not providing Essential Services**

Retail stores that do not provide Essential Services as defined in COVID-19 Order No. 13 (and Exhibit A to the Order) are not included in the Phase I Opening and may not open their brick-and-mortar premises. These retail businesses may, however, continue to provide limited remote fulfillment in accordance with guidance issued by the Executive Office of Housing and Economic Development, provided that they adopt and maintain the generally applicable COVID-19 workplace safety rules in Section 2. (Guidance available at <https://www.mass.gov/info-details/covid-19-essential-services-faqs#general-questions---essential-services-related->)

Additionally, I hereby direct the Executive Office of Housing and Economic Development to issue supplemental guidance specifying methods by which retail businesses may permissibly expand their current limited remote fulfillment operations to accommodate customer curbside pick-up. This guidance shall permit retail business customer curbside pick-up transactions beginning May 25, 2020.

#### **6. Enforcement and Authority**

The Department of Labor Standards, in consultation with the Department of Public Health (“DPH”), shall have general authority to promulgate directives, regulations, and guidance to implement and enforce the COVID-19 workplace safety rules established or authorized under this Order.

DPH shall have specific authority to promulgate directives, regulations, and guidance to implement and enforce the terms of this Order as it applies to businesses, organizations, and workplaces subject to the sanitary code established pursuant to section 127A of chapter 111 of the General Laws and where DPH otherwise has existing regulatory authority.

A municipal board of health or authorized agent pursuant to G. L. c. 111, § 30 shall have concurrent authority with DLS and DPH to enforce the terms of this Order and any directives, regulations, or guidance issued by DLS and DPH under the authority of this Order.

This Order is intended to establish a uniform set of COVID-19 workplace safety rules for all businesses and other organizations operating brick-and-mortar premises across the Commonwealth. No municipal or other local authority should adopt or enforce any workplace

health or safety rule to address COVID-19 that is in addition to, stricter than, or otherwise in conflict with any COVID-19 workplace safety rule adopted in this Order or under the implementing directives, regulations, and guidance issued by DLS or DPH under the authority granted by this Order. DLS, DPH, and each municipal or local authority shall uniformly apply any enforceable COVID-19 workplace safety rule.

Violation of the terms of this Order or any directives, regulations, or guidance issued by DLS or DPH pursuant to this Order may result in a civil fine of up to \$300 per violation. This Order may also be enforced by injunction. A motion for an injunction to enforce this Order or any directives, regulations, or guidance issued on its authority may be filed in the district court or other any court of competent jurisdiction for the municipality in which the violation has been charged.

In issuing directives, regulations, or guidance under the terms of this Order, (a) the Director of Labor Standards shall act under the authority G. L. c. 149, §§ 6 & 6½; and (b) the Commissioner of Public Health shall act under the authority of G. L. c. 17, § 2A and G. L. c. 111, §§ 6 & 127A, insofar as those statutes are consistent with the provisions of this Order and authority is available thereunder. The Director of Labor Standards and the Commissioner of Public Health may issue regulations implementing the terms of this Order pursuant to the processes generally provided in G. L. c. 30A, §§ 2-6.

If any provision of this Order or the application thereof to any person or entity or circumstance is determined to be invalid by a court of competent jurisdiction, such judgment shall not affect or impair the validity of the other provisions of this Order or its application to other persons, entities, and circumstances.

## **7. Exceptions**

This Order shall not apply to any of the following businesses, organizations, workplaces, or facilities:

- a. Any municipal legislative body, the General Court, or the Judiciary
- b. Federal governmental entities
- c. Any health care facility or provider licensed by the Department of Public Health
- d. Any of the following workplaces or facilities with specialized functions and populations, provided that DPH shall in each case consult with the responsible authority and provide COVID-19 health and safety guidance as needed:
  - Public and private elementary and secondary (K-12) schools
  - Residential and day schools for special needs students
  - Licensed, approved, or exempt child care programs and any emergency child care centers and emergency residential programs operating under emergency authorization
  - Facilities operated by the Department of Correction or any Sheriff

- Facilities operated or licensed by the Department of Mental Health or the Department of Developmental Services
- And any other facilities or workplaces that the Commissioner of Public Health may in writing exempt from the terms of this Order

COVID-19 Order No. 32 is hereby rescinded.

COVID-19 Order No. 13 as modified by this Order is hereby extended and shall remain in effect until rescinded or until the state of emergency is ended, whichever occurs first.

This Order is effective immediately and shall remain in effect until rescinded or until the state of emergency is ended, whichever occurs first.

Given in Boston at 9:50 AM this 18th  
day of May, two thousand and twenty



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CHARLES D. BAKER  
GOVERNOR  
Commonwealth of Massachusetts

Attachment 1 to COVID-19 Order No. 33

Defining Certain Outdoor Recreational Activities and Facilities  
included in the Phase I Opening

“Certain Outdoor Recreational Activities and Facilities” means the following:

- a. **campgrounds**; provided, however, that individual campsites, including campsites with cabins and campsites for self-contained recreational vehicles, be occupied and used only by single household groups, and provided further that all common areas, excluding restrooms, remain closed
- b. **recreational boating facilities**, solely for the purpose of enabling recreational boating, including rowing and sailing facilities, yacht clubs, boat clubs, and boat rentals; provided, however, that the occupants of a vessel be limited to a single household group and that no more than 10 people are aboard a single vessel at any one time
- c. **for hire and charter fishing**; provided, however, that no more than 10 people, including any captain and crew, are aboard a single vessel at any one time
- d. **white water rafting**; provided, however, that the occupants of a raft or kayak be limited to a single household group and, if applicable, a guide
- e. **zoos, botanical gardens, nature centers, and outdoor wildlife reserves**; provided, however, that buildings, other than restrooms, remain closed to the public; and provided, further that admission be capped at not more than 20% of overall outdoor capacity
- f. **businesses providing outdoor recreational experiences and educational activities**, including ski area summer activities, alpine slides, zip-lines, horse riding schools and stables, mountain biking, and archery ranges



May 18, 2020

## EMERGENCY ALERTS

**Coronavirus Update**

Stay informed about COVID-19: Latest on cases, guidance, regulations *May. 19th, 2020, 9:00 am*

[Read more](#) ▶

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Reopening Massachusetts - learn more about the phased approach *May. 18th, 2020, 11:00 am*

[Read more](#) ▶

## HIDE ALERTS



Mass.gov

## NEWS

# Safer-at-Home Advisory

## DPH Public Health Advisory

5/18/2020

Department of Public Health

### Phase 1

- People over the age of 65 and people who have underlying health conditions – who are at high risk for COVID-19 – should continue to stay home except for essential errands such as going to the grocery store and to attend to healthcare needs

- All residents are advised to leave home only for healthcare, worship and permitted work, shopping, and outdoor activities
- When going to the pharmacy ask if you can fill your prescriptions for 90 days if possible; for some medications this is not allowed. If you are at high-risk, try to use a mail-order service
- Don't participate in close contact activities such as pick-up sports games
- All residents are **REQUIRED** to cover their face when they cannot maintain six feet of social distance in public
- Parents should limit play dates for children
- Refrain from visiting nursing homes, skilled nursing facilities, or other residential care settings
- All residents are advised to wash their hands frequently for at least 20 seconds with soapy water
- All residents are advised to be vigilant, monitor for symptoms and stay home if you feel sick
- Use remote modes of communication like phone or video chat instead of visiting friends or family who are high risk for COVID-19

## Resources

- **Wear a Mask in Public**
  - [Order and Guidance \(/news/wear-a-mask-in-public\)](#)
  - [Video \(https://www.youtube.com/watch?v=HtUJPizQVPI\)](https://www.youtube.com/watch?v=HtUJPizQVPI)
- **Stop the Spread of Germs**
  - [Fact Sheets \(/info-details/covid-19-printable-fact-sheets#prevention-\)](#)
  - [Video \(https://www.youtube.com/watch?v=atoYsk9IFXs\)](https://www.youtube.com/watch?v=atoYsk9IFXs)
- **Social Distancing**
  - [Fact Sheets \(/info-details/covid-19-printable-fact-sheets#prevention-\)](#)

- [Video](https://www.youtube.com/watch?v=TkW72NwcOUg) (<https://www.youtube.com/watch?v=TkW72NwcOUg>)
- **Stay Home. Stay Safe. Save Lives.**
  - [Video](https://www.youtube.com/watch?v=jQLOTdjHjn8) (<https://www.youtube.com/watch?v=jQLOTdjHjn8>)
- **Self- Quarantine**
  - [Information sheet](/doc/information-sheet-how-to-self-quarantine-and-self-isolate/download) (</doc/information-sheet-how-to-self-quarantine-and-self-isolate/download>)
  - [Infographic](#)  
(</info-details/covid-19-printable-fact-sheets#at-home-quarantine-or-self-monitoring->)
  - [Video](https://youtu.be/QIRd6F9BWUA) (<https://youtu.be/QIRd6F9BWUA>)
- **Coping with Stress and Anxiety**
  - [Fact Sheets](/info-details/covid-19-printable-fact-sheets#coping-with-stress-and-fear-) (</info-details/covid-19-printable-fact-sheets#coping-with-stress-and-fear->)
  - [Video](https://www.youtube.com/watch?v=jSGIsQkrP-U) (<https://www.youtube.com/watch?v=jSGIsQkrP-U>)

If you or a family/household member does not feel safe at home, please call **1-800-799-7233** for live support. If you are unable to speak safely, you can log onto [thehotline.org](http://thehotline.org) to chat online, or text **LOVEIS** to **22522**.

If you or a family/household member have another concern or need regarding this stay-at-home advisory, please call **2-1-1**.

You can sign up to get the most up-to-date information sent to your phone by texting **COVIDMA** to **888-777**.



**150 YEARS**  
OF ADVANCING  
**PUBLIC**  
**HEALTH**

## [Department of Public Health \(/orgs/department-of-public-health\)](/orgs/department-of-public-health)

DPH promotes the health and well-being of all residents by ensuring access to high-quality public health and healthcare services, and by focusing on prevention, wellness, and health equity in all people.

[More \(/orgs/department-of-public-health\)](/orgs/department-of-public-health)

### RELATED

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#### NEWS

## [Order and Guidance: Wear a Mask in Public \(/news/wear-a-mask-in-public\)](/news/wear-a-mask-in-public)

**5/01/2020** | *Department of Public Health*

Learn about wearing face coverings and cloth masks in public, to slow the spread of COVID-19, as required in Governor Baker's Executive Order

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#### PRESS RELEASE

## [Reopening Massachusetts: Baker-Polito Administration Initiates Transition to First Phase of Four-Phase Approach](/news/reopening-massachusetts-baker-polito-administration-initiates-transition-to-first-phase)

[\(/news/reopening-massachusetts-baker-polito-administration-initiates-transition-to-first-phase\)](/news/reopening-massachusetts-baker-polito-administration-initiates-transition-to-first-phase)

**5/18/2020** | *Office of Governor Charlie Baker and Lt. Governor Karyn Polito*

Public health data, key metrics established to track real-time progress, determine advancement to future phases while mandatory workplace safety standards, sector-specific guidance issued to all Phase 1 industries, businesses, customers and activities

Did you find what you were looking for on this webpage?

Yes  No

EMERGENCY ALERTS

## Coronavirus Update

Stay informed about coronavirus – COVID-19. Learn more. *Mar. 27th, 2020, 4:00 pm* [Read more](#) 

HIDE ALERTS



Mass.gov

PRESS RELEASE

# Baker-Polito Administration Announces Travel Guidelines and New Health Care Resources To Support COVID-19 Response

FOR IMMEDIATE RELEASE:

3/27/2020

Office of Governor Charlie Baker and Lt. Governor Karyn Polito

Governor's Press Office

Department of Public Health

Executive Office of Health and Human Services

Massachusetts Department of Transportation

MEDIA CONTACT

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## Sarah Finlaw, Press Secretary, Governor's Office

### Phone

(617) 725-4025 (tel:6177254025)

### Online

[gov.press@state.ma.us](mailto:gov.press@state.ma.us) (mailto:gov.press@state.ma.us)



**BOSTON** — Today, the Baker-Polito Administration announced new COVID-19 public health emergency responses issuing new guidelines on travel and transportation, and offering further support for health care professionals and patients.

Earlier today, Governor Charlie Baker, Lt. Governor Karyn Polito, Senate President Karen Spilka and House Speaker Robert DeLeo also announced an agreement to extend the 2019 state individual income tax filing and payment deadline from April 15 to July 15, matching the

July 15 deadline for filing federal individual income taxes. More details are available [here](#) ([/news/massachusetts-announces-state-income-tax-filing-deadline-being-extended-to-july-15](#)).

**Travel Guidance:** Beginning March 27, all travelers arriving to Massachusetts are instructed to self-quarantine for 14 days. This guidance will be displayed as posters at service plazas along I-90 eastbound, distributed as flyers at major transportation hubs and on posted on highway message boards. Visitors are instructed not to travel to Massachusetts if they are displaying symptoms. Health care workers, public health workers, public safety workers, transportation workers and designated essential workers are exempt from this requirement.

**Medical School Graduation:** Health and Human Services Secretary Marylou Sudders and DPH Commissioner Dr. Monica Bharel have coordinated with Massachusetts medical schools to facilitate early graduation of their qualified fourth-year students to allow graduates to support the health care workforce during the COVID-19 response. This coordinated effort includes Boston University School of Medicine, University of Massachusetts Medical School, Tufts University School of Medicine and Harvard Medical School.

**Emergency Limited Medical Licenses:** The Board of Registration in Medicine will provide medical school graduates who have matched as an intern, resident or fellow with a Board-approved Massachusetts health care facility or training program with Emergency 90-Day Limited Licenses to practice medicine to ensure that our health care workforce is prepared during the COVID-19 public health emergency.

To qualify, medical residents must fill out an application to be approved by the program or facility, and once approved, residents will receive the emergency license and be able to start when their program begins. This Emergency Limited License will allow medical staff to provide support while the regular screening progresses, and it is not a substitute for the regular Limited License process.

**Buoy Health Care Tool:** The Baker-Polito Administration announced the launch of Buoy Health's new online resource for residents to check their symptoms and connect with the next appropriate health care resource. This tool does not replace emergency medical care, but it may be used as a support for residents during the COVID-19 outbreak to connect them with appropriate health care resources if they display coronavirus symptoms.

Buoy Health's online 24/7 tool is free for Massachusetts residents and uses current COVID-19 guidance from the CDC and Massachusetts Department of Public Health.

Visit [Buoy.com/mass](http://www.buoy.com/mass) (<http://www.buoy.com/mass>) to learn more and use the tool.

**Advanced Practice Registered Nurses (APRNs):** The administration has issued a public health order to provide APRNs in good standing with greater flexibility in their prescribing practices. This order includes the following updates:

- Certified nurse midwives will be allowed to continue to prescribe as already authorized.
- Authorizes APRNs who have at least two years of supervised practice experience to prescribe without physician supervision.
- Authorizes APRNs with fewer than two years of supervised practice experience to prescribe with physician supervision, but without the normally required written guidelines.

**Read the order [here](/doc/march-26-2020-advanced-practice-registered-nurses-order)** (</doc/march-26-2020-advanced-practice-registered-nurses-order>).

**MassHealth Waiver:** The Centers for Medicare and Medicaid Services (CMS) has approved, in part, the Baker-Polito Administration's [1135 waiver](#) (<https://www.medicaid.gov/state-resource-center/disaster-response-toolkit/federal-disaster-resources/index.html>) to fast-track MassHealth enrollment, streamline administrative requirements for providers and better deliver critically needed health care services during the COVID-19 public health emergency. CMS has approved the following items of the waiver:

- Enrollment of out-of-state providers and easing other provider requirements when enrolling in MassHealth.
- Allowing providers to be reimbursed for care in alternative, unlicensed settings.
- Suspension of prior authorization requirements and extending pre-existing prior authorizations through the emergency.

**Health Care Professional Volunteers:** To support ongoing COVID-19 emergency response efforts, the Baker-Polito Administration has partnered with the Massachusetts Medical Society to match volunteers with our communities and health care providers based on skillsets and need. There is an immediate need for respiratory therapists and public health

nurses, and the administration is asking health care professionals interested in volunteering to sign up at [MAResponds.org \(/health-services-covid-19-volunteer-form\)](https://MAResponds.org (/health-services-covid-19-volunteer-form)).

###

## Media Contact

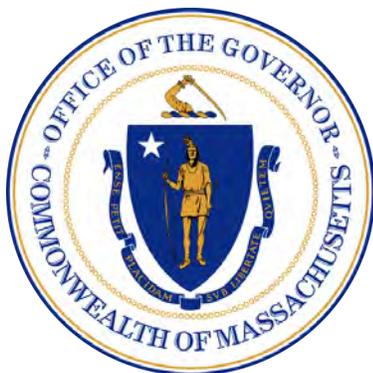
**Sarah Finlaw, Press Secretary, Governor's Office**

### Phone

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### Online

[gov.press@state.ma.us](mailto:gov.press@state.ma.us) (mailto:gov.press@state.ma.us)

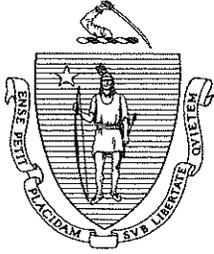


### Office of Governor Charlie Baker and Lt. Governor Karyn Polito

[\(/orgs/office-of-the-governor\)](https://orgs/office-of-the-governor)

Governor Charlie Baker, Lt. Governor Karyn Polito, and members of their administration are committed to making Massachusetts the best place to live, work, and raise a family.

**More** [\(/orgs/office-of-the-governor\)](https://orgs/office-of-the-governor)



OFFICE OF THE GOVERNOR  
**COMMONWEALTH OF MASSACHUSETTS**  
STATE HOUSE • BOSTON, MA 02133  
(617) 725-4000

**CHARLES D. BAKER**  
GOVERNOR

**KARYN E. POLITO**  
LIEUTENANT GOVERNOR

**ORDER REQUIRING FACE COVERINGS IN PUBLIC PLACES WHERE SOCIAL DISTANCING IS NOT POSSIBLE**

COVID-19 Order No. 31

**WHEREAS**, on March 10, 2020, I, Charles D. Baker, Governor of the Commonwealth of Massachusetts, acting pursuant to the powers provided by Chapter 639 of the Acts of 1950 and Section 2A of Chapter 17 of the General Laws, declared that there now exists in the Commonwealth of Massachusetts a state of emergency due to the outbreak of the 2019 novel Coronavirus (“COVID-19”);

**WHEREAS**, on March 11, 2020, the COVID-19 outbreak was characterized as a pandemic by the World Health Organization;

**WHEREAS**, the Federal Centers for Disease Control have determined that COVID-19 is spread mainly by person to person contact and that the best means of slowing the spread of the virus is through practicing social distancing and by minimizing personal contact with environments where the virus may be spread;

**WHEREAS**, the Department of Public Health continues to urge all residents of the Commonwealth to limit activities outside of the home and to practice social distancing at all times to limit the spread of this highly contagious and potentially deadly virus;

**WHEREAS**, public health experts have determined that it is possible for an infected individual to transmit COVID-19 even when the individual does not exhibit symptoms of the virus;

**WHEREAS**, the Centers for Disease Control and Department of Public Health have advised individuals to wear cloth face coverings when they are out of the home and may be in close proximity to others in order to prevent transmission of this highly contagious virus;

**WHEREAS**, the number of confirmed cases of COVID-19 continues to rise in the Commonwealth. As of April 30, 2020, the Department of Public Health had reported 62,205 cases of COVID-19, including 3,562 deaths, with all counties across the Commonwealth affected;

**WHEREAS**, the eventual reopening of businesses and public places in the Commonwealth will require residents to continue to take precautions, including the wearing of masks or cloth face coverings; and

**WHEREAS**, sections 7, 8, and 8A of Chapter 639 of the Acts of 1950 authorize the Governor, during the effective period of a declared emergency, to exercise any and all authority over persons and property necessary or expedient for meeting a state of emergency, including but not limited to authority over assemblages and pedestrian travel in order to protect the health and safety of persons; transportation or travel; regulation of the sale of articles of food and household articles; and the policing, protection, and preservation of public and private property;

**NOW, THEREFORE**, I hereby Order the following:

Effective Wednesday, May 6, 2020, any person over age two who is in a place open to the public in the Commonwealth, whether indoor or outdoor, and is unable to or does not maintain a distance of approximately six feet from every other person shall cover their mouth and nose with a mask or cloth face covering, except where a person is unable to wear a mask or face covering due to a medical condition or the person is otherwise exempted by Department of Public Health guidance. A person who declines to wear a mask or cloth face covering because of a medical condition shall not be required to produce documentation verifying the condition. This requirement applies to all workers and customers of businesses and other organizations open to the public that are permitted to operate as COVID-19 Essential Businesses as defined in Appendix A of COVID-19 Order 13, as extended by COVID-19 Orders 21 and 30.

All persons are required to wear masks or cloth face coverings at all times when inside grocery stores, pharmacies, and other retail stores. All persons are also required to wear masks or cloth face coverings when providing or using the services of any taxi, car, livery, ride-sharing, or similar service or any means of mass public transit, or while within an enclosed or semi-enclosed transit stop or waiting area.

All persons are strongly discouraged from using medical-grade masks to meet the requirements of this Order, as medical-grade masks should be reserved for healthcare workers and first responders.

The Commissioner of Public Health is directed to issue guidance, subject to my approval, to implement the terms of this Order, which shall include guidance for the use of face coverings by children between the ages of two and five years old.

If a customer refuses to wear a mask or cloth face covering for non-medical reasons, a business may decline entry to the individual.

The Department of Public Health, local boards of health and authorized agents pursuant to G. L. c. 111, § 30 are authorized to enforce this Order and if necessary may do so with the assistance of State or municipal police. Violation of the terms of this Order or Department of Public Health Guidance may result in a civil fine of up to \$300 per violation, in the manner provided for non-criminal disposition of violations of municipal by-law, ordinance, rule, or regulation pursuant to G. L. c. 40, § 21D.

This Order is effective Wednesday, May 6, 2020, and shall remain in effect until rescinded or until the emergency is terminated, whichever happens first.

Given in Boston at 9:30 AM this 1st day of  
May, two thousand and twenty

A handwritten signature in black ink, appearing to read "Charles D. Baker", written over a horizontal line.

CHARLES D. BAKER  
GOVERNOR  
Commonwealth of Massachusetts

Economic Recovery Group	5/12/2020
<b>Sector</b>	<b>Representative</b>
Select Board (Chair)	Jason M. Bridges
Interim President, Chamber	Kristie Ferrantella
Culture & Tourism Director	Janet E. Schulte
Retail	Bess Clarke
	Julie Biondi
Lodging	Jamie Holmes
	Scott Thomas
ReMain	Cecil Barron Jensen
Builders	Pat Levesque
	Kevin Dineen
Non Profits	Margaretta Andrews
	Joe Hale
Real Estate	Marion Roland-Conley
	Gary Winn
Private Clubs	Stephen Creese
Restaurants	Orla Murphy-LaScola
	Patrick Ridge
Event Planners	Maggie Stewart
Transportation/Delivery	Dave Fredericks
Marine/Boating	Catherine Slattery
	Carl Bois
Hospital	Chris Glowacki
Entertainment	Packy Norton
<b>Town Staff</b>	
Town Administration	Rachel Day
Licensing	Amy Baxter
PLUS	Leslie Snell
Human Services	Taylor Hilst
Fin Com	Peter Schaeffer
Board of Health	Malcom MacNab
<b>Other</b>	
Tourism & Travel expert/seasonal resident	Elliot Lees
Facilitator	Julia Novak

# Economic Recovery Task Force

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Recommendations to the Select Board

May 19, 2020



Town & County of  
**NANTUCKET, MA**



A PART OF

 **RAFTELIS**

# Economic Roundtables

- Communication
- Use of Public Spaces
- Permitting and Temporary Regulations



# ECONOMIC RECOVERY TASK FORCE

## Select Board Recommendations

### COMMUNICATION

more  
POSITIVE  
MESSAGE



AMBASSADORS



WHAT'S OPEN



MASK  
USAGE



COLLABORATE  
to ENCOURAGE  
KIDS to COMPLY

### PERMITTING

#### PARKING

- other options and uses...
- valet
- fee reductions

#### ALCOHOL & EVENTS

- renew restaurants
- extend to 2021



### PUBLIC SPACES

PARKING  
LOTS  
MULTI-USE



CLOSE  
SOME  
STREETS



OUTDOOR  
ALCOHOL  
PERMITS

NO  
10 PM  
CURFEW

TENT  
PERMIT  
EXPANSION

CURB  
SIDE  
OPTIONS



PUBLIC  
BEACH  
LOOSEN  
RESTRICTIONS

# Communications



Town & County of  
**NANTUCKET, MA**



A PART OF

 **RAFTELIS**

# Communications

- Tone
  - › Be positive – stress that the Island is safe and people are welcome here!
  - › Stress personal responsibility – physical distancing and wearing masks where physical distancing is not possible, following current advisories, etc.
- Actions
  - › Share the Governor’s Reopening Advisory Board Guidelines regarding regulations for business reopening – and clarify if there are any restrictions unique to Nantucket
  - › Develop a video promoting the Island and allow businesses to share the video on their websites and provide it to clients.
  - › Develop a comprehensive written communication for visitors and seasonal residents that describe the situation on the Island and reviews orders.
  - › Post signage regarding mask requirements and recommendations in high visibility public locations and provide signage for businesses and share appropriate exceptions
  - › Collaborate with schools, camps, and other child service agencies to encourage parents to educate their children on wearing masks as required.
  - › Encourage use of alternative modes of transportation to minimize need for parking throughout the Island.
- Services
  - › Hire and place ambassadors at all points of entry (airport, ferry terminals) and provide information on orders and requirements.



# Use of Public Spaces



Town & County of  
**NANTUCKET, MA**



A PART OF

 **RAFTELIS**

# Use of Public Spaces – Streets & Sidewalks

- Develop a circulation and use plan for public right of way in the downtown and mid-Island:
  - › Close selected downtown streets at certain times to promote retail/restaurant activity.
  - › Create marked curbside pick up zones for retail and restaurants. East and West sides of Downtown.
  - › Establish one-way street periods on mid-island streets to allow parking for mid-island restaurants/venues.
- Advocate for a late night SSA freight boat to allow deliveries to be made early morning before streets are closed.



# Use of Public Spaces – Outdoor Access

- Advocate for additional flexibility to allow venues to use parking lots for outdoor dining & permit alcohol licenses to extend to outdoor space.
- Expedite local permitting process to allow alcohol in outdoor spaces where it is currently prohibited if permitted by State Law.
- Permit and encourage use of downtown pocket parks for carryout dining.
  - › Approach private organizations (St Paul's/Atheneum/Dreamland) to use their open spaces for dining/take out.
- Provide picnic benches in open spaces (closed streets/pocket parks) for take out dining.



# Use of Public Spaces – Parking Changes (To allow street closures)

- Encourage use of Valet by partnering with local merchants to share the cost of subsidizing the valet.
- Utilize parking lot at Saltmarsh Center for public use.
- Explore allowing parking at mid-island fire station for use as a potential park and ride and for local restaurant use (to allow restaurants to use their lots for dining).
- Advocate with RTA to allow private shuttles from Park & Rides to different locations.
- Create longer-term parking outside of Core district.
- Encourage public transportation/reduce NRTA fees.



# Permitting and Temporary Regulations



Town & County of  
**NANTUCKET, MA**



A PART OF

 **RAFTELIS**

# Permitting and Temporary Regulations – Proposed Changes

- Relax parking lot requirements to allow other temporary uses to occur in parking lots.
- Relax time constraints and uses on tent requirements for the 2020 season
  - › Allow for open air markets/dining; and
  - › Allow private home tent permits cancelled in 2020 to carryover to 2021 without impacting the number of allowable permits for 2021
- Expand hours at restaurants to allow late seating.
- Loosen restrictions on food truck locations.
- Relax sidewalk merchandise and wares by-law.
- Loosen permitting to allow more catering on beaches.



# Permitting and Temporary Regulations – Safety matters

- Follow state guidelines and procedures to assist businesses with contact tracing for employees, guests and customers.
- Provide local businesses with information on sourcing necessary PPE.
- Develop and publish procedures to keep public spaces clean and sanitized.



# Permitting and Temporary Regulations – Child Care

- Assist summer camps with rapid re-openings when orders permit.
- Assist day care centers and summer camps with implementing appropriate safety and health precautions.



## Town Administration Implementation Plan for Economic Recovery Task Force Recommendations

As of 5/26/20

*NOTE: Each item should get an indication of support (or not) from the Select Board*

### I. Communications:

- › Share the Governor’s Reopening Advisory Board Guidelines regarding regulations for business reopening – and clarify if there are any restrictions unique to Nantucket
  - › *Available on Town website Coronavirus Page*
  - › *Updates with unique restrictions will be sent weekly as changes occur via Chamber of Commerce distribution list*
  - › *“Back-to-Business Toolkit” has been posted on the Town’s website and distributed via local associations (Chamber, Lodging, Building, Restaurants, Artists, Musicians)*
- › Develop a video promoting the Island and allow businesses to share the video on their websites and provide it to clients
  - › *Working with NCTV to develop a short video about what visitors can expect in terms of shopping, restaurants, social distancing requirements, etc; will be updated bi-weekly as changes occur*
- › Develop a comprehensive written communication for visitors and seasonal residents that describes the situation on the Island and reviews State and Local orders
  - › *Currently available on Town website Coronavirus Page – Summer 2020*
  - › *Guidance to Cape & Islands Seasonal Community from Senator Cyr*
- › Post signage regarding mask requirements and recommendations in high visibility public locations and provide signage for businesses and share appropriate exceptions
  - › *Distribute signage to ferries, beaches, concessions*
  - › *Share with Chamber to distribute to businesses*
  - › *Shared with Poets Corner Press to make available to island businesses and organizations to promote consistency in signage*
- › Collaborate with schools, camps, and other child service agencies to encourage parents to educate their children on wearing masks as required
  - › *Health Department is working with these agencies on public health protocols; State guidance is not yet final*
- › Encourage use of alternative modes of transportation to minimize need for parking throughout the Island
  - › *Underway via Nantucket Footprints and Town/NRTA promotional efforts*

### II. Services:

- › Hire and place ambassadors at all points of entry (airport, ferry terminals) and provide information on orders and requirements.
  - › *Working to establish up to 6 seasonal “COVID educators” to interact with public and businesses about public health protocols*

### **III. Use of Public Spaces – Streets and Sidewalks:**

- › *Expanding role of Town’s staff Events Workgroup (“Back-to-Business” Work Group) with Licensing, Culture & Tourism and Town Administration providing administrative support to develop responses to recommendations from the Task Force including street closings, temporary relaxation of regulations related to tents, sidewalk displays, outdoor seating for restaurants and extension of liquor licenses to outdoor spaces, alternative use of parking lots mid-island, extending time for parking outside of the Core district, extended hours for late seating at restaurants, food truck locations, beach catering.*
  - *Initial Work Group meeting scheduled for week of May 25*
- › *New webpage/form to be developed to organize business-specific requests for all of the above.*
- › Advocate for a late night SSA freight boat to allow deliveries to be made early morning before streets are closed.
  - *Long-term discussion item with SSA (this discussion has occurred off and on for 10+ years; logistical and regulatory issues have precluded this in the past - including a Town of Barnstable ban on early morning truck traffic at the Hyannis SSA Terminal)*

### **IV. Use of Public Spaces – Outdoor Access:**

- › Permit and encourage use of downtown pocket parks for carryout dining.
  - *Pocket parks are currently generally open to the public to use at their own risk, most of these are not Town-owned*
- › Approach private organizations (St Paul’s/Atheneum/ Dreamland) to use their open spaces for dining/take out
  - *Restauranteurs are encouraged to approach their neighbors to develop these collaborations*
- › Provide picnic benches in open spaces (closed streets/pocket parks) for take-out dining.
  - *Researching the purchase of foldable tables/chairs to place in these spaces with signage “recommend users sanitize the tables prior to use; use at your own risk”*

### **V. Use of Public Spaces – Parking Changes (to allow street closures):**

- › Encourage use of Valet by partnering with local merchants to share the cost of subsidizing the valet.

- *Merchants are encouraged to approach the Valet service about this suggestion; the valet agreement with the Town for the 2020 summer season already has a reduced rate of what the valet will pay the Town*
- › Utilize parking lot at Saltmarsh Center for public use.
  - *Parking lot is available for public use after normal business hours; need to work with/notify Nantucket Center for Elder Affairs (NCEA) of plan to promote this use*
- › Explore allowing parking at mid-island old fire station for use as a potential park and ride and for local restaurant use (to allow restaurants to use their lots for dining).
  - *Space is restricted from this use because of the presence of fuel pumps and trailer*
  - *Back-to-Business Work Group will address identifying and determining viability of additional parking locations available for public parking in the mid-island area*
- › Advocate with NRTA to allow private shuttles from Park & Rides to different locations.
  - *NRTA regulations do not allow the use of private shuttles in lieu of public transit vehicles*
- › Create longer-term parking outside of Core district.
  - *Back-to-Business Work Group will review impact of longer-term parking outside of Core District*
- › Encourage public transportation/reduce NRTA fees.
  - *Promotional activity already underway; do not recommend NRTA fee reductions (lower/no fees means additional charges to the Town in future fiscal year(s))*

## **VI. Permitting and Temporary Regulations – Proposed Changes:**

- › *Back-to-Business Work Group will discuss and develop recommendations for the Select Board for proposed or suggested changes to existing permitting and regulations as described above: street closings, temporary relaxation of regulations related to tents, displays of merchandise & wares, outdoor seating for restaurants and extension of liquor licenses to outdoor spaces, alternative use of parking lots mid-island, extending time for parking outside of the Core district, extended hours for late seating at restaurants, food truck locations, beach catering.*

## **VII. Permitting and Temporary Regulations- Safety Matters:**

- › Follow state guidelines and procedures to assist businesses with contact tracing for employees, guests and customers.
  - *Health Dept and NCH work together to help educate businesses as to contact tracing protocols*
- › Provide local businesses with information on sourcing necessary PPE.
  - *Information is available on Back-to-Business Toolkit on Town website*

- › Develop and publish procedures to keep public spaces clean and sanitized.
  - *Create and post signage at beaches, concessions, parks and playgrounds: “Use facilities at your own risk.”; add guidance/information on this to Town website*

### **VIII. Permitting and Temporary Regulations - Child Care**

- › Assist summer camps with rapid re-openings when orders permit. Can do
- › Assist day care centers and summer camps with implementing safety and health precautions.
  - *Health Department is communicating with day care centers and summer camps; state guidance not out yet*

DRAFT

## IV. 6. Economic Recovery Task Force Update

### Nantucket's Back to Business Toolkit

<https://nantucket-ma.gov/DocumentCenter/View/36504/Town-of-Nantucket-Back-to-Business-Toolkit-PDF>

***CONSENT AGENDA ITEMS FOR 6/3/2020 SELECT BOARD MEETING***

**1. Gift Acceptances**

Recommend the acceptance of the following gifts to Town agencies:

- Our Island Home:
  - Gifts totaling \$350 from various donors for the Our Island Home Gift Account

*Recommended Motion: To accept all gifts for their designated purposes, with thanks to the donors.*

Town Administration will ensure that letters of thanks are sent.



## OUR ISLAND HOME

9 East Creek Road  
Nantucket, Massachusetts 02554  
(508) 228-0462  
FAX (508) 228-6875

May 22, 2020

Nantucket Board of Selectmen  
Nantucket, MA. 02554

Dear Chairwoman Hill-Holdgate,

I am writing to request that the Board accept the following gifts for Our Island Home:

- A check in the amount of \$100.00 from Elizabeth and Michael Malynn in memory of Gerry Mailloux.
- A check in the amount of \$25.00 from Gardner and Betty MacDonald in memory of Robert Reader.
- A check in the amount of \$100.00 from Judy and Gene Collatz in memory of Manny Diaz.
- A check in the amount of \$100.00 from John and Joan Stackpole in memory of Robert Reader.
- A check in the amount of \$25.00 from Susan and Michael Conway in honour of Amy Brock's birthday.

All donations will go to the Our Island Home Gift Account and the funds will be used to assist in means to enrich the daily lives of our residents.

Thank you in advance for your acceptance.

Sincerely,

Peter Holden, Interim Administrator  
Our Island Home

**June 3, 2020 Public Hearing to Consider the Following Committee Applications:**

**Nantucket Affordable Housing Trust**

**3 Seats Available: 2 At-Large Seats Available, 3 Applicant  
1 Real Estate Agent/Broker, 1 Applicant**

2 At-Large Seats Terms End 2022  
1 Real Estate Agent/Broker Seat Term Ends 2022

**Current Committee Members:**

Reema Sherry (At-Large)	2020 – applied
Charity Grace Mofsen (At-Large)	2020 – not reapplying
Brian Sullivan (Real Estate Agent/Broker)	2020 – applied
Brooke S. Mohr (At-Large)	2021
Rita Higgins (SB Rep)	2020
Penny Dey (Housing Authority Rep)	2022
David Iverson (NP&EDC Rep)	2020

**Applicants:**

Reema Sherry – incumbent  
Brian Sullivan – incumbent  
Howard Dickler – new applicant  
Allyson Mitchell – new applicant

**Nantucket Historical Commission**

**2 Seats Available, 2 Applicants**

2 Seats Terms End 2023

**Current Committee Members:**

Georgia U. Raysman	2020 – applied
David Silver	2020 – applied
Milton Rowland	2021
Thomas Murray Montgomery	2021
Angus MacLeod	2021
Clement Durkes	2022
Hillary Hedges Rayport	2022

**Applicants:**

Georgia U. Raysman – incumbent  
David A. Silver – incumbent

**Nantucket Historical Commission Alternates**

**1 Seat Available, No Applicants**

1 Seat Term Ends 2023

**Current Committee Members:**

VACANT	2020
Don DeMichele	2021
Ben Normand	2022

**Applicants:**

None

**June 3, 2020 Public Hearing to Consider the Following Committee Applications:**

**Planning Board Alternates**

**1 Seat Available, 1 Applicant**

1 Seat                      Term Ends 2023

**Current Committee Members:**

Stephen Welch	2020 – applied
David Callahan	2021
Campbell Sutton	2022

**Applicants:**

Stephen Welch – incumbent

**Real Estate Assessment Committee**

**2 Seats Available, 2 Applicants**

2 Seats                      Terms End 2023

**Current committee Members:**

Rhoda H. Weinman, Esq. (Real Estate Professional)	2020 – applied
Penny Dey (Real Estate Professional)	2020 – applied
John B. Brescher, Esq. (Real Estate Professional)	2021
Thomas Barada (Local Resident At-Large)	2021
Lee W. Saperstein (Local Resident At-Large)	2022

**Applicants:**

Penny Dey – incumbent  
Rhoda H. Weinman – incumbent

**Roads and Right of Way Committee**

**3 Seats Available, 2 Applicants**

3 Seats                      Terms End 2023

**Current Committee Members:**

Bert Ryder	2020 – not reapplying
Lee W. Saperstein	2020 – applied
Nathaniel Lowell	2020 – applied
Edward Gillum	2021
Nelson Eldridge	2021
Leslie W. Forbes	2021
Allen Reinhard	2022
Bill Grieder	2022
Rick Atherton	2022

**Applicants:**

Lee W. Saperstein – incumbent  
Nathaniel E. Lowell – incumbent

**June 3, 2020 Public Hearing to Consider the Following Committee Applications:**

**Scholarship Committee**

**2 Seats Available; 2 Applicants**

2 Seats            Terms End 2023

**Current Committee Members:**

Jana Starr Duarte	2020 – applied
Kristie Ferrantella	2020 – applied
Lee W. Saperstein	2021
Leslie W. Forbes	2021
Margaret (Magee) Detmer	2021
Jeanne Miller	2022
Mark Voigt	2022
Michael Cozort (Superintendent)	

**Applicants:**

Jana Duarte – incumbent  
Kristie Ferrantella – incumbent

**Tree Advisory Committee**

**2 Seats Available, 1 Applicant**

2 Seats            Terms End 2023

**Current Committee Members:**

Michael V. Misurelli	2020 – applying
Whitfield C. Bourne	2020 – applied
Ben Champoux	2021
Geoff Smith	2022
John Schichtel	2022

**Applicants:**

Whitfield C. Bourne – incumbent  
Michael Misurelli – incumbent

**Zoning Board of Appeals**

**1 Seat Available, No Applicants**

1 Seat            Term Ends 2025

**Current Committee Members:**

Michael O'Mara	2020 – no response
Kerim Koseatac	2021
Susan McCarthy	2022
Lisa Botticelli	2023
Edward S. Toole	2024

**Applicants:**

None

**June 3, 2020 Public Hearing to Consider the Following Committee Applications:**

**Zoning Board of Appeals Alternate**

**1 Seat Available, 1 Applicant**

1 Seat                      Term Ends 2023

**Current Committee Members:**

Mark W. Poor	2020 – applied
Geoffrey Thayer	2021
Jim Mondani	2022

**Applicants:**

Mark W. Poor – incumbent



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT

For Re-Appointment by the Select Board

RECEIVED

Please return this form to the Town Administration offices by the advertised due date. 2020
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: REEMA SHERRY

Home Phone: 508-221-0355

Mailing Address: 60 POLICE AVE NANTUCKET MA 02554

Work Phone:

Email Address: REEMA.SHERRY@GMAIL.COM

Date Submitted: 5.15.20

REQUESTING RE-APPOINTMENT TO: AFFORDABLE HOUSING TRUST FUND

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
Why do you want to continue serving on the committee/board/commission?

ATTENDANCE - 95% ; I RARELY MISS A MEETING
NOW THAT THE TRUST HAS GAINED SOME REAL MOMENTUM IN THE COMMUNITY,
I WOULD LIKE TO SEE AND BE A PART OF FUTURE PROJECTS.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
How do you feel you have helped the committee/board/commission in its goal(s)/mission?

FROM MY FIRST TERM, I HAVE TAKEN THE LEAD ON ABOUT WRITING FOR
THE TRUST, AS WELL AS WORKING ON PUBLIC INTEREST, THE HOUSING PRODUCTION
PLAN, THE STRATEGIC PLAN, AND ALL OF OUR CURRENT PROGRAMS.

MY EXPERIENCE AS A FORMER NEWSPAPER REPORTER + EDITOR, AND AS PART OF
THE PLANNING STAFF, AS WELL AS WRITING CONSULTANT TO THE TOWN'S MASTER PLAN,
HAS BEEN AN ASSET TO THE TRUST + IT'S MISSION.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

MY DAUGHTER-IN-LAW IS ON THE BOARD OF HABITAT NANTUCKET.

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

MY ESTRANGED HUSBAND IS UNDER CONTRACT WITH THE DPW TO CONSTRUCT
A WHOLE SCULPTURE/TRASH RECEPTACLE FOR SUNSHINE BEACH, FUNDED BY A GRANT BY
A PRIVATE NON-PROFIT.



TOWN OF NANTUCKET  
 COMMITTEE INTEREST FORM/INCUMBENT  
 For Re-Appointment by the Select Board

RECEIVED  
 MAY 28 2020  
 NANTUCKET TOWN ADMINISTRATION

Please return this form to the Town Administration offices by the advertised due date.  
 Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: BRIAN SULLIVAN Home Phone: 508 414 1878

Mailing Address: 56 HUMMOCK POND Work Phone: \_\_\_\_\_

Email Address: SULLY@FISHERNANTUCKET.COM Date Submitted: 5/28/2020

REQUESTING RE-APPOINTMENT TO: A.H.T.F

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

FULL COMMITMENT GREAT ATTENDANCE  
 HAVE GOALS TO SEE PROJECTS COMPLETED

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

I HAVE BEEN CHAIR FOR LAST FEW YEARS

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

FISHER REAL ESTATE OWNER, MARIA MITCHELL BOARD MEMBER

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

NO

## Erika Mooney

---

**From:** Charity Grace Mofsen <charitygrace.mofsen@gmail.com>  
**Sent:** Thursday, May 28, 2020 4:06 PM  
**To:** Erika Mooney  
**Cc:** sully@fishernantucket.com  
**Subject:** Re: AHT

Hi Erika,

Thanks for reaching out. I've enjoyed serving on the Affordable Housing Trust, but feel like it's time to put my focus in some other areas right now. I will not be seeking re-appointment.

Brian, thank you for your leadership and the opportunity to serve.

Looking forward to seeing you both around town as we start to re-emerge.

Sincerely,

Charity Grace Mofsen

On May 28, 2020, at 1:12 PM, Erika Mooney <EMooney@nantucket-ma.gov> wrote:

Hi Sully and Charity Grace:

I haven't received requests for re-appointment to the Affordable Housing Trust; they are due tomorrow. I am attaching the incumbent application and statement of commitment. IF you are interested in re-appointment, please fill them in and email back to me. If you are not interested in re-appointment, please just respond to this email as such. Thanks!

Erika

Erika D. Mooney  
*Operations Administrator*  
Town of Nantucket  
16 Broad Street  
Nantucket MA 02554  
508-228-7266  
508-228-7272 Fax

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<Application\_INCUMBENT.pdf>  
<Statement\_of\_Commitment.pdf>

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**TOWN OF NANTUCKET**  
**COMMITTEE INTEREST FORM/NEW APPLICANT**  
*For Appointment by the Select Board*

*Please return this form to the Town Administration offices by the advertised due date.  
Please call for date of the Public Hearing for applications review or refer to the Public Notice.*

**Name:** Howard Dickler

**Home Phone:** 301-807-4522

**Mailing**

**Address:** POB 2978 Nantucket MA 02584

**Alternate Phone:** \_\_\_\_\_

**Email Address:** hdickler@yahoo.com

**Date Submitted:** May 26, 2020

REQUESTING APPOINTMENT TO: Affordable Housing Trust

*Reasons for Committee Interest*

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

I am interested in serving for two reasons. First, I believe that implementation of adequate affordable, clean, and safe housing for ALL of our year-round residents is the single most important issue facing our island. Only by achieving this goal can we become the inclusive and sustainable community that we want to be. The Affordable Housing Trust is the committee tasked by the Select Board and town with achieving this goal. Second, my career in medicine and science was one of service and being of service was the reason I became a physician. Participation on the Affordable Housing Trust would allow me to serve the community. I have attended meetings of the Trust, and I am prepared to commit to the meeting schedule of the Trust.

*Relevant Experience*

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

My relevant experience is both professional and personal. Professionally I held leadership positions at the National Cancer Institute (Branch Chief), University of Maryland School of Medicine (Research Dean), and National Institutes of Health (Center for Human Immunology Chief Operating Officer). In these positions I was responsible for the strategic planning of multi-million dollar initiatives, including construction of research facilities, and all aspects of program development and implementation including the issuance of Requests for Applications (RFAs) and Requests for Proposals (RFPs). I have a strong personal interest in residential architecture which I pursued by developing a few overlooked small pieces of property into approved building lots or single-family houses. This occurred in a county that had very extensive regulations. Thus, I have a great appreciation for the detailed work necessary to meet both the letter and intent of regulations. Recently I served on the Neighborhood First Committee which made recommendations to the Trust for utilization of funds allocated by ATM for affordable housing. I would hope to help the Trust reach the goal of providing sufficient clean, safe, and affordable housing for all year-round island residents.

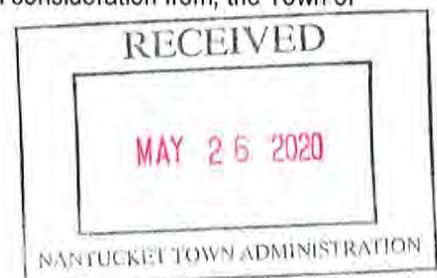
*Potential Conflicts of Interest*

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

I am Chairman of the Board of Mice Against Ticks, a non-profit organization which supports research efforts to develop tools to prevent or reduce Lyme and other tick-borne diseases on Nantucket and Martha's Vineyard.

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

No





**TOWN OF NANTUCKET**  
**COMMITTEE INTEREST FORM/NEW APPLICANT**  
*For Appointment by the Select Board*



*Please return this form to the Town Administration offices by the advertised due date.  
 Please call for date of the Public Hearing for applications review or refer to the Public Notice.*

**Name:** Allyson Mitchell **Home Phone:** 781-424-0649  
**Mailing Address:** 15 Macys Lane **Alternate Phone:** \_\_\_\_\_  
**Email Address:** allyson.mitchell.ack@gmail.com **Date Submitted:** 5/23/2020

REQUESTING APPOINTMENT TO: Affordable Housing Trust

*Reasons for Committee Interest*

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

I have been able to watch some of the Trust's Zoom meetings - in the past, the timing of the meetings always conflicted with my work schedule. As a Nantucket resident since before my first birthday, I have always been passionate about this community being able to support its residents and members. I see our current housing issues as incredibly detrimental to our ability as a community to take care of its constituents and thus ultimately, itself. My current job does allow for mid-day meetings, especially for those that have such an impact on the island's residents. My interest in housing specifically has come with the many years of my adult life that have been spent working and saving towards home ownership, in a market that has always been impossible for myself and my family to enter into. Before we were married with children, we didn't have enough cash for a proper down payment or enough income to secure a mortgage. By the time my husband and I both had positions that paid us enough to do both of those things, the market had skyrocketed, "starter" homes that used to be within our reach were being purchased by investors looking to rent them for the short term, and we had advanced our pay too far to qualify any longer for any affordable housing options. We are not alone in this struggle either and I'd like to be a part of solving the problem, so that we can keep our committed Nantucketers here for the long term.

*Relevant Experience*

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

I have been working towards purchasing a house on Nantucket my entire adult life. I've always been intrigued by the real estate market and even spent time in the real estate industry myself. I have also held jobs as the property manager for a large-scale (11+ homes) short term rental company, as the office manager for a high end custom home builder, and currently one of my two full time positions is as the Director of Operations for a seasonal restaurant down town. My experience with the balance needed to support Nantucket's seasonal economy and its year round population is vast. My personal focus, if appointed to this committee, would be creative problem solving to our current home ownership issues on the island. I would like to see the Trust, the town and its constituents, develop programs that help support year round residents to find homes that they can purchase for their own full time use. While I appreciate the financial benefits that come with a strong short term rental market on Nantucket, I also understand that it is the business of buying homes simply to rent seasonally, that is making it impossible for life-long island residents to purchase homes of their own and commit to this island for generations.

*Potential Conflicts of Interest*

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

I am currently the Development Associate for The Nantucket Lighthouse School. I have held this position since early January 2020.

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

My husband is the Fire Prevention Officer at the Nantucket Fire Department, he has been a member of the Department for 14 years. I do not see this as a conflict of interest at all though - in fact - being married to a long time employee of the Town has only further shown me how important alternative and appropriate housing solutions are for our community.



TOWN OF NANTUCKET  
 COMMITTEE INTEREST FORM/INCUMBENT  
 For Re-Appointment by the Select Board

RECEIVED  
 MAY 22 2020  
 TOWN OF NANTUCKET TOWN ADMINISTRATION

Please return this form to the Town Administration offices by the advertised due date.  
 Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Georgia U. Raysman Home Phone: 917-741-6669

Mailing Address: P.O. Box 332, Scorsset MA 02564 Work Phone: —

Email Address: georgiaraysman@gmail.com Date Submitted: May 20, 2020

REQUESTING RE-APPOINTMENT TO: Nantucket Historical Commission

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings? - *all except one which was pre-authorized.*
- Why do you want to continue serving on the committee/board/commission?

*↳ I think the NHC is doing important work helping to clarify + inform Select Board decision-making with regard to our historic infrastructure, & to help the DPW by identifying methods of preservation + restoration of these historic assets.*

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

*I bring experience as a former board member + chair of the Nantucket Preservation Trust working on preservation easements for historic property owners. As an attorney I bring analytical skills + creativity. I've helped the Commission by analyzing the MassDOT proposals for signage on the Nantuxet Road, + by providing photos of small roundabouts used elsewhere in the USA, in addition to general meeting discussion.*

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members. *None*
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? *No*



**TOWN OF NANTUCKET**  
**COMMITTEE INTEREST FORM/INCUMBENT**  
 For Re-Appointment by the Select Board

RECEIVED  
 MAY 22 2020  
 NANTUCKET TOWN ADMINISTRATION

Please return this form to the Town Administration offices by the advertised due date.  
 Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: David A. Silver Home Phone: 919.368.0628

Mailing Address: 11 Weymouth Street Work Phone: 508.228.1881 ext. 303

Email Address: davidsilver9600@gmail.com Date Submitted: \_\_\_\_\_

REQUESTING RE-APPOINTMENT TO: Nantucket Historical Commission

*Reasons for Committee Interest*

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

o I have had perfect attendance to all meetings

o I have always had an interest in serving local government. I think that it is a great opportunity to serve the community and work on issues that might otherwise get overlooked.

o I have learned a lot in my first year, and think that my knowledge and leadership skills will only continue to grow.

*Relevant Experience*

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

• As a real estate professional i think my input and experience make for productive and insightful conversations. I have always removed my professional opinion from my work on the Commission. ~~\_\_\_\_\_~~ ~~\_\_\_\_\_~~ ~~\_\_\_\_\_~~ ~~\_\_\_\_\_~~ ~~\_\_\_\_\_~~ ~~\_\_\_\_\_~~ ~~\_\_\_\_\_~~ ~~\_\_\_\_\_~~ ~~\_\_\_\_\_~~ ~~\_\_\_\_\_~~

• As the secretary of the Commission, i keep minutes and records of all meetings. I hope to continue to assist the Committee in this regard. capacity.

*Potential Conflicts of Interest*

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

n/a

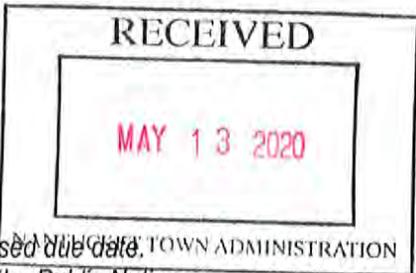
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

n/a



TOWN OF NANTUCKET
COMMITTEE INTEREST FORM/INCUMBENT

For Re-Appointment by the Board of Selectmen



Please return this form to the Town Administration offices by the advertised due date. Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Stephen Welch Home Phone: 508-228-1001

Mailing Address: P.O. Box 3777, Nantucket MA 02584 Work Phone:

Email Address: steph@welch-associates.com Date Submitted: 05/12/20

REQUESTING RE-APPOINTMENT TO: Planning Board (Alternate)

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
Why do you want to continue serving on the committee/board/commission?

I am committed to the Board's meeting schedule & assignments; I attend all meetings, except for if alternates cannot be activated (Thursday mtgs.) or due to illness. I am familiar with our zoning bylaws, our rules & regulations governing subdivision of land, and our requirements & guidelines for major commercial developments. I am also familiar with our master plan and housing production plan, plans I was honored to participate in and hope to be involved in renewing. I believe planning is important and effective when applied conscientiously, to create high-quality outcomes with consideration for consequences. I believe strongly that sound planning should elevate our environment, preserve our natural resources, and honor our historically significant traditions; this, to ensure Nantucket remains a beautiful, interesting, and diverse place to live, work, and raise families, and for others to visit and share. Serving our community as a Planning Board Alternate provides policy-level involvement and my vote for high-quality outcomes with thoughtful consideration of finances, constructive solutions and focused benefits. We each have responsibility to step up, this is our home--please vote for me for this position.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
How do you feel you have helped the committee/board/commission in its goal(s)/mission?

Over the last few decades I've developed management processes and best practices. I've also worked with attorneys, architects, and engineers, and many trades people and local business owners; and, I've been involved in various committees that contributed to establishing our Covenant and CPC programs. This experience blessed me with broad yet detailed understanding of planning, zoning, and bylaw drafting, and legal and other technical matters related to orderly development and growth--and their real impacts on our neighbors and visitors. I hope to continue to share this experience, a versed but fresh perspective amongst established voices and practices. Planning involves various initiatives that I would like to continue to contribute to along with the upcoming Master Plan. I have drafted and had support of Town Meeting, through Planning, for various articles over the years. Recently, I conceived language that brought Secondary Lots (Covenant Lots) under local zoning (vs. remaining stuck in mire at the State House)--this was endorsed by Planning and approved at ATM. I hope to continue providing solutions including with regard to year-round and affordable housing. As a member of Capital Programming and the HDC, I help in real-time to provide important continuity of citizen involvement.

Potential Conflicts of Interest

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

TON: Capital Programming Committee and Historic District Commission.

Non-TON: Maddequet Admiralty Association, Nantucket Assoc. of Real Estate Brokers, NHA.

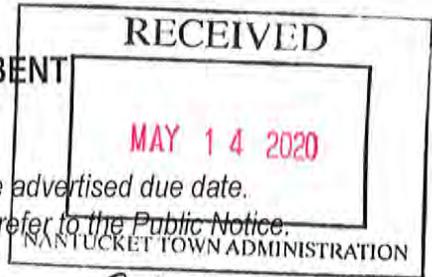
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

No, none.

Endorsed by the Board of Selectmen April 26, 2006



TOWN OF NANTUCKET  
 COMMITTEE INTEREST FORM/INCUMBENT  
 For Re-Appointment by the Select Board



Please return this form to the Town Administration offices by the advertised due date.  
 Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: PENELOPE DEY

Home Phone: 508-224-0801

Mailing Address: 17 Warren Street

Work Phone: 508-228-7707

Email Address: penny@nantucketrealestate.com Date Submitted: 5/12/2020

REQUESTING RE-APPOINTMENT TO: REAC

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings? *I THINK I MISSED 2 MEETINGS THIS YEAR.*
- Why do you want to continue serving on the committee/board/commission?  
*I FEEL THAT MY BACKGROUND IN REAL ESTATE ENABLES ME TO MAKE A MEANINGFUL CONTRIBUTION. AND I HAVE THE TIME TO DO THE HOMEWORK AND PARTICIPATE FULLY.*

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?  
*KNOWLEDGE OF THE REAL ESTATE MARKET ON NANTUCKET 34 YEARS FULL TIME PRACTICING R.E.  
 I HAVE BEEN ABLE TO OBJECTIVELY EVALUATE EACH SITUATION BASED UPON OUR MISSION. IF THE SELECT BOARD HAS A DIFFERENT IDEA OF WHAT OUR JOB SHOULD BE, IT WOULD BE HELPFUL TO KNOW.*

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.  
*THE HOUSING AUTHORITY - GOVERNOR APPOINTEE  
 NANTUCKET COMM. SAILING, NARECB, NANTUCKET FILM FESTIVAL ADVISORY BOARD*
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?  
*No.*



TOWN OF NANTUCKET  
 COMMITTEE INTEREST FORM/INCUMBENT  
 For Re-Appointment by the Select Board



Please return this form to the Town Administration offices by the advertised due date.  
 Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Rhoda H. Weinman

Home Phone: 508-228-3290

Mailing Address: Box 1365

Work Phone: 508-228-9600

Email Address: Weinman@nantucket1stand4ed.net

Date Submitted: 5/4/2020

REQUESTING RE-APPOINTMENT TO: Real Estate Advisory Committee REAC

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings? 100%
- Why do you want to continue serving on the committee/board/commission?

*As a real estate attorney on Nantucket for the past 35 years, I feel that I have a lot to add to this committee. I would like to continue on the committee as there should be continuity & experience with prior decisions we have made*

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

*I was appointed to this committee at its inception, I chaired it for the first few years. As someone who is involved with real estate on a daily basis, I believe I add a lot to this committee*

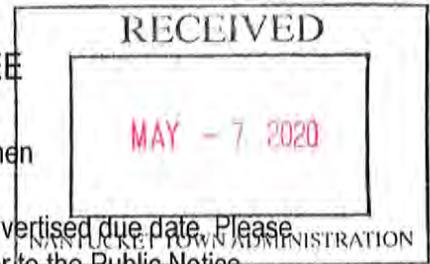
Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members. *My husband is on the Alderment Advisory Committee. I do not perceive this as a conflict.*
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

*My husband, Joe Richardella, is on the Alderment Advisory Committee, & I believe he receives \$500/yr. He is not going to renew.*



TOWN OF NANTUCKET COMMITTEE  
INTEREST FORM/INCUMBENT  
For Re-Appointment by the Board of Selectmen



Please return this form to the Town Administration offices by the advertised due date. Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Lee W. Saperstein

Home Phone: 508-680-1337

Mailing Address: Lee W. Saperstein  
P. O. Box 1408, Nantucket, MA 02554

Work Phone: (cell) 573-578-7750

Email Address: saperste@mst.edu

Date Submitted: May 5, 2020

REQUESTING RE-APPOINTMENT TO: Committee on Roads and Right of Way

*Reasons for Committee Interest*

- *What has been your level of attendance at committee/board/commission meetings?*  
High. When I have unavoidable off-Island conflicts, I use Skype to connect. Estimated attendance is 90 percent.
- *Why do you want to continue serving on the committee/board/commission?*

I want to use my experience to serve where I may be of use; I have no desire to be an officer. The pandemic shutdown has delayed important projects that may be resumed as soon as the Town re-opens:

- Currently Secretary
- Subcommittee on marking public ways remains active; we have a number of new monuments to be installed and added to the public list.
- Chapter 91 licenses remain an issue of strong interest that is part of the Committee's mission to maintain beach access.
- Progress on sidewalk and roadway maintenance is a continuing interest for the committee/
- Progress on pedestrian and bicycle paths that connect the beach paths is a high priority.
- I remain very interested in signage that identifies the route of the Nantucket Railroad.

*Relevant Experience*

- *What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?*

I have a 40-year professional history of teaching and researching the environmental impacts of mineral extraction, including work on rehabilitation of severely disturbed lands as well as the health and safety of mine workers. These experiences and skills give me insight into land use, land surveys, and the social license on the use of land. I'm also pretty good with computer programs for word processing, document creation, and spread sheets.

- *How do you feel you have helped the committee/board/commission in its goal(s)/mission?*

As Secretary, I do the routine timely and effectively, particularly Minutes but also forms, spread sheets, and, as needed, memoranda. As a committee member, I support the Chair and my colleagues in pursuit of the committee's vision and mission..

*Potential Conflicts of Interest*

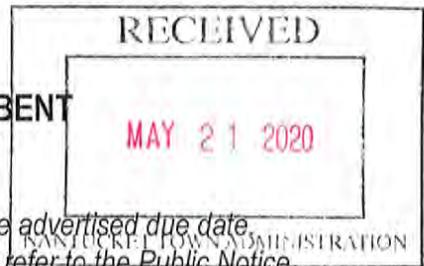
- *Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.*
  - Cemetery Commission, Nantucket Civic League Executive Committee, Nantucket Town Association Executive Committee, Real Estate Assessment Committee, Scholarship Committee
- *Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?*

No



TOWN OF NANTUCKET  
COMMITTEE INTEREST FORM/INCUMBENT

For Re-Appointment by the Select Board



Please return this form to the Town Administration offices by the advertised due date.  
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Nathaniel E Lowell Home Phone: 508-325-1716

Mailing Address: PO Box 2353 Nantucket Work Phone: Same

Email Address: natlowl@comcast.net Date Submitted: 5/21/20

REQUESTING RE-APPOINTMENT TO: Boards & Right of Way Committee

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings? close to 100%
- Why do you want to continue serving on the committee/board/commission?

I enjoy this committee and the topics we discuss & also the people who come in to voice an issue.

Alan Reinhard does a fantastic job as chair along with Lee Sepastian as secretary

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

I have a lot of interest & experience in history of Nantucket, land uses, past practices, families etc. and also serve on Planning Board which at times can be helpful with past & present decisions etc.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members. none

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket? no.

# Town and County of Nantucket Select Board • County Commissioners

Dawn E. Hill Holdgate, Chair  
Jason Bridges  
Matt Fee  
Kristie L. Ferrantella  
Rita Higgins



16 Broad Street  
Nantucket, Massachusetts 02554

Telephone (508) 228-7255  
Facsimile (508) 228-7272  
www.nantucket-ma.gov

C. Elizabeth Gibson  
Town & County Manager

April 27, 2020

Bert Ryder  
PO Box 3442  
Nantucket, MA 02584

Dear Bert:

Our records indicate that your term expires June 30, 2020 for your seat on the Roads and Right of Way Committee. If you are interested in being considered for re-appointment, please complete the enclosed "Committee Interest Form/Incumbent" and the "Statement of Commitment" form and return them to Town Administration in the enclosed envelope by **Friday, May 29, 2020**. If you chose not to apply for re-appointment, please check the box at the bottom of this letter and return it in the enclosed envelope.

Please also note that a public hearing will be held on **Wednesday, June 3, 2020 at 6:00 pm** via Zoom and YouTube Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law. Information on viewing the meeting can be found at <https://www.nantucket-ma.gov/138/Boards-Commissions-Committees>. Committee appointments are scheduled for June 17, 2020. If you have any questions or would like further information, please call (508) 228-7266. Thank you.

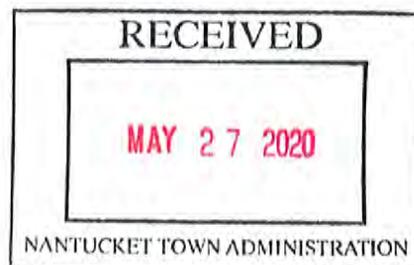
Sincerely,

Erika Mooney  
Operations Administrator

Enclosure

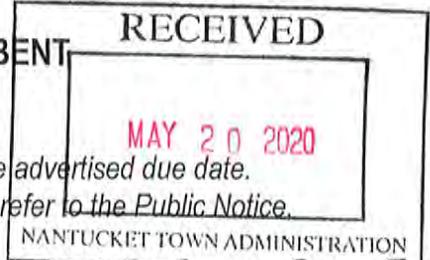
I do not intend to apply for reappointment.

\_\_\_\_\_  
Signature





TOWN OF NANTUCKET  
COMMITTEE INTEREST FORM/INCUMBENT  
For Re-Appointment by the Select Board



Please return this form to the Town Administration offices by the advertised due date.  
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Jana Duarte

Home Phone: 508-228-3554

Mailing Address: 3 Cedar Circle, 02554

cell Work Phone: 508-221-1398

Email Address: K3DSTARR@comcast.net

Date Submitted: 5-8-2020

REQUESTING RE-APPOINTMENT TO: Town Scholarship Committee

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

I believe my attendance has been 100%.  
I'd like to continue serving our students.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

I have been involved with the school system since 2002. I feel I have helped this committee by knowing the students + their families + assisting them meet college fund needs.

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

~~\_\_\_\_\_~~

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

Husband, Dominic, employed DAW.



TOWN OF NANTUCKET  
COMMITTEE INTEREST FORM/INCUMBENT  
For Re-Appointment by the Select Board

Please return this form to the Town Administration offices by the advertised due date.  
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Kristie Ferrantella Home Phone: 508.332.9523

Mailing Address: 21A Park Circle Work Phone: \_\_\_\_\_

Email Address: Kferrantella1@gmail.com Date Submitted: \_\_\_\_\_

REQUESTING RE-APPOINTMENT TO: Scholarship Cmte

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings? 100%
- Why do you want to continue serving on the committee/board/commission?  
I enjoy serving on a board that helped fund my education.

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

I currently serve as the chair and have helped the committee streamline process for 40+ applicants

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

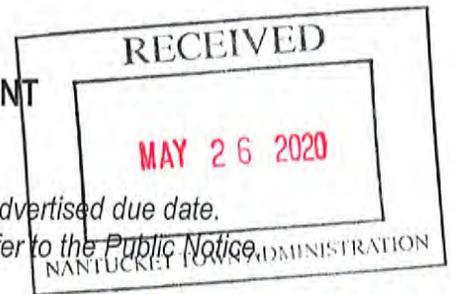
on select Board

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

Yes, on SB.



TOWN OF NANTUCKET  
 COMMITTEE INTEREST FORM/INCUMBENT  
 For Re-Appointment by the Select Board



Please return this form to the Town Administration offices by the advertised due date.  
 Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: Whitfield C. Bourne Home Phone: 508-228-5611

Mailing Address: 12 West Dover St. Work Phone: 508-331-9094 (cell)

Email Address: wc.bourne@comcast.net Date Submitted: 5/24/20

REQUESTING RE-APPOINTMENT TO: Tree Advisory Comm.

Reasons for Committee Interest

- What has been your level of attendance at committee/board/commission meetings?
- Why do you want to continue serving on the committee/board/commission?

Attendance has been very good when I'm informed of meetings

Believe I make a positive contribution w/ my local knowledge of the island's flora & fauna as well as current events & environmental <sup>issues</sup>

Relevant Experience

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

observation of trees from bikes rides & work travels, etc. Institutional knowledge of tree issues, home owners impacts & construction projects over many years of living on our beautiful island. Believe I bring an appreciation of trees & landscaping & how they impact our lives & the beauty of the island & our street scapes as well as

Potential Conflicts of Interest

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

NO

## Erika Mooney

---

**From:** Mike Misurelli <mike@jm-landscapeservices.com>  
**Sent:** Thursday, May 28, 2020 2:11 PM  
**To:** Erika Mooney  
**Subject:** Re: Tree Advisory Committee

I will get to this later today for re appointment.

Thank you

Mike

Sent from my iPhone

On May 28, 2020, at 1:14 PM, Erika Mooney <EMooney@nantucket-ma.gov> wrote:

Hi Mike:

I haven't received a request from you for re-appointment to the Tree Advisory Committee; it is due tomorrow. I am attaching the incumbent application and statement of commitment. If you are interested in re-appointment, please fill them in and email back to me. If you are not interested in re-appointment, please just respond to this email as such. Thanks!

Erika

Erika D. Mooney  
*Operations Administrator*  
Town of Nantucket  
16 Broad Street  
Nantucket MA 02554  
508-228-7266  
508-228-7272 Fax

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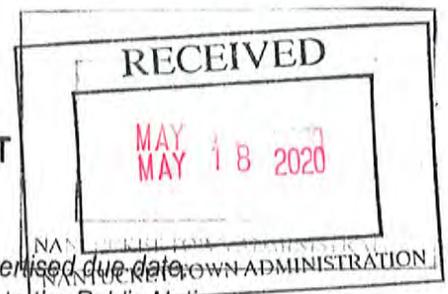
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<Statement\_of\_Commitment.pdf>

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**TOWN OF NANTUCKET**  
**COMMITTEE INTEREST FORM/INCUMBENT**  
*For Re-Appointment by the Select Board*



Please return this form to the Town Administration offices by the advertised due date.  
Please call for date of the Public Hearing for applications review or refer to the Public Notice.

Name: MARKW. POOR

Home Phone: 508-228-6913

*Mailing*

Address: BOX 3363 NANTUCKET, MA 02584

Work Phone: 508-228-6913

Email Address: permits@comcast.net

Date Submitted: MAY 7, 2020

REQUESTING RE-APPOINTMENT TO: ZONING BOARD OF APPEALS, alternate

*Reasons for Committee Interest*

- What has been your level of attendance at committee/board/commission meetings? 85 to 100%
- Why do you want to continue serving on the committee/board/commission?  
Continued desire to do my Civic Duty, and support the goals and direction of the community and the Town of Nantucket

*Relevant Experience*

- What have you brought to the committee/board/commission in terms of experience, skills, ideas, insight?
- How do you feel you have helped the committee/board/commission in its goal(s)/mission?

over thirty years of experience with P.L.U.S. and a thorough knowledge of the by-laws  
a non partisan, non biased approach to problem solving  
a commitment to fairness and a respect for my fellow members opinions  
the desire to continue to be relevant in the evolution of the goals and objectives of  
our committee's work and the Town

*Potential Conflicts of Interest*

- Please list any committees appointed by the Select Board, local agencies or non-profit organizations of which you or a member of your immediate family are current members.  
current: alternate, Zoning Board of Appeals  
wife: board of directors Dreamland Theater, both members of Nantucket Historical Association
- Are you or any member of your family employed by, or receive any financial consideration from, the Town of Nantucket?

NO

*Endorsed by the Select Board April 26, 2006.*



*The Commonwealth of Massachusetts*  
*Executive Office of Energy and Environmental Affairs*  
*100 Cambridge Street, Suite 900*  
*Boston, MA 02114*

Charles D. Baker  
GOVERNOR

Karyn E. Polito  
LIEUTENANT GOVERNOR

Kathleen A. Theoharides  
SECRETARY

Tel: (617) 626-1000  
Fax: (617) 626-1081  
<http://www.mass.gov/eea>

**Memorandum**

**From:** Executive Office of Energy and Environmental Affairs

**Date:** May 18, 2020

**Subject:** Beaches Guidelines for Managers

---

The following are safety and re-opening standards for the management and use of coastal and inland beaches in the Commonwealth for Phase 1 of the Commonwealth's Reopening.

All beach managers and visitors should adopt the specific guidelines outlined herein. Property-specific guidelines should be posted at entrance points to beach areas and on relevant social media/websites. Guidelines provided herein apply to all inland and coastal beaches unless otherwise specified.

This guidance will apply until amended or rescinded. Any questions regarding this guidance can be sent to [outdoor.recreation@mass.gov](mailto:outdoor.recreation@mass.gov)

**DPH Orders and Guidelines**

**Face Coverings and Masks:** All beach visitors shall comply with *COVID-19 Order 31: Order Requiring Face Coverings in Public Places Where Social Distancing is Not Possible*. The order requires any person over the age of 2, whether indoors or outdoors, to wear a face covering or mask when they cannot maintain 6 feet of distance between themselves and others, unless they have a medical condition preventing them from doing so (see further guidance here: <https://www.mass.gov/info-details/covid-19-state-of-emergency>). Masks are not required to be worn while swimming.

**Group Size:** No groups larger than 10 are allowed to gather. <https://www.mass.gov/doc/march-31-2020-assembly-guidance/download>.

**Coastal and Inland Beaches – Manager and User Guidelines for Parking and Capacity**

- ❖ To allow for adequate social distancing for ingress, egress, and transit across the beach, beach capacity should be managed to accommodate a minimum of 12 ft distance between toweling/beach blanket groups
- ❖ Parking lots, people entering the beach or other factors should be managed, if necessary, to limit beach capacity to accommodate adequate social distancing based on an assessment by the beach manager.
- ❖ Loading and unloading times for people and personal items at drop off areas should be limited, where possible. No loitering, tailgating.
- ❖ Picnic areas should be closed if social distancing cannot be maintained and sanitization cannot be performed between use.

### **User Guidelines**

- ❖ Beach visitors are required to maintain social distancing of at least 6 feet or more at all times and visitors should maintain at least 12 ft minimum distance between toweling/beach blanket areas.
- ❖ Organized ball games should not be allowed activity including, but not limited to, volleyball, Kan Jam, spikeball, football, soccer, Kadima, and bocce.
- ❖ Beach visitors shall abide by social distancing standards for bathroom lines and follow any established visual guidelines for maintaining a 6' distance in all restroom facilities.
- ❖ A minimum distance of 6 feet shall be maintained between lifeguards and between the public and lifeguard stands unless in the case of an emergency.

### **Over Sand Vehicle (OSV) Coastal Beaches**

- ❖ Capacity for OSV beaches should be calculated by beach manager.
- ❖ Methodology for calculating beach capacity of OSV's should account for at least one car length (15 to 20 feet) between vehicles at high tide.
- ❖ Capacity for OSV should be clearly outlined and signed for potential users and made available on social media.
- ❖ Activities on OSV beaches should follow guideline of Beach Activities listed above.

### **Lifeguards**

- ❖ A minimum distance of 6 feet should be maintained between lifeguards, the public and lifeguard stands except in the case of an emergency.

### **Admissions/Contact Stations/Rentals**

- ❖ Admission/entry transactions are encouraged, where possible should be carried out through a no contact process such as online reservations, timed-ticketing, permit/sticker issuance or an on-site electronic transaction method that allows for social distancing guidelines to be followed. If not feasible, hand transactions and cash may be allowed.
- ❖ Any necessary visitors-staff interactions, whether in a vehicle or on foot, should be in accordance with social distancing.

- ❖ If renting equipment, all equipment must be cleaned and disinfected between use. If items cannot be properly disinfected, rental should not be allowed. Masks and snorkels should not be rented.

### **Restrooms, Comfort Stations, Showers**

- ❖ Managers should ensure that users can abide by social distancing standards for bathroom lines and follow any established visual guidelines for maintaining a 6' distance in all restroom facilities.
- ❖ In advance of the initial opening of public restrooms, the managing entity should adhere to the Centers for Disease Control and Prevention (CDC) guidelines pertaining to the cleaning and disinfection standards for interior spaces and that social distancing can be maintained.
- ❖ The managing entity should have the facilities cleaned at least once daily by staff and perform deep cleaning and disinfection services at least once per week and should follow the EEA COVID-19 Outdoor Recreation Facility Restroom Cleaning Best Practices.
- ❖ Composting (clivus or similar) toilets should be permanently closed and should be replaced with temporary (seasonal) portable restrooms with daily cleanings.
- ❖ Restroom facilities should contain adequate hand washing and/or sanitizer stations.
- ❖ Indoor shower facilities and changing facilities will remain closed in Phase 1.
- ❖ Water fountains and water refill stations will remain closed in Phase 1.

### **Food Service, Concessions, and Vending**

- ❖ Food service shall follow all applicable food service and restaurant protocols and guidelines. Food service must be limited to take-out in Phase 1.

### **Trash Disposal and Management**

- ❖ Trash disposal at beaches is available to the discretion of the city or town it is located in and/or the managing organization.
- ❖ Visitors of beaches should expect limited or no trash disposal receptacles. When visiting beaches without trash receptacles, visitors should adhere to a strict "carry in, carry out" policy and take waste with them.
- ❖ Where trash receptacles are available for normal use, beach managers should where feasible, provide no touch, lidless trashcans.

### **Shuttle Service to Beach Facilities**

- ❖ Shuttle services to the beach are closed in Phase 1.

# DRAFT

“PARED DOWN” Warrant as of 05/28/20/per SB 05/27/20

## TOWN OF NANTUCKET 2020 ANNUAL TOWN MEETING

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**Commented [LG1]:** Modify motion to remove the items that were to be funded by Capital Exclusion

**Commented [LG2]:** Likely to generate discussion (OIH Override); working on how we'd put this off, for now

**Commented [LG3]:** It's possible that with necessary work place safety standards we can't really do this program in FY 21 anyway

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# SPECIMEN BALLOT



**OFFICIAL BALLOT  
ANNUAL TOWN ELECTION  
NANTUCKET, MASSACHUSETTS  
TUESDAY, JUNE 16, 2020**

*Nancy D. Holmes*  
Town and County Clerk

- a. To vote, fill in the OVAL  to the right of the candidate of your choice, like this:
- b. To vote for a person whose name is not printed on the ballot, write his or her name in the blank space provided and fill in the oval.
- c. Follow directions as to the number of candidates to be marked for each office.
- d. If you wrongly mark, tear or deface the ballot, return it and obtain another.

<p align="center"><b>MODERATOR</b></p> <p>One Year      Vote for No More Than One</p> <p><b>ALGER, SARAH F.</b> 7 Carew Lane      (Candidate for re-election)      <input type="radio"/></p> <p>_____ (WRITE-IN)      <input type="radio"/></p>	<p align="center"><b>NANTUCKET ISLANDS LAND BANK COMMISSION</b></p> <p>Five Years      Vote for No More Than One</p> <p><b>DONATO, MARK</b> 106 Orange Street      <input type="radio"/></p> <p>_____ (WRITE-IN)      <input type="radio"/></p>	<p align="center"><b>And, To Cast Their Vote As "Yes" Or "No" On The Following Ballot Questions:</b></p>
<p align="center"><b>SELECT BOARD</b></p> <p>Three Years      Vote for No More Than Two</p> <p><b>BRIDGES, JASON</b> 1 Devon Street      (Candidate for re-election)      <input type="radio"/></p> <p><b>MURPHY, MELISSA</b> 3 Alexandria Drive      <input type="radio"/></p> <p><b>RANDOLPH, JEANNINE</b> 22 Wigwam Road      <input type="radio"/></p> <p><b>WILLIAMS, CLIFFORD</b> 3 Williams Street      <input type="radio"/></p> <p>_____ (WRITE-IN)      <input type="radio"/></p> <p>_____ (WRITE-IN)      <input type="radio"/></p>	<p align="center"><b>HARBOR AND SHELLFISH ADVISORY BOARD</b></p> <p>Three Years      Vote for No More Than Two</p> <p><b>BRACE, PETER</b> 67A Milestone Road      (Candidate for re-election)      <input type="radio"/></p> <p><b>FRONZUTO, DAVID</b> 20 Surfside Road      (Candidate for re-election)      <input type="radio"/></p> <p>_____ (WRITE-IN)      <input type="radio"/></p> <p>_____ (WRITE-IN)      <input type="radio"/></p>	<p><b>1. Operating Override</b></p> <p>Shall the Town of Nantucket be allowed to assess an additional \$5,000,000 in real estate and personal property taxes for the purpose of supporting the operation of Our Island Home for the fiscal year beginning on July 1, 2020?</p> <p align="right">YES      <input type="radio"/></p> <p align="right">NO      <input type="radio"/></p>
<p align="center"><b>SCHOOL COMMITTEE</b></p> <p>Three Years      Vote for No More Than Two</p> <p><b>BUTLER, ZONA</b> 4 Bailey Road      (Candidate for re-election)      <input type="radio"/></p> <p><b>LEPORE, TIMOTHY</b> 46 Prospect Street      (Candidate for re-election)      <input type="radio"/></p> <p>_____ (WRITE-IN)      <input type="radio"/></p> <p>_____ (WRITE-IN)      <input type="radio"/></p>	<p align="center"><b>PLANNING BOARD</b></p> <p>Five Years      Vote for No More Than One</p> <p><b>WEGNER, JUDITH</b> 50 Quidnet Road      (Candidate for re-election)      <input type="radio"/></p> <p>_____ (WRITE-IN)      <input type="radio"/></p>	<p><b>2. Debt Exclusion for Newtown Road Transportation Improvements</b></p> <p>Shall the Town of Nantucket be allowed to exempt from the provisions of Proposition Two and One-half, so-called, the amounts required to pay for the bond issued in order to make various transportation-related improvements on Newtown Road including the costs of professional services for design, permitting, engineering, construction, construction supervision, materials, and other related professional services, and any other costs incidental and related thereto?</p> <p align="right">YES      <input type="radio"/></p> <p align="right">NO      <input type="radio"/></p>
<p align="center"><b>HISTORIC DISTRICT COMMISSION</b></p> <p>Three Years      Vote for No More Than Two</p> <p><b>OLIVER, VALLORIE</b> 3B Newtown Road      (Candidate for re-election)      <input type="radio"/></p> <p><b>POHL, RAY</b> 24 Pine Street      (Candidate for re-election)      <input type="radio"/></p> <p>_____ (WRITE-IN)      <input type="radio"/></p> <p>_____ (WRITE-IN)      <input type="radio"/></p>	<p align="center"><b>NANTUCKET WATER COMMISSION</b></p> <p>Three Years      Vote for No More Than One</p> <p><b>ELDRIDGE, NELSON</b> 2 Eldridge Lane      (Candidate for re-election)      <input type="radio"/></p> <p>_____ (WRITE-IN)      <input type="radio"/></p>	
<p align="center"><b>NANTUCKET HOUSING AUTHORITY</b></p> <p>Five Years      Vote for No More Than One</p> <p><b>JOHNSON, BERTYL</b> 28 Longwood Drive      (Candidate for re-election)      <input type="radio"/></p> <p>_____ (WRITE-IN)      <input type="radio"/></p>	<p align="center"><b>SIASCONSET WATER COMMISSION</b></p> <p>Three Years      Vote for No More Than One</p> <p><b>ELDRIDGE, GERALD</b> 2 Eldridge Lane      (Candidate for re-election)      <input type="radio"/></p> <p>_____ (WRITE-IN)      <input type="radio"/></p>	

**TURN BALLOT OVER AND VOTE BOTH SIDES**

# SPECIMEN BALLOT

### 3. Debt Exclusion for Reconstruction of Lover's Lane

Shall the Town of Nantucket be allowed to exempt from the provisions of Proposition Two and One-half, so-called, the amounts required to pay for the bond issued in order to make various transportation-related improvements on Lover's Lane, including the costs of professional services for design, permitting, engineering, construction, construction supervision, materials, and other related professional services, and any other costs incidental and related thereto?

YES

NO

### 4. Debt Exclusion for Construction and Improvements to Amelia Drive and Waitt Drive

Shall the Town of Nantucket be allowed to exempt from the provisions of Proposition Two and One-half, so-called, the amounts required to pay for the bond issued in order to make various transportation-related improvements on Amelia Drive and Waitt Drive, including the costs of professional services for design, permitting, engineering, construction, construction supervision, materials, and other related professional services, and any other costs incidental and related thereto?

YES

NO

### 5. Debt Exclusion for Construction and Improvements to Children's Beach Storm Water Pump Station

Shall the Town of Nantucket be allowed to exempt from the provisions of Proposition Two and One-half, so-called, the amounts required to pay for the bond issued in order to make various improvements to the Children's Beach storm water pump station, including the costs of professional services for design, permitting, engineering, construction, construction supervision, materials, and other related professional services, and any other costs incidental and related thereto?

YES

NO

### 6. Capital Outlay Exclusion

Shall the Town of Nantucket be allowed to assess an additional \$896,160 in real estate and personal property taxes for the following purposes in the amounts as follows for the fiscal year beginning July 1, 2020?

YES

NO

Department	Purpose	Amount
Fire	Replacement of Self-contained Breathing Apparatus Equipment	\$ 101,160
Marine	Additional Sewage Pump-out Boat	\$ 150,000
Public Works	Replacement of 6-Wheel Dump Truck	\$ 180,000
Public Works	Replacement of F-350 Truck	\$ 60,000
Public Works	Replacement of two (2) small pick-up trucks	\$ 90,000
Public Works	Replacement of Street Sweeper	\$ 250,000
School	Replacement of Bobcat	\$ 65,000
<b>Total Capital Exclusion:</b>		<b>\$ 896,160</b>

### 7. Capital Outlay Exclusion

Shall the Town of Nantucket be allowed to assess an additional \$266,522 in real estate and personal property taxes for the continuation of closed caption television camera assessment of storm water drainage systems within the Town for the fiscal year beginning July 1, 2020?

YES

NO

### Non - Binding Ballot Questions:

**1. Are you satisfied with our current open town meeting form of government?**

YES

NO

**2. Would you like the Town to invest time and resources to investigate alternative forms of local government for further review?**

YES

NO

**TURN BALLOT OVER AND VOTE BOTH SIDES**

**HDC Appeal  
of 112  
Wauwinet  
Road**

Nicholas P. Brown

100 Summer Street  
Boston, MA 02110

617.488.8145 voice  
617.824.2020 fax  
nbrown@pierceatwood.com  
www.pierceatwood.com

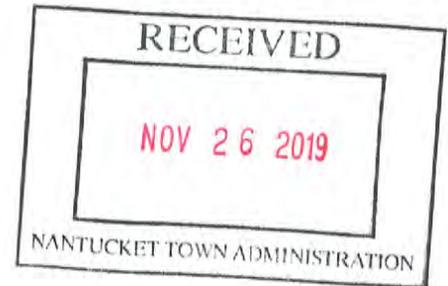
Admitted in: MA, NY, RI

November 26, 2019

**Via Hand Delivery**

Select Board  
Town of Nantucket  
16 Broad Street  
Nantucket, MA 02554

Re: *Appeal of HDC Approval for COA No. 72738  
112 Wauwinet Road; Map 11, Parcel 20*



Dear Members of the Select Board:

We represent Lydia Denney Palmer LLC ("LDP"), the owner of the property located at 110 Wauwinet Road. LDP is a direct abutter to the proposed dwelling to be constructed at 112 Wauwinet Road; Map 11, Parcel 20 (the "Property"). The Property is owned by Jon P. and Kerry F. Walker (the "Applicants") with a mailing address of 30 Griswold Road, Rye, New York. By this letter, LDP appeals Certificate of Appropriateness ("COA") No. 72738 issued by the Nantucket Historic District Commission ("HDC") on July 16, 2019 and filed with the Nantucket Town Clerk on November 19, 2019. The decision to approve COA No. 72738 should be reversed because the HDC failed to properly consider the impact of the proposed new dwelling on the character and historic context of the village of Wauwinet as required by the HDC's enabling legislation and its development guidelines.

The powers and responsibilities of the HDC are set forth in special legislation enacted by the Massachusetts legislature in 1970, Chapter 395 of the Acts of 1970 (the "Act"). A copy of the Act is attached hereto as Exhibit 1. The express purpose of the Act "is to promote the general welfare of the inhabitants of the Town of Nantucket through the preservation and protection of historic buildings, places and districts of historic interest." Act at Section 2. Pursuant to the Act, the entire island of Nantucket is designated as a historic district subject to preservation and protection by the HDC.

In the case of new construction or additions to an existing structure, the Act requires the HDC to "consider the appropriateness of the size and shape of the building or structures both in relation to the land area upon which the building or structure is situated and buildings and structures in the vicinity." Act at Section 9(b). The HDC must further consider "the position of such building or structure in relation to the street or public way and to other buildings and structures." *Id.* To maintain the historic character of Nantucket, the Act empowers the HDC to "impose dimensional and setback requirements in addition to those required by applicable bylaw," e.g., the Nantucket Zoning Bylaw. Finally, the Act requires the HDC to "make and publish rules and regulations adopting or establishing guidelines for exterior architectural features." Act at Section 8.

In furtherance of this mandate, the HDC has adopted, as a set of guidelines, *Building with Nantucket in Mind; Guidelines for Protecting the Historic Architecture and Landscape of Nantucket Island*, by J. Christopher Lang and Kate Stout (1995) (the "Guidelines"). The Guidelines expressly state that one of the goals for construction outside the Town of Nantucket is "[t]o protect the character of existing small settlements on the island," including Wauwinet where the Property is located. Guidelines at 10. The Guidelines further state that "[i]n these areas the primary goal for new construction is to harmonize with the existing building pattern and character." *Id.* Thus, "[t]o be appropriate the new construction must instill a sense of relatedness to the surrounding buildings. The most important criteria for this relatedness are the primary design decisions of building siting—scale and massing." Guidelines at 89-90. In this case, the HDC approved a large addition to a small cottage in Wauwinet that does not harmonize with the historic, village character of the surrounding area.

The Property is 0.83 acres in size and directly abuts the Head of the Harbor in Wauwinet, one of the small, historic villages of Nantucket that is accorded special consideration by the Guidelines. The existing cottage dates to 1964, is a single story, and has just 832 square feet of living space. See Property Record Card, attached hereto as Exhibit 2. The proposed "addition" – more appropriately characterized as a demolition and rebuild – is two stories in height, nearly doubles the first-floor living area to 1,526 square feet, and completely fills the width of the lot from the southern to the northern property line. The large scale and massing of the proposed dwelling represents a total departure from the existing small structure on the Property and represents yet another decisive step toward the wholesale elimination of Wauwinet's village character.

The design materials submitted in support of the proposed dwelling clearly show that the new dwelling completely consumes the existing cottage so as to render the existing cottage unrecognizable. The HDC Chair, Raymond Pohl, acknowledged as much on May 28, 2019, noting that "the whole notion of saving the existing house and considering this as an addition is disingenuous." HDC Meeting Minutes for 05/28/2019. He further stated that the applicant should consider "giving up and moving this [the proposed dwelling] out of the 50-foot buffer [zone from the wetlands resource area boundary] and keeping the existing structure as a guest house or garage." *Id.*

Despite these legitimate concerns from Chairman Pohl, the HDC did not require the Applicants to obtain approval to demolish the existing cottage as expressly contemplated by Section 6 of the Act.<sup>1</sup> Nor did the HDC require even moderate, much less significant changes to the design, scale, or massing of the proposed new dwelling. Instead, the HDC approved the proposed dwelling after a series of minor, if not irrelevant, modifications that fail to meaningfully address the improper scale and massing of the proposed dwelling, its relation to neighboring houses and structures, and its corresponding impact on the village character of Wauwinet.

While the HDC reduced the number of windows and made a few small reductions to the height of several gables (without reducing the full height of the structure), it

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<sup>1</sup> Section 6 of the Act states that "[n]o building or structure within the Historic Nantucket District shall be razed without first obtaining a permit approved by the Historic District Commission." The Guidelines go further and require that a separate demolition application be filed with and carefully reviewed by the HDC before a demolition may proceed. See Guidelines at 20-22.

nonetheless approved a new dwelling that (i) almost quadruples the interior living space of the existing cottage (832 sq. ft. vs. 2901 sq. ft.); (ii) triples its ground cover (844 sq. ft. vs. 2,370 sq. ft.); and (iii) doubles its height (one story vs. two stories). A comparison of the initial design drawings submitted to the HDC on May 15, 2019 with those ultimately approved on July 16, 2019, shows that the final design – its footprint, scale, massing, and siting in particular – is virtually unchanged from the original.

Ultimately, by approving COA No. 72738, the HDC failed to preserve the existing cottage in any meaningful way and likewise failed to fulfill its statutory obligation to “promote the general welfare” of Nantucket “through the preservation and protection of historic buildings, places and districts of historic interest.” As a result of the foregoing, the HDC’s decision to approve COA No. 72738 should be reversed on grounds that it is arbitrary and capricious, and should be remanded to the HDC for further consideration of the dwelling’s impact on the character of Wauwinet.

In support of LDP’s appeal of COA No. 72738, please find the following documents enclosed with this letter:

1. A check payable to The inquirer and Mirror, in the amount of \$335.10, to cover the amount of the public hearing advertising costs;
2. A certified copy of HDC Certificate of Appropriateness No. 72738; and,
3. A copy of the meeting minutes for the applicable meetings of the Nantucket Historic District Commission.

Should the cost of advertising exceed \$335.10, please contact me and I will send another check for the additional cost.

Please also note, we are available to attend any of the meetings of the Select Board in December, 2019 or January 2020, with the exception of January 15, 2020.

Sincerely,

  
Nicholas P. Brown, Esq. *by wk*

Enclosures

cc: Nantucket Historic District Commission (*by hand delivery*)  
Jon P. and Kerry F. Walker, 30 Griswold Road, Rye, NY (*by first class mail*)  
Emeritus Development, 8 Williams Lane, Nantucket, MA 02554 (*by first class mail*)

# EXHIBIT 1

**§ A301-4. Historic District Commission.**

**ACTS, 1970. CHAP. 395**

**AS AMENDED BY ACTS: 1972, CHAP. 708; 1984, CHAP. 300; 1985, CHAP. 291; 1987, CHAP. 735; 1989, CHAP. 333; 1990, CHAP. 314; 1998, CHAP. 193; 2000, CHAP. 57; 2002, CHAP. 90; 2010, CHAP. 8; 2014, CHAP. 338**

**AN ACT ESTABLISHING AN HISTORIC DISTRICT COMMISSION FOR THE TOWN OF NANTUCKET AND ESTABLISHING NANTUCKET ISLAND AS THE HISTORIC DISTRICT**

Be it enacted, etc., as follows:

SECTION 1. Chapter 601 of the Acts of 1955 is hereby repealed and the Historic Districts Commission is hereby abolished.

SECTION 2. The purpose of this Act is to promote the general welfare of the inhabitants of the Town of Nantucket through the preservation and protection of historic buildings, places and districts of historic interest through the development of an appropriate setting for these buildings, places and districts and through the benefits resulting to the economy of Nantucket in developing and maintaining its vacation-travel industry through the promotion of these historic associations.

SECTION 2A. For purposes of this Act, the following words shall have the following meanings:

"Altered" shall include the words rebuilt, reconstructed, rehabilitated, remodeled, renovated and restored.

"Building," a combination of materials forming a shelter for persons, animals or property.

"Commission," the Nantucket Historic District Commission, acting as the Historic District Commission.

"Constructed" shall include the words built, erected, installed, enlarged, and moved.

"Exterior architectural features," such portions of the exterior of a building or structure, including the size and shape of proposed buildings and structures described in subsection (b) of section 9, as are open to view from a beach, a public way, a traveled way, a street or way shown on a land court plan or shown on a plan recorded in the Registry of Deeds, a proprietor's road, a street or way shown on a plan approved and endorsed in accordance with the Subdivision

Control Law, a public park or a public body of water, and shall include but not be limited to, the architectural style and general arrangement and setting thereof; the kind, color and texture of exterior building materials; the color of paint or other materials applied to windows, doors, lights, signs, trim, gutters, leaders, louvers, vents, exterior surfaces and type and style of roofs, porches, decks, staircases, steps, balconies, roof walks and other appurtenant exterior fixtures. **[Amended by St. 2000, Ch. 57]**

"Razed," includes the words destroyed, demolished and removed.

"Structure," a combination of materials other than a building, including, but not limited to a vending machine, sign, fence, wall, terrace, walk or driveway. **[Amended by St. 1998, Ch. 193]**

SECTION 3. There is hereby established in the Town of Nantucket an Historic District Commission consisting of five (5) unpaid members who shall be resident taxpayers of the Town of Nantucket, to be appointed by the Selectmen. The Historic District Commission shall have the powers and authority and perform all the duties as hereinafter enumerated and provided. All 5 members shall be elected for rotating 3-year terms at the annual town election each year. Vacancies occurring in the Commission, other than by expiration of term of office, shall be filled by appointment by the Selectmen, but such appointment shall be only for the unexpired portion of the term of the member replaced. **[Amended by St. 2014, Ch. 338; St. 2016, Ch. 2<sup>1</sup>]**

The Chairman of the Historic District Commission may designate an associate member to sit on the Commission in case of absence, inability to act or conflict of interest on the part of any member thereof or in the event of a vacancy on the Commission until said vacancy is filled in the manner provided herein. Three such associate members shall be appointed by the board of selectmen in accordance with section 3.4(a)(3) of the charter of the town of Nantucket for rotating 3-year terms. Vacancies in said office shall be filled by the board of selectmen for the remainder of the unexpired term. **[Amended by St. 2014, Ch. 338]**

The members of the commission shall be exempt from subsections (a) and (c) of section 17 of chapter 268A of the General Laws. **[Amended by St. 1998, Ch. 193; St. 2002, Ch. 90]**

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1. Editor's Note: Section 2 of this enactment provided that "an incumbent member of the Historic District Commission appointed or elected pursuant to section 3 of chapter 395 of the acts of 1970, as amended, shall continue to serve in that capacity until the expiration of the incumbent's term or until the incumbent sooner vacates the office, after which the election of members shall proceed in accordance with section 1."

SECTION 4. There is hereby established in the Town of Nantucket an Historic Nantucket District, which shall include the land and waters comprising the Town of Nantucket.

SECTION 5. (a) No building or structure shall be constructed or altered within the Nantucket Historic District in any way that affects its exterior architectural features unless and until either:

(1) An application for a building permit shall first have been approved as to exterior architectural features, which approval shall be evidenced by a certificate of appropriateness issued by the Commission; or

(2) The Commission first issues a certificate of nonapplicability with respect to such alteration or construction,

(b) No building permit for construction or alteration of a building or structure within the Historic Nantucket District shall be issued by the Building Inspector until and unless the applicant has first obtained the applicable certificate from the Commission. No occupancy permit shall be issued by the Building Inspector with respect to any building or structure in the Nantucket Historic District unless and until the Building Inspector receives a written certification from the Historic District Commission that:

(1) The building or structure has been constructed or altered in compliance with the terms of the certificate of appropriateness issued therefor; or

(2) A certificate of nonapplicability has been issued for the construction or alteration.

(c) Nothing in this Act shall be construed to prevent the ordinary maintenance, repair or replacement of any exterior architectural feature within the Nantucket Historic District which does not involve a change in design, material, color or the outward appearance thereof; nor to prevent the meeting of requirements certified by a duly authorized public officer to be necessary for public safety because of an unsafe or dangerous condition, nor to prevent landscaping with plants, trees and shrubs.

SECTION 6. No building or structure within the Historic Nantucket District shall be razed without first obtaining a permit approved by the Historic District Commission, and said Commission shall be empowered to refuse such a permit for any building or structure of such architectural or historic interest, the removal of which in the opinion of said Commission would be detrimental to the public interest of the Town of Nantucket or the Village of Siasconset.

SECTION 7. The erection or display of an occupational or other sign exceeding two (2) feet in length and six (6) inches in width or the erection or display of more than one (1) such sign, irrespective of size, on any lot, building or structure located within the Historic Nantucket District must be approved in advance by the Historic District Commission. Evidence of such approval shall be a certificate of appropriateness issued by said Commission.

SECTION 8. The Historic District Commission shall elect its Chairman and Vice Chairman. The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal and at such other times as the Commission may determine or upon call of the Chairman or of any two (2) members. It shall keep a permanent record of its resolutions, transactions and determinations and may make such rules and regulations consistent with this Act as may appear desirable and necessary. It may hold public or private hearings as it may deem advisable. It may incur expenses necessary to the carrying on of its work within the amount of its annual appropriation. The Commission shall make and publish rules and regulations adopting or establishing guidelines for exterior architectural features and establishing procedures for the processing of applications and conduct of hearings. The Commission may establish such fees with respect to applications and hearings as it deems necessary and appropriate to defray its expenses. **[Amended by St. 2010, Ch. 8]**

SECTION 9. (a) It shall be the function and the duty of the Historic District Commission to pass upon the appropriateness of exterior architectural features of buildings and structures hereafter to be erected, reconstructed, altered or restored within the Historic Nantucket District wherever such exterior features are subject to view from a beach, public way, public park, public body of water, traveled way, a street or way shown on a land court plan, or shown on a plan recorded in the registry of deeds, a proprietors road or a street or way shown on a plan approved and endorsed in accordance with the Subdivision Control Law. All plans, elevations and other information deemed necessary by the Commission to determine the appropriateness of the exterior features to be passed upon shall be made available to the Commission by the applicant. It shall also be the duty of the Commission to pass the removal of any building within said districts as set forth in Section 6 and the erection or display of occupational or other signs as set forth under Section 7.

(b) The Historic District Commission, in passing upon appropriateness of exterior architectural features in any case, shall keep in mind the purposes set forth in Section 2 and shall consider,

among other things, the general design, arrangement, texture, material and color of the building or structure in question, the location on the lot and the relation of such factors to similar features of buildings and structures in the immediate surroundings and the position of such building or structure in relation to the street or public way and to other buildings and structures. In the case of new construction or additions to existing buildings or structures, the Historic District Commission shall consider the appropriateness of the size and shape of the building or structures both in relation to the land area upon which the building or structure is situated and buildings and structures in the vicinity, and the commission may in appropriate cases impose dimensional and setback requirements in addition to those required by applicable by-law. **[Amended by St. 2000, Ch. 57]**

(c) The Historic District Commission shall not consider interior arrangement or building features not subject to public view. The commission shall not make any recommendations or requirements except for the purpose of preventing developments incongruous to the historic aspects of the surroundings and the Historic Nantucket District. **[Amended by St. 2000, Ch. 57]**

(d) In case of disapproval, the Commission shall state its reasons therefor in writing, and it may make recommendations to the applicant with respect to appropriateness of design, arrangement, texture, material, color and the like of the building or structure involved.

(e) Upon approval of the plans, the Commission shall cause a certificate of appropriateness, dated and signed by the Chairman, to be issued to the applicant or affixed to the plans.

(f) If the Commission shall fail to take final action in any case within sixty (60) days after receipt of any application for a certificate of appropriateness or a permit for removal, the case shall be deemed to be approved except where mutual agreement has been reached for an extension of the time limits.

(g) The Commission shall have, in addition to the powers, authority and duties granted it by this Act, such other ancillary, enforcement or investigative powers, authority and duties as may be delegated or assigned to it from time to time by vote of an Annual or Special Town Meeting of the Town of Nantucket.

SECTION 10. Any person who violates any of the provisions of this Act shall be guilty of a misdemeanor and, upon conviction thereof, shall be fined not less than \$10 nor more than \$500, which shall be

forfeited to the use of the town. Each day that a violation continues to exist shall constitute a separate offense.

(a) It shall be a violation of this Act for any person to construct or alter a building or structure without having first obtained from the Commission a certificate of applicability or a certificate of nonapplicability; for any person to raze any building or structure without having first obtained from the Commission a permit for such razing; for any person to construct or alter a building or structure in any way which is inconsistent with or contrary to the terms of the certificate of approval issued for such building or structure; or for any person to knowingly submit false, fraudulent or misleading information to the Commission in connection with any application.

SECTION 10A. It shall be a violation of this Act for any person to construct or alter a building or structure without having first obtained from the Commission a certificate of applicability or a certificate of nonapplicability; for any person to raze any building or structure without having first obtained from the Commission a permit for such razing; for any person to construct or alter a building or structure in any way which is inconsistent with or contrary to the terms of the certificate of approval issued for such building or structure; or for any person to knowingly submit false, fraudulent or misleading information to the Commission in connection with any application.

SECTION 11. Appeals may be taken to the Board of Selectmen by any person aggrieved by the ruling of the Historic District Commission. The Board of Selectmen shall hear and act upon such appeals promptly, and the decision of the Board shall be as determined by a majority vote of the members of the Board. Such appeals shall be taken within ten (10) days of the filing by the Commission of its certificate of determination with the Clerk of the Town of Nantucket, and written notice of such appeal shall be given by the appealing party to the Commission at the time such appeal is taken.

SECTION 12. Any person or the Historic District Commission, aggrieved by a decision of the Board of Selectmen, may appeal to the Superior Court sitting in equity for the County of Nantucket, provided that such appeal is filed in said Court within 15 days after such decision is recorded. The appealing party or parties shall, at the time of filing such appeal, give notice thereof to all persons who were parties to the appeal to the Board of Selectmen, by causing to be delivered to such parties a copy of the complaint and written notice of the filing thereof. The Court shall hear all pertinent evidence and determine the facts and, upon the facts so determined, annul

such decision if found to exceed the authority of such Board, or may remand the case for further action by the Commission or make such other decree as justice and equity may require. The foregoing remedy shall be exclusive, but the parties shall have all rights of appeal and exception as in other equity cases.

Costs shall not be allowed against the Historic District Commission or the Board of Selectmen unless it shall appear to the Court that the Commission or the Board, in making the decision appealed from, acted with gross negligence, in bad faith or with malice.

Costs shall not be allowed against the party appealing from the decision of the Historic District Commission or the Board of Selectmen unless it shall appear to the Court that said appellant or appellants acted in bad faith or with malice in making the appeal to the Court.

SECTION 13. The Superior Court, sitting in equity for Nantucket County, shall have jurisdiction to enforce the provisions of this Act and the certificates, permits, determinations, rulings and regulations issued pursuant thereto and may, upon petition of the Commission, restrain by injunction violations thereof; and, without limitation, such court may order the removal of any building, structure or exterior architectural feature constructed in violation of this Act or the substantial restoration of any building, structure or exterior architectural feature altered or razed in violation of this Act and may issue such other orders for relief as may be equitable.

SECTION 14. In case any section, paragraph or part of this Act be for any reason declared invalid or held unconstitutional by any court of last resort, every other section, paragraph or part shall continue in full force and effect.

SECTION 15. This Act shall take effect upon its acceptance by the voters of the Town of Nantucket at an Annual Town Meeting or any meeting duly called for the purpose.

February 27, 1990

# EXHIBIT 2

# 112 WAUWINET RD

**Location** 112 WAUWINET RD

**Mblu** 11 / 20 /

**Acct#** 0000036

**Owner** WALKER JON P & KERRY F

**Assessment** \$2,809,700

**PID** 36

**Building Count** 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$235,300	\$2,574,400	\$2,809,700

## Owner of Record

**Owner** WALKER JON P & KERRY F  
**Co-Owner**  
**Address** 30 GRISWOLD RD  
 RYE, NY 10580

**Sale Price** \$2,550,000  
**Certificate**  
**Book & Page** 01259/0056  
**Sale Date** 12/14/2010  
**Instrument** 00

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WALKER JON P & KERRY F	\$2,550,000		01259/0056	00	12/14/2010
CALLAN SUSAN M TRUSTEE	\$0		00493/0171	99	01/17/1996
CALLAN CATHERINE J LIFE EST	\$0		00170/ 238		05/01/1979
CALLAN SUSAN	\$0		00170/ 238		

## Building Information

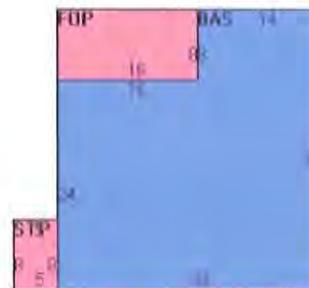
### Building 1 : Section 1

**Year Built:** 1964  
**Living Area:** 832  
**Replacement Cost:** \$256,997  
**Building Percent Good:** 90  
**Replacement Cost Less Depreciation:** \$231,300

### Building Photo

Building Photo (<http://images.vgsi.com/photos/NantucketMAPhotos/\00\03\81\37.jpg>)

### Building Layout



([http://images.vgsi.com/photos/NantucketMAPhotos//Sketches/36\\_39.jpg](http://images.vgsi.com/photos/NantucketMAPhotos//Sketches/36_39.jpg))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	832	832
FOP	Porch, Open, Finished	128	0
STP	Stoop	40	0
		1,000	832

Building Attributes	
Field	Description
Style	Ranch
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern

### Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL1	FIREPLACE 1 ST	1 UNITS	\$3,000	1

**Land**

**Land Use**

**Use Code** 1013  
**Description** SFR WTRNT  
**Zone** R1  
**Neighborhood** 750  
**Alt Land Appr Category** No

**Land Line Valuation**

**Size (Acres)** 0.83  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$2,574,400

**Outbuildings**

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			80 S.F.	\$1,000	1

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$182,400	\$2,934,800	\$3,117,200
2017	\$195,600	\$2,934,800	\$3,130,400
2016	\$162,600	\$2,833,300	\$2,995,900
2015	\$148,800	\$2,750,200	\$2,899,000
2014	\$148,800	\$2,583,500	\$2,732,300

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CERTIFICATE NO: 22738

DATE ISSUED: 11/16/19

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

**CERTIFICATE OF APPROPRIATENESS**  
for structural work.

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

NANTUCKET  
TOWN CLERK

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<sup>o</sup>: 11 PARCEL N<sup>o</sup>: 20  
Street & Number of Proposed Work: 112 WAUWINET RD  
Owner of record: JOHN WALKER  
Mailing Address: 112 WAUWINET RD  
NANTUCKET, MA  
Contact Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

FOR OFFICE USE ONLY ✓ 044	
Date application received: <u>5/15/19</u>	Fee Paid: \$ <u>579.60</u>
Must be acted on by: <u>7/2/19 11/18/19</u>	
Extended to: _____	
Approved: <u>[Signature]</u>	Disapproved: <u>[Signature]</u>
Chairman: _____	
Member: _____	
Member: <u>[Signature]</u>	
Member: <u>[Signature]</u>	
Member: <u>[Signature]</u>	
Notes - Comments - Restrictions - Conditions	

2019 NOV 19 PM 1

**AGENT INFORMATION (if applicable)**

Name: EMERITUS  
Mailing Address: 8 WILLIAMS LN  
NANTUCKET MA  
Contact Phone #: 3254995 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: \_\_\_\_\_ Sq. Footage 1st floor: 1,526 Decks/Patio: Size: 160 SF  1st floor  2nd floor  
Width: \_\_\_\_\_ Sq. Footage 2nd floor: 1,375 Size: 50 SF  1st floor  2nd floor  
Sq. Footage 3rd floor: \_\_\_\_\_

Difference between existing grade and proposed finish grade: North 6" ± South 6" ± East 6" ± West 6" ±  
Height of ridge above final finish grade: North 26' 8" ± South 26' 8" ± East 26' 8" ± West 26' 8" ±

Additional Remarks \_\_\_\_\_  
Historic Name: \_\_\_\_\_  
Original Date: \_\_\_\_\_ (describe)  
Original Builder: \_\_\_\_\_  
Is there an HDC survey form for this building attached?  Yes  N/A  
\*Cloud on drawings and submit photographs of existing elevations

ATTEST: A TRUE COPY  
[Signature]  
NANTUCKET TOWN CLERK

**DETAIL OF WORK TO BE PERFORMED**

Foundation: Height Exposed 8"  Block  Block Parged  Brick (type) \_\_\_\_\_  Poured Concrete  Piers  
Masonry Chimney:  Block Parged  Brick (type) \_\_\_\_\_  Other \_\_\_\_\_  
Roof Pitch: Main Mass 7/12 Secondary Mass 12/12 Dormer 6/12 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

Trim: A. Wood  Pine  Redwood  Cedar  Other \_\_\_\_\_

B. Treatment  Paint  Natural to weather  Other \_\_\_\_\_

C. Dimensions: Fascia 5/12 Rake 5/12" Soffit (Overhang) 5" Corner boards N/A Frieze 3 1/2"

Window Casing \_\_\_\_\_ Door Frame \_\_\_\_\_ Columns/Posts: Round \_\_\_\_\_ Square \_\_\_\_\_

Windows\*:  Double Hung  Casement  All Wood  Other \_\_\_\_\_  
 True Divided Lights (muntins), single pane  SDL's (Simulated Divided Lights) Manufacturer \_\_\_\_\_

Doors\* (type and material):  TDL  SDL Front \_\_\_\_\_ Rear \_\_\_\_\_ Side \_\_\_\_\_

Garage Door(s): Type \_\_\_\_\_ Material \_\_\_\_\_

Hardscape materials: Driveways \_\_\_\_\_ Walkways \_\_\_\_\_ Walls \_\_\_\_\_

\* Note: Complete door and window schedules are required.  
**COLORS**  
Sidewall NATURAL Clapboard (if applicable) \_\_\_\_\_ Roof NATURAL French doors epaque  
Trim WHITE NTW Sash WHITE terracotta Doors WHITE terracotta shutters NTW  
Deck NATURAL Foundation NATURAL Fence \_\_\_\_\_ Shutters \_\_\_\_\_

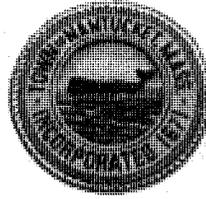
\* Attach manufacturer's color samples if color is not from HDC approval list.

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.

TC

NANTUCKET  
TOWN CLERK

2019 NOV 19 PM 12: 14



PLUS

2 Fairgrounds Road  
NANTUCKET, MASSACHUSETTS 02554  
Telephone 508-325-7587  
Tele Fax 508-228-7298

To: Nantucket Town Clerk

From: Nantucket Historic District Commission

Re: Approved Certificate of Appropriateness from  
July 16, 2019 meeting

Certificate of Appropriateness - copies to be recorded

72738

21. Walker, John	112 Wauwinet Road	Renovation/addition	11-20	Emeritus
Voting	Pohl, McLaughlin, Oliver, Welch, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Matt MacEachern</b> , Emeritus Development – Presented project; contends the architectural language of the area is not limited to single-story structures; existing building is circa 1964.			
Public	<p><b>Linda Williams</b>, for 110 Wauwinet Road – “We’re not happy.” Every house out there is visible from the beach. This is chaotic and out of step with the neighborhood. There’s a lot going on that has nothing to do with the existing house and most of the houses out there are natural to weather. There’s virtually nothing left of the original house. We will create a presentation packet for the next hearing.</p> <p><b>Whitney Gifford</b>, Reade, Gullicksen, Hanley, &amp; Gifford LLP, for 110 Wauwinet Road – Argues that the relative mass of the existing structure compared to the proposed “addition” doesn’t meet the definition of an addition; this is a complete demolition and rebuild built off two walls. The proposed is not in keeping with the village concept of Wauwinet. We are granting permission for the commissioners to go onto 110 Wauwinet Road to access the beach for the purposes of viewing this site.</p>			
Concerns (6:41)	<p><b>McLaughlin</b> – Transoms inappropriate; needs a proper front door. Would like to view with a stake at the end of each gables.</p> <p><b>Welch</b> – East and west elevations are the primary concern. Given the sensitivity of the location and structures in the area, the size, perhaps the mass, of the east elevation “the room” is out of scale with respect to the structure itself; that mass and that of the chimney should be reduced. Simplification of the primary mass could be attained through alteration of the dormers. This was on the view list, but he will view again to review the complexity of the 2<sup>nd</sup>-floor. If this were a contributing structure, we would ask for a demolition plan.</p> <p><b>Oliver</b> – She likes the east elevation; the main portion of this house replicates an old dune house. Agrees about the large extremity and the chimney being reduced. The south and north elevations are the anomaly. The west elevation is over fenestrated; eliminate the transoms. This needs to be simplified.</p> <p><b>Dutra</b> – Agrees with much that’s been said. Would also like to view with height poles. There are some characteristics from the existing building. Agrees with reducing the west elevation fenestration. He’s okay with the size of the building.</p> <p><b>Pohl</b> – The view from the beach is considered as from a public way. Agrees about the east elevation left wing and chimney being oversized and the transoms being inappropriate. The living room ridge should come down.</p>			
Motion	<b>Motion to View with three height poles on either side of the main-ridge gable and one at the western side of the gable end and Hold for revisions. (Oliver)</b>			
Vote	Carried unanimously		Certificate #	
	Break 7:05 to 7:10 p.m.			
22. Black, Michelle	28 Eel Point Road	Rev. 72163: fenestration	40-44	Emeritus
Voting	Pohl, McLaughlin, Oliver, Welch, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Matt MacEachern</b> , Emeritus Development – Presented project.			
Public	None			
Concerns (7:10)	<p><b>Welch</b> – The south elevation 1<sup>st</sup>-floor isn’t visible and no changed proposed to the 2<sup>nd</sup>-floor; no concerns. East elevation, the transoms over the double-hung windows and the doors very odd as well as the change in the dormer fenestration; he’s trying to understand the visibility. West elevation, the transom over the door.</p> <p><b>Oliver</b> – The east elevation is the most visible. Agrees with Mr. Welch. Suggested eliminating the transoms. This house is very prominent in every direction and the transoms detract from a beautiful design.</p> <p><b>Dutra</b> – Agrees with what’s been said.</p> <p><b>McLaughlin</b> – North elevation, the main door should be a six-panel. Eliminate all the transoms.</p> <p><b>Pohl</b> – Suggested the bottom section of the roof is almost mansard steep; if you push the dormer face wall in by 6 inches, you lose almost all of the shingle courses; the roof will cover most it.</p>			
Motion	<b>Motion to Hold for revisions. (Welch)</b>			
Vote	Carried unanimously		Certificate #	

11. Famiglio, Mark	2 Harbor View Way	Driveway/Belgium block	42.4.1-31	Julie Jordin
Voting	Pohl, McLaughlin, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (5:23)	Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Welch)</b>			
Vote	Carried unanimously		Certificate #	
12. Walker, John	112 Wauwinet Road	Renovation/addition	11-20	Emeritus
Voting	Pohl, McLaughlin, Oliver, Welch			
Alternates	None			
Recused	Watterson			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and information packet.			
Representing	<b>Matt MacEachern</b> , Emeritus Development – Reviewed changes made per previous concerns.			
Public	<b>Linda Williams</b> , for 110 Wauwinet Road – Reviewed information packet, submitted at the table, comparing the existing dimensions to the proposed and versus the vernacular of structures in the area. Read comments from the November meeting minutes; she has the same concerns with this submittal as she had with the November design. The west elevation exceeds the 50% fenestration rule and every window is ganged. <b>Whitney Gifford</b> , Reade, Gullicksen, Hanley, & Gifford LLP – Reiterated his points regarding the definition of a renovation versus what is happening here. Would like to see more of the original house incorporated into this design. This is closer to the harbor than any other structure; tripling the massing and doubling the height will have even more of an impact on the harbor viewshed. Reminded the commission that another structure is proposed for this property; asked the commission to keep that in mind as they review this structure.			
Concerns (5:24)	<b>Oliver</b> – She viewed this; she did not get down onto the beach. Looking at the photos of other houses makes her feel better about this overall massing. If the design is appropriate, the increase in footprint isn't an HDC purview. Appreciates removal of the transoms. The east and west elevations are appropriate for the area. The north and south elevations are still a struggle; the massing is falling short. <b>Welch</b> – Thanked applicant and opposition for the work brought forth. Ms. Williams made some valid points about the footprint, so did a little research' on an average, the applicant's request is less than 106, 110 and 100R [Wauwinet Road], those are further towards the water than the applicant's proposed structure; he doesn't have a read on the 2 <sup>nd</sup> -floor square footage so cannot compare that. His primary concern is the relation of the north-south to the east-west elevations; it is almost two different structures. Some of that is mitigated by limitations of visibility as supplemented with native plants; however, he is not suggesting HDC makes its decision based on landscape material. Appreciates the changes on the east elevation. Looking at the north elevation, it is a one-block façade while the south has a sense of additive massing. Pointed out additional concern about the north elevation and as it translates to the west elevation; another concern is the massing of the primary structure on the north, which is elongated; that elongation carries to the west at the gable addition, on the left side of that elevation, through an atypical roof transition; suggested a way to differentiate and add a sense of more appropriate mass including by transitioning the height of the right side of the north elevation. <b>McLaughlin</b> – The height and length fit into the area. Thinks this is ready to fly. <b>Pohl</b> – Agrees this looks like two different buildings; the east and west elevations are charming, but the north and south aren't working in its favor. The whole notion of saving the existing house and considering this as an addition is disingenuous; we are talking about the 25- to 50-foot no disturb buffers. Suggested giving up and moving this out of the 50-foot buffer and keeping the existing structure as a guest house or garage. About the exterior chimney, he would support making that gable wider and annexing the chimney into the building.			
Motion	<b>Motion to Hold for revisions. (Welch)</b>			
Vote	Carried 4-0		Certificate # 72498	

13.	48 Walsh Street Trust	48 Walsh Street	Deck/patio revisions	29-101	Robert Newman
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.				
Representing	<b>Robert Newman</b> , Sandcastle Construction Inc. – Reviewed changes made per previous concerns.				
Public	None				
Concerns (6:40)	<b>Oliver</b> – He did what we asked. No concerns.				
Motion	<b>Motion to Approve. (McLaughlin)</b>				
Vote	Carried 5-0		Certificate #	72568	
Break 6:37 to 6:48 p.m.					
14.	Walker, Jon	112 Wauwinet Road	Reno/addition	11/20	Emeritus
Voting	Pohl, McLaughlin, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	<b>Matt MacEachern</b> , Emeritus Development – Reviewed changes made per previous concerns; feels it is in context with the neighborhood and that the footprint is in keeping with the neighborhood.				
Public	<b>Linda Williams</b> , for 110 Wauwinet Road – Referred to concerns expressed in the November discussion on the previous submission. Visually this is massive and quadruples the size of the structure on the bluff. The near two stories of flush dormers and high eaves will change the nature of the bluff and it should not be white. North elevation, the tall gable should not be 7/12 pitch. West elevation, the 1 <sup>st</sup> floor is over fenestrated, and everything is ganged. The addition should be moved farther back; the original structure should be what is seen on the bluff. There is no typical additive massing. Contents this is a demolition of the original structure. <b>Gale Arnold</b> , 110 Wauwinet Road – She’s lived here since 1963. This is not in character with anything around it; all other structures are cottages. <b>Nicholas Brown</b> , Pierce Atwood, for 110 Wauwinet Road – Reiterated Ms. Arnold’s objections; this is tantamount to a rebuild not in keeping with the neighborhood. The large scale is inappropriate due to its proximity to the water; the house has nearly doubled in size. Asked for further revisions. The proposed structure fills the lot as no other structure does. Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP, for 110 Wauwinet Road				
Concerns (6:48)	<b>McLaughlin</b> – Agrees with incorporating the existing. The 7/12 pitch is the minimum allowed. A large number of houses in the area are over 24 feet tall. The west elevation has 9 doors. Feels this is a fine design that fits the neighborhood. <b>Welch</b> – Clarified that the Board is reviewing a new application. With respect to the question of demo vs. addition to the original, confirmed two full sides and a partial 3 <sup>rd</sup> side are remaining; thinks therefore we are looking at an addition. He took a look at this from the water; noted we have a clear understanding of what is in the area, we’ve all been out in the area over our lifetimes on Nantucket and specifically as a result of this being on the View List so, he has trouble reconciling what he saw with what’s been said on the record. He didn’t see an architectural vernacular for the area, in some instances not even on individual homes themselves. Looking at the locus plan, he is having problems reconciling there is an issue with the distance of the proposed siting to the bluff; scaling from the submission, the existing appears to be approximately 10 feet closer to the bluff than the neighbors and is to remain 1-story with a 6/12 roof and the rest of the mass, as proposed, is behind that. Suggested the applicant address the issue by documenting the dimensions of some of the other homes and provide those to the Board. Also, to address size and massing, and concerns about the 2 <sup>nd</sup> story, suggested the applicant provide an inlay of what’s proposed relative to the homes to the left and right as seen from the water – either within an image or as a set of elevations. The square footage, first and/or second floor, if it is going to continue to be a question, thinks it should be documented for the record; he’s not necessarily concerned about that because from his review of property record cards, etc. this is smaller by almost a one-third than 100R Wauwinet Road, and he believes it is slightly smaller than 110 and slightly larger than 106. Changes to the north elevation, regardless source to articulate that is definitely helpful, starts to show relationship of additive massing and the relationships of the masses. His main concern, there is a disconnect among the roof pitches; to the extent possible, that should be reconciled. The size of the mass of the great room relative to the primary mass, east elevation 1.5-story gable is inappropriate; while the story could be that this was once a garage, and it could look like a filled-in garage, the overall mass is too large; the design itself, if it didn’t have to relate to the existing structure, would be completely appropriate for almost any locations on Nantucket, timeless aspects; overall massing appropriate, dormers appropriate. Supports the chairman’s comments. <b>Pohl</b> – The roof pitches, there actually is a single-story mass but it has a 12/12 pitch roof, which doesn’t help. The 7/12 pitch won’t be fully visible from the beach or the road and keeps that section low. The 12/12 paints this style as somewhat cottage Victorian; suggested investigating roofs at less than 12/12 so this is actually 1.5 stories. The door/window element on the west elevation is a lot of glass that doesn’t need to be there and reads as contemporary; suggested regular windows flanking the doors. The idea here is to minimize the visual impact of this building; if it doesn’t move back, it should go to grey or natural to weather, anything other than white. A panorama of this and the two houses to the north and to the south would be helpful. <b>Oliver</b> – Mr. Pohl touched on a lot of her notes. There are so many different style houses in the area that there is no single vernacular. They are all as high if not higher and everyone has windows and doors facing the water. The houses closer to the water might be less upsetting since they aren’t visible from the road. Found a drone photo of the area;				

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there is a lot of vegetation that losing it might be some concern. Another concern might be it's moving closer to the neighbor on the south. Agrees about dropping the roof pitch. Her concern is the see-through effect of the great room with four doors on the front and on the back; would like to see windows on one side. Asked if the original house is historic. (No) NHA photos show a large structure next door that was tall. West elevation, the connector doors should be a door and window; separate the windows in the dining area. Agrees with what's been said. Agrees no white.

Motion **Motion to Hold for revisions. (Welch)**

Vote Carried 4-0 Certificate #

15. Center St. ACKuision 29 Centre Street Addition/alteration 42.3.1/122.2 Emeritus

Voting Pohl, McLaughlin, Oliver, Welch

Alternates None

Recused None

Documentation Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.

Representing **Matt MacEachern**, Emeritus Development – Reviewed changes made per previous concerns.

Public None

Concerns (7:32) **Oliver** – The post on the side now ties in like it was a porch. She appreciates the double-hung windows. No concerns.

**Welch** – South elevation, the freestanding rail at the steps should connect with the portico.

**McLaughlin** – The triple deck stairs are not a concern and won't be visible. No concerns.

Motion **Motion to Approve through staff with the rail to engage the freestanding rails at the steps back to the portico column, per Exhibit A. (McLaughlin)**

Vote Carried 4-0 Certificate # 72569

16. Deuster, Bob 13 Monomoy Road Open air structure 54-198 Atlantic Landscaping

Voting Pohl, Coombs, McLaughlin, Oliver, Welch

Alternates None

Recused None

Documentation Architectural elevation plans, site plan, and photos.

Representing **Lindsay Congleton**, Atlantic Landscaping Inc. – They made no revision because they want to argue keeping this without white trim. Evergreens will be planted to screen the pool from any public way, so this shouldn't be visible from Sandwich.

**Bob Deuster**, owner – This design picks up the look of the sweeping decks with hipped roofs of the main house.

Public None

Concerns (7:41) **Oliver** – The porch is a 4/12 or 5/12 pitch, and this is a 12/12; it should be less. Also, this has double posts. In her opinion, simple would be better because this is a small open structure. Okay with double posts with lattice between.

**Coombs** – Okay with the double posts with lattice and the roof pitch being shallower.

**Welch** – Agrees with Ms. Oliver; the roof should be no more than a 9/12, preferably a 6/12. If the double posts are on the main house, they can be here with lattice. Agrees white is stark and this should be natural to weather; if it's not visible and you want white, you could come back once it's built for revisions.

**McLaughlin** – No comments.

**Pohl** – The issue was the white walls would stand out. The back wall should be natural to weather; if it isn't visible, you can come back and apply for white. Agrees 6/12 or 7/12 would be a better roof pitch. The double posts with lattice is a charming detail and would reduce the level of formality. The posts could be white, but the lattice should be natural to weather.

Motion **Motion to Approve through staff with natural to weather lattice between the posts, the roof pitch reduced to 6/12, and the back wall natural to weather, per Exhibit A. (Oliver)**

Vote Carried 5-0 Certificate # 62570

17. Scheier, Mark 10 Sunset Ridge Lane Driveway-hardscape 73.4.2-49 Atlantic Landscaping

Voting Pohl, Coombs, McLaughlin, Oliver, Welch

Alternates None

Recused None

Documentation Landscape design plans, site plan, photos, and advisory board comments.

Representing **Lindsay Congleton**, Atlantic Landscaping Inc. – This was held for a view; the retaining wall is at a maximum 18 inches and drops to zero at the road; he will do a natural cap.

Public None

Concerns (7:52) **Welch** – Asked what the stone retaining wall maximum height is; suggested it be established.

**Coombs** – We don't allow bluestone caps on walls.

**Oliver** – The retaining wall faces the house.

Motion **Motion to Approve through staff with the retaining wall not to have any cap and a maximum of 2 feet tall. (McLaughlin)**

Vote Carried 5-0 Certificate # 72571

24. Walker, Jon 112 Wauwinet Road Renovation/addition 11-20 Emeritus

Voting Pohl, McLaughlin, Oliver, Welch

Alternates None

Recused None

Documentation Architectural elevation plans, site plan, and photos.

Representing **Matt MacEachern**, Emeritus Development – Reviewed changes made per previous concerns; review supplemental material on the context of the area.

Public **Linda Williams**, for Gale Arnold at 110 Wauwinet Road – This is a demolition, not an addition. The addition wags the house. The addition should be behind the existing house. Reviewed photos of houses from above this to Pocomo Road that address additions to the original houses; houses abutting this are one-story cottages; Ms. Arnold’s house is 1.5 stories. The 3D shows the original structure isn’t called out and the water side is a wall of glass. The chimney should be interior. The barn doors cover a set of four doors that will be see-through to the rear. This goes from set-back to set-back. Prefer natural to weather trim. Eaves are the same height almost all the way around. Would like this continued to allow us time to review the supplemental information.

**Nicholas Brown**, Pierce Atwood, for Gale Arnold at 110 Wauwinet Road – Noted errors and discrepancies in the window schedule. Ms. Arnold is opposed to this project in its current form: overly sized and out of scale. We’d like to see more substantial revisions.

**Whitney Gifford**, Reade, Gullicksen, Hanley, & Gifford LLP, for Gale Arnold at 110 Wauwinet Road – North elevation, middle mass there is an element which is indicated as a door that is exceedingly skinny.

Concerns (8:10)

**Welch** – Appreciates the additional material provided by the applicant’s agent, noted that in reviewing it, it contradicts comments made by others, on the record as fact. Agrees with Ms. Williams about anything but white. Looking at the photos of 110 Wauwinet Road property record card, and the photo showing what is proposed inlaid into the panoramic image, this proposed house is very similar to 110 Wauwinet Road. The chimney is a little large. The overall massing is consistent with or smaller than others, according to the panoramic photo and Town Assessor plot plan, and ganged windows are also commonplace in the area; 108R Wauwinet Road has a 3<sup>rd</sup>-story with a gable; 106 Wauwinet Road has a plethora of ganged windows; as to what is proposed, there is too much fenestration although it compatible with the ganging he is seeing in the neighborhood. He believes the fenestration on the ocean side of this structure, with respect to the original structure and 4 ganged windows, there should be no more than three windows. On the main structure facing the ocean, the door-window configuration should be no more than three units wide. On the “converted boathouse” portion, the backyard doors could be a little less wide. Addressing the overall mass of neighboring structures, 106 & 108R Wauwinet Road play a role in the perception of the proposed being appropriate; 108R Wauwinet Road is not nestled in the bank as claimed by abutter’s agent-- it is three stories with roof walk and is clearly visible. What is proposed is not significantly closer to the bluff than other structures—scaling in comparison to 110 Wauwinet the difference from the bluff is measured as a matter of feet. On setbacks, this does not extend the allowable width, which is a good thing; the facts are this is 10 feet off the setback on one side and off the setback on the other with stepped down massing on an oblique angle relative to the street, which lessens the perception of mass vs. if it were perpendicular to the street; so, he has less concerns about the set-back to set-back issue. Understands the challenge of the east elevation fire place; it’s more typical in the area for the chimney to be exterior but it seems too wide. Feels what was done works and tells a story about the structure being added onto.

**McLaughlin** – Appreciates the changes. Agrees with Mr. Welch. The comment about the barn doors being closed, he doesn’t think the comment is relevant since it looks like a garage. He thinks this would conform into the neighborhood based upon the photos.

**Oliver** – Agrees with what’s been said. Referring to June11 minutes; she has the same comments. There are many different styles in the neighborhood so this isn’t an anomaly. She still has a concern with the single-story with chimney element, the fenestration facing the street, and use of barn doors. The chimney should be smaller but likes it exterior; that side needs windows. Water side, agrees about reducing the amount of fenestration and unganging the windows and doors; suggested eliminating the double door in the connector piece.

**Pohl** – Agrees with Mr. Welch about not white because of the complexity of the structure. Agrees there’s too much 1<sup>st</sup>-floor fenestration on the west elevation; the four doors on the front and back are nano-wall systems; when the east elevation barn doors are open, that creates a wide see-through aperture through the room and should be mitigated. There is precedent for a tall chimney. Addressed the comment that the barn doors “always being closed” as was discussed regarding 32 India Street.

Motion  
Vote

**Motion to Hold for revisions. (Welch)**  
Carried 5-0

Certificate #

16. Walker, Jon	112 Wauwinet Road	Renovation/addition	11-20	Emeritus
Voting	Pohl, McLaughlin, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Matt MacEachern</b> , Emeritus Development – Reviewed changes made per previous concerns; thinks the design is highly contextual and expressed frustration at this being drawn out because of the abutter.			
Public	<p><b>Linda Williams</b>, for Gale Arnold– We have repeated a lot of these things because we feel strongly about them, and they have not been addressed. She doesn’t find any changes to be substantial. East elevation still is 75 feet long and see through from west to east. A chimney that size and height is inappropriately located on the outside wall of a secondary mass; the “fake roof” covering the chimney doesn’t help. There are a bunch of weird pitches; doesn’t think 2 different pitches on one elevation visible from a public way is approvable. West elevation, the 4- to 3-ganged windows got bigger and there are still 5 ganged sets so no change in the amount of fenestration. The connector was to go to one but is still double. The air-conditioning units (A/C) aren’t shown on the elevation as they should be; they appear on the floor plans. The transoms are inappropriate. It should be natural to weather, not white.</p> <p><b>Ben Normand</b>, Rowland &amp; Associates, for Gale Arnold – Designed Gale Arnold’s house about 10 years ago; he was asked to look at this to get a feel of context. The locus view shows wide lots with at least 100-foot width; this is a very narrow lot. Across the street are very small 1-story structures. Wauwinet is a small-scale village. On the south elevation, the 2<sup>nd</sup>-floor is a flat wall with no relief in the plain; thinks a cross section view would be helpful.</p> <p><b>Nicholas Brown</b>, Pierce Atwood, for Gale Arnold – Understands the owner’s frustration; the neighbor is also frustrated because she feels her concerns are not being fully considered. The house is oversized for a narrow lot; without those changes, the process will continue in another from.</p> <p><b>Gale Arnold</b>, owner – This will be within 5 feet of my property and does not reflect the other neighbor at 114, which is a tiny house. This is more modern than it needs to be in a fishing village.</p> <p><b>Pohl</b> – This is a public process and the public has the right to express their opinions. The applicant has to count on the board to make a decision based upon all concerns. The first rule of this hearing is there will be no back and forth.</p> <p><b>Oliver</b> – Asked that the speakers not repeat themselves and each other.</p> <p><b>Pohl</b> – The set back is 10 feet at the closest point to Ms. Arnold’s property line.</p> <p><b>McLaughlin</b> – He’s watched this come through and we’ve made recommendations and changes have been made. He thinks this has come a long way. He feels this submission is appropriate to the area and it represents itself. This is ready to go.</p> <p><b>Welch</b> – Appreciates the changes. West elevation, downsizing the 4 ganged-window to 3 on the left additive mass and 4 ganged under the porch reduced to 3 and reportioning the doors in the other additive mass were helpful changes, as well as lowering the dormer. North elevation, the wider door is fine; changing pitches are fine. South elevation, the changes to the “E-4s” is appropriate, and the dormer and roof pitch changes are appropriate. East elevation, between that and the other elevation the 11/12 and 12/12 pitches are imperceptible. Supports Mr. McLaughlin’s comments that this is contextually and architecturally appropriate. We have a duty and an obligation to listen to the comments and concerns of neighbors; but also, he takes what was submitted seriously and tries to deliberate on it in that regard. Looking at the landscape comparisons facing the homes from the roads don’t show a village nature; the images show the properties 106 through 110 have more landscaping on the street; if this has landscaping along Wauwinet Road, we would see the plant material. Regarding the village concept, he finds a disparity between what is represented and what we see. Across the street those, are all closely spaced; the one across from 108 is a very small undeveloped lot and will have a smaller home. Doesn’t feel the acreage and frontage on the harbor side is relevant; the spacing of the homes is relevant. The spacing between 106 &amp; 108R is significantly less than between the 110 and 112; for him, the difference is the buildings, not the lot size. We’ve reviewed the information and he feels comfortable with what was submitted. South elevation as drawn along with the east and west provides a clear understanding of the relationship. Agrees a color change is necessary. Agrees a color change is necessary. The A/C should be shown on the hardscape plan and the hardscape application is required. The A/C should be shown on the hardscape plan and the hardscape application is required. An issue that’s come up after the fact is the fireplace going to gas and having a termination cap that wasn’t approved; if that happens, we want to see that.</p> <p><b>Oliver</b> – The photos show her that there is no arch-type of styles in this area and there is a lot of glass facing the water. This is in keeping with the neighborhood. Agrees the smaller lot frontage is irrelevant and they can landscape along the street. It does come close to the south lot line but is within zoning.</p> <p><b>Pohl</b> – It’s <i>de minimis</i> but he’d prefer the sheets of the chimney to go straight down; doesn’t think the throat has to be that high. Agrees with what’s been said. He has concerns about the white; he had hoped it would be moved back more but the alternative would be to go to something more neutral, grey tones. Appreciates reduction in the fenestration.</p> <p><b>MacEachern</b> – Suggested trim to natural and sash and doors to terratone.</p>			
Concerns (7:07)				
Motion	<b>Motion to Approve through staff with the chimney to go straight to the roof no cheats; all trim natural to weather and window sash and French doors to be terratone and opaque wood doors natural to weather. (McLaughlin)</b>			
Vote	Carried 5-0	Certificate #	72738	
	Break 7:42 to 7:47 p.m.			

# HDC File



# HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road  
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

## COMMISSIONERS

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Chairman

Diane  
Coombs  
Vice-  
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## ASSOCIATE COMMISSIONERS

Jesse Dutra

T.J. Watterson

Stephen

Welch

## STAFF

Cathy Flynn  
Land Use Specialist  
[cflynn@nantucket-ma.gov](mailto:cflynn@nantucket-ma.gov)

27 January 2020

Dear Select Board,

On behalf of the Nantucket Historic District Commission (HDC), I am writing in response to the appeal filed for the renovation and additions to 112 Wauwinet Road, COA #72738. The Commissioners discussed this application over the course of five hearings (May 21, 2019; May 28, 2019; June 11, 2019; June 25, 2019 and July 16, 2019). During those meetings massing, height, fenestration, neighborhood context and visibility from the beach and Wauwinet Road were deliberated.

The Commissioners requested to view the property with height poles to judge the impact of the proposed plans from public view. The Commissioners listened to the concerns from the neighbors, with regard to massing and context of the village of Wauwinet. To get a better sense of neighborhood context, pictures were supplied by both the applicant and those in opposition. These included photos of the streetscape and a panoramic view from the beach. Dimensions and square footage of the homes in the area were also provided at the board's request.

The concerns of scale and massing that board members expressed during the review process were addressed as revisions and corrected appropriately by the applicant.

It should be noted that the application is for an "addition" onto an existing building, which is indeed the case. The existing cottage on the property, dating from 1964, was deemed by the board to be "non-contributing" and could theoretically be either moved or razed. The existing building does however have an existing nonconforming footprint with respect to the Conservation Commission setback and so – even though wetlands are obviously not the HDC's purview- the board accepted that the existing building would remain and be added onto in order to preserve the footprint.

The Commission approved the renovation and addition of 112 Wauwinet Road based on several factors. Heavy consideration was taken with respect to the documentation supplied by both parties, depicting the context of the neighborhood and the streetscape. Ultimately, the board was satisfied that the design was appropriately scaled and conformed to the fabric of the village of Wauwinet.

Respectfully submitted,

Cathy Flynn  
Land Use Specialist  
Planning and Land Use Service Department  
Town of Nantucket

21. Walker, John	112 Wauwinet Road	Renovation/addition	11-20	Emeritus
Voting	Pohl, McLaughlin, Oliver, Welch, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Matt MacEachern</b> , Emeritus Development – Presented project; contends the architectural language of the area is not limited to single-story structures; existing building is circa 1964.			
Public	<p><b>Linda Williams</b>, for 110 Wauwinet Road – “We’re not happy.” Every house out there is visible from the beach. This is chaotic and out of step with the neighborhood. There’s a lot going on that has nothing to do with the existing house and most of the houses out there are natural to weather. There’s virtually nothing left of the original house. We will create a presentation packet for the next hearing.</p> <p><b>Whitney Gifford</b>, Reade, Gullicksen, Hanley, &amp; Gifford LLP, for 110 Wauwinet Road – Argues that the relative mass of the existing structure compared to the proposed “addition” doesn’t meet the definition of an addition; this is a complete demolition and rebuild built off two walls. The proposed is not in keeping with the village concept of Wauwinet. We are granting permission for the commissioners to go onto 110 Wauwinet Road to access the beach for the purposes of viewing this site.</p>			
Concerns (6:41)	<p><b>McLaughlin</b> – Transoms inappropriate; needs a proper front door. Would like to view with a stake at the end of each gables.</p> <p><b>Welch</b> – East and west elevations are the primary concern. Given the sensitivity of the location and structures in the area, the size, perhaps the mass, of the east elevation “the room” is out of scale with respect to the structure itself; that mass and that of the chimney should be reduced. Simplification of the primary mass could be attained through alteration of the dormers. This was on the view list, but he will view again to review the complexity of the 2<sup>nd</sup>-floor. If this were a contributing structure, we would ask for a demolition plan.</p> <p><b>Oliver</b> – She likes the east elevation; the main portion of this house replicates an old dune house. Agrees about the large extremity and the chimney being reduced. The south and north elevations are the anomaly. The west elevation is over fenestrated; eliminate the transoms. This needs to be simplified.</p> <p><b>Dutra</b> – Agrees with much that’s been said. Would also like to view with height poles. There are some characteristics from the existing building. Agrees with reducing the west elevation fenestration. He’s okay with the size of the building.</p> <p><b>Pohl</b> – The view from the beach is considered as from a public way. Agrees about the east elevation left wing and chimney being oversized and the transoms being inappropriate. The living room ridge should come down.</p>			
Motion	<b>Motion to View with three height poles on either side of the main-ridge gable and one at the western side of the gable end and Hold for revisions. (Oliver)</b>			
Vote	Carried unanimously		Certificate #	

Break 7:05 to 7:10 p.m.

22. Black, Michelle	28 Eel Point Road	Rev. 72163: fenestration	40-44	Emeritus
Voting	Pohl, McLaughlin, Oliver, Welch, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Matt MacEachern</b> , Emeritus Development – Presented project.			
Public	None			
Concerns (7:10)	<p><b>Welch</b> – The south elevation 1<sup>st</sup>-floor isn’t visible and no changed proposed to the 2<sup>nd</sup>-floor; no concerns. East elevation, the transoms over the double-hung windows and the doors very odd as well as the change in the dormer fenestration; he’s trying to understand the visibility. West elevation, the transom over the door.</p> <p><b>Oliver</b> – The east elevation is the most visible. Agrees with Mr. Welch. Suggested eliminating the transoms. This house is very prominent in every direction and the transoms detract from a beautiful design.</p> <p><b>Dutra</b> – Agrees with what’s been said.</p> <p><b>McLaughlin</b> – North elevation, the main door should be a six-panel. Eliminate all the transoms.</p> <p><b>Pohl</b> – Suggested the bottom section of the roof is almost mansard steep; if you push the dormer face wall in by 6 inches, you lose almost all of the shingle courses; the roof will cover most it.</p>			
Motion	<b>Motion to Hold for revisions. (Welch)</b>			
Vote	Carried unanimously		Certificate #	



13.	48 Walsh Street Trust	48 Walsh Street	Deck/patio revisions	29-101	Robert Newman
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.				
Representing	<b>Robert Newman</b> , Sandcastle Construction Inc. – Reviewed changes made per previous concerns.				
Public	None				
Concerns (6:40)	<b>Oliver</b> – He did what we asked. No concerns.				
Motion	<b>Motion to Approve. (McLaughlin)</b>				
Vote	Carried 5-0		Certificate #	72568	
Break 6:37 to 6:48 p.m.					
14.	Walker, Jon	112 Wauwinet Road	Reno/addition	11/20	Emeritus
Voting	Pohl, McLaughlin, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	<b>Matt MacEachern</b> , Emeritus Development – Reviewed changes made per previous concerns; feels it is in context with the neighborhood and that the footprint is in keeping with the neighborhood.				
Public	<b>Linda Williams</b> , for 110 Wauwinet Road – Referred to concerns expressed in the November discussion on the previous submission. Visually this is massive and quadruples the size of the structure on the bluff. The near two stories of flush dormers and high eaves will change the nature of the bluff and it should not be white. North elevation, the tall gable should not be 7/12 pitch. West elevation, the 1 <sup>st</sup> floor is over fenestrated, and everything is ganged. The addition should be moved farther back; the original structure should be what is seen on the bluff. There is no typical additive massing. Contends this is a demolition of the original structure. <b>Gale Arnold</b> , 110 Wauwinet Road – She’s lived here since 1963. This is not in character with anything around it; all other structures are cottages. <b>Nicholas Brown</b> , Pierce Atwood, for 110 Wauwinet Road – Reiterated Ms. Arnold’s objections; this is tantamount to a rebuild not in keeping with the neighborhood. The large scale is inappropriate due to its proximity to the water; the house has nearly doubled in size. Asked for further revisions. The proposed structure fills the lot as no other structure does. Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP, for 110 Wauwinet Road				
Concerns (6:48)	<b>McLaughlin</b> – Agrees with incorporating the existing. The 7/12 pitch is the minimum allowed. A large number of houses in the area are over 24 feet tall. The west elevation has 9 doors. Feels this is a fine design that fits the neighborhood. <b>Welch</b> – Clarified that the Board is reviewing a new application. With respect to the question of demo vs. addition to the original, confirmed two full sides and a partial 3 <sup>rd</sup> side are remaining; thinks therefore we are looking at an addition. He took a look at this from the water; noted we have a clear understanding of what is in the area, we’ve all been out in the area over our lifetimes on Nantucket and specifically as a result of this being on the View List so, he has trouble reconciling what he saw with what’s been said on the record. He didn’t see an architectural vernacular for the area, in some instances not even on individual homes themselves. Looking at the locus plan, he is having problems reconciling there is an issue with the distance of the proposed siting to the bluff; scaling from the submission, the existing appears to be approximately 10 feet closer to the bluff than the neighbors and is to remain 1-story with a 6/12 roof and the rest of the mass, as proposed, is behind that. Suggested the applicant address the issue by documenting the dimensions of some of the other homes and provide those to the Board. Also, to address size and massing, and concerns about the 2 <sup>nd</sup> story, suggested the applicant provide an inlay of what’s proposed relative to the homes to the left and right as seen from the water – either within an image or as a set of elevations. The square footage, first and/or second floor, if it is going to continue to be a question, thinks it should be documented for the record; he’s not necessarily concerned about that because from his review of property record cards, etc. this is smaller by almost a one-third than 100R Wauwinet Road, and he believes it is slightly smaller than 110 and slightly larger than 106. Changes to the north elevation, regardless source to articulate that is definitely helpful, starts to show relationship of additive massing and the relationships of the masses. His main concern, there is a disconnect among the roof pitches; to the extent possible, that should be reconciled. The size of the mass of the great room relative to the primary mass, east elevation 1.5-story gable is inappropriate; while the story could be that this was once a garage, and it could look like a filled-in garage, the overall mass is too large; the design itself, if it didn’t have to relate to the existing structure, would be completely appropriate for almost any locations on Nantucket, timeless aspects; overall massing appropriate, dormers appropriate. Supports the chairman’s comments. <b>Pohl</b> – The roof pitches, there actually is a single-story mass but it has a 12/12 pitch roof, which doesn’t help. The 7/12 pitch won’t be fully visible from the beach or the road and keeps that section low. The 12/12 paints this style as somewhat cottage Victorian; suggested investigating roofs at less than 12/12 so this is actually 1.5 stories. The door/window element on the west elevation is a lot of glass that doesn’t need to be there and reads as contemporary; suggested regular windows flanking the doors. The idea here is to minimize the visual impact of this building; if it doesn’t move back, it should go to grey or natural to weather, anything other than white. A panorama of this and the two houses to the north and to the south would be helpful. <b>Oliver</b> – Mr. Pohl touched on a lot of her notes. There are so many different style houses in the area that there is no single vernacular. They are all as high if not higher and everyone has windows and doors facing the water. The houses closer to the water might be less upsetting since they aren’t visible from the road. Found a drone photo of the area;				

Discussion about sidewalk stones

**Pfeiffer** – Referred to a packet on the history of the Connecticut schist stone paving; it is heavy with mica. Explained how the broken stones were replaced and, where possible to fit together, and reset in sand.

**Coombs** – She was told all the stones were removed from the ground while the stoop was worked on. It seems at one point the stones were relaid perfectly and brand new. Asked how much of the stone is new.

**Pfeiffer** – Very little. They kept and reused those stones that could be saved; several stones were missing and had to be replaced; and toward the east end, the stones were badly broken and sat loose; too many bits were lost.

**Coombs** – The sidewalk was not so perfect as what was done. The west end is neat and tidy and looks new in front of an historic house. Personally, if you keep the curb stone low on the northeast corner, it will be safer. The main complaint she heard was the neat and tidiness of the sidewalk as well as the stone color, which is different and looks brand new.

**Pohl** – This packet is fascinating information, and we now have a document showing the original method of laying out the sidewalk. People think the stones should have gone back down the way they were; in fact, they went back down as they had been laid originally. When the water meter was put in, the water company broke the stones; at the turn, trucks cutting the corner broke the stones and those fragments were laid in concrete. He thinks the method Mr. Pfeiffer used is the correct method and in 10 years it will look like it did. People like the rag-tag mess.

**Dutra** – When we have a home in disrepair, we have you put it back to the original state. The sidewalk being repaired back to its original state is no different.

**Welch** – This is very upsetting to him for a number of reasons with respect to the joint meeting with the Select Board and all the discussions HDC has had with the Department of Public Works (DPW); try not to be upset about, thinks this was a missed opportunity in establishing a process to be used for the more historic walkways. This is clearly a significant and contributing section of sidewalk and it would have been a great opportunity to walk through and learn a process; does not believe we've lost the opportunity but that we would have benefited from doing it at the front end vs. back end. There is certainly some ambiguity about how a process will work. Thinks that if this had come to us, we could have taken some leadership and addressed it in a way that we could be consistent when the Town is in front of the HDC; we try to hold them to a standard, thinks this could have been an important step. Along the lines of opportunity thinks one of the things that could have been identified and the discussion that could have been had was his standardizing this wonderful packet of information, which is fascinating. We also could have had some discussion about what could have been restored. The definition of restoration is to replace with a similar or like-kind material utilizing methods that were used at the period. One concern is that replacements appear to be very straight, rectilinear, finished edges, which was a big complaint we had about the non-antique granite with sharp-edge corners, which would have come up in discussion, which contributes to this being a missed opportunity. The other aspect, in applicant trying to address irregularities, his concern, shown on Page 6, schematic drawing bottom of page at the left of the entry way: the schematic shows primarily the rectilinear form of the running bond (left of the house) has been maintained; towards the right it looks like some pieces were replaced which looks very organic replacement of materials; however, in the pictures above, the picture on the left shows the replacements with rectilinear form where it would have been more appropriate for those edges had been eased. On the right, where there is a missed opportunity, is in replacing materials that couldn't be salvaged, those that were broken up that were organic look appropriate, organic look being as if it happened over time; however, there are several points where replacements create in-organic irregularities—they look like Tetris pieces. His point is to articulate that what might have been sussed out in discussion once, to set a process and methodology, so we won't do this each time a sidewalk comes in, would mean we now have a process in place.

**Pfeiffer** – This is not a restoration. Someone else took it upon themselves to start the work; I finished it off. In the end, the Town will govern what happens here. For years, the Town neglected repair; when they did make repairs, they used concrete. This repair took 3 days with a minimum amount of labor and material.

**Welch** – That gets to the other point; he believes we should request this comes in as a formal application, so this area can be finalized with a set of sketch drawings, page 6 schematic being appropriate, so it can be resolved so that it does come back as a restoration of the original form and stone, using materials that were at least closely sourced to be used at the time, as reasonably available. And so that we have source for follow up so that it does not just get left as it is—find the inorganic shapes troubling, etc. This is about what we accept now and establishing a transparent and reasonable standard. In response to comment from applicant about Town's lack of maintenance, replied that the Town's resources and philosophy on maintenance of capital assets, in this instance sidewalks, has changed—which is a process itself—and this was not a Town project. Without an application process for this type of work in place, we'll continue to redo the same discussions, as we did with HVAC mini-splits, fences, etc. before a process was in place to make it simpler for everyone; if we are going to be involved we need a process in place. Referenced his understanding that this is an important part of the Side Walk Repair Workgroup update, having been brought up by our HDC representative to the group. Asked this be continued as an agenda item to determine if it going to be something we are responsible for and if so, we work out the details—otherwise, feels it important we not waste other peoples' time, or our own.

**Coombs** – Cited areas where historic material was removed and replaced with modern materials and concrete.

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there is a lot of vegetation that losing it might be some concern. Another concern might be it's moving closer to the neighbor on the south. Agrees about dropping the roof pitch. Her concern is the see-through effect of the great room with four doors on the front and on the back; would like to see windows on one side. Asked if the original house is historic. (No) NHA photos show a large structure next door that was tall. West elevation, the connector doors should be a door and window; separate the windows in the dining area. Agrees with what's been said. Agrees no white.

Motion Vote				Certificate #
	<b>Motion to Hold for revisions. (Welch)</b>			
	Carried 4-0			
15. Center St. ACK	29 Centre Street	Addition/alteration	42.3.1/122.2	Emeritus
Voting	Pohl, McLaughlin, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.			
Representing	<b>Matt MacEachern</b> , Emeritus Development – Reviewed changes made per previous concerns.			
Public	None			
Concerns (7:32)	<b>Oliver</b> – The post on the side now ties in like it was a porch. She appreciates the double-hung windows. No concerns. <b>Welch</b> – South elevation, the freestanding rail at the steps should connect with the portico. <b>McLaughlin</b> – The triple deck stairs are not a concern and won't be visible. No concerns.			
Motion	<b>Motion to Approve through staff with the rail to engage the freestanding rails at the steps back to the portico column, per Exhibit A. (McLaughlin)</b>			
Vote	Carried 4-0		Certificate #	72569
16. Deuster, Bob	13 Monomoy Road	Open air structure	54-198	Atlantic Landscaping
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Lindsay Congleton</b> , Atlantic Landscaping Inc. – They made no revision because they want to argue keeping this without white trim. Evergreens will be planted to screen the pool from any public way, so this shouldn't be visible from Sandwich. <b>Bob Duester</b> , owner – This design picks up the look of the sweeping decks with hipped roofs of the main house.			
Public	None			
Concerns (7:41)	<b>Oliver</b> – The porch is a 4/12 or 5/12 pitch, and this is a 12/12; it should be less. Also, this has double posts. In her opinion, simple would be better because this is a small open structure. Okay with double posts with lattice between. <b>Coombs</b> – Okay with the double posts with lattice and the roof pitch being shallower. <b>Welch</b> – Agrees with Ms. Oliver; the roof should be no more than a 9/12, preferably a 6/12. If the double posts are on the main house, they can be here with lattice. Agrees white is stark and this should be natural to weather; if it's not visible and you want white, you could come back once it's built for revisions. <b>McLaughlin</b> – No comments. <b>Pohl</b> – The issue was the white walls would stand out. The back wall should be natural to weather; if it isn't visible, you can come back and apply for white. Agrees 6/12 or 7/12 would be a better roof pitch. The double posts with lattice is a charming detail and would reduce the level of formality. The posts could be white, but the lattice should be natural to weather.			
Motion	<b>Motion to Approve through staff with natural to weather lattice between the posts, the roof pitch reduced to 6/12, and the back wall natural to weather, per Exhibit A. (Oliver)</b>			
Vote	Carried 5-0		Certificate #	62570
17. Scheier, Mark	10 Sunset Ridge Lane	Driveway-hardscape	73.4.2-49	Atlantic Landscaping
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory board comments.			
Representing	<b>Lindsay Congleton</b> , Atlantic Landscaping Inc. – This was held for a view; the retaining wall is at a maximum 18 inches and drops to zero at the road; he will do a natural cap.			
Public	None			
Concerns (7:52)	<b>Welch</b> – Asked what the stone retaining wall maximum height is; suggested it be established. <b>Coombs</b> – We don't allow bluestone caps on walls. <b>Oliver</b> – The retaining wall faces the house.			
Motion	<b>Motion to Approve through staff with the retaining wall not to have any cap and a maximum of 2 feet tall. (McLaughlin)</b>			
Vote	Carried 5-0		Certificate #	72571

24. Walker, Jon	112 Wauwinet Road	Renovation/addition	11-20	Emeritus
Voting	Pohl, McLaughlin, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Matt MacEachern</b> , Emeritus Development – Reviewed changes made per previous concerns; review supplemental material on the context of the area.			
Public	<p><b>Linda Williams</b>, for Gale Arnold at 110 Wauwinet Road – This is a demolition, not an addition. The addition wags the house. The addition should be behind the existing house. Reviewed photos of houses from above this to Pocomo Road that address additions to the original houses; houses abutting this are one-story cottages; Ms. Arnold’s house is 1.5 stories. The 3D shows the original structure isn’t called out and the water side is a wall of glass. The chimney should be interior. The barn doors cover a set of four doors that will be see-through to the rear. This goes from set-back to set-back. Prefer natural to weather trim. Eaves are the same height almost all the way around. Would like this continued to allow us time to review the supplemental information.</p> <p><b>Nicholas Brown</b>, Pierce Atwood, for Gale Arnold at 110 Wauwinet Road – Noted errors and discrepancies in the window schedule. Ms. Arnold is opposed to this project in its current form: overly sized and out of scale. We’d like to see more substantial revisions.</p> <p><b>Whitney Gifford</b>, Reade, Gullicksen, Hanley, &amp; Gifford LLP, for Gale Arnold at 110 Wauwinet Road – North elevation, middle mass there is an element which is indicated as a door that is exceedingly skinny.</p>			
Concerns (8:10)	<p><b>Welch</b> – Appreciates the additional material provided by the applicant’s agent, noted that in reviewing it, it contradicts comments made by others, on the record as fact. Agrees with Ms. Williams about anything but white. Looking at the photos of 110 Wauwinet Road property record card, and the photo showing what is proposed inlaid into the panoramic image, this proposed house is very similar to 110 Wauwinet Road. The chimney is a little large. The overall massing is consistent with or smaller than others, according to the panoramic photo and Town Assessor plot plan, and ganged windows are also commonplace in the area; 108R Wauwinet Road has a 3<sup>rd</sup>-story with a gable; 106 Wauwinet Road has a plethora of ganged windows; as to what is proposed, there is too much fenestration although it compatible with the ganging he is seeing in the neighborhood. He believes the fenestration on the ocean side of this structure, with respect to the original structure and 4 ganged windows, there should be no more than three windows. On the main structure facing the ocean, the door-window configuration should be no more than three units wide. On the “converted boathouse” portion, the backyard doors could be a little less wide. Addressing the overall mass of neighboring structures, 106 &amp; 108R Wauwinet Road play a role in the perception of the proposed being appropriate; 108R Wauwinet Road is not nestled in the bank as claimed by abutter’s agent– it is three stories with roof walk and is clearly visible. What is proposed is not significantly closer to the bluff than other structures—scaling in comparison to 110 Wauwinet the difference from the bluff is measured as a matter of feet. On setbacks, this does not extend the allowable width, which is a good thing; the facts are this is 10 feet off the setback on one side and off the setback on the other with stepped down massing on an oblique angle relative to the street, which lessens the perception of mass vs. if it were perpendicular to the street; so, he has less concerns about the set-back to set-back issue. Understands the challenge of the east elevation fire place; it’s more typical in the area for the chimney to be exterior but it seems too wide. Feels what was done works and tells a story about the structure being added onto.</p> <p><b>McLaughlin</b> – Appreciates the changes. Agrees with Mr. Welch. The comment about the barn doors being closed, he doesn’t think the comment is relevant since it looks like a garage. He thinks this would conform into the neighborhood based upon the photos.</p> <p><b>Oliver</b> – Agrees with what’s been said. Referring to June11 minutes; she has the same comments. There are many different styles in the neighborhood so this isn’t an anomaly. She still has a concern with the single-story with chimney element, the fenestration facing the street, and use of barn doors. The chimney should be smaller but likes it exterior; that side needs windows. Water side, agrees about reducing the amount of fenestration and unganging the windows and doors; suggested eliminating the double door in the connector piece.</p> <p><b>Pohl</b> – Agrees with Mr. Welch about not white because of the complexity of the structure. Agrees there’s too much 1<sup>st</sup>-floor fenestration on the west elevation; the four doors on the front and back are nano-wall systems; when the east elevation barn doors are open, that creates a wide see-through aperture through the room and should be mitigated. There is precedent for a tall chimney. Addressed the comment that the barn doors “always being closed” as was discussed regarding 32 India Street.</p>			
Motion	<b>Motion to Hold for revisions. (Welch)</b>			
Vote	Carried 5-0		Certificate #	

16. Walker, Jon	112 Wauwinet Road	Renovation/addition	11-20	Emeritus
Voting	Pohl, McLaughlin, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Matt MacEachern</b> , Emeritus Development – Reviewed changes made per previous concerns; thinks the design is highly contextual and expressed frustration at this being drawn out because of the abutter.			
Public	<p><b>Linda Williams</b>, for Gale Arnold– We have repeated a lot of these things because we feel strongly about them, and they have not been addressed. She doesn't find any changes to be substantial. East elevation still is 75 feet long and see through from west to east. A chimney that size and height is inappropriately located on the outside wall of a secondary mass; the "fake roof" covering the chimney doesn't help. There are a bunch of weird pitches; doesn't think 2 different pitches on one elevation visible from a public way is approvable. West elevation, the 4- to 3-ganged windows got bigger and there are still 5 ganged sets so no change in the amount of fenestration. The connector was to go to one but is still double. The air-conditioning units (A/C) aren't shown on the elevation as they should be; they appear on the floor plans. The transoms are inappropriate. It should be natural to weather, not white.</p> <p><b>Ben Normand</b>, Rowland &amp; Associates, for Gale Arnold – Designed Gale Arnold's house about 10 years ago; he was asked to look at this to get a feel of context. The locus view shows wide lots with at least 100-foot width; this is a very narrow lot. Across the street are very small 1-story structures. Wauwinet is a small-scale village. On the south elevation, the 2<sup>nd</sup>-floor is a flat wall with no relief in the plain; thinks a cross section view would be helpful.</p> <p><b>Nicholas Brown</b>, Pierce Atwood, for Gale Arnold – Understands the owner's frustration; the neighbor is also frustrated because she feels her concerns are not being fully considered. The house is oversized for a narrow lot; without those changes, the process will continue in another form.</p> <p><b>Gale Arnold</b>, owner – This will be within 5 feet of my property and does not reflect the other neighbor at 114, which is a tiny house. This is more modern than it needs to be in a fishing village.</p>			
Concerns (7:07)	<p><b>Pohl</b> – This is a public process and the public has the right to express their opinions. The applicant has to count on the board to make a decision based upon all concerns. The first rule of this hearing is there will be no back and forth.</p> <p><b>Oliver</b> – Asked that the speakers not repeat themselves and each other.</p> <p><b>Pohl</b> – The set back is 10 feet at the closest point to Ms. Arnold's property line.</p> <p><b>McLaughlin</b> – He's watched this come through and we've made recommendations and changes have been made. He thinks this has come a long way. He feels this submission is appropriate to the area and it represents itself. This is ready to go.</p> <p><b>Welch</b> – Appreciates the changes. West elevation, downsizing the 4 ganged-window to 3 on the left additive mass and 4 ganged under the porch reduced to 3 and reportioning the doors in the other additive mass were helpful changes, as well as lowering the dormer. North elevation, the wider door is fine; changing pitches are fine. South elevation, the changes to the "E-4s" is appropriate, and the dormer and roof pitch changes are appropriate. East elevation, between that and the other elevation the 11/12 and 12/12 pitches are imperceptible. Supports Mr. McLaughlin's comments that this is contextually and architecturally appropriate. We have a duty and an obligation to listen to the comments and concerns of neighbors; but also, he takes what was submitted seriously and tries to deliberate on it in that regard. Looking at the landscape comparisons facing the homes from the roads don't show a village nature; the images show the properties 106 through 110 have more landscaping on the street; if this has landscaping along Wauwinet Road, we would see the plant material. Regarding the village concept, he finds a disparity between what is represented and what we see. Across the street those, are all closely spaced; the one across from 108 is a very small undeveloped lot and will have a smaller home. Doesn't feel the acreage and frontage on the harbor side is relevant; the spacing of the homes is relevant. The spacing between 106 &amp; 108R is significantly less than between the 110 and 112; for him, the difference is the buildings, not the lot size. We've reviewed the information and he feels comfortable with what was submitted. South elevation as drawn along with the east and west provides a clear understanding of the relationship. Agrees a color change is necessary. Agrees a color change is necessary. The A/C should be shown on the hardscape plan and the hardscape application is required. The A/C should be shown on the hardscape plan and the hardscape application is required. An issue that's come up after the fact is the fireplace going to gas and having a termination cap that wasn't approved; if that happens, we want to see that.</p> <p><b>Oliver</b> – The photos show her that there is no arch-type of styles in this area and there is a lot of glass facing the water. This is in keeping with the neighborhood. Agrees the smaller lot frontage is irrelevant and they can landscape along the street. It does come close to the south lot line but is within zoning.</p> <p><b>Pohl</b> – It's <i>de minimis</i> but he'd prefer the sheets of the chimney to go straight down; doesn't think the throat has to be that high. Agrees with what's been said. He has concerns about the white; he had hoped it would be moved back more but the alternative would be to go to something more neutral, grey tones. Appreciates reduction in the fenestration.</p> <p><b>MacEachern</b> – Suggested trim to natural and sash and doors to terratone.</p>			
Motion	<b>Motion to Approve through staff with the chimney to go straight to the roof no cheats; all trim natural to weather and window sash and French doors to be terratone and opaque wood doors natural to weather. (McLaughlin)</b>			
Vote	Carried 5-0		Certificate #	72738
	Break 7:42 to 7:47 p.m.			

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°: 11 PARCEL N°: 20  
Street & Number of Proposed Work: 112 WAUWINET RD  
Owner of record: JOHN WALKER  
Mailing Address: 112 Wauwinet Rd  
NANTUCKET, MA  
Contact Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

**AGENT INFORMATION (if applicable)**

Name: EMERITUS  
Mailing Address: 8 WILLIAMS LN  
NANTUCKET MA  
Contact Phone #: 3254995 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  She  
 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: 1,526 Decks/Patio: Size: 160 SF  1st floor  2nd floor  
Width: \_\_\_\_\_ Sq. Footage 2nd floor: 4,375 Size: 50 SF  1st floor  2nd floor  
Sq. Footage 3rd floor: \_\_\_\_\_  
Difference between existing grade and proposed finish grade: North 6" ± South 6" ± East 6" ± West 6" ±  
Height of ridge above final finish grade: North 26' 8" ± South 26' 8" ± East 26' 8" ± West 26' 8" ±

**Additional Remarks**

**REVISIONS\***

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

\*Cloud on drawings and submit photographs of existing elevations.

**DETAIL OF WORK TO BE PERFORMED**

Foundation: Height Exposed 8"  Block  Block Parged  Brick (type) \_\_\_\_\_  Poured Concrete  Piers  
Masonry Chimney:  Block Parged  Brick (type) \_\_\_\_\_  Other \_\_\_\_\_  
Roof Pitch: Main Mass 7/12 Secondary Mass 12/12 Dormer 6/12 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): \_\_\_\_\_  Clapboard (exposure: \_\_\_\_\_ inches) Front  Side

Sidewall:  White cedar shingles \_\_\_\_\_  Other \_\_\_\_\_

Trim: A. Wood  Pine  Redwood  Cedar  Other \_\_\_\_\_

B. Treatment  Paint  Natural to weather  Other \_\_\_\_\_

C. Dimensions: Fascia 5/12 Rake 5/12" Soffit (Overhang) 5" Corner boards N/A Frieze 3 1/2"  
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 \_\_\_\_\_ Side \_\_\_\_\_

Doors\* (type and material):  TDL  SDL Front \_\_\_\_\_ Rear \_\_\_\_\_  
Garage Door(s): Type \_\_\_\_\_ Material \_\_\_\_\_ Walls \_\_\_\_\_

Hardscape materials: Driveways \_\_\_\_\_ Walkways \_\_\_\_\_

\* Note: Complete door and window schedules are required.

**COLORS**

Sidewall NATURAG Clapboard (if applicable) \_\_\_\_\_ Roof NATURAG  
Trim WHITE Sash WHITE Doors WHITE  
Deck NATURAG Foundation NATURAG 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  
tion 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 sub  
will initiate a new sixty-day review period.

Signed under penalties of \_\_\_\_\_

112 WAUWINET RD M:11/P:20

2 Fairgrounds Road, Nantucket, Massachusetts 02554  
 Telephone: 508.325.7587, Fax: 508.228.7298  
[www.nantucket-ma.gov/Pages/NantucketMA\\_HistDist/index](http://www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index)  
 CHECKLIST FOR HDC APPLICATIONS



**REQUIRED WITH ALL APPLICATIONS:**

- X   1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.
- X   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.
- X   3. **Application Fee:** See back of application for fee schedule or call the office.
- X   4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) <http://www.mapgeo.com/NantucketMA/>.
- X   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.**
- X   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.
- X   7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be **clear** and labeled with application address or contextual address.
- X   8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format <http://www.adobe.com/pdf/>; this is free software that may have come pre-loaded on your computer. **Electronic** copies can also be created using the scanner located in the Department of Inspectional Services.

**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.**
- X   2. **Exterior Elevations and Floor Plans (4 copies):** Must be 1/4-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.
- X   3. **As-Built Plans (1 copy):** 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.
- X   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).
- X   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.
- X   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.**
- X   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.**

(initial to indicate read and understand)

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Street  
City, S

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Street  
City,

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ABOTTEKS LISTING  
NANTUCKET, MA

Map	Block	Lot	Unit	Owner's Name	Co Owner's Name	Address	City	ST Zip	Parcel Location
11		17		WAUWINET INN LLC	C/O NEW ENGLAND DEVELOP-ACCTING DEP	75 PARK PLAZA STE3	BOSTON	MA 02116	120 WAUWINET RD
11		19		KING MAXWELL TRST ETAL		5351 NORTHUMBERLAND ST	PITTSBURG	PA 15217	114 WAUWINET RD
11		29		LYDIA DENNEY PALMER LLC		1520 33RD STREET NW	WASHINGTON	DC 20007	110 WAUWINET RD
12		45		AMES LOUIS B & JETTI TRS	C/O AMES JONATHAN	11 LOWER CROSS RD	SADDLE RIVER	NJ 07458	113 WAUWINET RD

11

WAUWINET INN LLC  
C/O NEW ENGLAND DEVELOP-ACCTING I  
75 PARK PLAZA STE3  
BOSTON, MA 02116

11

KING MAXWELL TRST ETAL  
5351 NORTHUMBERLAND ST  
PITTSBURG, PA 15217

11

LYDIA DENNEY PALMER LLC  
1520 33RD STREET NW  
WASHINGTON, DC 20007

12

AMES LOUIS B & JETTI TRS  
C/O AMES JONATHAN  
11 LOWER CROSS RD  
SADDLE RIVER, NJ 07458

RECEIVED  
BOARD OF ASSESSORS  
FEB 20 2019  
TOWN OF  
NANTUCKET, MA

TOWN OF NANTUCKET  
HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER: Jon & Kerry Walker  
MAILING ADDRESS: 30 Griswold Rd, Rye, NY 10580  
PROPERTY LOCATION: 112 Wauwinet Rd  
ASSESSORS MAP/PARCEL: 11 / 20  
SUBMITTED BY: EMERITUS DEVELOPMENT

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.

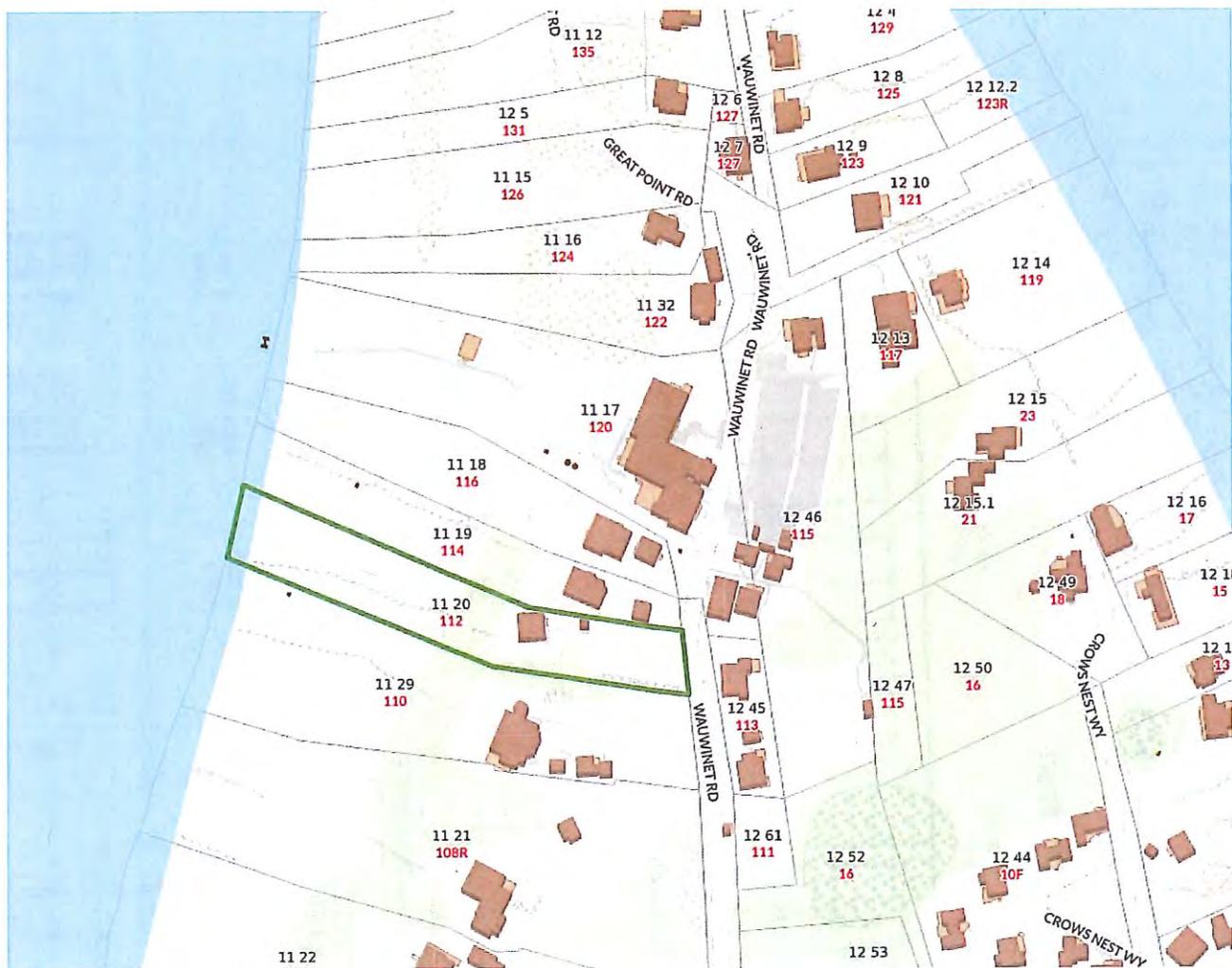
2-20-19  
DATE

Rt F Ry  
ASSESSOR'S OFFICE  
TOWN OF NANTUCKET



# Walker Residence

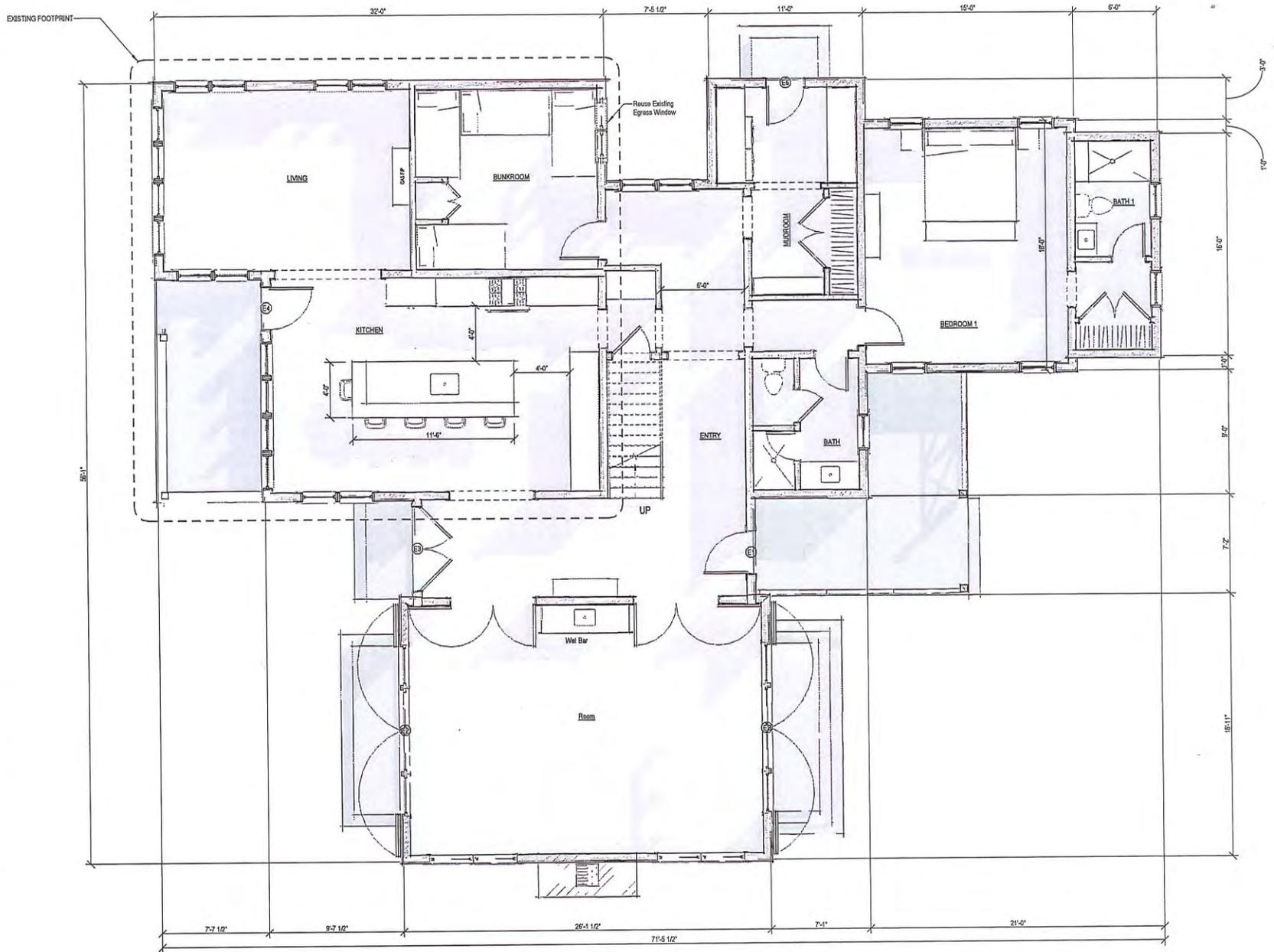
112 Wauwinet Rd  
Nantucket, MA 02554



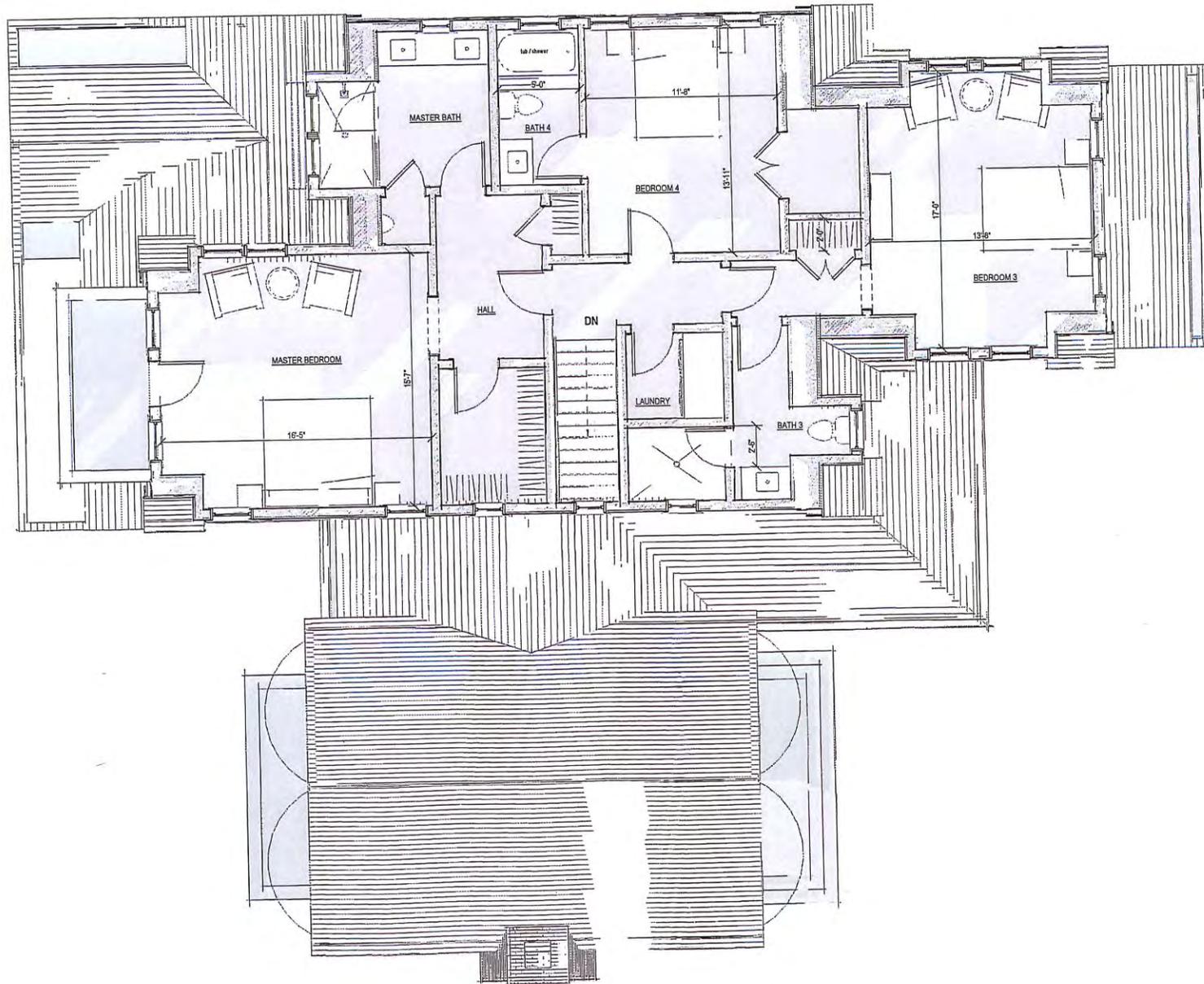


00.10.17

1100 000000000000



1 First Floor Plan  
1/4" = 1'-0"



1 Second Floor Plan  
1/4" = 1'-0"

PARTITION LEGEND	
	Existing 2x4 Partition, Dimensioned to Face of Wall Finish
	Proposed 2x4 Partition, Dimensioned to Face of Stud

EXISTING CONDITIONS NOTES:

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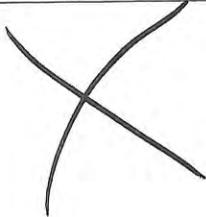
1 East Elevation  
1/4" = 1'-0"



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



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

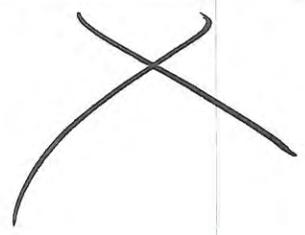
~~X~~

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1/4" = 1'-0"



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





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PREVIOUS SUBMISSION



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



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

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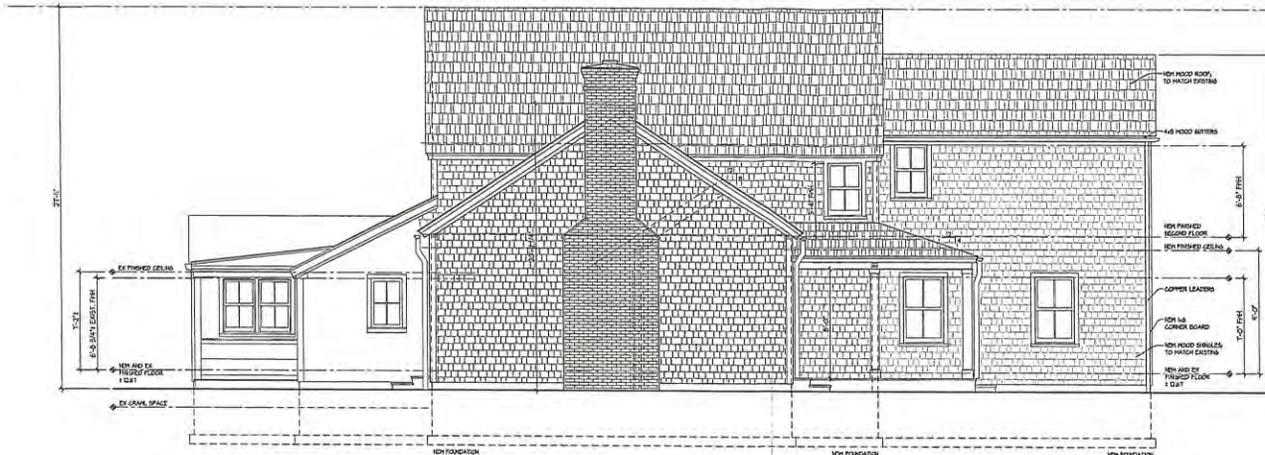
BROOKS & FALOTICO ASSOCIATES, LLP  
ARCHITECTURE · DESIGN  
111 STATE STREET, SUITE 200  
NEW HAVEN, CT 06511  
PHONE: 203.261.1111  
WWW.BROOKSANDFALOTICO.COM

REV. # DATE DESCRIPTION

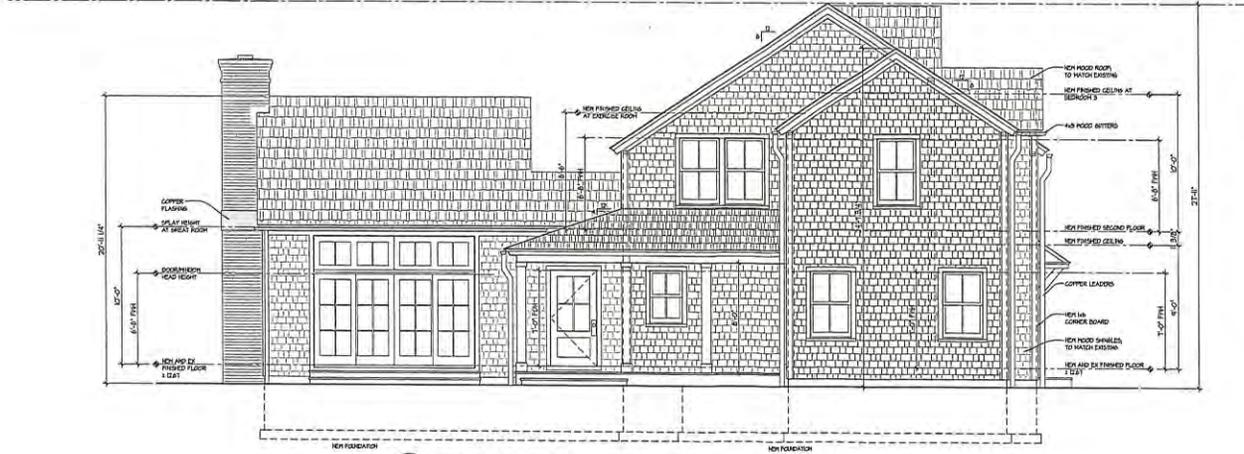
WALKER RESIDENCE  
112 WAUWINET RD  
NANTUCKET, MA 02554  
PROJECT NO.  
DESIGN DEVELOPMENT

ISSUE DATE FOR EXISTING 2018-11-02

MAIN HOUSE ELEVATIONS  
SCALE: 1/4"=1'-0"



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



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

**BROOKS & FALOTICO ASSOCIATES, LLP**  
ARCHITECTURE • DESIGN  
1175 WASHINGTON STREET, SUITE 200  
NANTUCKET, MA 02554  
PHONE: 508.339.1111  
WWW.BROOKSANDFALOTICO.COM

REV # DATE  
DESCRIPTION:

**WALKER RESIDENCE**  
112 WALWINGET RD  
NANTUCKET, MA 02554  
PROJECT NO.  
DESIGN DEVELOPMENT

MAIN HOUSE  
ELEVATIONS  
SCALE: 1/4"=1'-0"



116 Wauwinet Rd





119 Wauwinet Rd

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BY *MWJ*  
*CP*



133 Wawwinet Rd

RECEIVED  
MAY 21 2019  
BY  
MAY  
CR



108 Wauwinet Rd

RECEIVED  
MAY 21 2018  
BY Mrs. C.



106 Wauwinet Rd

RECEIVED  
MAY 21 2019  
BY Mh CR



107 Wawwinet Rd

RECEIVED  
MAY 21 2019  
BY  
Mtg  
G-



102 Waowinet Rd

RECEIVED  
MAY 21 2019  
BY  
Mrs. G. S.



98 Wawinet Rd



50 Wauwinet Rd

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OLD B12

HDC Minutes for May 28, 2019, adopted June 11

11. Famiglio, Mark                      2 Harbor View Way                      Driveway/Belgium block                      42.4.1-31                      Julie Jordin

Voting                      Pohl, McLaughlin, Oliver, Welch

Alternates                      None

Recused                      None

Documentation                      None

Representing                      None

Public                      None

Concerns (5:23)                      Not opened at this time.

Motion                      **Motion to Hold for representation. (Welch)**

Vote                      Carried unanimously                      Certificate #

2. Walker, John                      112 Wauwinet Road                      Renovation/addition                      11-20                      Emeritus

Voting                      Pohl, McLaughlin, Oliver, Welch

Alternates                      None

Recused                      Watterson

Documentation                      Architectural elevation plans, site plan, photos, historic documentation, and information packet.

Representing                      **Matt MacEachern**, Emeritus Development – Reviewed changes made per previous concerns.

Public                      **Linda Williams**, for 110 Wauwinet Road – Reviewed information packet, submitted at the table, comparing the existing dimensions to the proposed and versus the vernacular of structures in the area. Read comments from the November meeting minutes; she has the same concerns with this submittal as she had with the November design. The west elevation exceeds the 50% fenestration rule and every window is ganged.

**Whitney Gifford**, Reade, Gullicksen, Hanley, & Gifford LLP – Reiterated his points regarding the definition of a renovation versus what is happening here. Would like to see more of the original house incorporated into this design. This is closer to the harbor than any other structure; tripling the massing and doubling the height will have even more of an impact on the harbor viewshed. Reminded the commission that another structure is proposed for this property; asked the commission to keep that in mind as they review this structure.

Concerns (5:24)                      **Oliver** – She viewed this; she did not get down onto the beach. Looking at the photos of other houses makes her feel better about this overall massing. If the design is appropriate, the increase in footprint isn't an HDC purview. Appreciates removal of the transoms. The east and west elevations are appropriate for the area. The north and south elevations are still a struggle; the massing is falling short.

**Welch** – Thanked applicant and opposition for the work brought forth. Ms. Williams made some valid points about the footprint, so did a little research' on an average, the applicant's request is less than 106, 110 and 100R [Wauwinet Road], those are further towards the water than the applicant's proposed structure; he doesn't have a read on the 2<sup>nd</sup>-floor square footage so cannot compare that. His primary concern is the relation of the north-south to the east-west elevations; it is almost two different structures. Some of that is mitigated by limitations of visibility as supplemented with native plants; however, he is not suggesting HDC makes its decision based on landscape material. Appreciates the changes on the east elevation. Looking at the north elevation, it is a one-block façade while the south has a sense of additive massing. Pointed out additional concern about the north elevation and as it translates to the west elevation; another concern is the massing of the primary structure on the north, which is elongated; that elongation carries to the west at the gable addition, on the left side of that elevation, through an atypical roof transition; suggested a way to differentiate and add a sense of more appropriate mass including by transitioning the height of the right side of the north elevation.

**McLaughlin** – The height and length fit into the area. Thinks this is ready to fly.

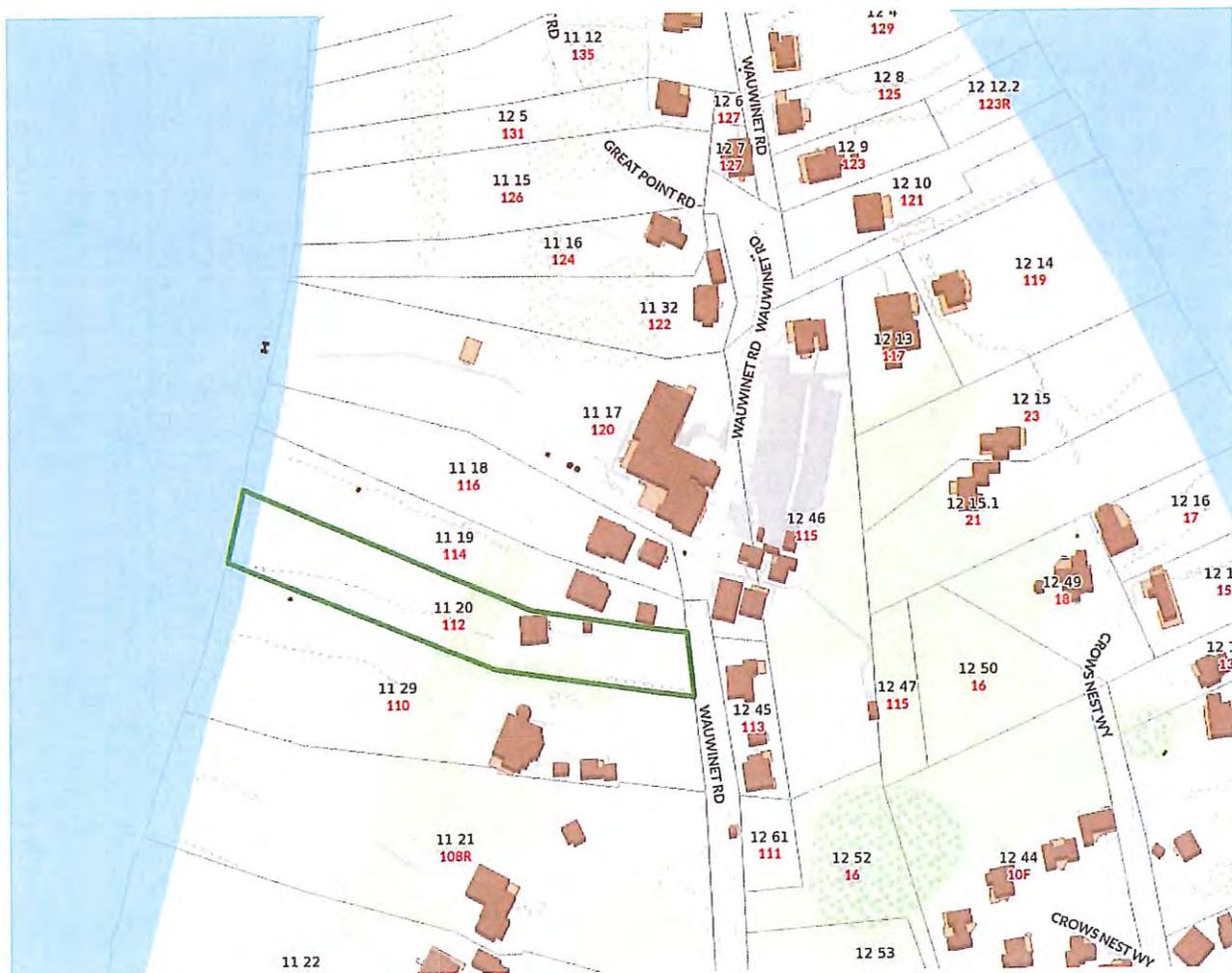
**Pohl** – Agrees this looks like two different buildings; the east and west elevations are charming, but the north and south aren't working in its favor. The whole notion of saving the existing house and considering this as an addition is disingenuous; we are talking about the 25- to 50-foot no disturb buffers. Suggested giving up and moving this out of the 50-foot buffer and keeping the existing structure as a guest house or garage. About the exterior chimney, he would support making that gable wider and annexing the chimney into the building.

Motion                      **Motion to Hold for revisions. (Welch)**

Vote                      ~~Carried 4-0~~                      ~~Certificate # 70~~

# Walker Residence

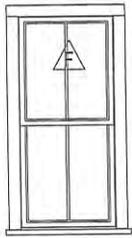
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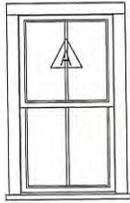
Locus Map

Not to Scale

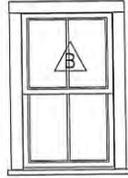
Not to Scale



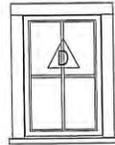
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2/2 SDL



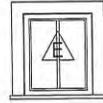
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2/2 SDL



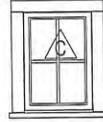
Double Hung  
2/2 SDL



Fixed  
4 Lite SDL



Fixed  
4 Lite SDL

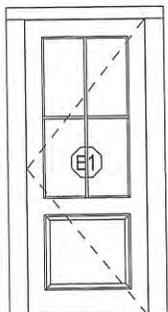


Fixed  
4 Lite SDL

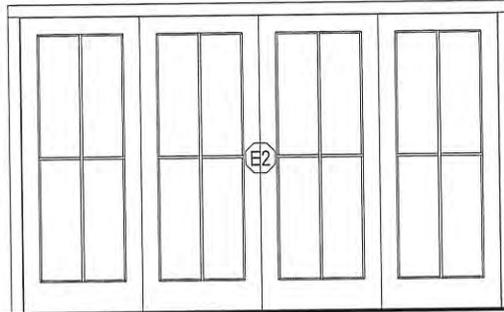
## Window Legend

1/4" = 1'-0"

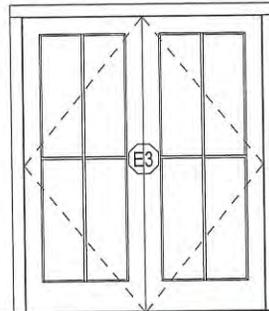
WINDOW SCHEDULE				
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	DP RATING
A	29	2'-7"	4'-7"	≥ 30
B	8	2'-6"	4'-0"	≥ 30
D	2	2'-2"	3'-2"	≥ 30
E	4	1'-11"	2'-2"	≥ 30
F	6	2'-7"	5'-5"	≥ 30
H	3	1'-11"	2'-2"	≥ 30



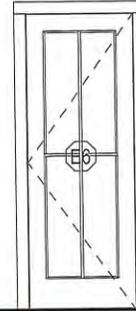
Front Door  
1 Panel + 4 Lite SDL



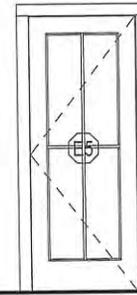
French Door  
(4) 4 Lite SDL



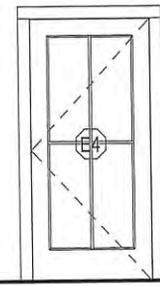
Double French Door  
(2) 4 Lite SDL



French Door  
4 Lite SDL



French Door  
4 Lite SDL



French Door  
4 Lite SDL

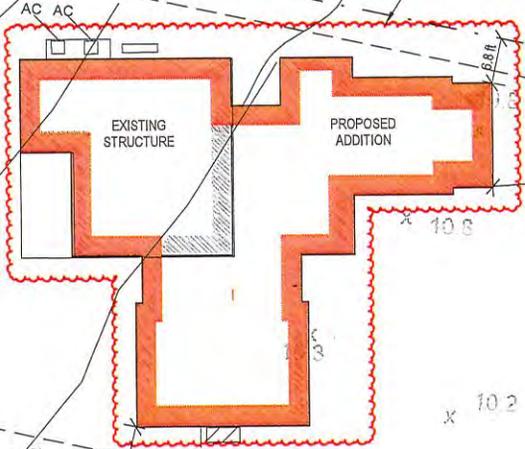
## Door Legend

1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE				
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	DP RATING
E1	1	3'-0"	7'-6"	≥ 30
E2	2	12'-0"	7'-6"	≥ 30
E3	3	6'-0"	7'-6"	≥ 30
E6	1	2'-8"	7'-6"	≥ 30
E9	1	2'-8"	7'-4"	≥ 30
E10	1	3'-0"	7'-6"	≥ 30



RENOVATED DWELLING  
2,370 SF



206.62'

139.5'

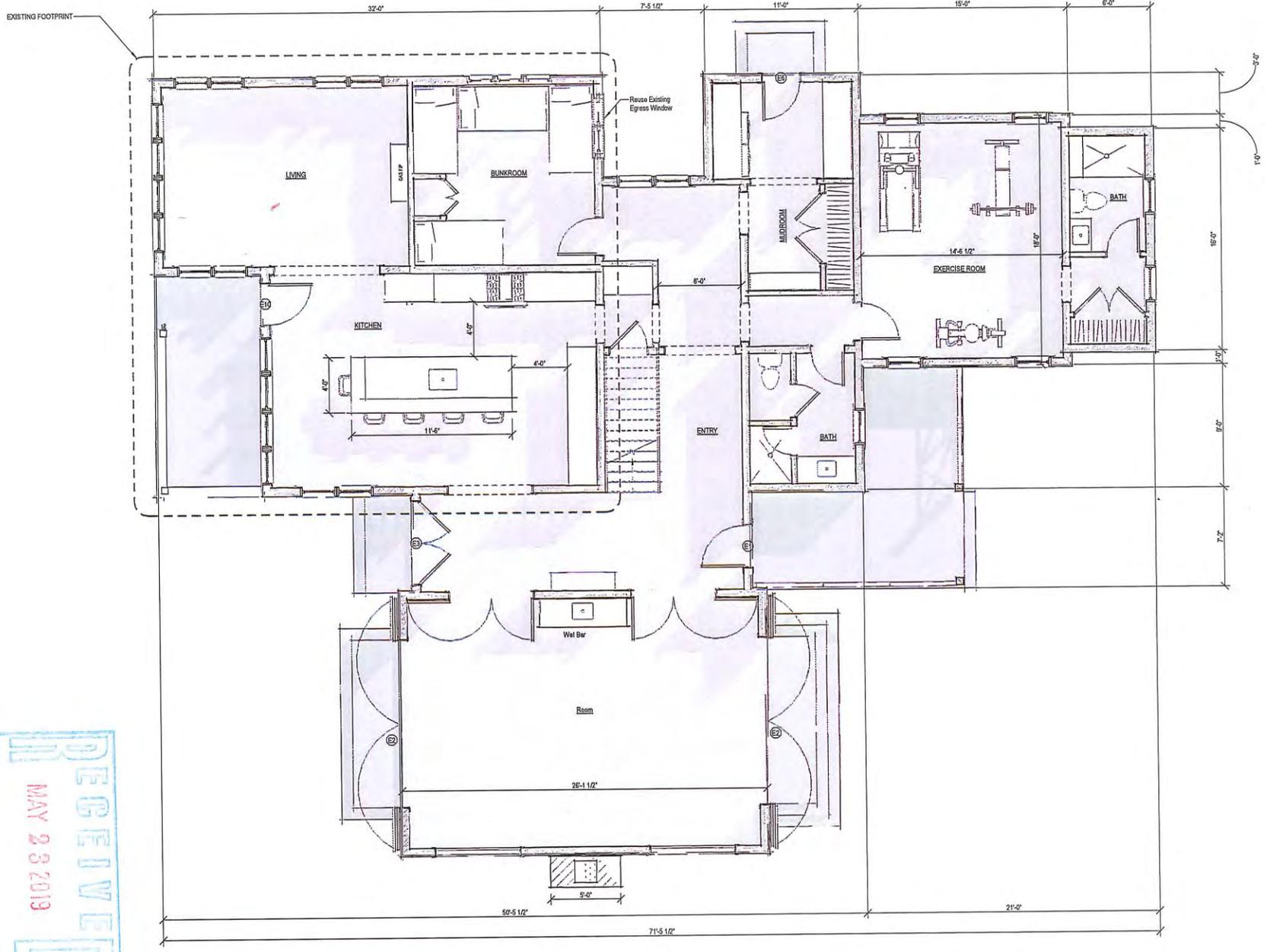
WAWINNET ROAD  
84.00'

FUTURE GARAGE

SITE  
1/16" = 1'-0"

RECEIVED  
MAY 23 2019





RECEIVED  
MAY 23 2019

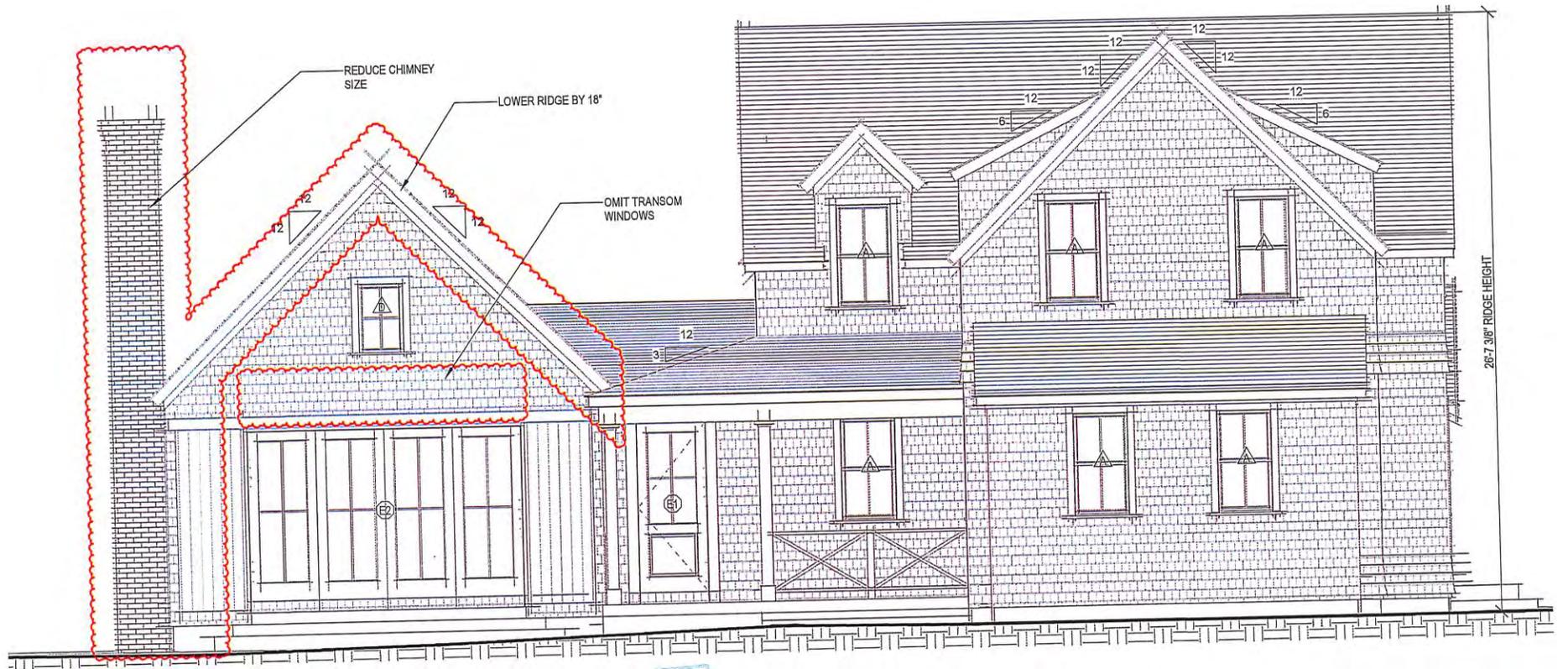
1 First Floor Plan  
1/4" = 1'-0"



1 Second Floor Plan  
1/4" = 1'-0"

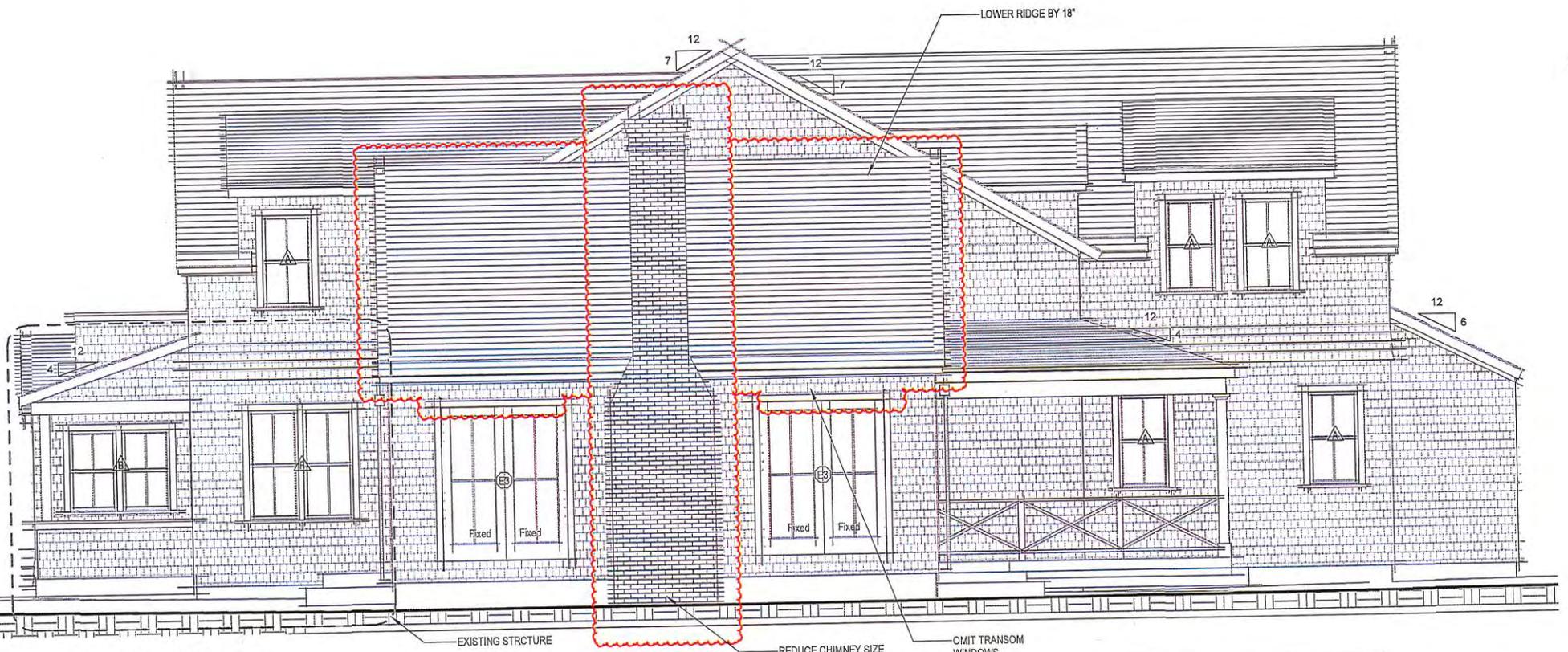
PARTITION LEGEND	
	Existing 2x4 Partition, Dimensioned to Face of Wall Finish
	Proposed 2x4 Partition, Dimensioned to Face of Stud

EXISTING CONDITIONS NOTES:



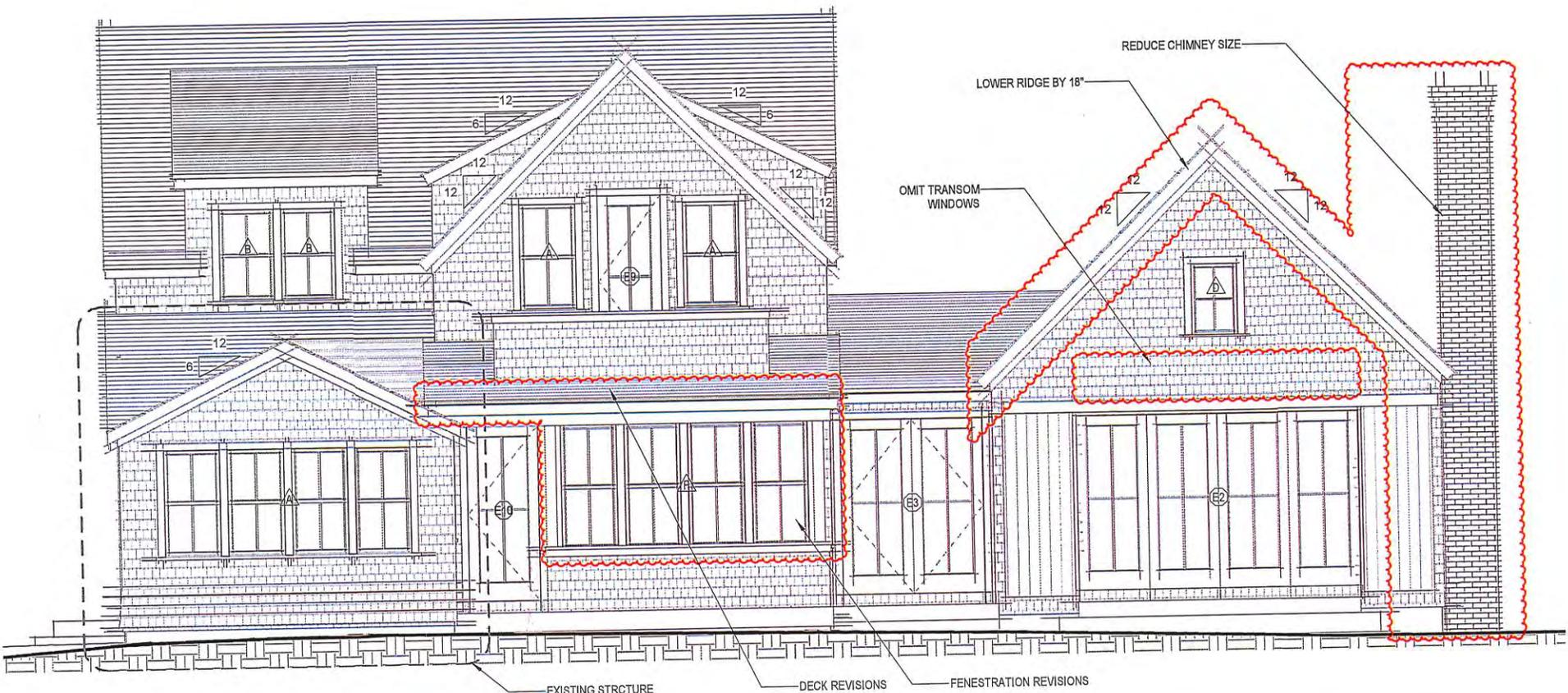
1 East Elevation  
1/4" = 1'-0"





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

RECEIVED  
 MAY 23 2019



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

RECEIVED  
 MAY 28 2019



EXISTING STRUCTURE

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

~~APPROVED  
MAY 28 2019~~

HDC Minutes for November 13, 2018, adopted Nov. 27

205 Eel Point Trust      205 Eel Point Road      Rev. 69278: cabana      38-31      Workshop APD

Voting      Pohl, Coombs, McLaughlin, Camp, Oliver  
 Alternates      Watterson, Dutra  
 Recused      None  
 Documentation      Architectural elevation plans, site plan, photos, and advisory board comments.  
 Representing      Michael Ouf-Weissberg, Workshop APD – Presented project.  
 Public      None  
 Concerns (5:04)      **Oliver** – Concerns were brought up recently about the elevation of the main house. Based on how much of that is visible; she'd prefer to keep the approved configuration; same on the south elevation keeping it to two doors. There is so much on the site and so much glass; that needs to be mitigated. Asked for a view.  
                                  **McLaughlin** – West elevation, the fenestration exceeds 50% of the wall plain.  
                                  **Pohl** – The photos indicate the whole site is visible from the water. The east side faces the road. MAB had no concerns.  
 Motion      **Motion to View. (Camp)**  
 Vote      Carried 5-0      Certificate #

3. Walker, Jon      112 Wauwinet Road      Addition      11-20      Brooks & Falotico

Voting      Pohl, Coombs, McLaughlin, Camp, Oliver  
 Alternates      Watterson, Dutra  
 Recused      None  
 Documentation      Architectural elevation plans, site plan, photos, and correspondence.  
 Representing      Jay McConnell, Brooks & Falotico Associates, Inc. – Presented project; limitations include the larger septic and the 50-foot buffer to the bank.  
 Public      **Arthur Reade**, Reade, Gullicksen, Hanley, & Gifford LLP, for the Arnolds at 10 Wauwinet Road – His clients' concerns are the scale and architecture, which is out of keeping with what exists. From the road, it will look like a new house that is inconsistent with the neighborhood and existing cottage. This structure fills the lot up to the 5-foot setbacks on the north and south side.  
                                  **Linda Williams**, for the Arnolds at 110 Wauwinet Road – The fenestration is chaotic and visible from the water. Right side elevation exceeds the 50% fenestration rule. North elevation creates a new main mass aside from the existing cottage. Everything here is two stories and about four times the size of the existing structure. South elevation, the secondary eave is higher than the main house eave. This is atypical for that area and should go through a complete redesign that brings the massing down to more 1-story elements. You can see through the wing with the living room.  
                                  **Paul Jensen**, for the Arnolds at 110 Wauwinet Road  
 Concerns (5:11)      **Pohl** – Read letter of concern from Janet Arnold at 110 Wauwinet Road. Asked the vintage if this house is available.  
                                  **Camp** – This proposal has nothing to do with the architectural vernacular of the area. She would like to view.  
                                  **Oliver** – Agrees with what's been said. The existing cottage should stand out to show the evolution of the structure. What's working against them is the living room wing; the eave obliterates the existing house and should be remassed. She couldn't approve this iteration. We need some history on this house.  
                                  **Coombs** – Agrees with Ms Camp; she's not in favor of this proposal. It is not in keeping with Wauwinet. Concerned that the two magnificent trees would be lost. The existing cottage should not be obliterated. Agrees about viewing.  
                                  **McLaughlin** – If we're going to view, he's going to withhold his comments. Asked for the plan to be highlighted as to what is new and what is existing.  
                                  **Pohl** – It is a tragedy to call this an addition; agrees the existing structure should be stand out. The scale of the proposed addition is so large and conspicuous and should come down dramatically.  
 Motion      **Motion to View with poles at each end and hold for revisions. (Camp)**  
 Vote      Carried 5-0      Certificate #

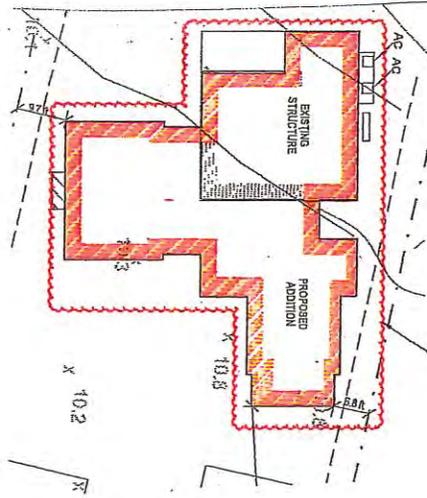
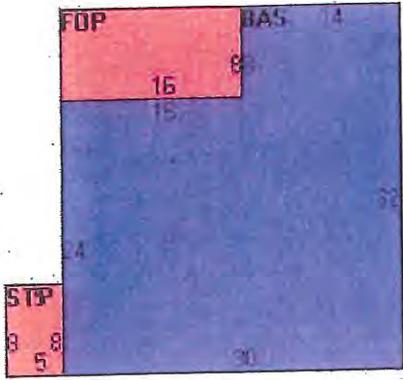
4. Walker, Jon      112 Wauwinet Road      Garage      11-20      Brooks & Falotico

Voting      Pohl, Coombs, McLaughlin, Camp, Oliver  
 Alternates      Watterson, Dutra  
 Recused      None  
 Documentation      Architectural elevation plans, site plan, and photos.  
 Representing      Jay McConnell, Brooks & Falotico Associates, Inc.  
 Public      **Arthur Reade**, Reade, Gullicksen, Hanley, & Gifford LLP, for 110 Wauwinet Road  
                                  **Paul Jensen** 110 Wauwinet Road  
                                  **Linda Williams**, for 110 Wauwinet Road  
 Concerns (5:36)      **Oliver** – Suggested splitting the garage into two low structures.  
 Motion      **Motion to View with one pole. (Camp)**  
 Vote      Carried 5-0      Certificate #



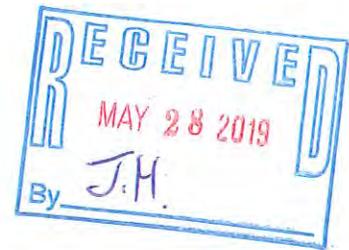
*Submitted by  
Linda Williams*

**112 WAUWINET ROAD**



**EXISTING: ONE-STORY**

BAS	First Floor	832	832
FOP	Porch, Open, Finished	128	0
STP	Stoop	40	0
		1,000	832



Submitted by  
Linda Williams

**NEW: TWO-STORY 27 FEET ± TALL**

**BASE FIRST FLOOR 2,370**

THE ELEVATION SHEETS STATE THAT THE GROUNDCOVER TOTAL WOULD BE

2,370 SF. THE APPLICATION STATES THAT THE GROUNDCOVER WOULD BE 1,560 SF

Which is it? In addition, either way, the groundcover is either doubling or tripling in size of the original structure. There is also a doubling of the massing as it is going from a one-story structure to a two-story structure with almost the same square footage due to multiple flush dormers masquerading the expansive second-floor massing.

- Our clients do not have an issue with an expansion of the structure, but an appropriate expansion. This is completely outside the scope of what is appropriate in the context and the impact on the view from the beach and the water. On this particular lot, the view from the road would be altered incredibly.
- The large 4 ft French doors with transoms are inappropriate, particularly ganged.
- The 12 pitch is not appropriate. Do not be fooled by dormers. They are all flush and the eaves are high. Other structures with second floor space use setback dormers and lower eaves, not to mention NTW details.
- Exterior chimney hanging off the end is not appropriate. It appears to be a single flue and oversized for that.
- South and North is set up to give the impression that it is a very long ridge. What is the distance front to back?
- There is no additive massing whatsoever. The original structure should be maintained on the bluff and any additive massing out the back away from the bluff.
- South elevation is visible and has oversized inappropriate windows with transoms making them even more modern and out of scale.
- West elevation facing the water is completely inappropriate. All windows are ganged, doors and transoms
- Dormers have too much space above them. There is not one structure on the bluff that has that much glass, that close to the beach and water in that area the entire length from the sand access to Great Point to Pocomo. This would create something out of character with the entire Wauwinet area.
- North elevation shows that all windows in the "original" section are ganged around the three sides. Chaotic fenestration. Again the ridge seems to be continuous.
- Chaotic pitches, 12/12, 7/12(north), which is flatter than normally approved by the HDC in my 20 years there, min usually 8/12. Pitches are usually not mixed. Makes north look very wide and flat and out of proportion. A lot of camouflaging going on here. And there is a dormer dying into another gable which we did not usually approve. Again the dormer windows should be banded up to the trim. One big slab.

- The only thing changed from the last meeting was the sunroom addition by lowering the height due to the quick turn-around from Tuesday to Wednesday.
- The existing one-story part is still obliterated as was the concern in the previous application.
- The footprint is expanding from a simple square, low on the bluff, to a complicated footprint with jogs and over fenestrated with several ganged windows.
- As evidenced by the GIS map, the existing structure is closer to the bluff than other structures and thus an expansion of this magnitude would cause an extreme impact on the bluff.
- The structure to the north is a single story with natural trim.
- The structure to the south has multiple single-story elements and a smaller center 1 ½ story mass. The ancillary structure on this lot is single-story.
- Other structures along the bluff up to the entrance to the sand to the north and down to just short of the bend to Pocomo are for the most part natural to weather trim and have smaller central simple masses and one-story elements.

116 WAUWINET ROAD

BRUCE BENEDICT ADDED THAT PORCH A LONG TIME AGO TO A HOUSE THAT WAS BUILT IN 1945. IT IS SET BACK FARTHER THAN THE SUBJECT HOUSE AND HAS A FOOTPRINT OF 1,050 SF



114 WAUWINET RD - BUILT 1930 – ADDITIVE LOW MASSING OVER TIME – 1,033 SF



110 WAUWINET ROAD – 1890 – ADDITIVE ONE-STORY MASSING OVER TIME



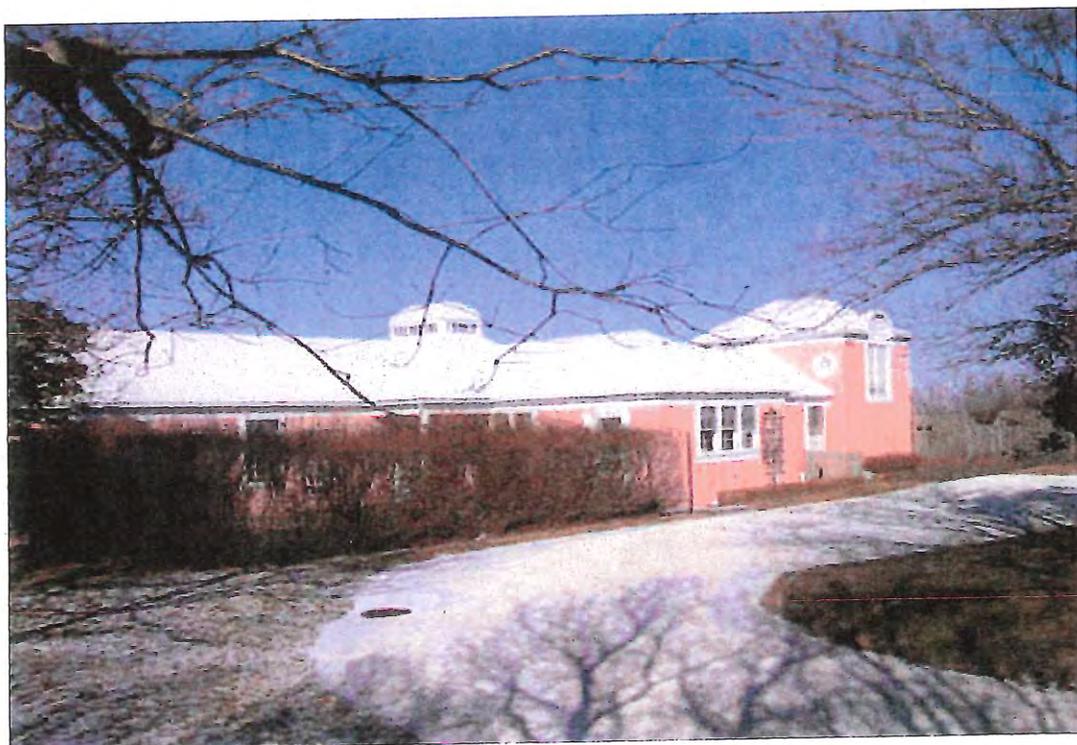
108R WAUWINET RD – 1890 – ADDITIVE MASSING OVER TIME, CANNOT BE SEEN FROM THE ROAD AND ONLY MINIMALLY FROM THE BEACH/WATER



106 WAUWINET RD – 1940 – ADDITIVE MASSING OVER TIME – NOT VISIBLE FROM THE ROAD – NTW TRIM, ONE-STORY ELEMENTS.



104 WAUWINET RD – 1960 – PERHAPS MOST UNIQUE STRUCTURE LEFT, MOSTLY ONE-STORY - ONE ADDED LOFT SECTION – NOT VISIBLE FROM THE ROAD



102 WAUWINET ROAD – 1965 – ADDITIVE MASSING OVER TIME – ONE-STORY NOT VISIBLE FROM ROAD - MINIMALLY VISIBLE FROM THE BEACH/WATER



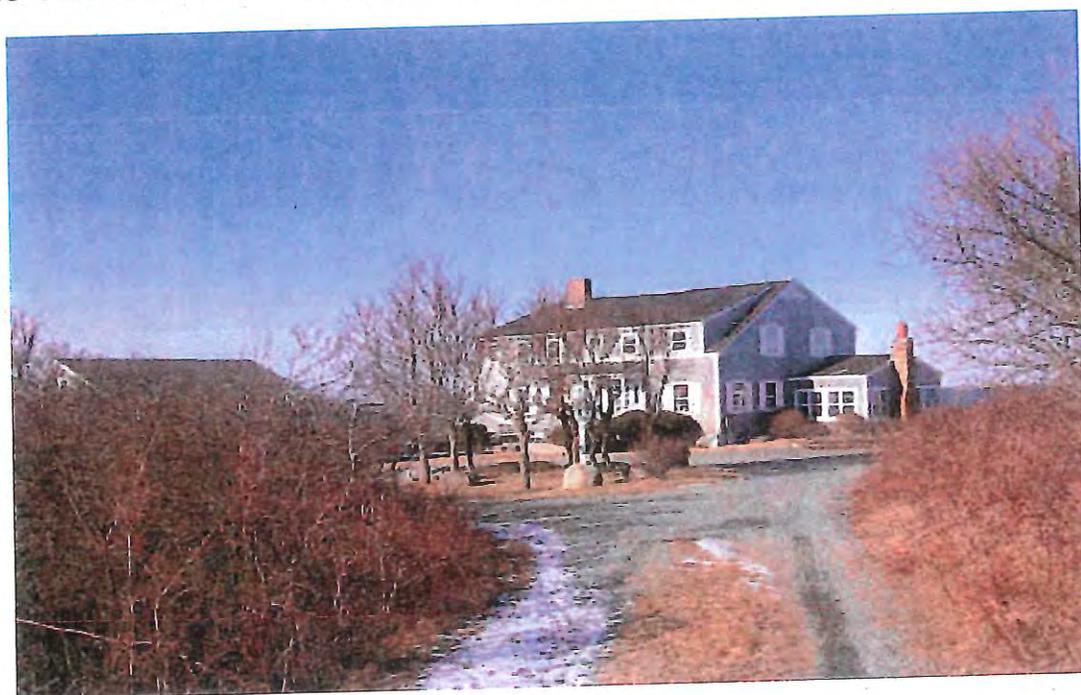
100R WAUWINET ROAD – 1990 – NEWEST HOUSE ON THE BLUFF – NTW TRIM DETAILS – NOT VISIBLE FROM THE ROAD – LOW EAVES, FEW DORMERS BUT THEY ARE SET BACK – SAME FAMILY AS 102 WAUWINET ROAD



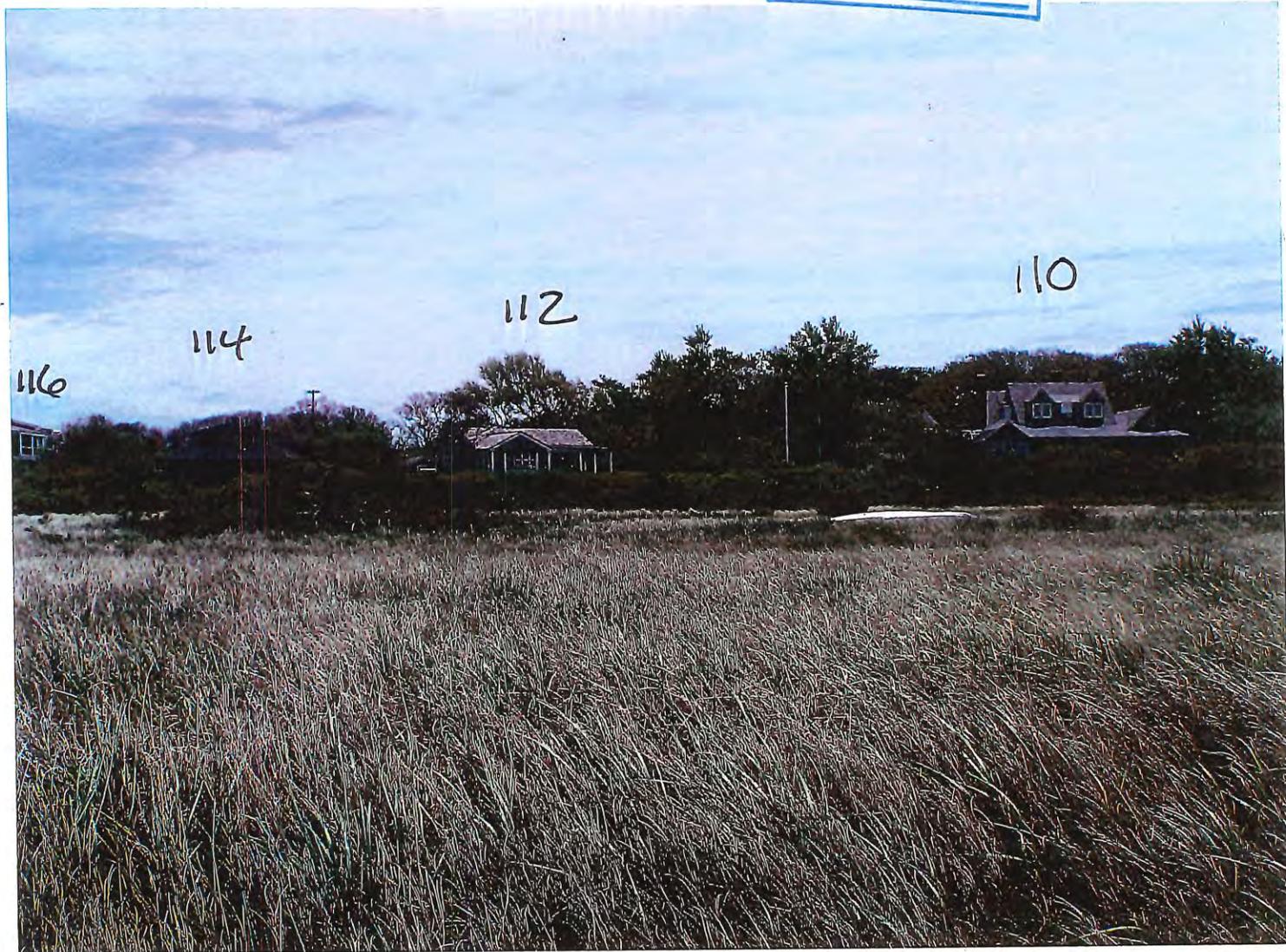
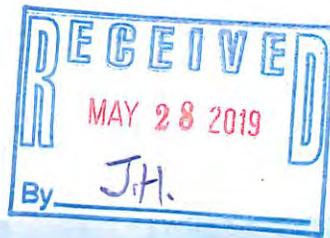
98 WAUWINET ROAD – 1978 – ADDITIVE MASSING OVER TIME – NTW TRIM DETAILS, NOT VISIBLE FROM THE ROAD – SMALLER VISIBILITY FROM THE BEACH/WATER – LOW EAVES, NO DORMERS ON EAST – ADDED SLEEPING LOFT



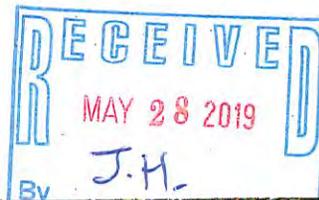
94 WAUWINET ROAD – 1953- THE BACKUS FAMILY THAT OWNED A LOT OF WAUWINET INCLUDING THE WAUWINET HOUSE – IS NOT VISIBLE FROM THE ROAD – IS VISIBLE FROM BEACH/WATER A GREAT DISTANCE FROM SUBJECT SITE



Submitted by  
Linda Williams



Submitted by  
Linda Williams



NEIGHBOR TO SOUTH-BUTTER- 112 WR.  
VIEW FROM WAUWINET ROAD



ABUTTER TO NORTH



ACROSS STREET FROM SITE

SITE



WEST ELEVATION



SITE



GARAGE-  
AUXILIARY  
STRUCTURE

↓  
NORTH ELEVATION

SITE



SOUTH ELEVATION

SITE



SOUTH ELEVATION

SITE



SITE — VIEW — LOOKING WEST FROM WAUWINNET ROAD  
EAST ELEVATION

SITE



SOUTH ↗

ELEVATIONS

↖ EAST



WEST ELEVATION - FROM BEACH



WEST ELEVATION - FROM BEACH



ABUTTER ACROSS STREET

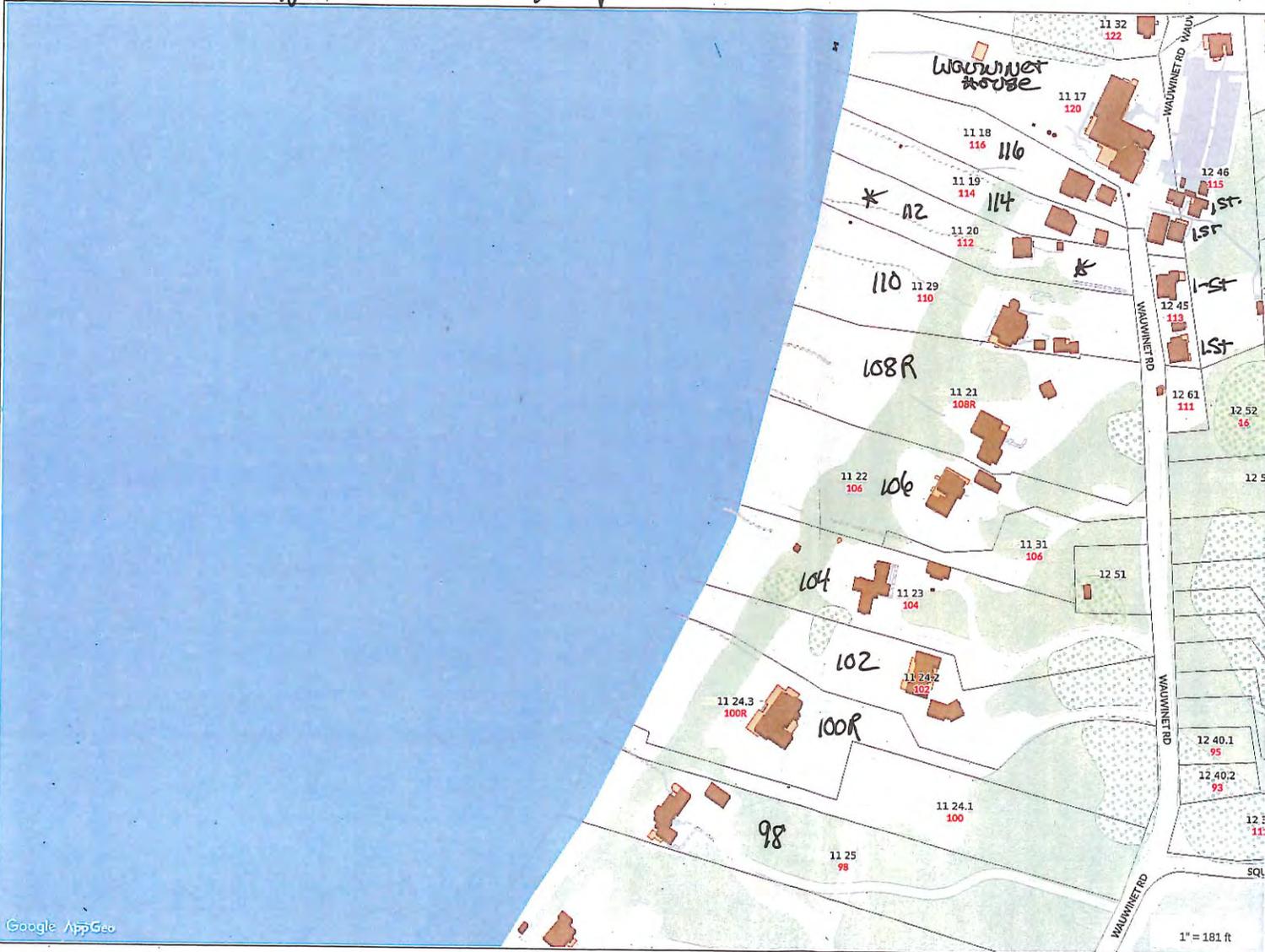


A BUTTER ACROSS STREET



ABOTTERS.

Submitted by 110 Wauninet Road  
Opposition. 5/28/2019



RECEIVED  
 MAY 28 2019  
 By J.H.

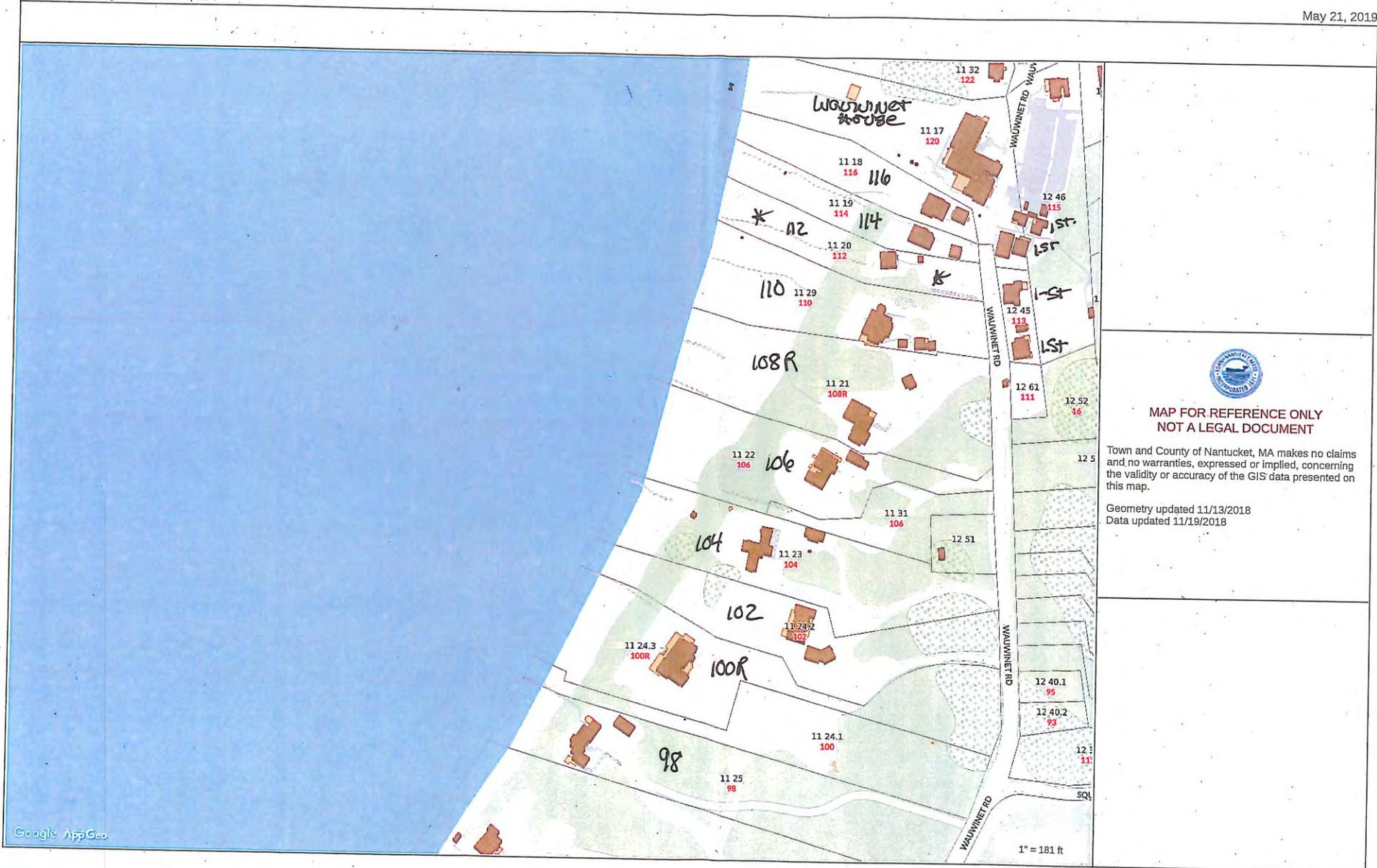
Submitted by  
 Linda Williams



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



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

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



# Planning and Land Use Services (PLUS) HISTORIC DISTRICT COMMISSION

Established 1955

2 Fairgrounds Road  
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

Fax: 508.228.7298

## COMMISSIONERS

Ray Pohl  
Chairman

Abigail Camp

Val Oliver

Diane Coombs  
Vice Chairman

John McLaughlin

## ASSOCIATE COMMISSIONERS

TJ Watterson

Stephen Welch

Jesse Dutra

## STAFF

John Hedden  
HDC Compliance  
Coordinator  
[jhedden@nantucket-ma.gov](mailto:jhedden@nantucket-ma.gov)

## EXTENSION AGREEMENT

Date Signed: 06/10/19

Map: 11 Parcel 20

Address of Property: 112 Wauwinet Rd

Applicant(s)/Owner(s)/Representative(s) Name:

Emeritus Development

Scope of Work: Addition

A voluntary extension of the Nantucket Historic District Commission's ("HDC") action deadline on the above noted Application has been granted to the HDC by the above named Applicant(s)/Owner(s)/Representative(s) up to and including the following date:

October 8, 2019  
Month/day/year of extension termination

[Signature]  
Signature of Applicant/Owner/Representative

ANTON DIMOV  
Please print name of signatory

~ Old Biz ~

Proposed HDC Minutes for May 28, 2019

11. Famiglio, Mark	2 Harbor View Way	Driveway/Belgium block	42.4.1-31	Julie Jordin
Voting	Pohl, McLaughlin, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (5:23)	Not opened at this time.			
Motion	Motion to Hold for representation. (Welch)			
Vote	Carried unanimously		Certificate #	

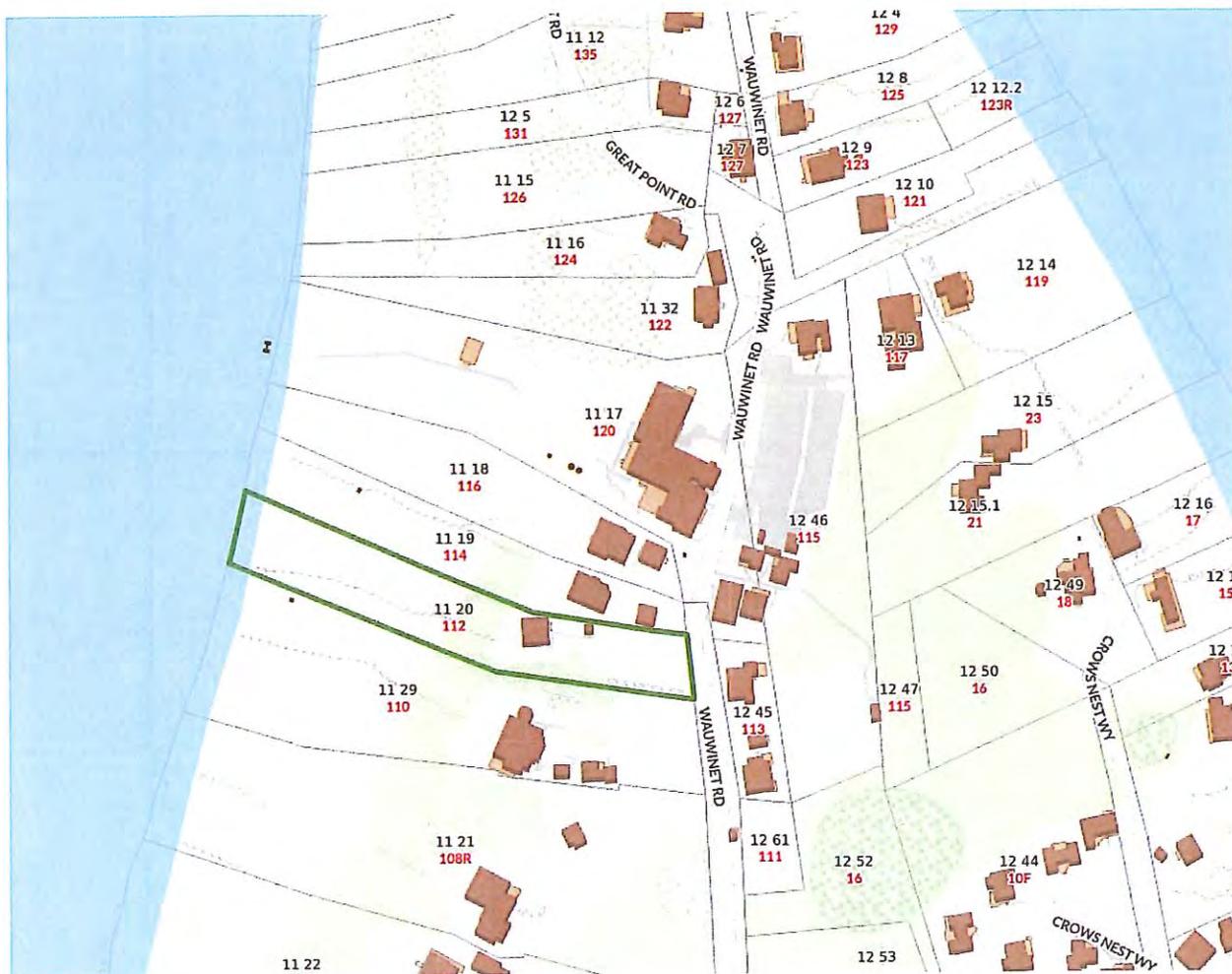


12. Walker, John	112 Wauwinet Road	Renovation/addition	11-20	Emeritus
Voting	Pohl, McLaughlin, Oliver, Welch			
Alternates	None			
Recused	Watterson			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and information packet.			
Representing	Matt MacEachern, Emeritus Development – Reviewed changes made per previous concerns.			
Public	Linda Williams, for 110 Wauwinet Road – Reviewed information packet, submitted at the table, comparing the existing dimensions to the proposed and versus the vernacular of structures in the area. Read comments from the November meeting minutes; she has the same concerns with this submittal as she had with the November design. The west elevation exceeds the 50% fenestration rule and every window is ganged. Whitney Gifford, Reade, Gullicksen, Hanley, & Gifford LLP – Reiterated his points regarding the definition of a renovation versus what is happening here. Would like to see more of the original house incorporated into this design. This is closer to the harbor than any other structure; tripling the massing and doubling the height will have even more of an impact on the harbor viewshed. Reminded the commission that another structure is proposed for this property; asked the commission to keep that in mind as they review this structure.			
Concerns (5:24)	Oliver – She viewed this; she did not get down onto the beach. Looking at the photos of other houses makes her feel better about this overall massing. If the design is appropriate, the increase in footprint isn't an HDC purview. Appreciates removal of the transoms. The east and west elevations are appropriate for the area. The north and south elevations are still a struggle; the massing is falling short. Welch – Ms. Williams made some valid points about the footprint; on an average, it is less than three other structures; he doesn't have a read on the 2 <sup>nd</sup> -floor square footage. His primary concern is the relation of the north-south to the east-west elevations; it is almost two different structures. Some of that is mitigated by limitations of visibility as supplemented with native plants. Appreciates the changes on the east elevation. Looking at the north elevation, it is a one-block façade while the south has a sense of additive massing. Suggested a way to bring down the height of the right side of the north elevation. McLaughlin – The height and length fit into the area. Thinks this is ready to fly. Pohl – Agrees this looks like two different buildings; the east and west elevations are charming, but the north and south aren't working in its favor. The whole notion of saving the existing house and considering this as an addition is disingenuous; we are talking about the 25- to 50-foot no disturb buffers. Suggested giving up and moving this out of the 50-foot buffer and keeping the existing structure as a guest house or garage. About the exterior chimney, he would support making that gable wider and annexing the chimney into the building.			
Motion	Motion to Hold for revisions. (Welch)			
Vote	Carried 4-0		Certificate #	72498

13. Black, Michelle	28 Eel Point Road	Rev. 721363: windows	40-44	Emeritus
Voting	Pohl, McLaughlin, Oliver, Welch			
Alternates	None			
Recused	Watterson			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern, Emeritus Development – Reviewed changes made per previous concerns; transoms are remaining in the kitchen.			
Public	None			
Concerns (5:56)	Oliver – Her only concern is the east elevation transoms; the east elevation is the most visible and the transoms should be eliminated. Welch – Appreciates the changes. Agrees with Ms. Oliver. McLaughlin – There are multiple awning "G" windows; those should be 3-over-3 double-hung windows. Pohl – There is plenty of room for the "G" windows to be double hung; and agrees about removing the east elevation transoms.			
Motion	Motion to Approve through staff with on the east elevation, the transoms eliminated and the "G" windows to be 3-over-3 double-hung. (Oliver)			
Vote	Carried 4-0		Certificate #	72498

# Walker Residence

112 Wauwinet Rd  
Nantucket, MA 02554

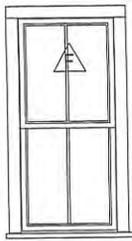


ALK

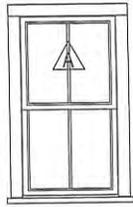


Locus Map

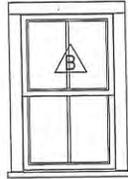
Not to Scale



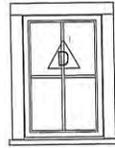
Double Hung  
2/2 SDL



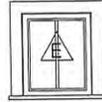
Double Hung  
2/2 SDL



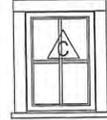
Double Hung  
2/2 SDL



Fixed  
4 Lite SDL



Fixed  
4 Lite SDL

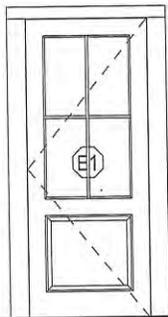


Fixed  
4 Lite SDL

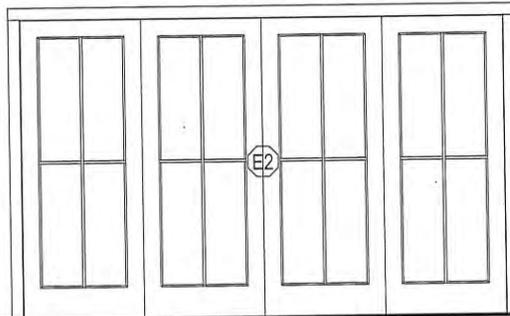
## Window Legend

1/4" = 1'-0"

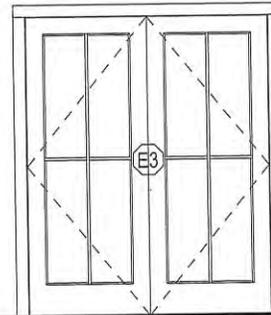
WINDOW SCHEDULE				
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	DP RATING
A	29	2'-7"	4'-7"	≥ 30
B	10	2'-6"	4'-0"	≥ 30
E	4	1'-11"	2'-2"	≥ 30
F	6	2'-7"	5'-5"	≥ 30
H	3	1'-11"	2'-2"	≥ 30



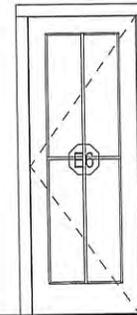
Front Door  
1 Panel + 4 Lite SDL



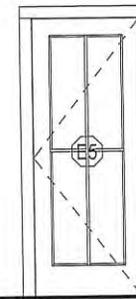
French Door  
(4) 4 Lite SDL



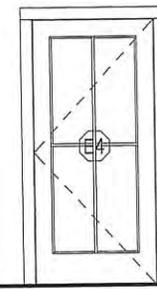
Double French Door  
(2) 4 Lite SDL



French Door  
4 Lite SDL



French Door  
4 Lite SDL



French Door  
4 Lite SDL

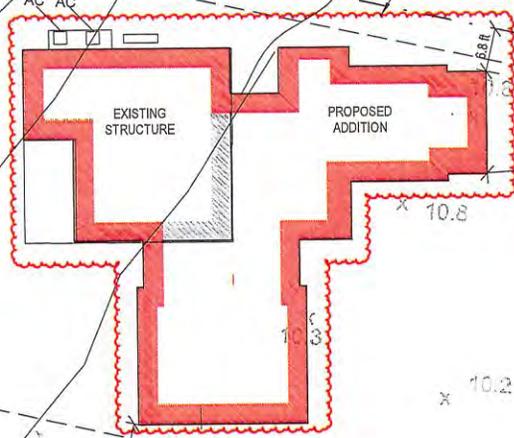
## Door Legend

1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE				
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	DP RATING
E1	1	3'-0"	7'-6"	≥ 30
E2	2	12'-0"	7'-6"	≥ 30
E3	3	6'-0"	7'-6"	≥ 30
E6	1	2'-8"	7'-6"	≥ 30
E9	1	2'-8"	7'-4"	≥ 30
E10	1	3'-0"	7'-6"	≥ 30



RENOVATED DWELLING  
2,438 SF



206.62'

139.5'

84.00'

FUTURE GARAGE

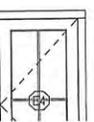
WAWINETT ROAD

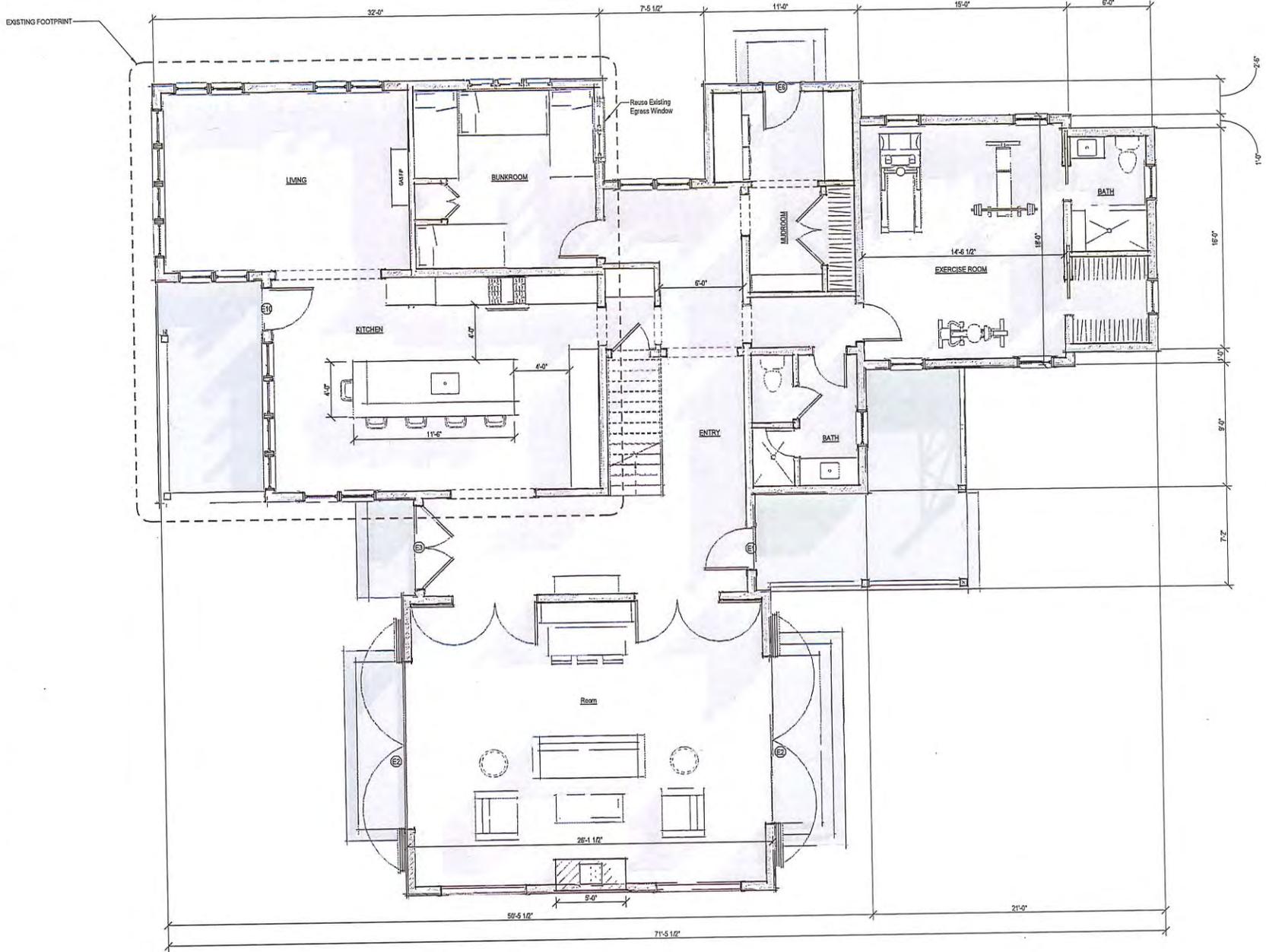
25' BUFFER ZONE

50' BUFFER ZONE

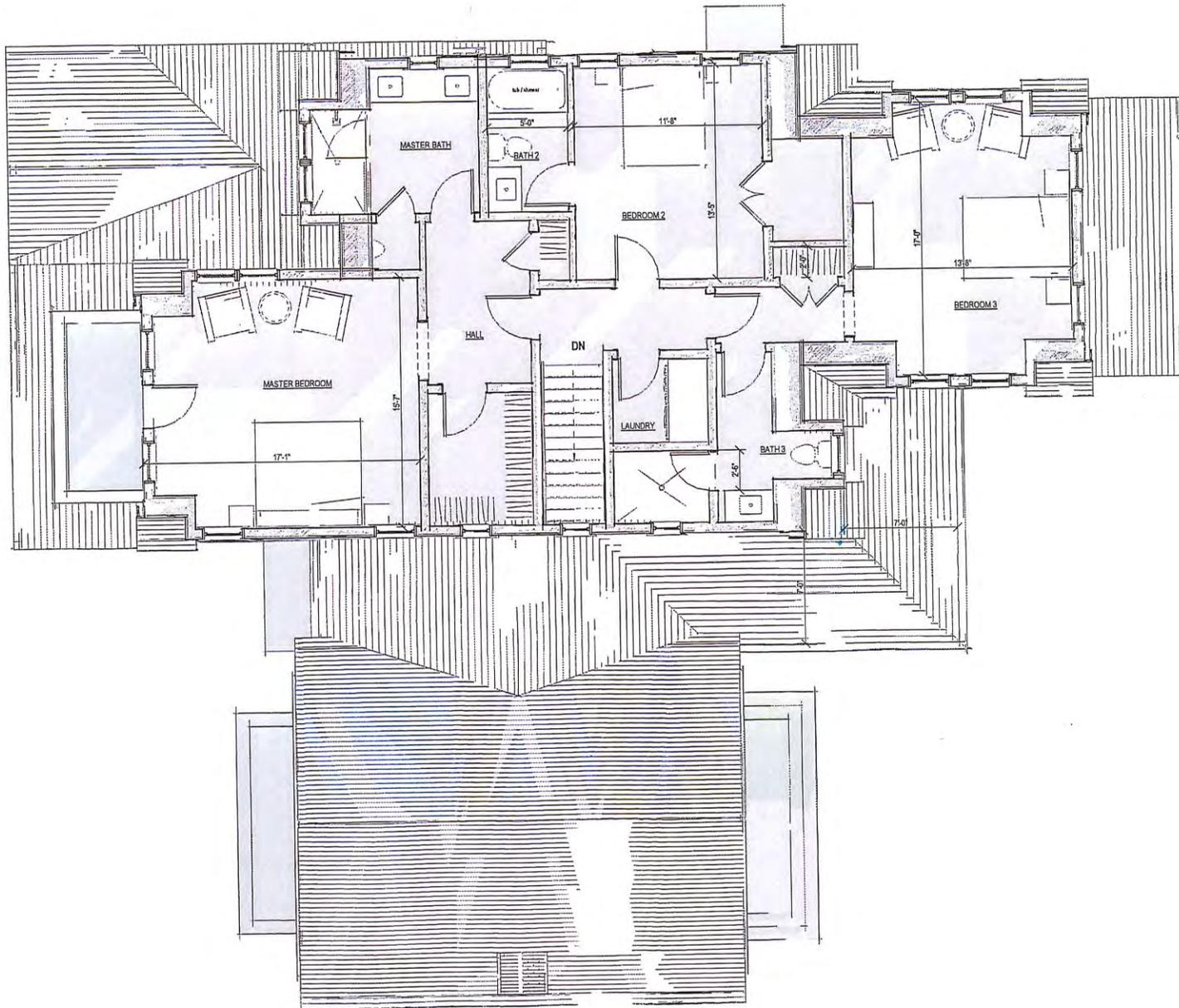
SITE  
1/16" = 1'-0"

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JUN 05 2019  
BY





1 First Floor Plan  
1/4" = 1'-0"



1 Second Floor Plan  
1/4" = 1'-0"

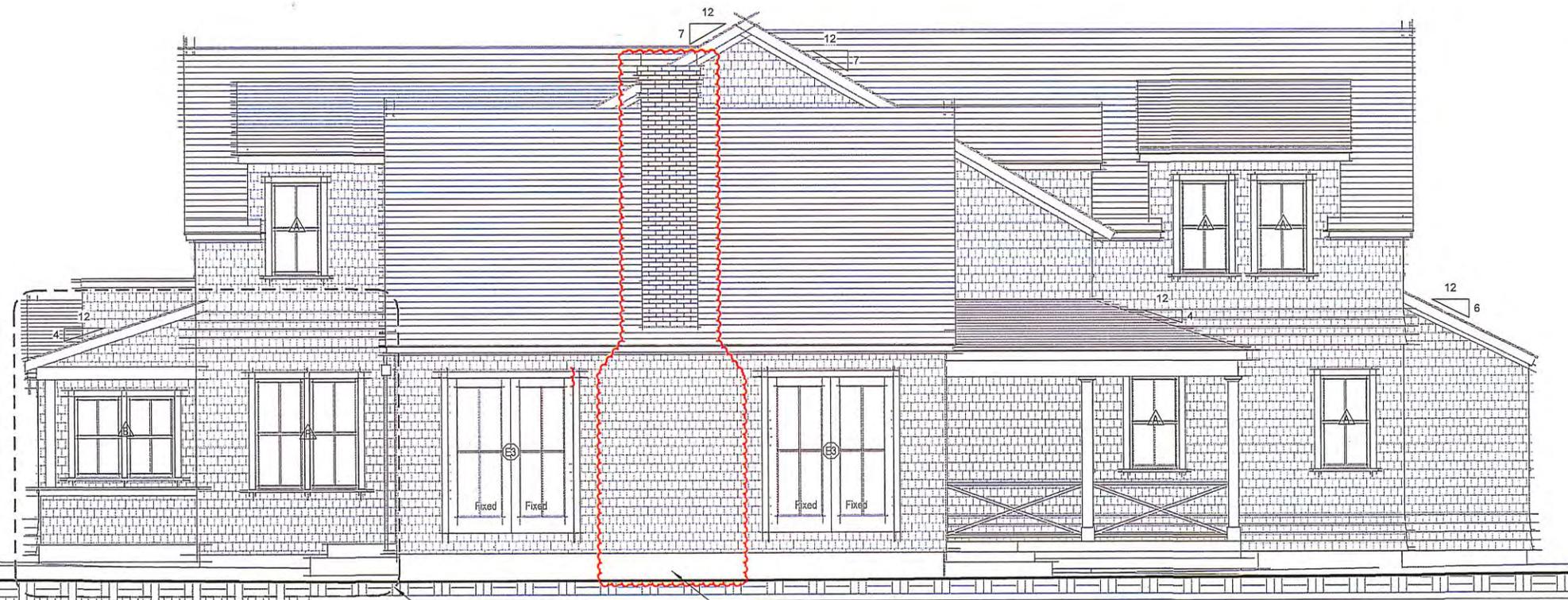
PARTITION LEGEND	
	Existing 2x4 Partition, Dimensioned to Face of Wall Finish
	Proposed 2x4 Partition, Dimensioned to Face of Stud

EXISTING CONDITIONS NOTES:



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

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

EXISTING STRUCTURE

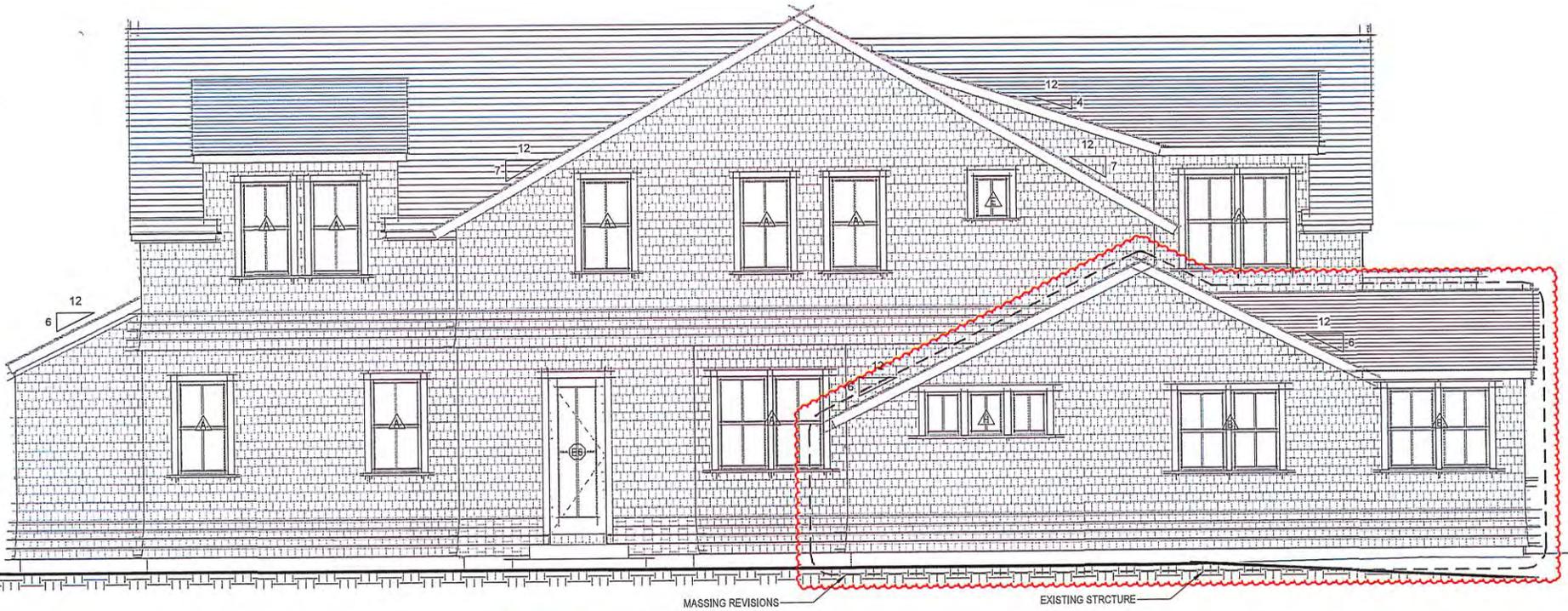
MOVE CHIMNEY INSIDE





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

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 JUN 05 2019



MASSING REVISIONS

EXISTING STRUCTURE

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



110 WAWWING FARM WASH

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JUN 1-1 2019  
By \_\_\_\_\_



110 WAUWATSEGA ORIGINAL HOUSE @ 1900's

RECEIVED  
JUN 11 2019  
By \_\_\_\_\_



RECEIVED  
JUN 11 2019  
By \_\_\_\_\_



~ Old Biz ~

Submitted to  
File 6/10/2019  
By Opposition

Proposed HDC Minutes for May 28, 2019

11. Rampello, Mark 2 Harbor View Way Driveway/Belgium block 424-1-31

Voting Pohl, McLaughlin, Oliver, Welch  
Alternates None  
Recused None  
Documentation None  
Representing None  
Public None  
Concerns (5:23) Not opened at this time.  
Motion Motion to Hold for representation. (Welch)  
Vote Carried unanimously

DUPLICATE

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JUN 11 2019  
J.H.

Certificate #

12. Walker, John 112 Wauwinet Road Renovation/addition 11-20 Emeritus

Voting Pohl, McLaughlin, Oliver, Welch  
Alternates None  
Recused Watterson  
Documentation Architectural elevation plans, site plan, photos, historic documentation, and information packet.  
Representing Matt MacEachern, Emeritus Development – Reviewed changes made per previous concerns.  
Public Linda Williams, for 110 Wauwinet Road – Reviewed information packet, submitted at the table, comparing the existing dimensions to the proposed and versus the vernacular of structures in the area. Read comments from the November meeting minutes; she has the same concerns with this submittal as she had with the November design. The west elevation exceeds the 50% fenestration rule and every window is ganged.  
Concerns (5:24) Whitney Gifford, Reade, Gullicksen, Hanley, & Gifford-ELP – Reiterated his points regarding the definition of a renovation versus what is happening here. Would like to see more of the original house incorporated into this design. This is closer to the harbor than any other structure; tripling the massing and doubling the height will have even more of an impact on the harbor viewshed. Reminded the commission that another structure is proposed for this property; asked the commission to keep that in mind as they review this structure.  
Oliver – She viewed this; she did not get down onto the beach. Looking at the photos of other houses makes her feel better about this overall massing. If the design is appropriate, the increase in footprint isn't an HDC purview. Appreciates removal of the transoms. The east and west elevations are appropriate for the area. The north and south elevations are still a struggle; the massing is falling short.  
Welch – Ms. Williams made some valid points about the footprint; on an average, it is less than three other structures; he doesn't have a read on the 2nd floor square footage. His primary concern is the relation of the north-south to the east-west elevations; it is almost two different structures. Some of that is mitigated by limitations of visibility as supplemented with native plants. Appreciates the changes on the east elevation. Looking at the north elevation, it is a one-block façade while the south has a sense of additive massing. Suggested a way to bring down the height of the right side of the north elevation.  
McLaughlin – The height and length fit into the area. Thinks this is ready to fly.  
Pohl – Agrees this looks like two different buildings; the east and west elevations are charming, but the north and south aren't working in its favor. The whole notion of saving the existing house and considering this as an addition is disingenuous; we are talking about the 25- to 50-foot no disturb buffers. Suggested giving up and moving this out of the 50-foot buffer and keeping the existing structure as a guest house or garage. About the exterior chimney, he would support making that gable wider and annexing the chimney into the building.  
Motion Motion to Hold for revisions. (Welch)  
Vote Carried 4-0

Certificate # 72498

13. Black, Michelle 28 Bel Point Road Rev. 721363: windows 40-44 Emeritus

Voting Pohl, McLaughlin, Oliver, Welch  
Alternates None  
Recused Watterson  
Documentation Architectural elevation plans, site plan, and photos.  
Representing Matt MacEachern, Emeritus Development – Reviewed changes made per previous concerns; transoms are remaining in the kitchen.  
Public None  
Concerns (5:56) Oliver – Her only concern is the east elevation transoms; the east elevation is the most visible and the transoms should be eliminated.  
Welch – Appreciates the changes. Agrees with Ms. Oliver.  
McLaughlin – There are multiple awning "G" windows; those should be 3-over-3 double-hung windows.  
Pohl – There is plenty of room for the "G" windows to be double hung; and agrees about removing the east elevation transoms.  
Motion Motion to Approve through staff with on the east elevation, the transoms eliminated and the "G" windows to be 3-over-3 double-hung. (Oliver)  
Vote Carried 4-0

Certificate # 72498

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JUN 11 2019  
By J.H.

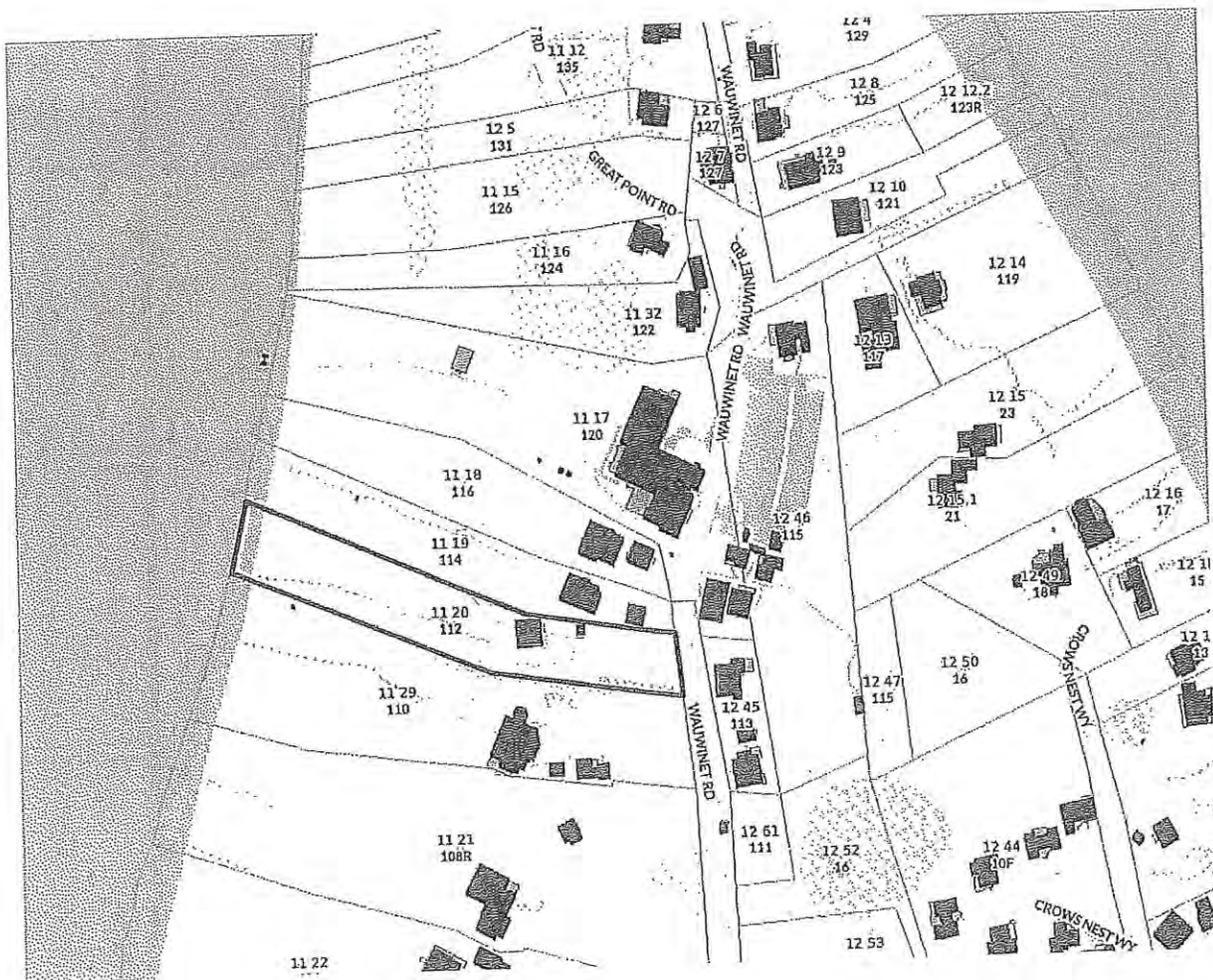
2.	205 Eel Point Trust	205 Eel Point Road			
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Watterson, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.				
Representing	Michael Ouff-Weissberg, Workshop APD – Presented project.				
Public	None				
Concerns (5:04)	<p><b>Oliver</b> – Concerns were brought up recently about the elevation of the main house. Based on how much of that is visible; she'd prefer to keep the approved configuration; same on the south elevation keeping it to two doors. There is so much on the site and so much glass; that needs to be mitigated. Asked for a view.</p> <p><b>McLaughlin</b> – West elevation, the fenestration exceeds 50% of the wall plain.</p> <p><b>Pohl</b> – The photos indicate the whole site is visible from the water. The east side faces the road. MAB had no concerns.</p>				
Motion	<b>Motion to View. (Camp)</b>				
Vote	Carried 5-0			Certificate #	
3.	Walker, Jon	112 Wauwinet Road	Addition	11-20	Brooks & Falotico
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Watterson, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and correspondence.				
Representing	Jay McConnell, Brooks & Falotico Associates, Inc. – Presented project; limitations include the larger septic and the 50-foot buffer to the bank.				
Public	<p><b>Arthur Reade</b>, Reade, Gullicksen, Hanley, &amp; Gifford LLP, for the Arnolds at 10 Wauwinet Road – His clients' concerns are the scale and architecture, which is out of keeping with what exists. From the road, it will look like a new house that is inconsistent with the neighborhood and existing cottage. This structure fills the lot up to the 5-foot setbacks on the north and south side.</p> <p><b>Linda Williams</b>, for the Arnolds at 110 Wauwinet Road – The fenestration is chaotic and visible from the water. Right side elevation exceeds the 50% fenestration rule. North elevation creates a new main mass aside from the existing cottage. Everything here is two stories and about four times the size of the existing structure. South elevation, the secondary eave is higher than the main house eave. This is atypical for that area and should go through a complete redesign that brings the massing down to more 1-story elements. You can see through the wing with the living room.</p> <p><b>Paul Jensen</b>, for the Arnolds at 110 Wauwinet Road</p>				
Concerns (5:11)	<p><b>Pohl</b> – Read letter of concern from Janet Arnold at 110 Wauwinet Road. Asked the vintage if this house is available.</p> <p><b>Camp</b> – This proposal has nothing to do with the architectural vernacular of the area. She would like to view.</p> <p><b>Oliver</b> – Agrees with what's been said. The existing cottage should stand out to show the evolution of the structure. What's working against them is the living room wing; the eave obliterates the existing house and should be remassed. She couldn't approve this iteration. We need some history on this house.</p> <p><b>Coombs</b> – Agrees with Ms Camp; she's not in favor of this proposal. It is not in keeping with Wauwinet. Concerned that the two magnificent trees would be lost. The existing cottage should not be obliterated. Agrees about viewing.</p> <p><b>McLaughlin</b> – If we're going to view, he's going to withhold his comments. Asked for the plan to be highlighted as to what is new and what is existing.</p> <p><b>Pohl</b> – It is a tragedy to call this an addition; agrees the existing structure should be stand out. The scale of the proposed addition is so large and conspicuous and should come down dramatically.</p>				
Motion	<b>Motion to View with poles at each end and hold for revisions. (Camp)</b>				
Vote	Carried 5-0			Certificate #	
4.	Walker, Jon	112 Wauwinet Road	Garage	11-20	Brooks & Falotico
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Watterson, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Jay McConnell, Brooks & Falotico Associates, Inc.				
Public	<p><b>Arthur Reade</b>, Reade, Gullicksen, Hanley, &amp; Gifford LLP, for 110 Wauwinet Road</p> <p><b>Paul Jensen</b> 110 Wauwinet Road</p> <p><b>Linda Williams</b>, for 110 Wauwinet Road</p>				
Concerns (5:36)	<b>Oliver</b> – Suggested splitting the garage into two low structures.				
Motion	<b>Motion to View with one pole. (Camp)</b>				
Vote	Carried 5-0			Certificate #	

Proposed HDC Minutes for May 21, 2019

	112 Wauwinet Road	Renovation/addition	11-20	Emeritus
21. Walker, John				
Voting	Pohl, McLaughlin, Oliver, Welch, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern, Emeritus Development – Presented project; contends the architectural language of the area is not limited to single-story structures; existing building is circa 1964.			
Public	<p>Linda Williams, for 110 Wauwinet Road – “We’re not happy.” Every house out there is visible from the beach. This is chaotic and out of step with the neighborhood. There’s a lot going on that has nothing to do with the existing house and most of the houses out there are natural to weather. There’s virtually nothing left of the original house. We will create a presentation packet for the next hearing.</p> <p>Whitney Gifford, Reade, Gullicksen, Hanley, &amp; Gifford LLP, for 110 Wauwinet Road – Argues that the relative mass of the existing structure compared to the proposed “addition” doesn’t meet the definition of an addition; this is a complete demolition and rebuild built off two walls. The proposed is not in keeping with the village concept of Wauwinet. We are granting permission for the commissioners to go onto 110 Wauwinet Road to access the beach for the purposes of viewing this site.</p>			
Concerns (6:41)	<p>McLaughlin – Transoms inappropriate; needs a proper front door. Would like to view with a stake at the end of each gables.</p> <p>Welch – East and west elevations are the primary concern. Given the sensitivity of the location and structures in the area, the size, perhaps the mass, of the east elevation “the room” is out of scale with respect to the structure itself; that mass and that of the chimney should be reduced. Simplification of the primary mass could be attained through alteration of the dormers. This was on the view list, but he will view again to review the complexity of the 2<sup>nd</sup> floor. If this were a contributing structure, we would ask for a demolition plan.</p> <p>Oliver – She likes the east elevation; the main portion of this house replicates an old dune house. Agrees about the large extremity and the chimney being reduced. The south and north elevations are the anomaly. The west elevation is over fenestrated; eliminate the transoms. This needs to be simplified.</p> <p>Dutra – Agrees with much that’s been said. Would also like to view with height poles. There are some characteristics from the existing building. Agrees with reducing the west elevation fenestration. He’s okay with the size of the building.</p> <p>Pohl – The view from the beach is considered as from a public way. Agrees about the east elevation left wing and chimney being oversized and the transoms being inappropriate. The living room ridge should come down.</p>			
Motion	Motion to View with three height poles on either side of the main-ridge gable and one at the western side of the gable end and Hold for revisions. (Oliver)			
Vote	Carried unanimously		Certificate #	
	Break 7:05 to 7:10 p.m.			
22. Black, Michelle	28 Ecl Point Road	Rev. 72163: fenestration	40-44	Emeritus
Voting	Pohl, McLaughlin, Oliver, Welch, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern, Emeritus Development – Presented project.			
Public	None			
Concerns (7:10)	<p>Welch – The south elevation 1<sup>st</sup> floor isn’t visible and no changed proposed to the 2<sup>nd</sup> floor; no concerns. East elevation, the transoms over the double-hung windows and the doors very odd as well as the change in the dormer fenestration; he’s trying to understand the visibility. West elevation, the transom over the door.</p> <p>Oliver – The east elevation is the most visible. Agrees with Mr. Welch. Suggested eliminating the transoms. This house is very prominent in every direction and the transoms detract from a beautiful design.</p> <p>Dutra – Agrees with what’s been said.</p> <p>McLaughlin – North elevation, the main door should be a six-panel. Eliminate all the transoms.</p> <p>Pohl – Suggested the bottom section of the roof is almost mansard steep; if you push the dormer face wall in by 6 inches, you lose almost all of the shingle courses; the roof will cover most it.</p>			
Motion	Motion to Hold for revisions. (Welch)			
Vote	Carried unanimously		Certificate #	

# Walker Residence

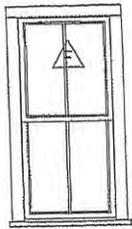
112 Wauwinet Rd  
Nantucket, MA 02554



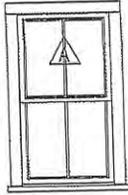
ALK



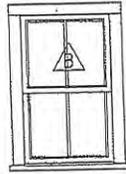
Locus Map  
Not to Scale



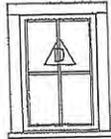
Double Hung  
2/2 SDL



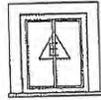
Double Hung  
2/2 SDL



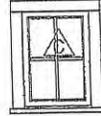
Double Hung  
2/2 SDL



Fixed  
4 Lite SDL



Fixed  
4 Lite SDL

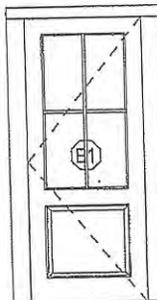


Fixed  
4 Lite SDL

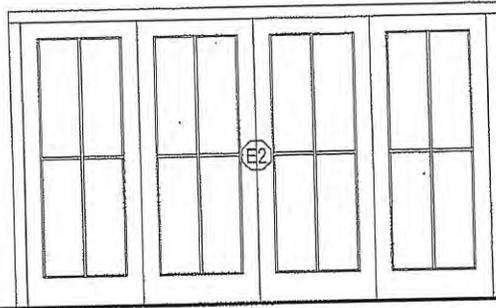
## Window Legend

1/4" = 1'-0"

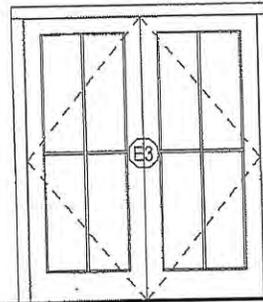
WINDOW SCHEDULE				
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	DP RATING
A	29	2'-7"	4'-7"	≥ 30
B	10	2'-6"	4'-0"	≥ 30
E	4	1'-11"	2'-2"	≥ 30
F	6	2'-7"	5'-5"	≥ 30
H	3	1'-11"	2'-2"	≥ 30



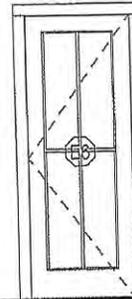
Front Door  
1 Panel + 4 Lite SDL



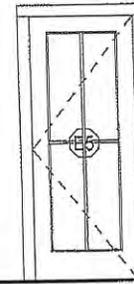
French Door  
(4) 4 Lite SDL



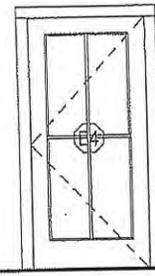
Double French Door  
(2) 4 Lite SDL



French Door  
4 Lite SDL



French Door  
4 Lite SDL



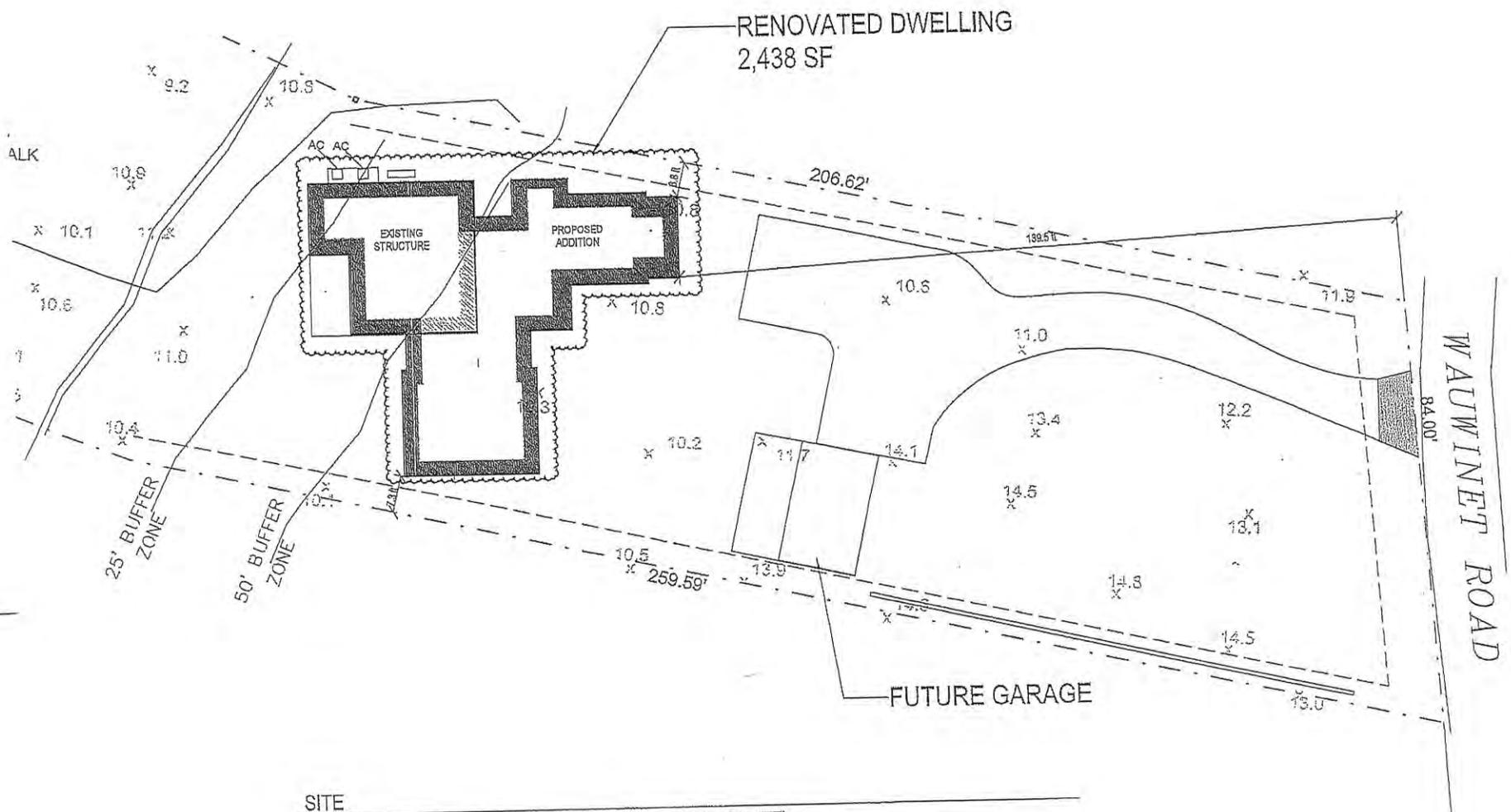
French Door  
4 Lite SDL

## Door Legend

1/4" = 1'-0"

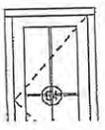
EXTERIOR DOOR SCHEDULE				
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	DP RATING
E1	1	3'-0"	7'-6"	≥ 30
E2	2	12'-0"	7'-6"	≥ 30
E3	3	6'-0"	7'-6"	≥ 30
E6	1	2'-8"	7'-6"	≥ 30
E9	1	2'-8"	7'-4"	≥ 30
E10	1	3'-0"	7'-6"	≥ 30

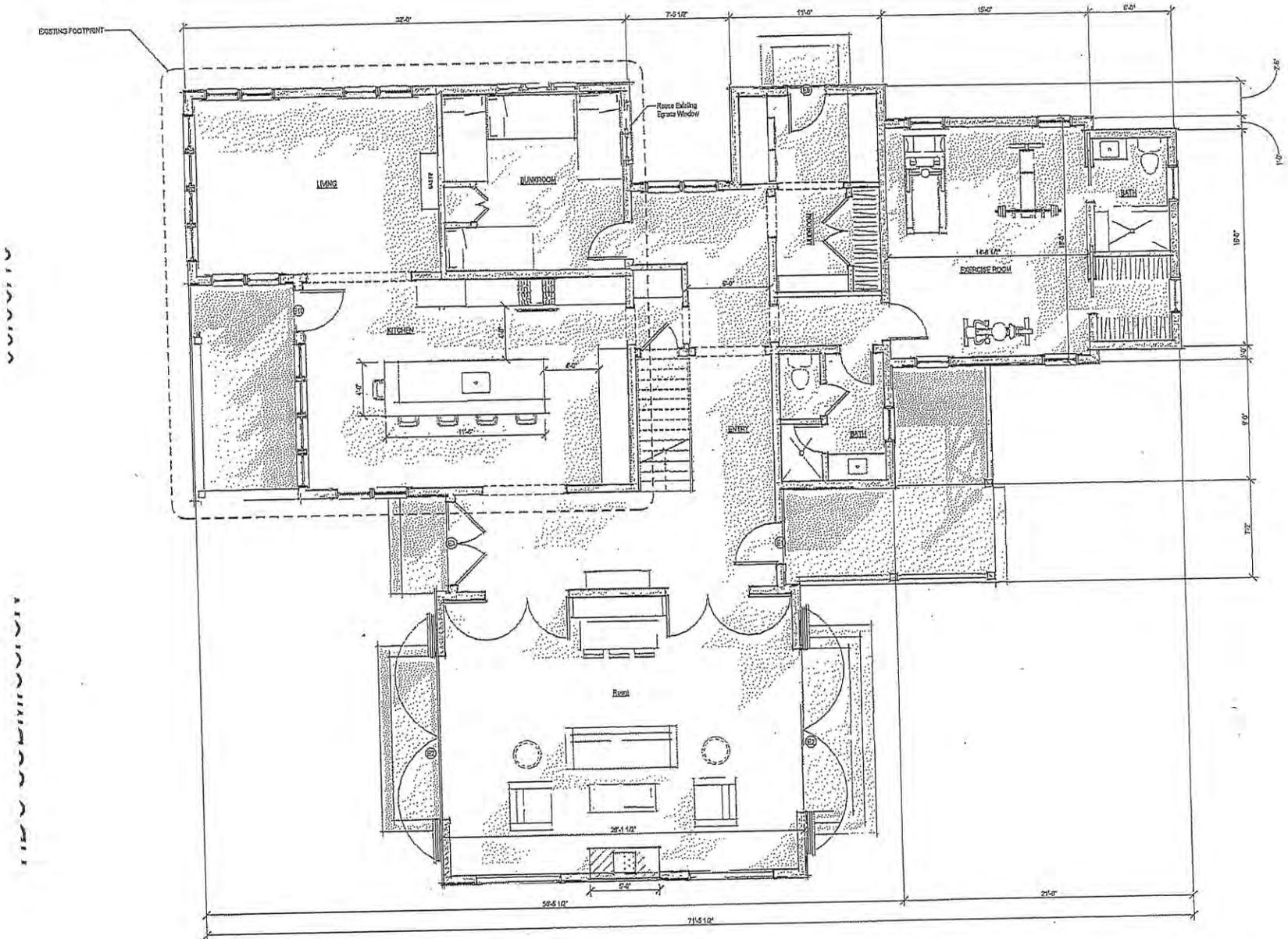




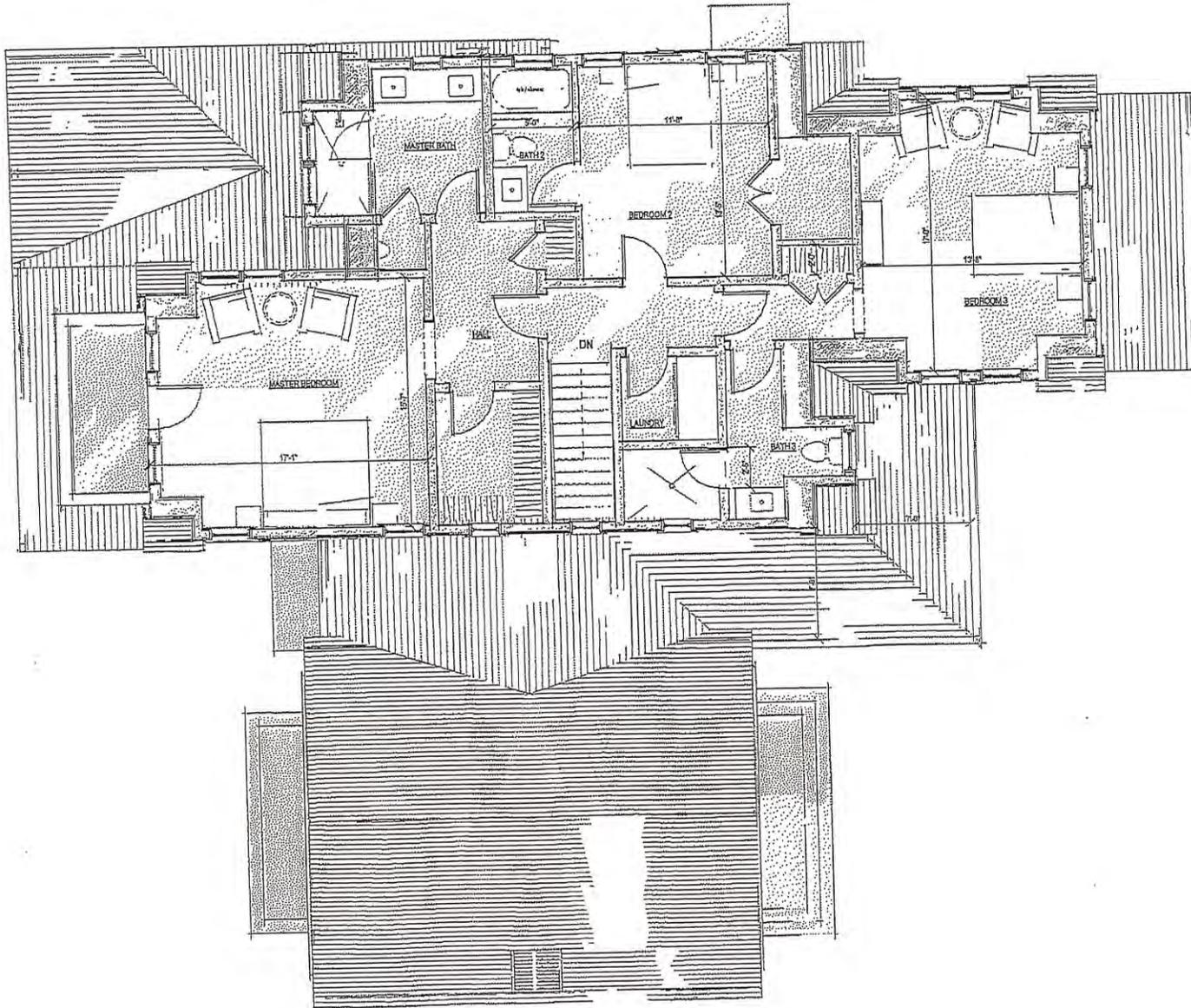
SITE  
 1/16" = 1'-0"

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 JUN 05 2019





1 First Floor Plan  
1/4" = 1'-0"



1 Second Floor Plan  
1/4" = 1'-0"

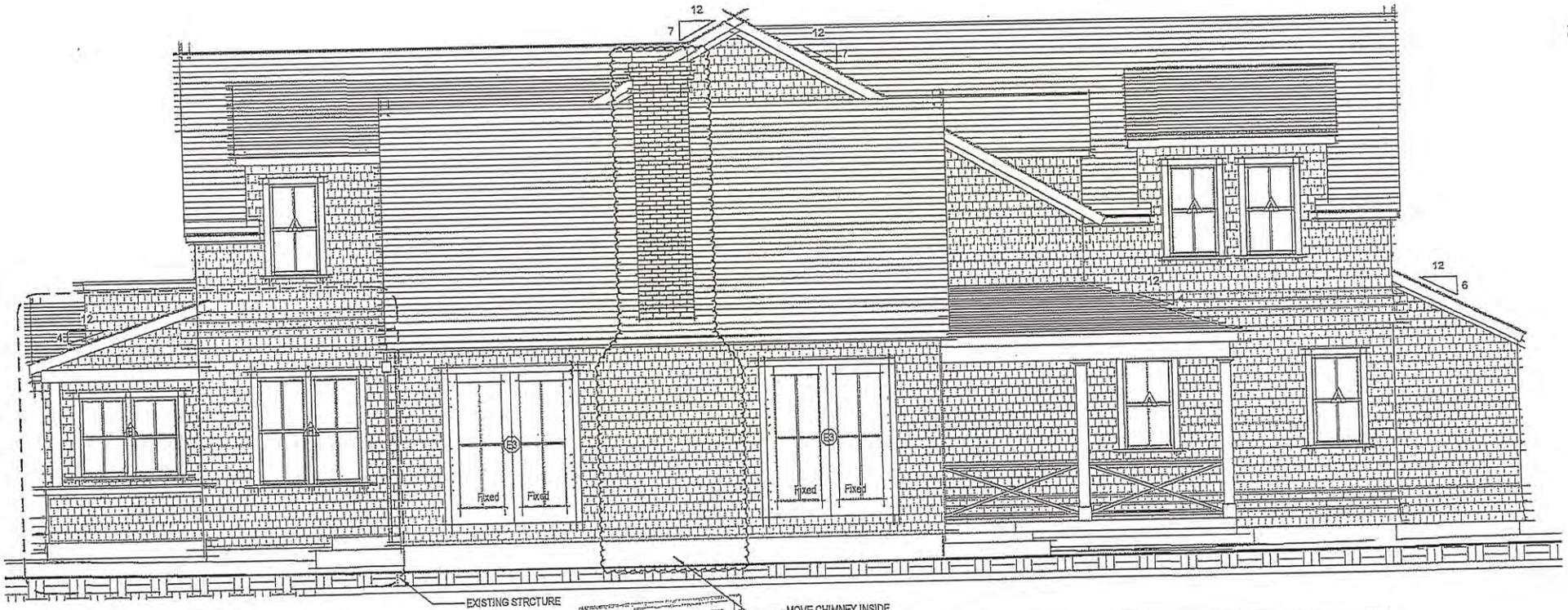
PARTITION LEGEND	
	Existing 2x4 Partition, Dimensioned to Face of Wall Finish
	Proposed 2x4 Partition, Dimensioned to Face of Stud

EXISTING CONDITIONS NOTED



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

RECEIVED  
 JUN 05 2019



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

EXISTING STRUCTURE

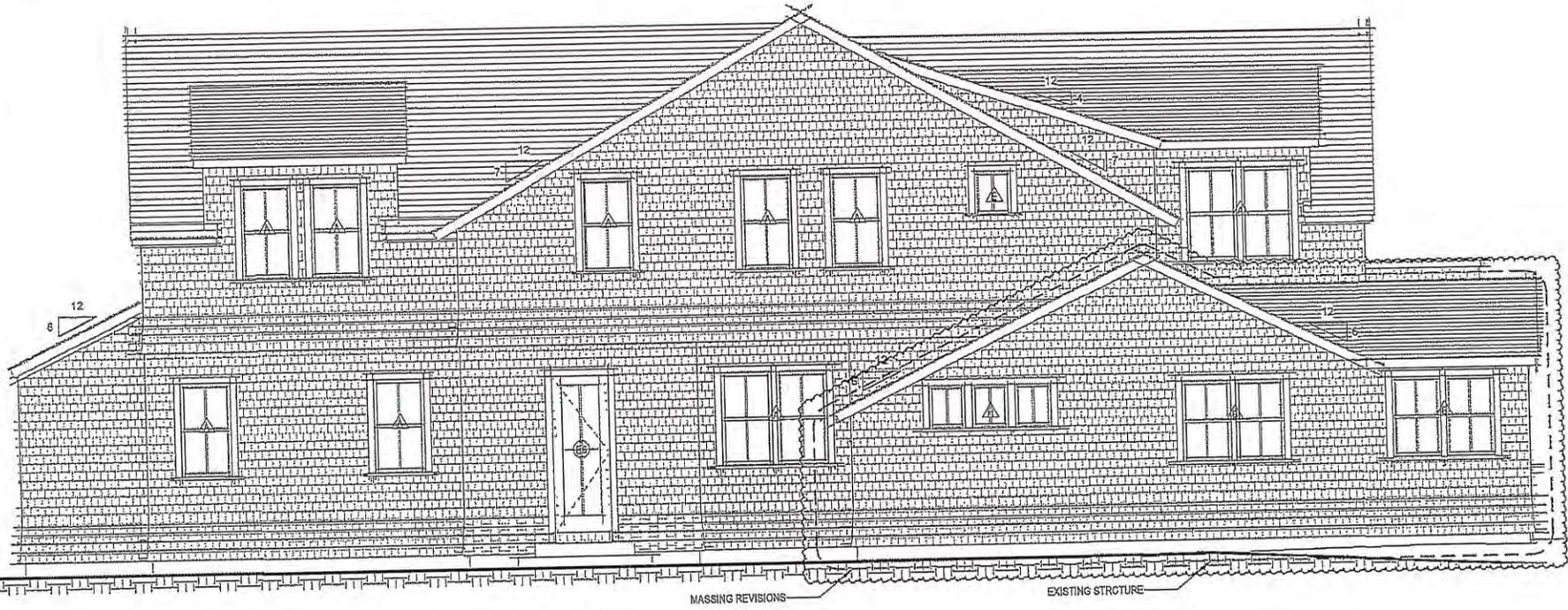
MOVE CHIMNEY INSIDE

RECEIVED  
 JUN 05 2019



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

RECEIVED  
 JUN 05 2019

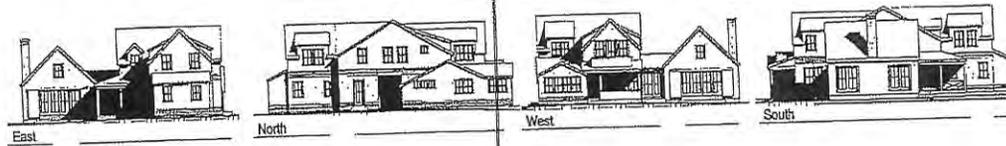


2 North Elevation  
1/4" = 1'-0"

REBEKAH W. L. D.  
JUN 05 2019

# Walker Residence

112 Wauwinet Rd  
Nantucket, MA 02554



**1853**  
Walker Residence  
112 Wauwinet Rd  
Nantucket, MA 02554



### Cover Sheet

### Site Information

Max. # Paved: 17.70  
 Chalked Surface: 8.1  
 Maximum Footing: 35 FT  
 Front Setback: 35 FT  
 Side/Rear Setback: 5 FT  
 Lot Area: 34,000 SF  
 Max. Lot Area: 33,000 SF  
 Allowed G.C.C.: 13,925 SF  
 Existing G.C.C.: 184 SF  
 Proposed G.C.C.: 2,428 SF  
 Total Proposed G.C.C.: 2,428 SF

Information for the site plan was taken from the 1996 Aerial G.I.S. This drawing does not constitute a legal survey. All measurements should be verified by a Registered Land Surveyor prior to any building construction.

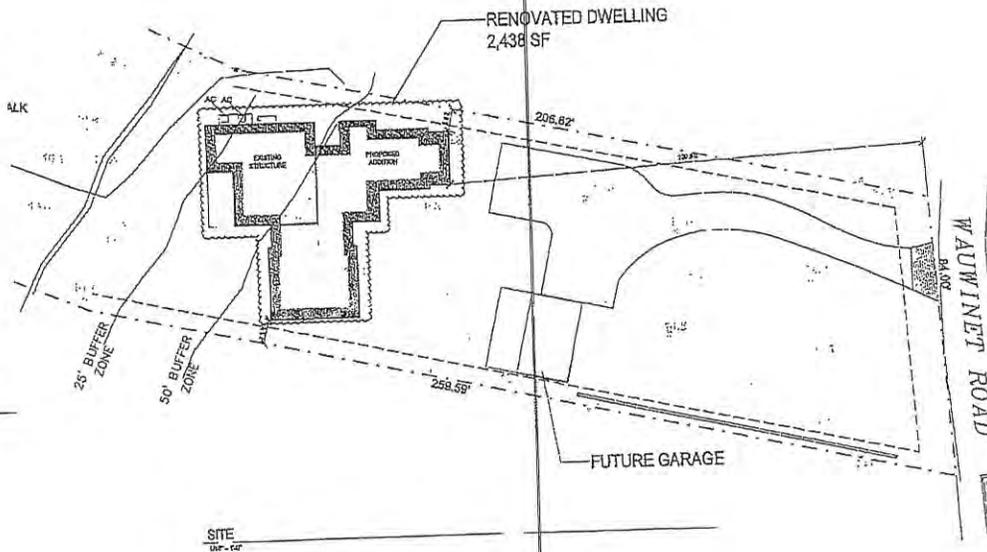
### SHEET INDEX

- G.1.1 Cover Sheet
- A.1.1 First Floor Plan
- A.2.1 Second Floor Plan
- A.2.1.1 Exterior Elevations
- A.2.2 Exterior Elevations

06.06.19

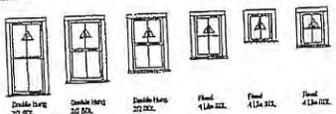


Locus Map



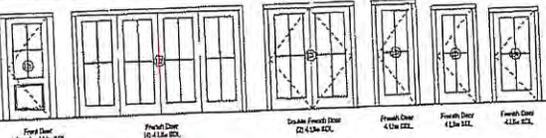
SITE  
1853 - 18

HDC SUBMISSION



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

WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	SPACING
1	2	2'-0"	3'-0"	3'-0"
2	1	2'-0"	3'-0"	3'-0"
3	4	4'-0"	3'-0"	3'-0"
4	2	2'-0"	3'-0"	3'-0"
5	2	4'-0"	3'-0"	3'-0"



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

DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	SPACING
1	1	2'-0"	3'-0"	3'-0"
2	2	4'-0"	3'-0"	3'-0"
3	2	4'-0"	3'-0"	3'-0"
4	2	2'-0"	3'-0"	3'-0"
5	1	2'-0"	3'-0"	3'-0"
6	1	2'-0"	3'-0"	3'-0"

Revisions  
Revision 1

Date 1

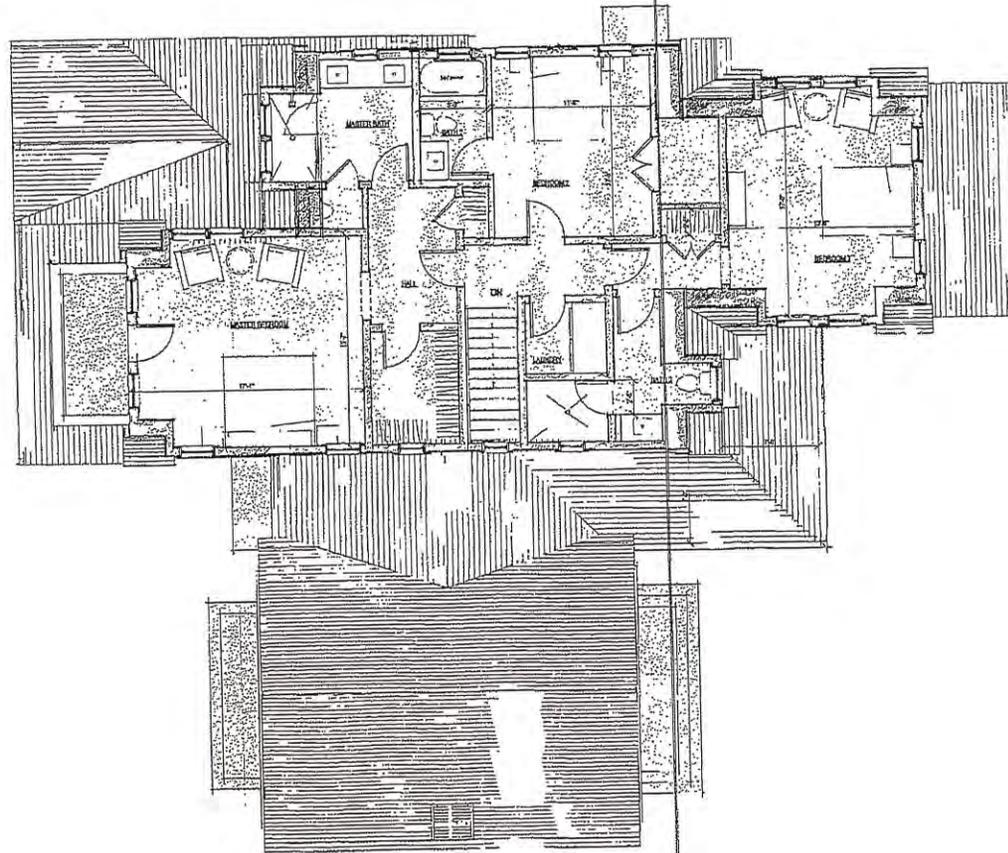
This drawing was prepared by the architect and is not to be used for any other purpose without the written consent of the architect. The architect is not responsible for any errors or omissions in this drawing. The architect is not responsible for any construction or other work done in accordance with this drawing.

**G.1.1**  
**1853**



06.06.19

HDC SUBMISSION



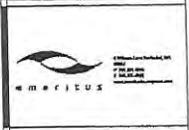
1 Second Floor Plan  
1/8" = 1'-0"

**PARTITION LEGEND**


**EXISTING CONDITIONS NOTES:**

- Plan Dimensions and Building Footprints in Existing/Dimension Plans are Based on Field Measurements Provided by Architect and Surveyor. Contractor to Verify Accuracy Immediately of Any Later Discovery (Discovered Between the Drawings and the Actual Existing Conditions, Especially Where Concerning the Existing Foundation and Structure.
- Existing Framing Sizes and Span Directions to be Verified by Contractor Prior to Beginning Construction. Architect to Provide Instructions Regarding Partial Exploratory Demolition.

**1853**  
Walker Residence  
112 Wauwinet Rd  
Nantucket, MA 02554



**Second Floor Plan**

**Site Information**

Map # Parcel:	11128
Class/Code:	R-1
Lot Area (Acres):	50.71
Front Setback:	19.77
Side/Rear Setback:	5.77
Lot Area:	34,000 SF
Max Lot Area:	3,500 SF
Allowed G.C.:	19,960 SF
Existing G.C.:	444 SF
Proposed G.C.:	2,000 SF
Total Proposed G.C.:	2,444 SF

Information for this sheet was taken from the Historical GIS. The drawing does not constitute a field survey. All new work should be verified by a Registered Land Surveyor prior to any construction.

**SHEET INDEX**

C.1:	Owner Sheet
A.1:	First Floor Plan
A.1.2:	Second Floor Plan
A.2:	Exterior Elevations
A.2.2:	Exterior Details

Revisions

**A.1.2**  
**1853**

**1853**  
Walker Residence

112 Wauwinnet Rd  
Nantucket, MA 02554



Exterior Elevations

Site Information

Site Area:	11,250 SF
Current Zoning:	R-1
Maximum Footprint:	12,875 SF
Final Setback:	19 FT
Final Footprint:	11,771 SF
Lot Area:	34,348 SF
Min. Lot Area:	2,000 SF
Minimum G.C.C.:	19,200 SF
Existing G.C.C.:	24,645 SF
Proposed G.C.C.:	2,424 SF
Final Proposed G.C.C.:	2,424 SF

Remember for the site plan use the same scale as the site plan. The existing site plan and setbacks are indicated. All new work shall be indicated by a dashed line. Surveyor notes to add during construction.

SHEET INDEX

- A.11 General Elevation
- A.12 First Floor Plan
- A.13 Second Floor Plan
- A.14 Exterior Details
- A.15 Exterior Details

Revisions  
Revision 1

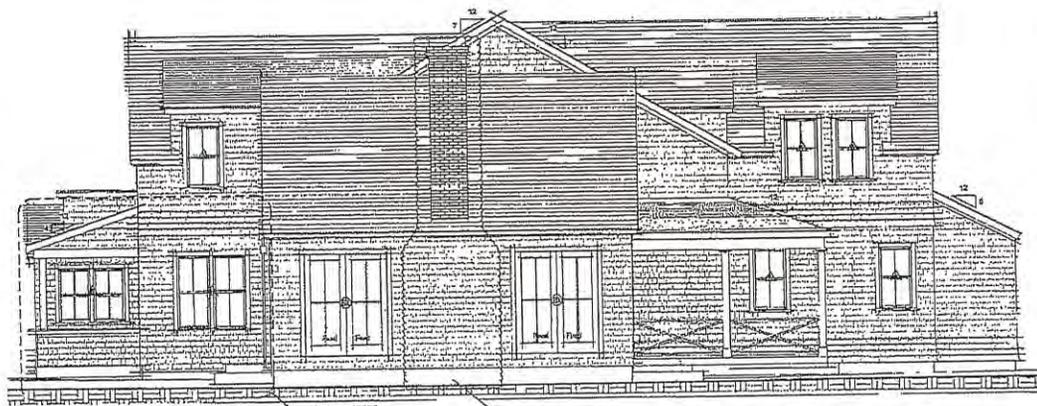
DAO 1

THIS DOCUMENT IS THE PROPERTY OF A.M.F.I.U.R. ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF A.M.F.I.U.R. ARCHITECTS.

**A.2.1**  
**1853**



1 East Elevation  
14' x 14'



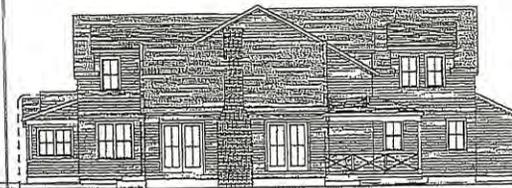
2 South Elevation  
14' x 14'



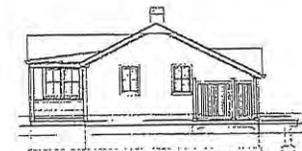
Prev HDC East Elevation  
14' x 14'



Existing East El.



Prev HDC South Elevation  
14' x 14'



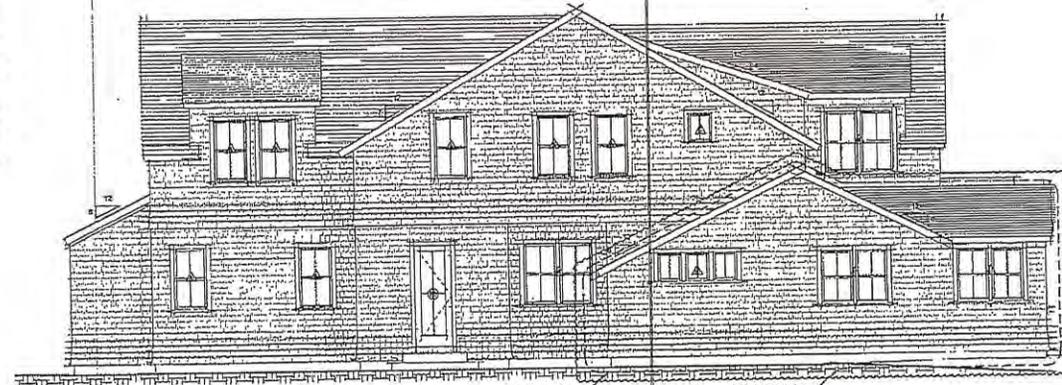
Existing South El.

06.06.19

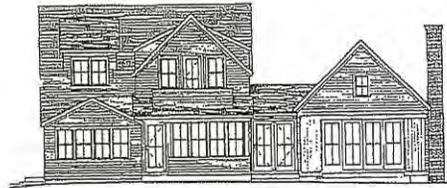
HDC SUBMISSION



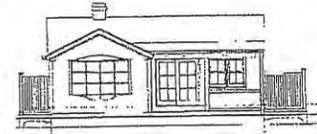
1 West Elevation  
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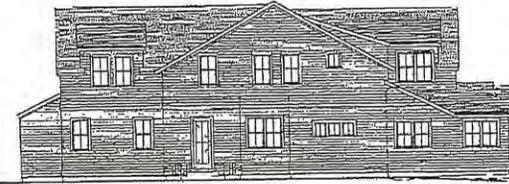
2 North Elevation  
1/4" = 1'-0"



Prev HDC West Elevation  
1/4" = 1'-0"



Existing West El.



Prev HDC North Elevation  
1/4" = 1'-0"



Existing North El.



1853

Walker Residence

112 Wauwinet Rd  
Nantucket, MA 02554



Exterior Elevations

Site Information

Day & Panel	11/25
Client/Design	MA
Minimum Footing	19 FT
Free Elevation	19 FT
Structure/Code	3-11
Lot Area	31,500 SF
Min. Lot Area	5,000 SF
Shaded Area	13,200 SF
Shaded Area	14,000 SF
Proposed Area	2,300 SF
Total Proposed G.C.	2,300 SF

Information for this site plan was taken from the Nantucket, D.D.C. The attorney does not warrant its accuracy or validity. All site work should be verified by a registered land surveyor prior to and during construction.

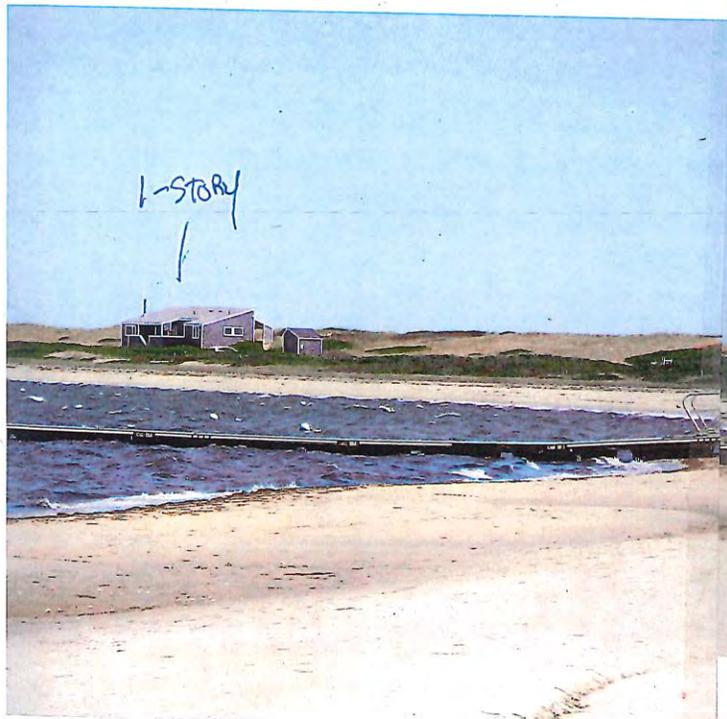
SHEET INDEX

- A.1.0 Cover Sheet
- A.1.1 First Floor Plan
- A.1.2 Second Floor Plan
- A.1.3 Details Schedule
- A.1.4 Exterior Elevations

Revisions  
Revision 1

Draw 1

A.2.2  
1853





Low Eaves →

NTW

1-STORY

1-STORY



WEST ELEVATION - FROM BEACH



1 1/2-story  
LOWEAVES

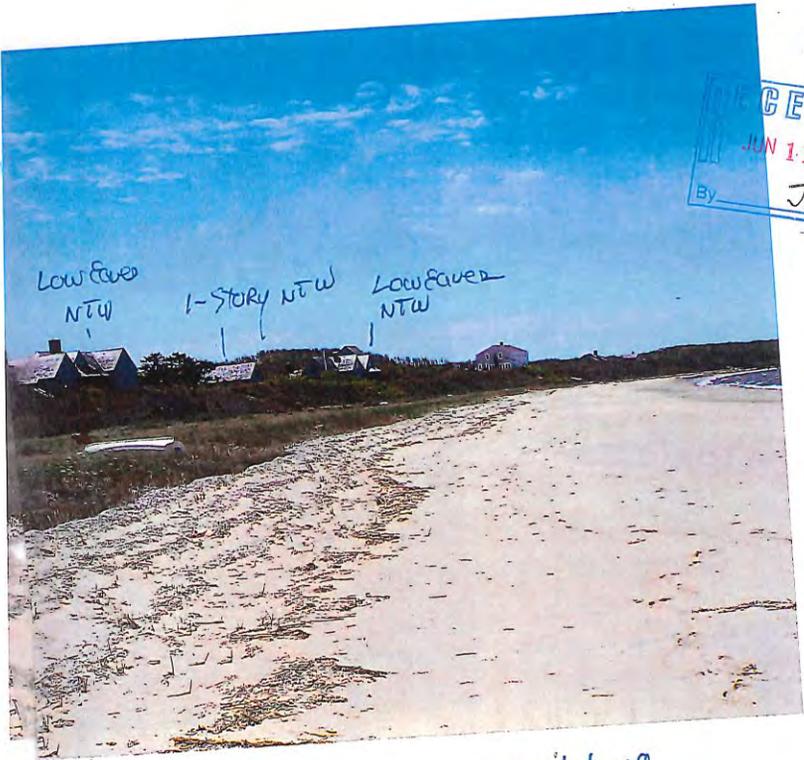
LOWEAVES  
NTW

1 STORY NTW

1 STORY

1-STORY NTW

RECEIVED  
JUN 1 1 2019  
By J.H.



Submitted 6/11/2019  
by LINDA WILLIAMS



NEIGHBOR TO SOUTH-BUTTER - 112 WR.  
VIEW FROM WAUWINET ROAD



ABUTTER TO NORTH



ACROSS STREET FROM SITE



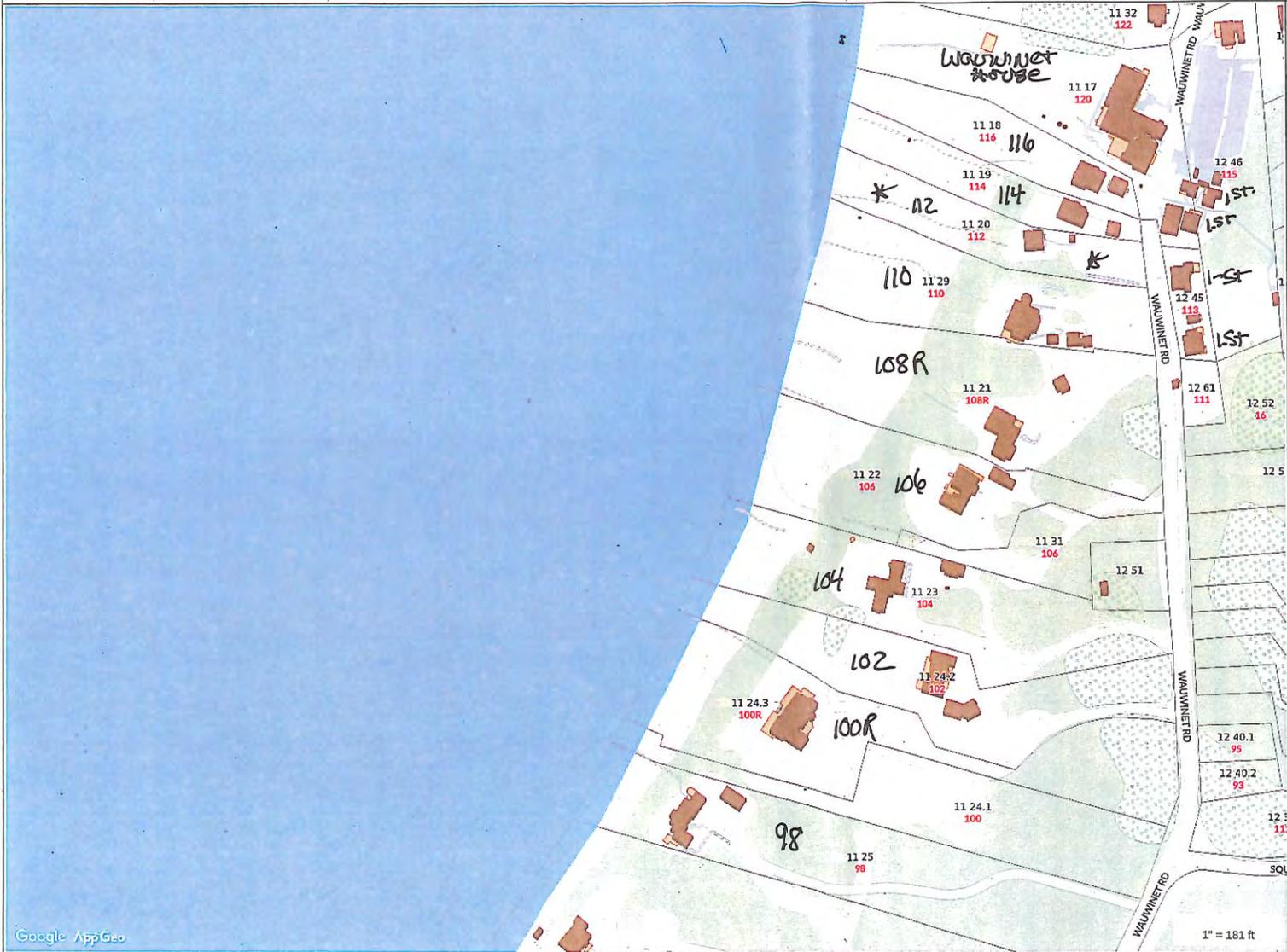
ABUTTER ACROSS STREET



A BUTTER ACROSS STREET



ABOTTERS

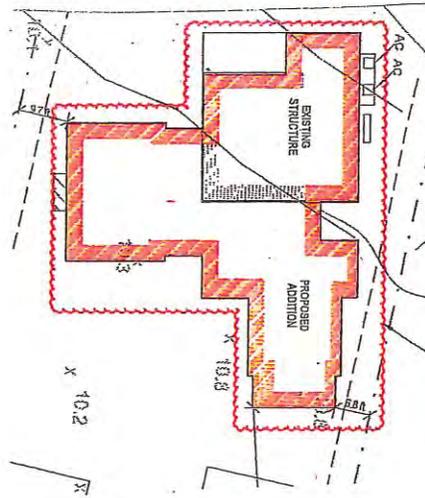
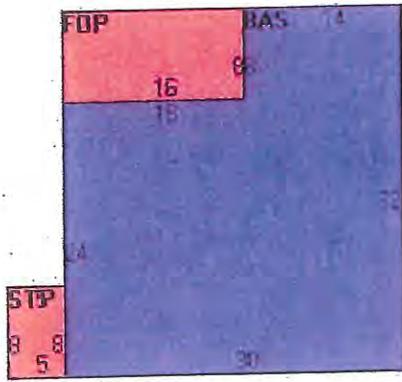


**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

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

## 112 WAUWINET ROAD



### EXISTING: ONE-STORY

BAS	First Floor	832	832
FOP	Porch, Open, Finished	128	0
STP	Stoop	40	0
		1,000	832

### NEW: TWO-STORY 27 FEET ± TALL

BASE FIRST FLOOR 2,370

THE ELEVATION SHEETS STATE THAT THE GROUNDCOVER TOTAL WOULD BE

2,370 SF. THE APPLICATION STATES THAT THE GROUNDCOVER WOULD BE 1,560 SF

Which is it? In addition, either way, the groundcover is either doubling or tripling in size of the original structure. There is also a doubling of the massing as it is going from a one-story structure to a two-story structure with almost the same square footage due to multiple flush dormers masquerading the expansive second-floor massing.

- Our clients do not have an issue with an expansion of the structure, but an appropriate expansion. This is completely outside the scope of what is appropriate in the context and the impact on the view from the beach and the water. On this particular lot, the view from the road would be altered incredibly.
- The large 4 ft French doors with transoms are inappropriate, particularly ganged.
- The 12 pitch is not appropriate. Do not be fooled by dormers. They are all flush and the eaves are high. Other structures with second floor space use setback dormers and lower eaves, not to mention NTW details.
- Exterior chimney hanging off the end is not appropriate. It appears to be a single flue and oversized for that.
- South and North is set up to give the impression that it is a very long ridge. What is the distance front to back?
- There is no additive massing whatsoever. The original structure should be maintained on the bluff and any additive massing out the back away from the bluff.
- South elevation is visible and has oversized inappropriate windows with transoms making them even more modern and out of scale.
- West elevation facing the water is completely inappropriate. All windows are ganged, doors and transoms
- Dormers have too much space above them. There is not one structure on the bluff that has that much glass, that close to the beach and water in that area the entire length from the sand access to Great Point to Pocomo. This would create something out of character with the entire Wauwinet area.
- North elevation shows that all windows in the "original" section are ganged around the three sides. Chaotic fenestration. Again the ridge seems to be continuous.
- Chaotic pitches, 12/12, 7/12(north), which is flatter than normally approved by the HDC in my 20 years there, min usually 8/12. Pitches are usually not mixed. Makes north look very wide and flat and out of proportion. A lot of camouflaging going on here. And there is a dormer dying into another gable which we did not usually approve. Again the dormer windows should be banded up to the trim. One big slab.

- The only thing changed from the last meeting was the sunroom addition by lowering the height due to the quick turn-around from Tuesday to Wednesday.
- The existing one-story part is still obliterated as was the concern in the previous application.
- The footprint is expanding from a simple square, low on the bluff, to a complicated footprint with jogs and over fenestrated with several ganged windows.
- As evidenced by the GIS map, the existing structure is closer to the bluff than other structures and thus an expansion of this magnitude would cause an extreme impact on the bluff.
- The structure to the north is a single story with natural trim.
- The structure to the south has multiple single-story elements and a smaller center 1 ½ story mass. The ancillary structure on this lot is single-story.
- Other structures along the bluff up to the entrance to the sand to the north and down to just short of the bend to Pocomo are for the most part natural to weather trim and have smaller central simple masses and one-story elements.

116 WAUWINET ROAD

BRUCE BENEDICT ADDED THAT PORCH A LONG TIME AGO TO A HOUSE THAT WAS BUILT IN 1945. IT IS SET BACK FARTHER THAN THE SUBJECT HOUSE AND HAS A FOOTPRINT OF 1,050 SF



114 WAUWINET RD - BUILT 1930 – ADDITIVE LOW MASSING OVER TIME – 1,033 SF



110 WAUWINET ROAD – 1890 – ADDITIVE ONE-STORY MASSING OVER TIME



108R WAUWINET RD – 1890 – ADDITIVE MASSING OVER TIME, CANNOT BE SEEN FROM THE ROAD AND ONLY MINIMALLY FROM THE BEACH/WATER



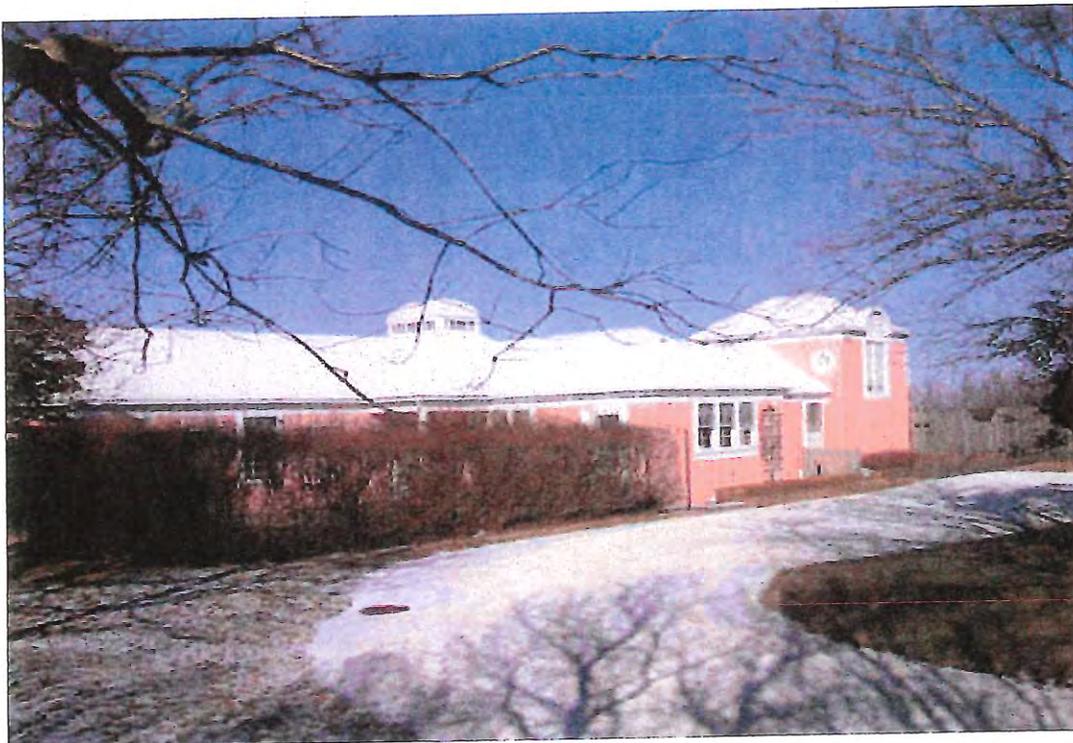
*\* CLOSER TO WATER AND HIGHER*

106 WAUWINET RD – 1940 – ADDITIVE MASSING OVER TIME – NOT VISIBLE FROM THE ROAD – NTW TRIM, ONE-STORY ELEMENTS



*HT. comparable*

104 WAUWINET RD – 1960 – PERHAPS MOST UNIQUE STRUCTURE LEFT, MOSTLY ONE-STORY - ONE ADDED LOFT SECTION – NOT VISIBLE FROM THE ROAD



102 WAUWINET ROAD – 1965 – ADDITIVE MASSING OVER TIME – ONE-STORY NOT VISIBLE FROM ROAD - MINIMALLY VISIBLE FROM THE BEACH/WATER



100R WAUWINET ROAD – 1990 – NEWEST HOUSE ON THE BLUFF – NTW TRIM DETAILS – NOT VISIBLE FROM THE ROAD – LOW EAVES, FEW DORMERS BUT THEY ARE SET BACK – SAME FAMILY AS 102 WAUWINET ROAD

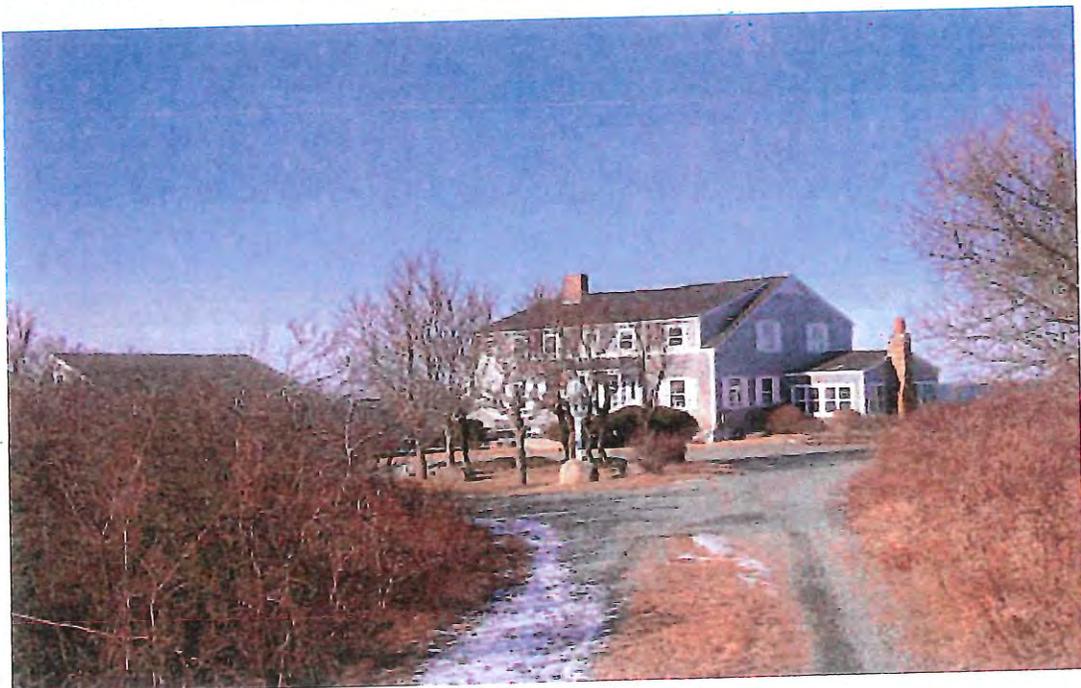


98 WAUWINET ROAD – 1978 – ADDITIVE MASSING OVER TIME – NTW TRIM DETAILS, NOT VISIBLE FROM THE ROAD – SMALLER VISIBILITY FROM THE BEACH/WATER – LOW EAVES, NO DORMERS ON EAST – ADDED SLEEPING LOFT



- Much larger  
AND higher  
- closer to  
water

94 WAUWINET ROAD – 1953- THE BACKUS FAMILY THAT OWNED A LOT OF WAUWINET INCLUDING THE WAUWINET HOUSE – IS NOT VISIBLE FROM THE ROAD – IS VISIBLE FROM BEACH/WATER A GREAT DISTANCE FROM SUBJECT SITE



TOWER +  
FULL  
TWO  
STORY



2384  
513



OLD

Proposed HDC Minutes for June 11, 2019

13. 48 Walsh Street Trust 48 Walsh Street Deck/patio revisions 29-101 Robert Newman

Voting Pohl, Coombs, McLaughlin, Oliver, Welch
Alternates None
Recused None
Documentation Architectural elevation plans, site plan, photos, and advisory board comments.
Representing Robert Newman, Sandcastle Construction Inc. - Reviewed changes made per previous concerns.
Public None
Concerns (6:40) Oliver - He did what we asked.
No concerns.



Motion Motion to Approve. (McLaughlin)
Vote Carried 5-0 Certificate # 72568

Break 6:37 to 6:48 p.m.

14. Walker, Jon 112 Wauwinet Road Reno/addition 11/20 Emeritus

Voting Pohl, McLaughlin, Oliver, Welch
Alternates None
Recused None
Documentation Architectural elevation plans, site plan, and photos.
Representing Matt MacEachern, Emeritus Development - Reviewed changes made per previous concerns; feels it is in context with the neighborhood and that the footprint is in keeping with the neighborhood.

Public Linda Williams, for 110 Wauwinet Road - Referred to concerns expressed in the November discussion on the previous submission. Visually this is massive and quadruples the size of the structure on the bluff. The near two stories of flush dormers and high eaves will change the nature of the bluff and it should not be white. North elevation, the tall gable should not be 7/12 pitch. West elevation, the 1st floor is over fenestrated, and everything is ganged. The addition should be moved farther back; the original structure should be what is seen on the bluff. There is no typical additive massing. Contends this is a demolition of the original structure.

Gale Arnold, 110 Wauwinet Road - She's lived here since 1963. This is not in character with anything around it; all other structures are cottages.

Nicholas Brown, Pierce Atwood, for 110 Wauwinet Road - Reiterated Ms. Arnold's objections; this is tantamount to a rebuild not in keeping with the neighborhood. The large scale is inappropriate due to its proximity to the water; the house has nearly doubled in size. Asked for further revisions. The proposed structure fills the lot as no other structure does.

Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP, for 110 Wauwinet Road

Concerns (6:48) McLaughlin - Agrees with incorporating the existing. The 7/12 pitch is the minimum allowed. A large number of houses in the area are over 24 feet tall. The west elevation has 9 doors. Feels this is a fine design that fits the neighborhood.

Welch - Clarified we are reviewing a new application. With respect to the demo of the original, two full sides and a partial 3rd side are remaining; we are looking at an addition. He took a look at these from the water; he has trouble reconciling what he saw with what's been said on the record. He didn't see an architectural vernacular for the area. Looking at the locus plan, the existing sits 10 feet closer to the bluff than the neighbors; the rest of the mass is behind that. Suggested the applicant address the issue by documenting the dimensions of some of the other homes and provide those to the Board. The applicant should provide an inlay relative to the homes to the left and right as seen from the water. The square footage should be documented for the record; he's not concerned about that because this is smaller by 1/3 than 108R and slightly smaller than 110 and slightly larger than 106. North elevation changes are very helpful. His main concern, there is a disconnect among the roof pitches; to the extent possible, that should be reconciled. The size of the mass of the great room relative to the east elevation 1.5-story gable; the history could be this was once a garage, but it should look like a filled-in garage. The design itself should relate more to the existing structure; it is appropriate for many locations on Nantucket. Supports the chairman's comments.

Pohl - The roof pitches, there actually is a single-story mass but it has a 12/12 pitch roof, which doesn't help. The 7/12 pitch won't be fully visible from the beach or the road and keeps that section low. The 12/12 paints this style as somewhat cottage Victorian; suggested investigating roofs at less than 12/12 so this is actually 1.5 stories. The door/window element on the west elevation is a lot of glass that doesn't need to be there and reads as contemporary; suggested regular windows flanking the doors. The idea here is to minimize the visual impact of this building; if it doesn't move back, it should go to grey or natural to weather, anything other than white. A panorama of this and the two houses to the north and to the south would be helpful.

Oliver - Mr. Pohl touched on a lot of her notes. There are so many different style houses in the area that there is no single vernacular. They are all as high if not higher and everyone has windows and doors facing the water. The houses closer to the water might be less upsetting since they aren't visible from the road. Found a drone photo of the area; there is a lot of vegetation that losing it might be some concern. Another concern might be it's moving closer to the neighbor on the south. Agrees about dropping the roof pitch. Her concern is the see-through effect of the great room with four doors on the front and on the back; would like to see windows on one side. Asked if the original house is historic. (No) NHA photos show a large structure next door that was tall. West elevation, the connector doors should be a door and window; separate the windows in the dining area. Agrees with what's been said. Agrees no white.

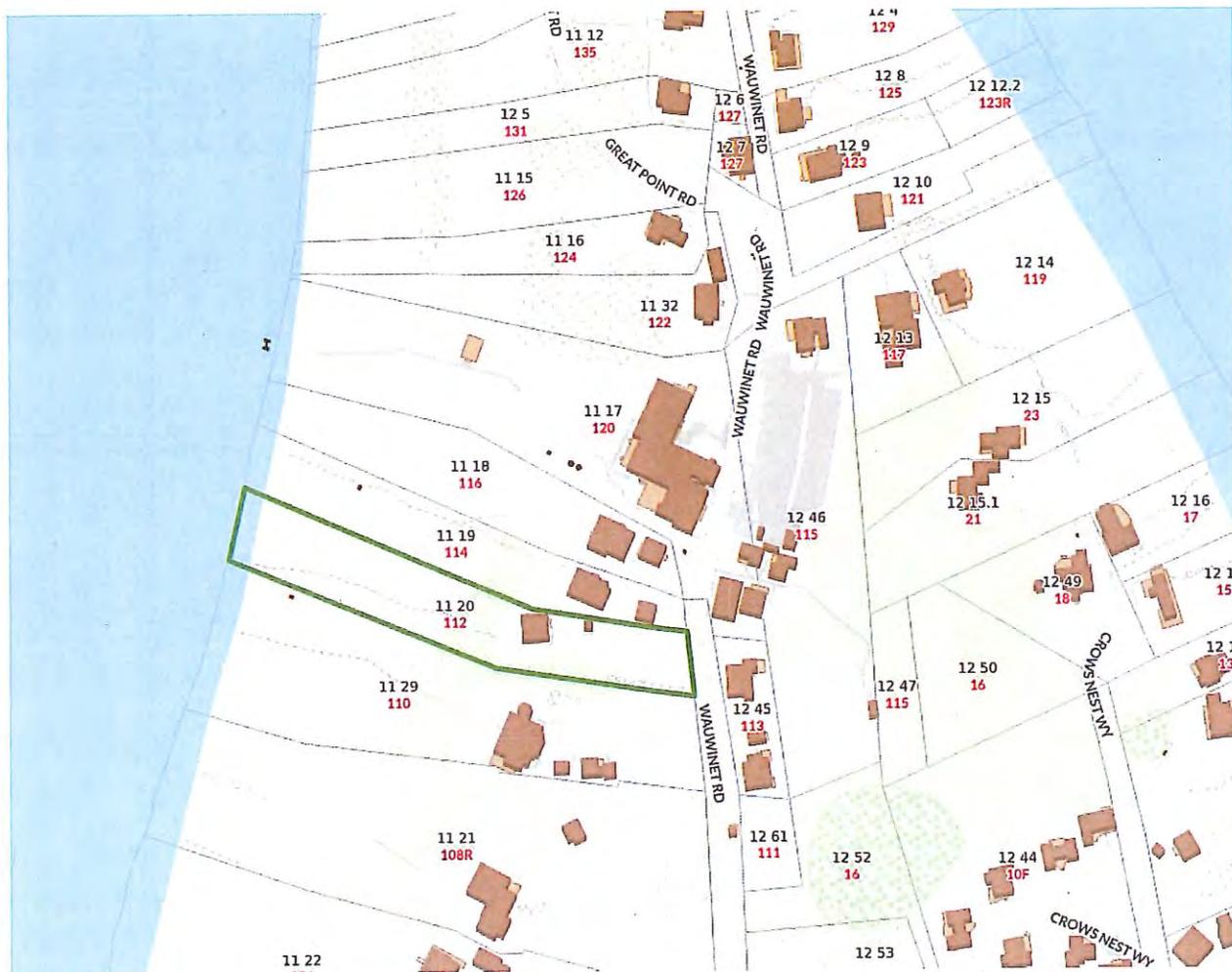
Motion Motion to Hold for revisions. (Welch)
Vote Carried 4-0

Certificate #

# Walker Residence

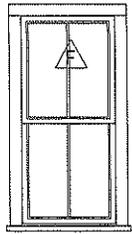
112 Wauwinet Rd

Nantucket, MA 02554

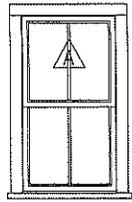


ALK

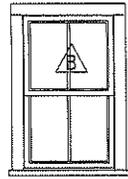
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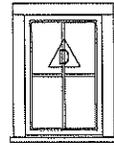
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2/2 SDL



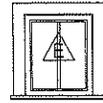
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2/2 SDL



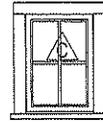
Double Hung  
2/2 SDL



Fixed  
4 Lite SDL



Fixed  
4 Lite SDL

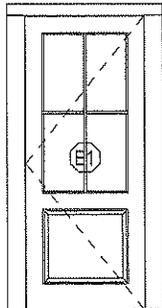


Fixed  
4 Lite SDL

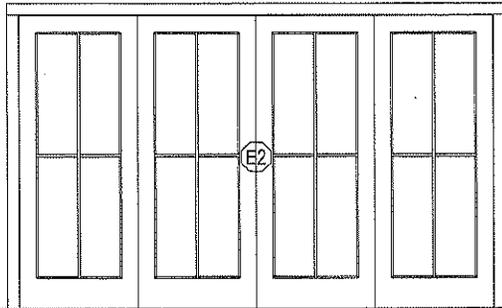
## Window Legend

1/4" = 1'-0"

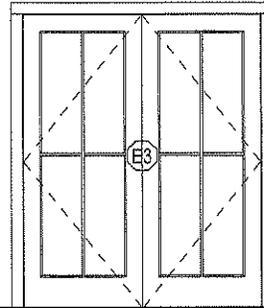
WINDOW SCHEDULE				
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	DP RATING
A	29	2'-7"	4'-7"	≥ 30
B	8	2'-6"	4'-0"	≥ 30
D	2	2'-2"	3'-2"	≥ 30
E	4	1'-11"	2'-2"	≥ 30
F	6	2'-7"	5'-5"	≥ 30
H	3	1'-11"	2'-2"	≥ 30



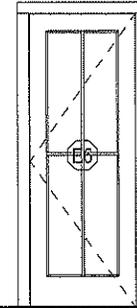
Front Door  
1 Panel + 4 Lite SDL



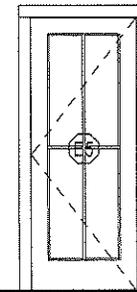
French Door  
(4) 4 Lite SDL



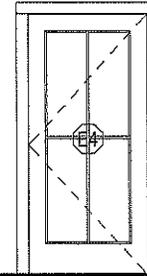
Double French Door  
(2) 4 Lite SDL



French Door  
4 Lite SDL



French Door  
4 Lite SDL



French Door  
4 Lite SDL

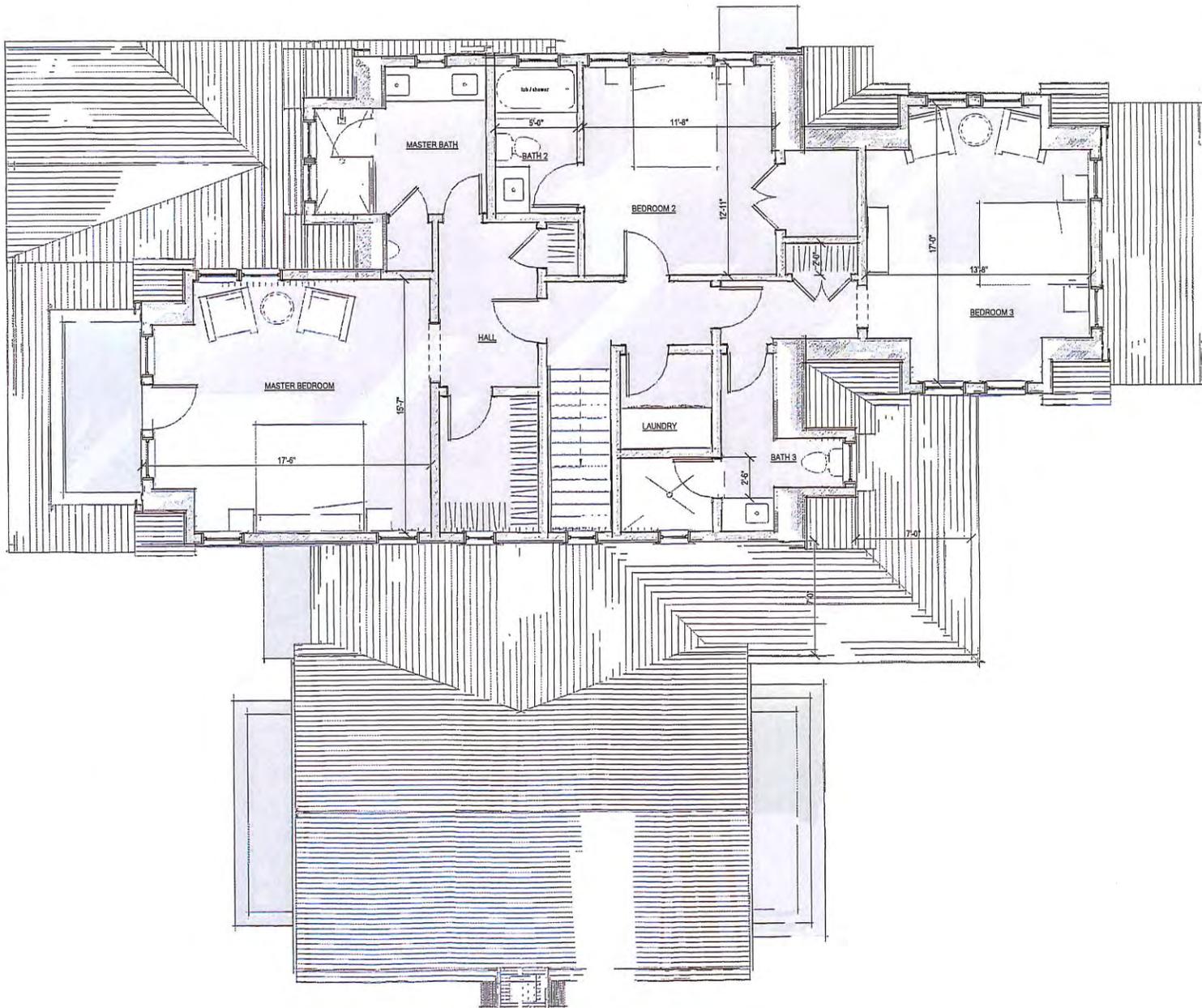
## Door Legend

1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE				
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	DP RATING
E1	1	3'-0"	7'-6"	≥ 30
E2	2	12'-0"	7'-6"	≥ 30
E3	3	6'-0"	7'-6"	≥ 30
E6	1	2'-8"	7'-6"	≥ 30
E9	1	2'-8"	7'-4"	≥ 30
E10	1	3'-0"	7'-6"	≥ 30





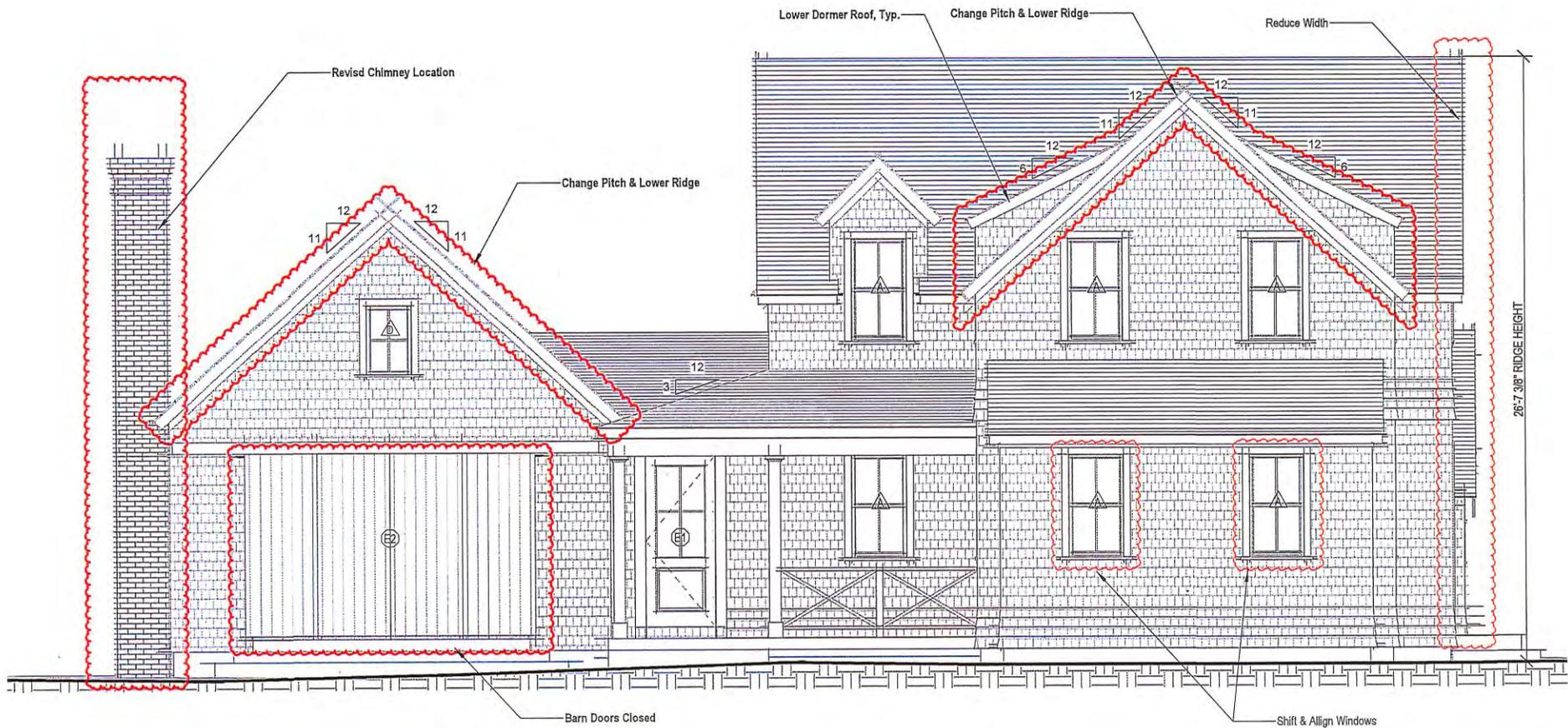


1 Second Floor Plan  
1/4" = 1'-0"

PARTITION LEGEND

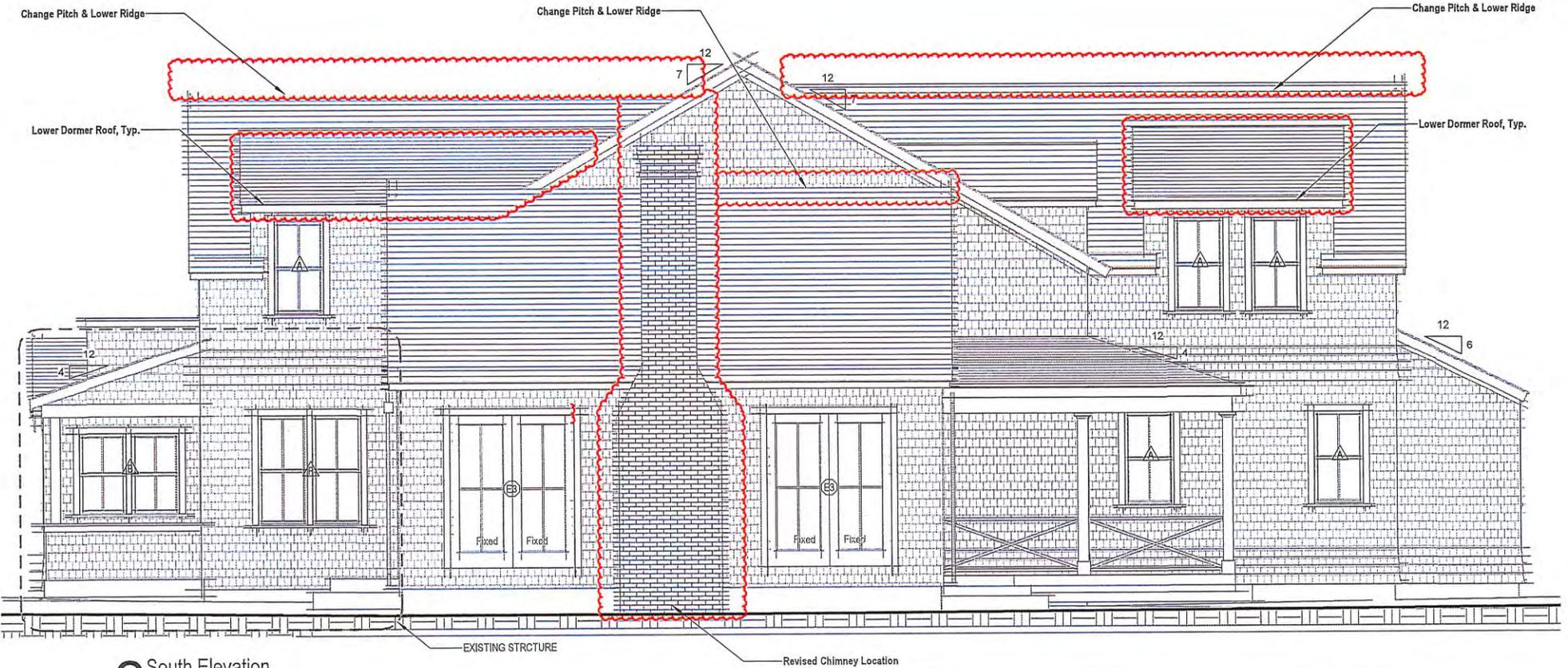

EXISTING CONDITIONS NOTES:





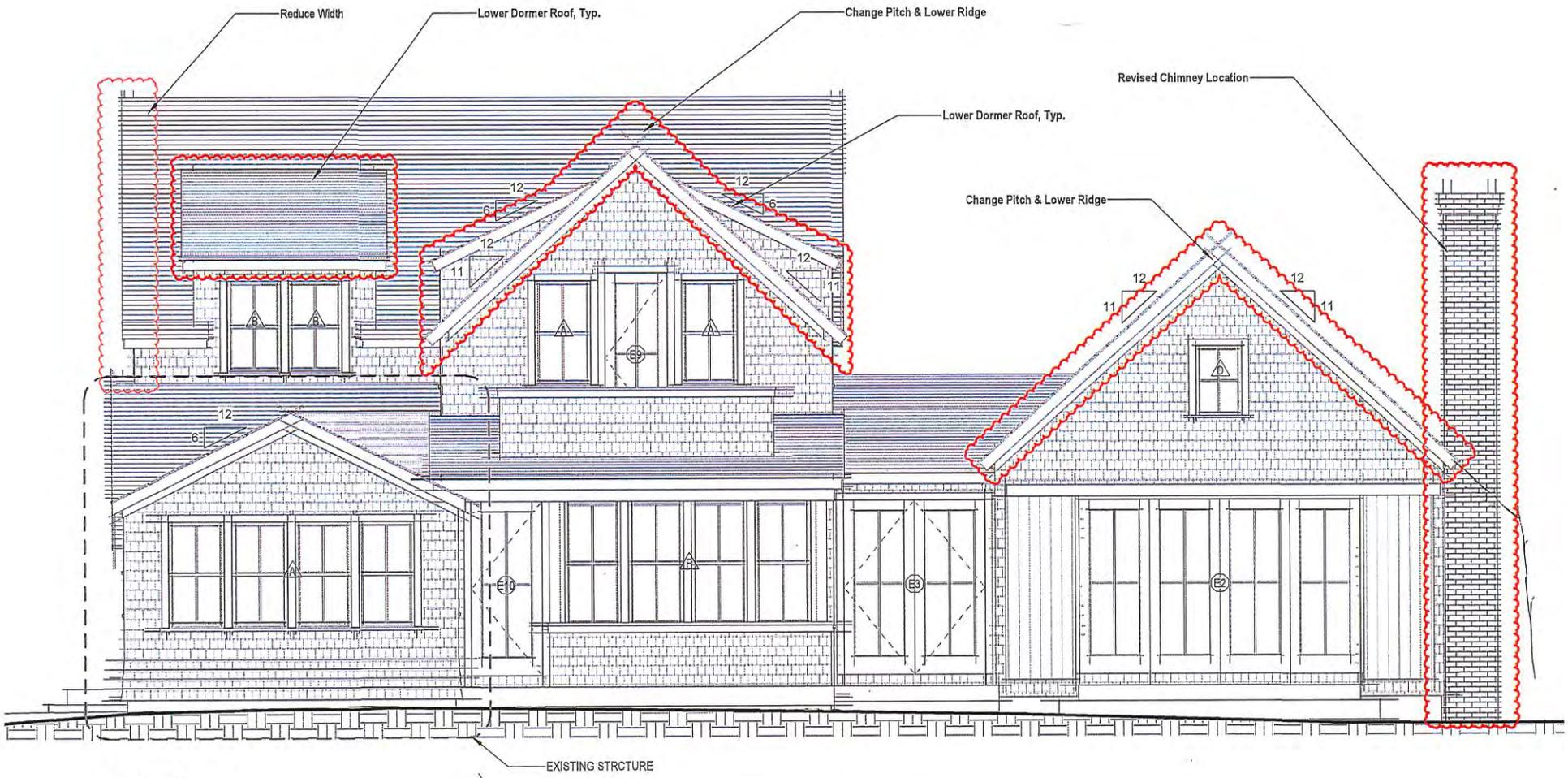
**1** East Elevation  
 1/4" = 1'-0"



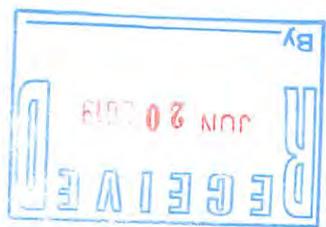


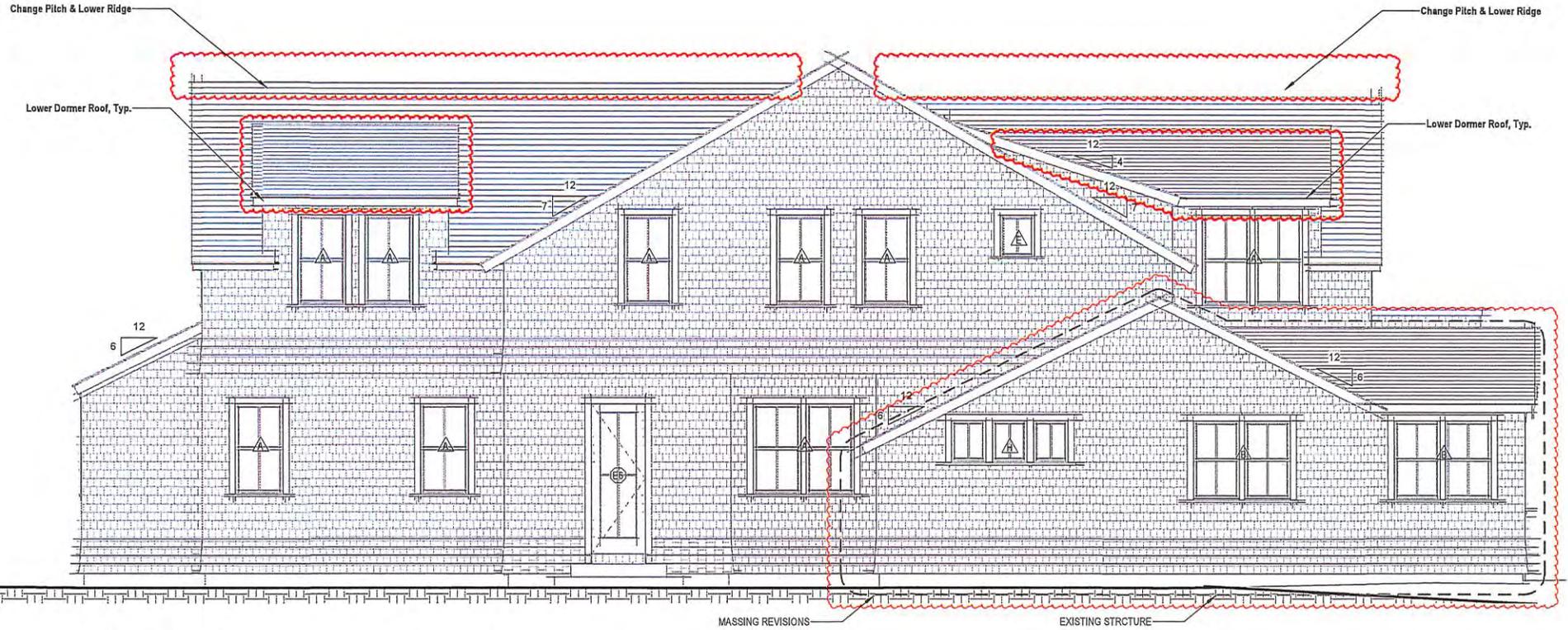
2 South Elevation  
 1/4" = 1'-0"

RECEIVED  
 JUN 20 2019  
 By



**1** West Elevation  
 1/4" = 1'-0"





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

RECEIVED  
JUN 20 2019  
BY



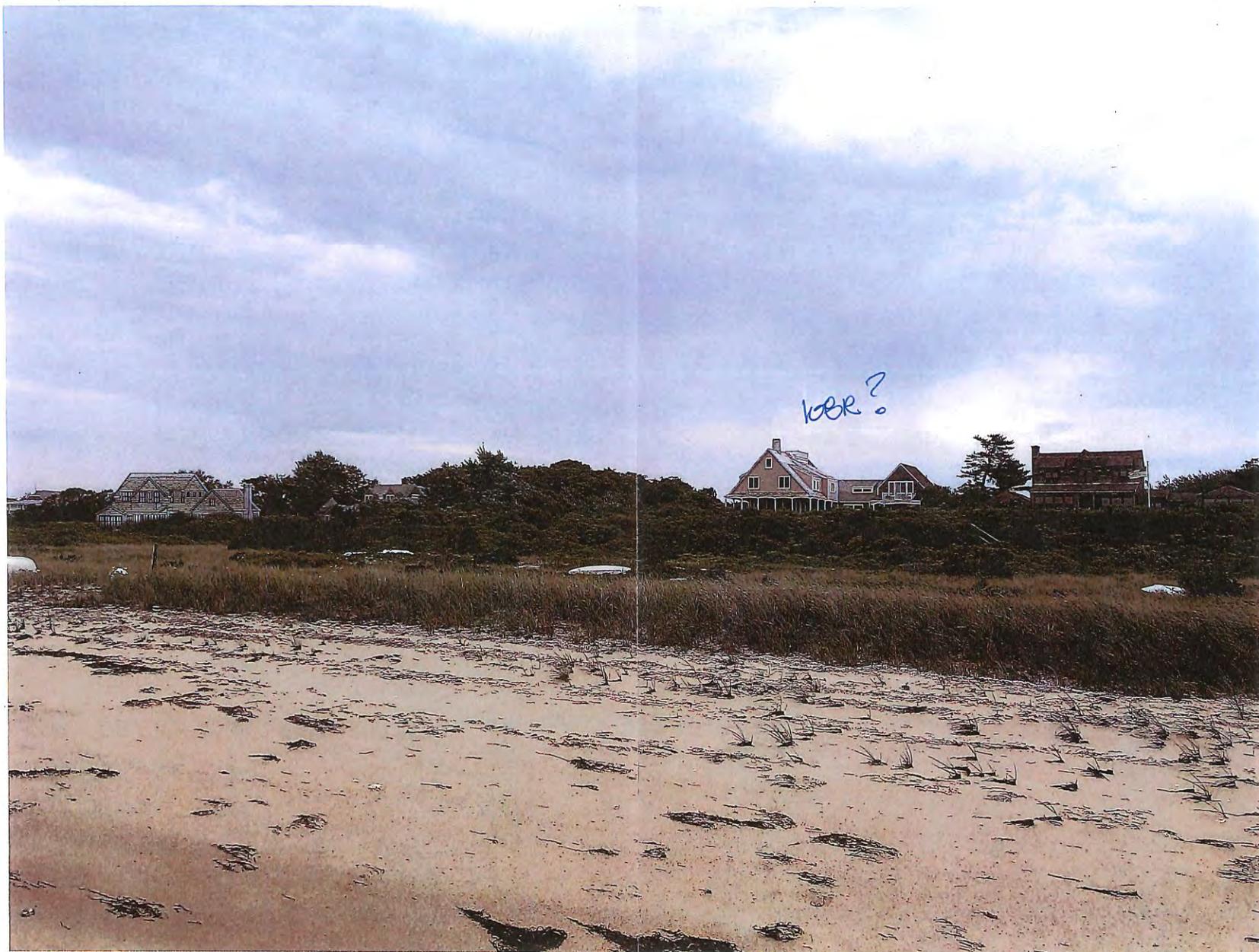
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JUN 25 2019  
By J.M.

10BR?

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Grade	Superior +
Stories:	2.5
Occupancy	28
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	Carpet
Heating Fuel	Gas
Heating Type	Hot Water
AC Type	None
Use:	HOTELS M94
Total Rooms	
Total Bedrms	00
Total Baths	4
1st Floor Use:	3000
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	EXTENSIVE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	ABOVE AVERAGE
Wall Height	9
% Comn Wall	0

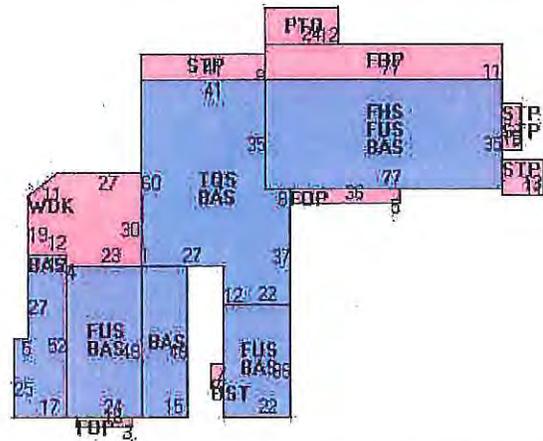
### Building Photo



120 Wauwinet

(<http://images.vgsi.com/photos/NantucketMAPPhotos/\00\00\73/>)

### Building Layout



(<http://images.vgsi.com/photos/NantucketMAPPhotos//Sketches/3>)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	9,032	9,032
FUS	Upper Story, Finished	4,639	4,639
TQS	Three Quarter Story	2,924	2,193
FHS	Half Story, Finished	2,695	1,348
FOP	Porch, Open, Finished	1,081	0
PTO	Patio	288	0
STP	Stoop	651	0
UST	Utility, Storage, Unfinished	32	0
WDK	Deck, Wood	1,000	0
		22,342	17,212



### Extra Features

	<b>Legend</b>
--	---------------

Field	Description
Style	Colonial
Model	Residential
Grade:	Excellent +
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Total Bedrooms:	5 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern

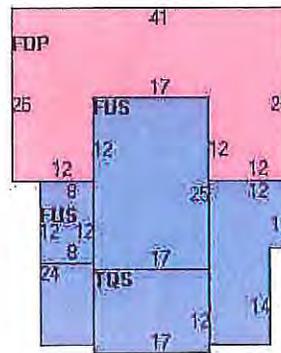
### Building Photo



116 Wauwinet

(<http://images.vgsi.com/photos/NantucketMAPhotos//\00\01\44/>)

### Building Layout



(<http://images.vgsi.com/photos/NantucketMAPhotos//Sketches/3>)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	1,050	1,050
FUS	Upper Story, Finished	521	521
TQS	Three Quarter Story	204	153
FOP	Porch, Open, Finished	1,642	0
		3,417	1,724

### Building 2 : Section 1

**Year Built:** 1991  
**Living Area:** 312  
**Replacement Cost:** \$271,617  
**Building Percent Good:** 77  
**Replacement Cost Less Depreciation:** \$209,100

Building Attributes : Bldg 2 of 2	
Field	Description

Style	Bungalow
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plywood Panel
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Coal or Wood
Heat Type:	None
AC Type:	None
Total Bedrooms:	4
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern

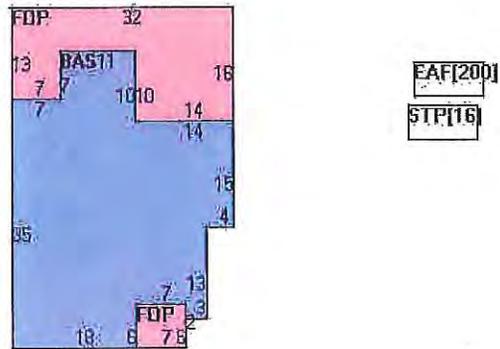
### Building Photo



114 Wauwinet

(<http://images.vgsi.com/photos/NantucketMAPhotos//\00\00\87/>)

### Building Layout



(<http://images.vgsi.com/photos/NantucketMAPhotos//Sketches/3>)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	1,033	1,033
EAF	Attic, Expansion, Finished	200	70
FOP	Porch, Open, Finished	423	0
STP	Stoop	16	0
		1,672	1,103

### Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL1	FIREPLACE 1 ST	1 UNITS	\$2,800	1

### Land

### Land Use

### Land Line Valuation

### Building Attributes

Field	Description
Style	Custom Built
Model	Residential
Grade:	Excellent +
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	4
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern

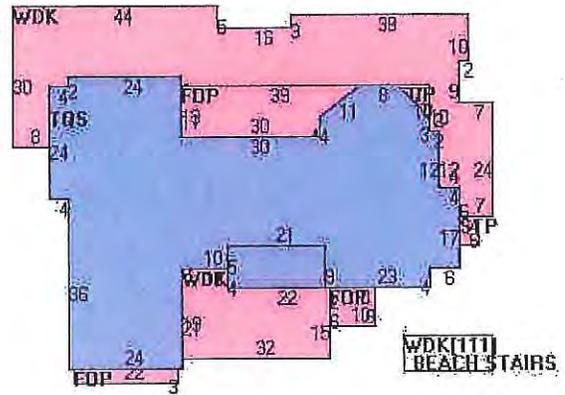
### Building Photo



(<http://images.vgsi.com/photos/NantucketMAPhotos/\00\02\16/>)

100R Wauwinet

### Building Layout



(<http://images.vgsi.com/photos/NantucketMAPhotos//Sketches/4>)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	2,982	2,982
TQS	Three Quarter Story	3,417	2,563
FGR	Garage, Finished	624	0
FOP	Porch, Open, Finished	532	0
STP	Stoop	24	0
WDK	Deck, Wood	2,575	0
		10,154	5,545

### Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	2 UNITS	\$7,700	1

### Land

### Building Attributes

Field	Description
Style	Ranch
Model	Residential
Grade:	Avg to Good
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	4
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern

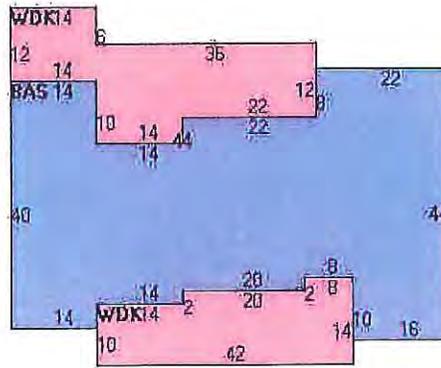
### Building Photo



102 Wauwinet

(<http://images.vgsi.com/photos/NantucketMAPhotos/\00\00\62/>)

### Building Layout



(<http://images.vgsi.com/photos/NantucketMAPhotos//Sketches/4>)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,444	2,444
WDK	Deck, Wood	1,148	0
		3,592	2,444

### Building 2 : Section 1

**Year Built:** 1987  
**Living Area:** 672  
**Replacement Cost:** \$335,312  
**Building Percent Good:** 90  
**Replacement Cost Less Depreciation:** \$301,800

#### Building Attributes : Bldg 2 of 2

Field	Description
Style	Guest Quarters
Model	Residential

Grade:	Excellent
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood on Sheath
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Rolled Compos
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Floor Furnace
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	3
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern

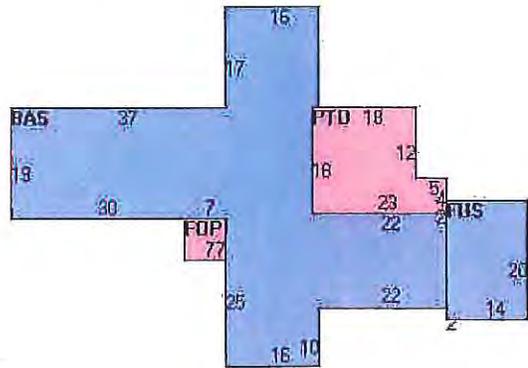
### Building Photo



(<http://images.vgsi.com/photos/NantucketMAPhotos//\00\02\16/>)

104 Wauwinet

### Building Layout



(<http://images.vgsi.com/photos/NantucketMAPhotos//Sketches/3>)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	2,311	2,311
FUS	Upper Story, Finished	280	280
FOP	Porch, Open, Finished	49	0
PTO	Patio	354	0
		2,994	2,591

### Building 2 : Section 1

**Year Built:** 1960  
**Living Area:** 150  
**Replacement Cost:** \$67,807  
**Building Percent** 86  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$58,300

Building Attributes : Bldg 2 of 2	
Field	Description

Grade:	Very Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	5 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern

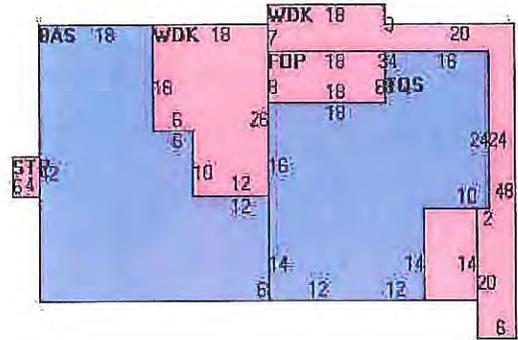
### Building Photo



(<http://images.vgsi.com/photos/NantucketMAPhotos/\00\02\16/>)

106 Wauwinet

### Building Layout



(<http://images.vgsi.com/photos/NantucketMAPhotos//Sketches/3>)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	2,224	2,224
TQS	Three Quarter Story	1,008	756
FOP	Porch, Open, Finished	144	0
STP	Stoop	24	0
UBM	Basement, Unfinished	1,120	0
WDK	Deck, Wood	830	0
		5,350	2,980

### Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	2 UNITS	\$7,400	1

### Land

Model	Residential
Grade:	Very Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Coal or Wood
Heat Type:	None
AC Type:	None
Total Bedrooms:	5 Bedrooms
Total Bthrms:	4
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern

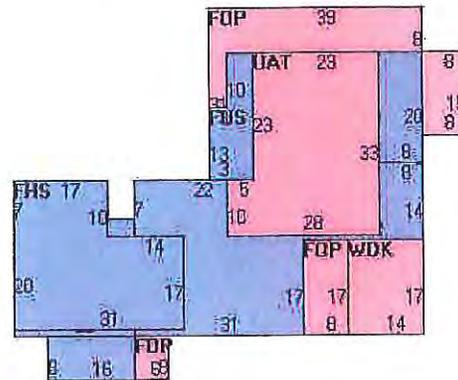
### Building Photo



108R Wauwinet

(<http://images.vgsi.com/photos/NantucketMAPhotos/\00\00\55/>)

### Building Layout



(<http://images.vgsi.com/photos/NantucketMAPhotos//Sketches/3>)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	2,253	2,253
FUS	Upper Story, Finished	1,585	1,585
FHS	Half Story, Finished	697	349
FOP	Porch, Open, Finished	960	0
UAT	Attic, Unfinished	809	0
WDK	Deck, Wood	238	0
		6,542	4,187

### Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	1 UNITS	\$4,100	1

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

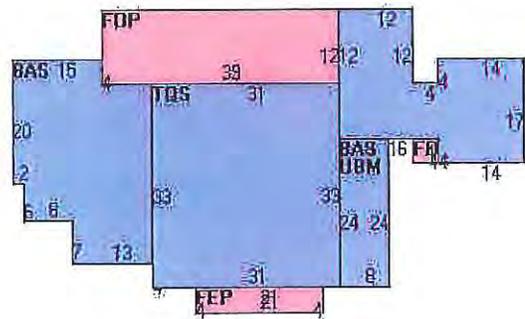
### Building Photo



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110 Wauwinet

### Building Layout



(<http://images.vgsi.com/photos/NantucketMAPotos//Sketches/4>)

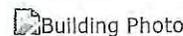
Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	2,386	2,386
TQS	Three Quarter Story	1,023	767
FEP	Porch, Enclosed, Finished	84	0
FOP	Porch, Open, Finished	484	0
UBM	Basement, Unfinished	192	0
		4,169	3,153

### Building 2 : Section 1

**Year Built:** 2014  
**Living Area:** 513  
**Replacement Cost:** \$106,764  
**Building Percent Good:** 99  
**Replacement Cost Less Depreciation:** \$105,700

Building Attributes : Bldg 2 of 2

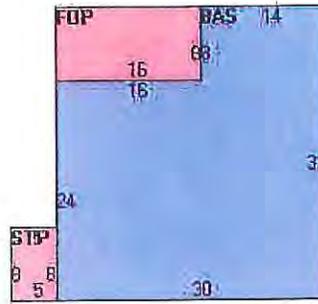
### Building Photo



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Style	Ranch
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern

### Building Layout



112 Wauwinet

(<http://images.vgsi.com/photos/NantucketMAPhotos//Sketches/3>)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	832	832	
FOP	Porch, Open, Finished	128	0	
STP	Stoop	40	0	
		1,000	832	

### Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL1	FIREPLACE 1 ST	1 UNITS	\$3,000	1

### Land

#### Land Use

Use Code	1013
Description	SFR WTRFNT
Zone	R1
Neighborhood	750
Alt Land Appr Category	No

#### Land Line Valuation

Size (Acres)	0.83
Frontage	0
Depth	0
Assessed Value	\$2,574,400

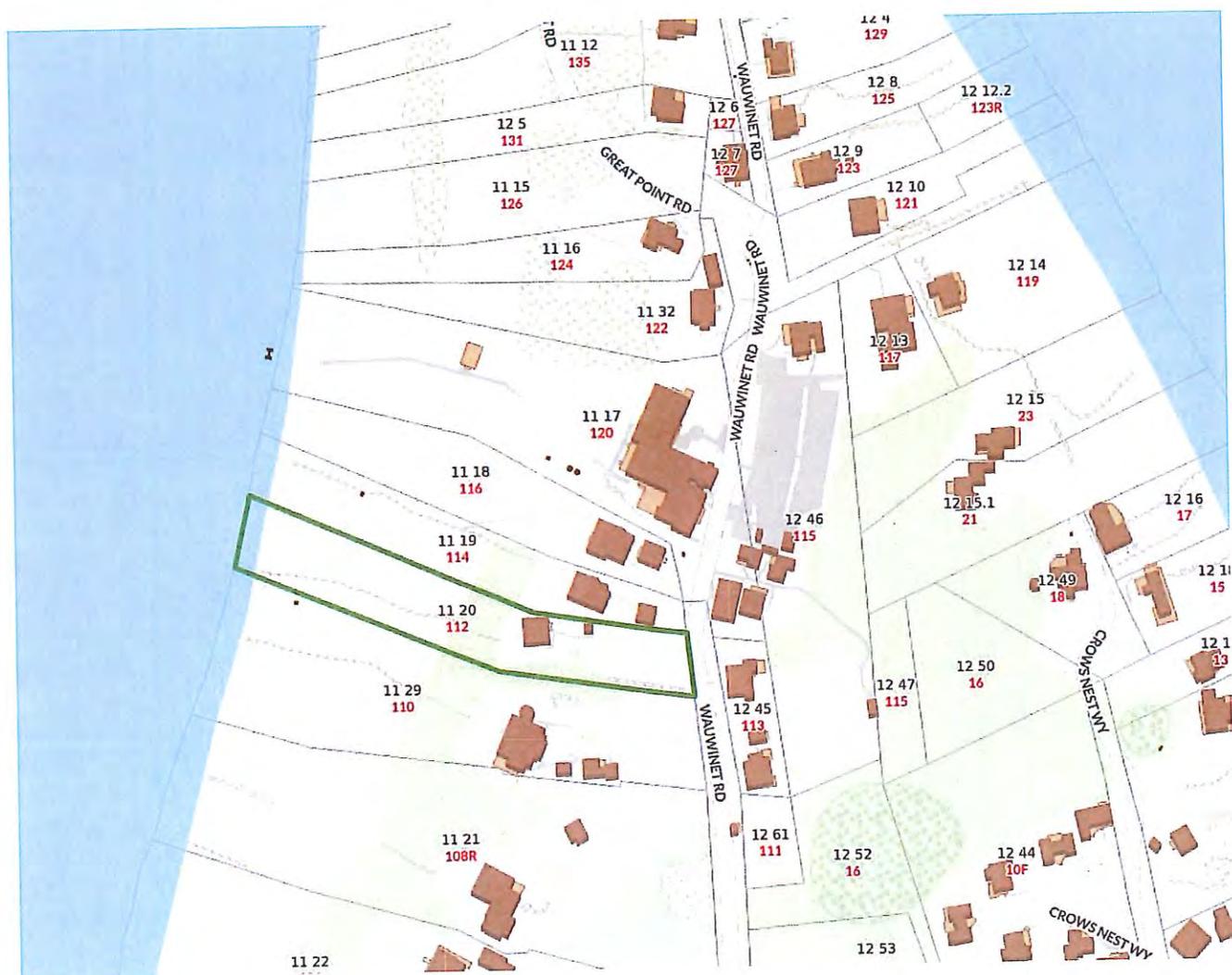
### Outbuildings

Outbuildings	Legend
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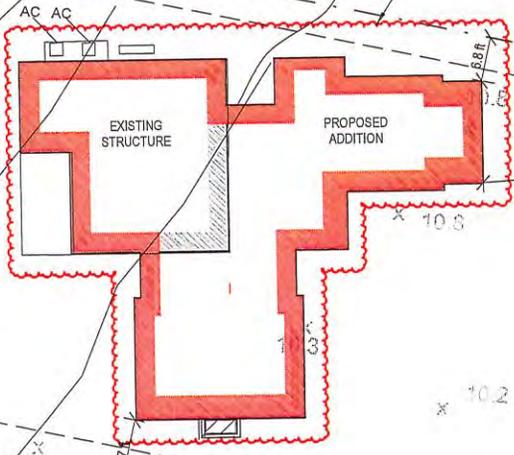
# Walker Residence

112 Wauwinet Rd  
Nantucket, MA 02554





RENOVATED DWELLING  
2,372 SF



206.62'

139.51'

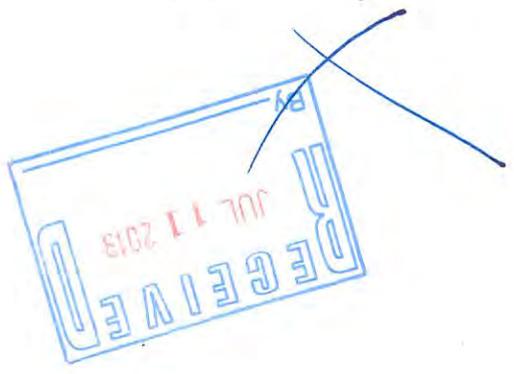
84.00'

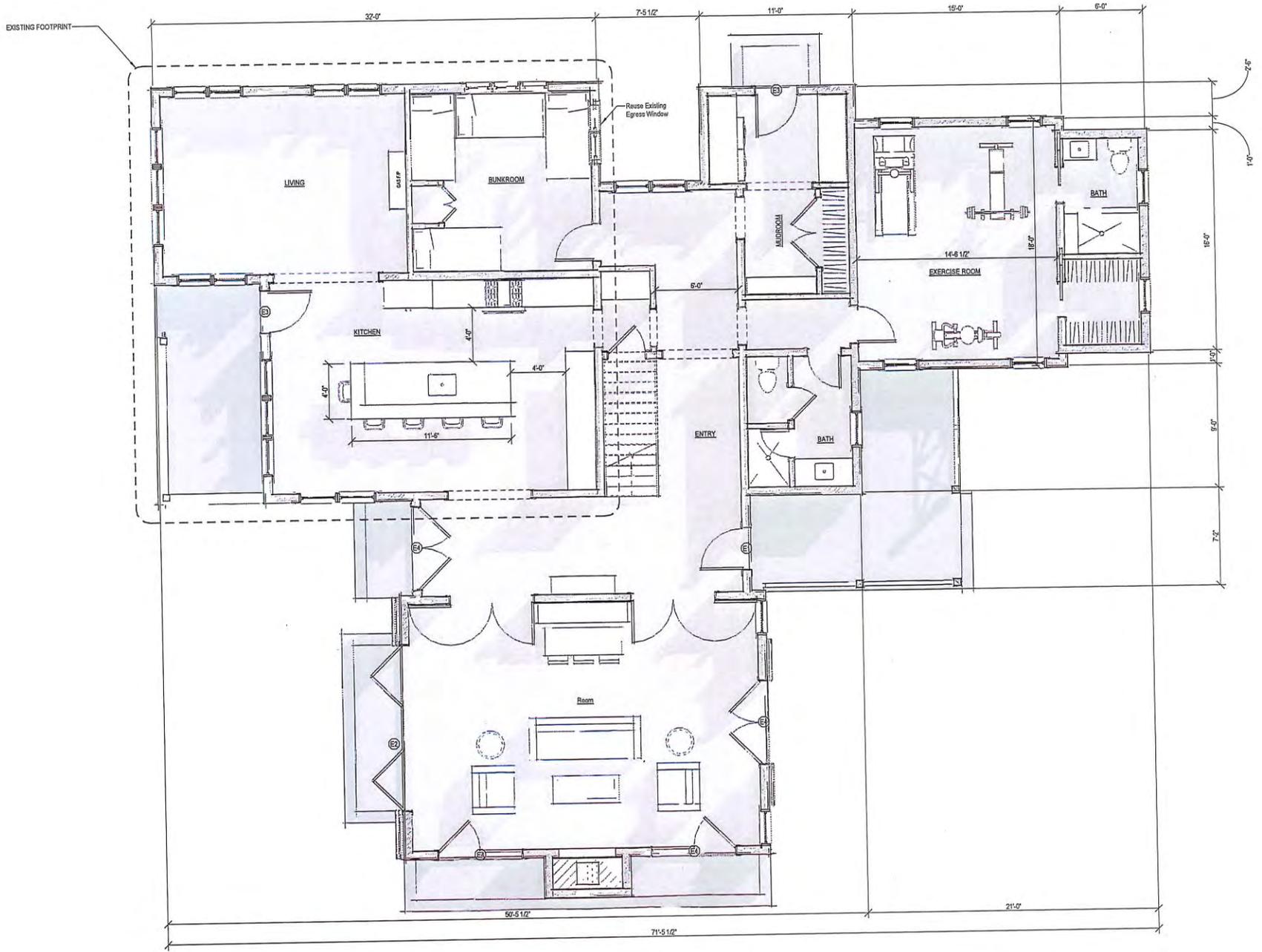
WAWWINEY ROAD

FUTURE GARAGE

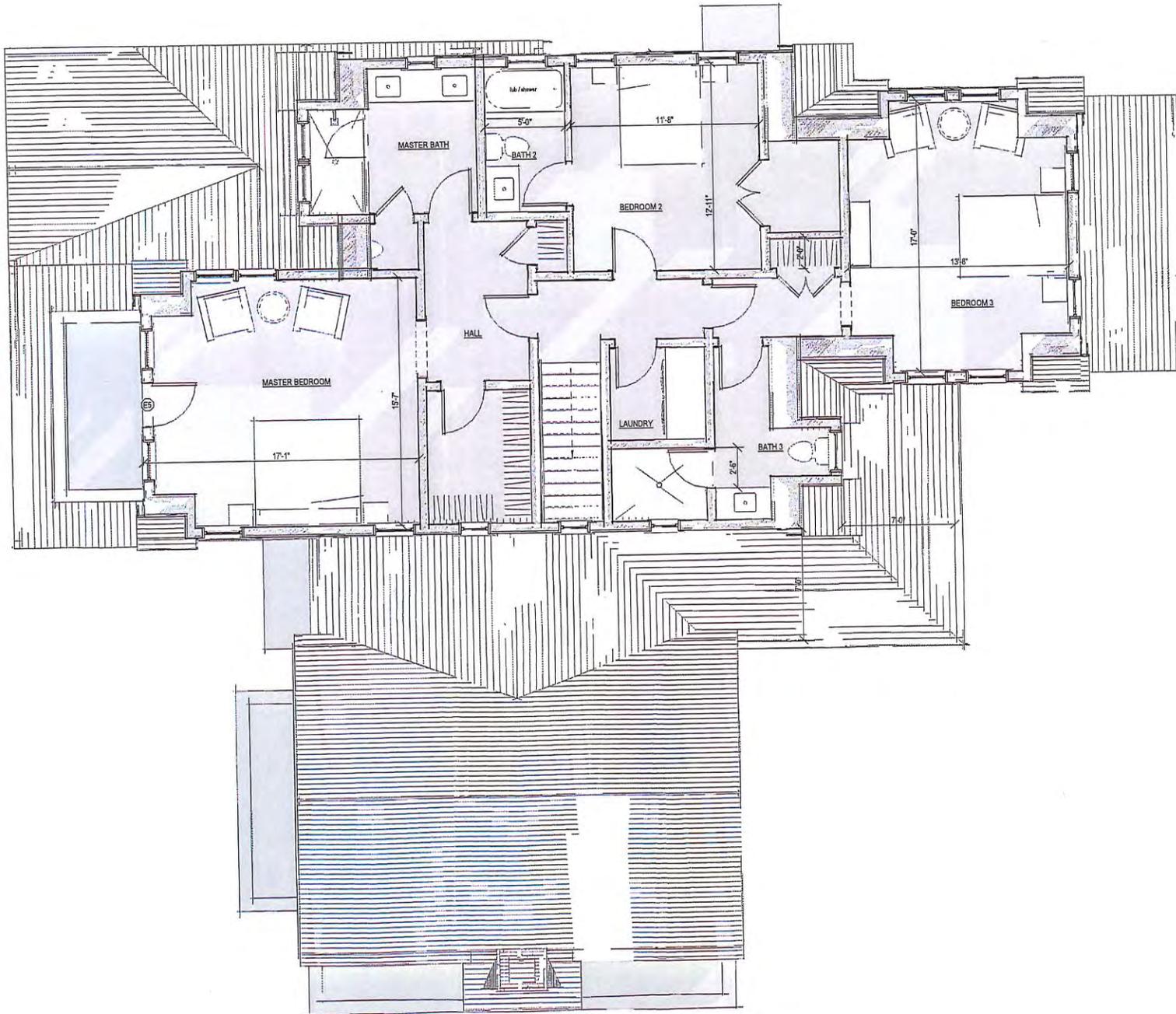
SITE

1/16" = 1'-0"





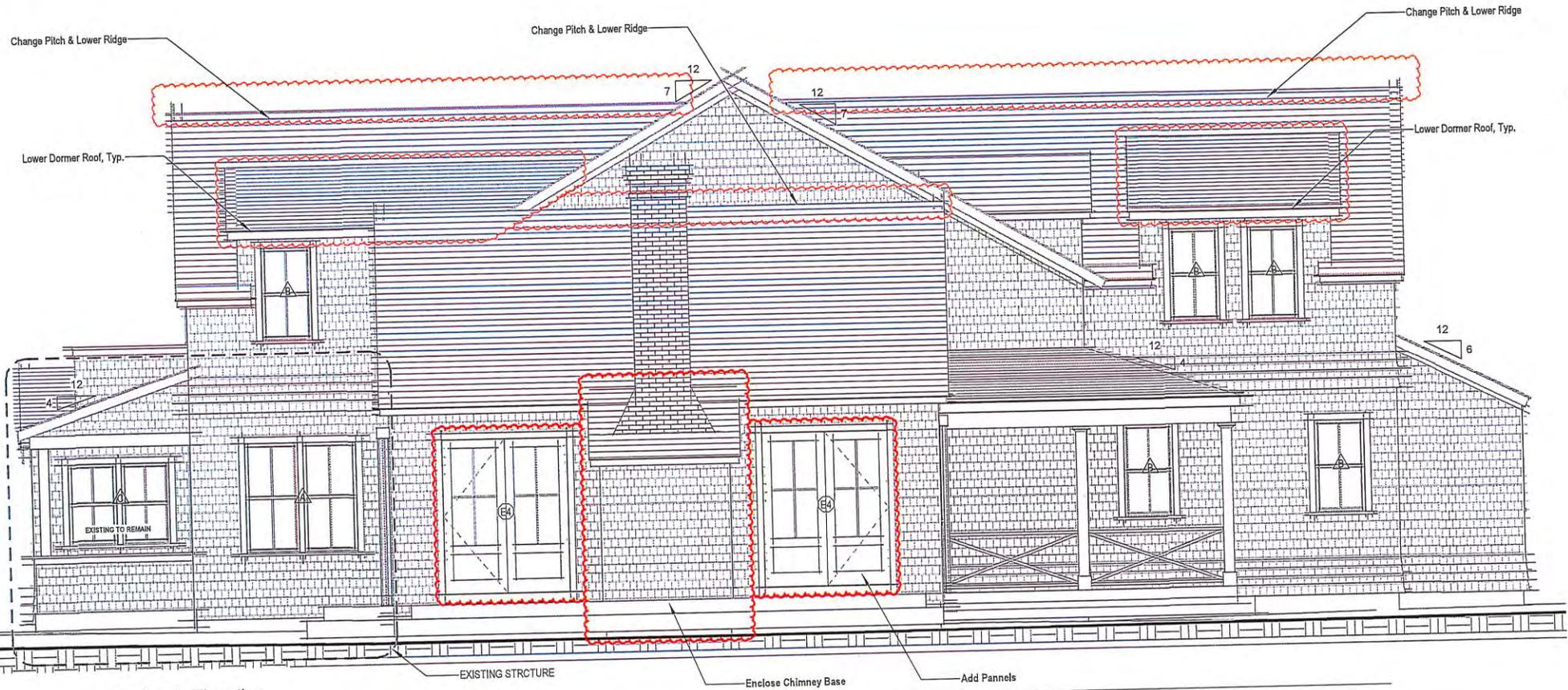
1 First Floor Plan  
1/4" = 1'-0"



1 Second Floor Plan  
 1/4" = 1'-4"

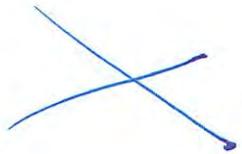
PARTITION LEGEND	
	Existing 2x4 Partition, Dimensioned to Face of Wall Finish
	Proposed 2x4 Partition, Dimensioned to Face of Stud



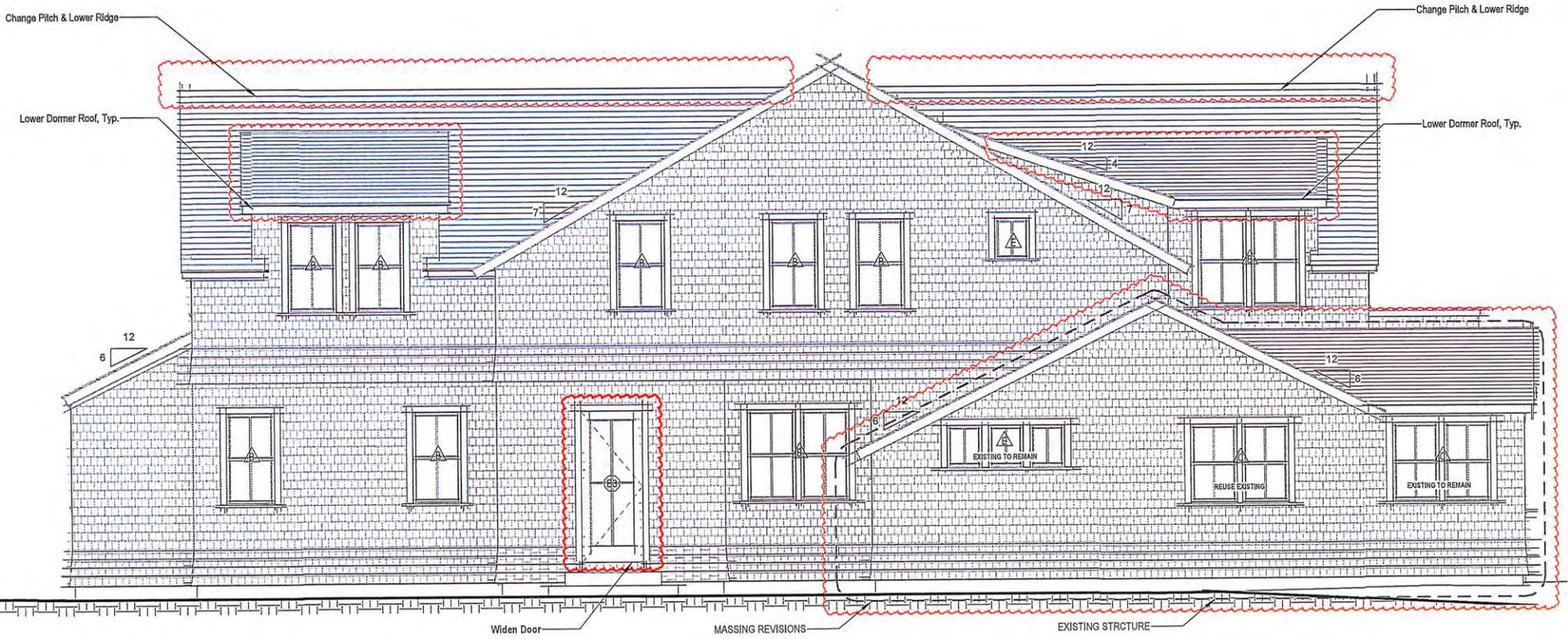


2 South Elevation  
 1/4" = 1'-0"

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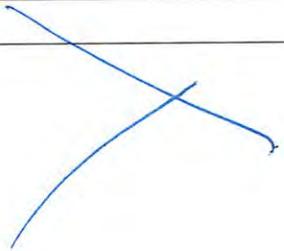






2 North Elevation  
 1/4" = 1'-0"

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MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

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

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



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By J.H.



Walker Residence  
112 Wauwinet Rd  
Nantucket, MA 02554

J. H. J.



8 Williams Lane Nantucket, MA  
02554  
P. 508.325.4695  
F. 508.325.6880  
www.emeritusdevelopment.com



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By J.H.



*Walker Residence*  
112 Wauwinet Rd  
Nantucket MA 02554



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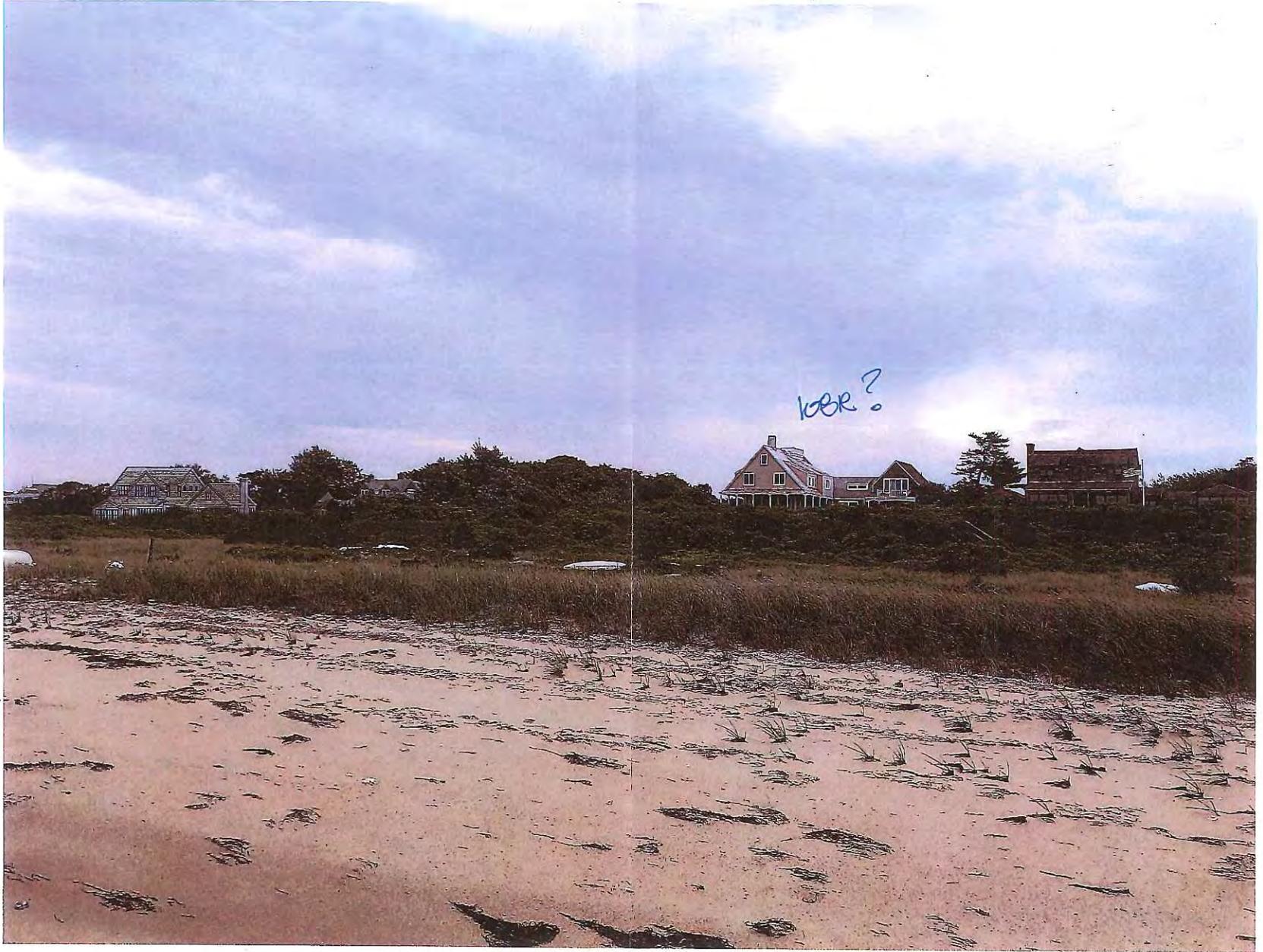
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JUL 16 2019

HOUSE IN FINCH

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By JUL 16 2019  
OK  
MTL



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JUL 16 2019  
By



RECEIVED  
JUL 16 2019  
By *amy*





RECEIVED  
BY: CK Mc  
JUL 19 2019



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BY  
JUL 16 2019  
CR mtb

RECEIVED  
JUL 17 2019  
By *mjs  
ck*



108













CERTIFICATE NO: 72738

DATE ISSUED: 7/16/19

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°: 11 PARCEL N°: 20  
Street & Number of Proposed Work: 112 WAUWINET RD  
Owner of record: JOHN WALKER  
Mailing Address: 112 WAUWINET RD  
NANTUCKET, MA  
Contact Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

**AGENT INFORMATION (if applicable)**

Name: EMERITUS  
Mailing Address: 8 WILLIAMS LN  
NANTUCKET MA  
Contact Phone #: 3254995 E-mail: \_\_\_\_\_

FOR OFFICE USE ONLY  044

Date application received: 5/15/19 Fee Paid: \$ 579.60  
 Must be acted on by: 7/2/19 1101 AM  
 Extended to: \_\_\_\_\_  
 Approved: [Signature] Disapproved: [Signature]  
 Chairman: \_\_\_\_\_  
 Member: \_\_\_\_\_  
 Member: \_\_\_\_\_  
 Member: [Signature]  
 Member: John E. McLaughlin 7/16/19  
 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: 1,526 Decks/Patio: Size: 160 SF  1st floor  2nd floor  
 Width: \_\_\_\_\_ Sq. Footage 2nd floor: 1,375 Size: 50 SF  1st floor  2nd floor  
 Sq. Footage 3rd floor: \_\_\_\_\_

Difference between existing grade and proposed finish grade: North 6" ± South 6" ± East 6" ± West 6" ±  
 Height of ridge above final finish grade: North 26' 8" ± South 26' 8" ± East 26' 8" ± West 26' 8" ±

**Additional Remarks**

- REVISIONS\***
1. East Elevation
  2. South Elevation
  3. West Elevation
  4. North Elevation

Historic Name: \_\_\_\_\_  
 Original Date: \_\_\_\_\_  
 Original Builder: \_\_\_\_\_  
 Is there an HDC survey form for this building attached?  Yes  N/A  
 \*Cloud on drawings and submit photographs of existing elevations.

**DETAIL OF WORK TO BE PERFORMED**

Foundation: Height Exposed 8"  Block  Block Parged  Brick (type) \_\_\_\_\_  Poured Concrete  Piers  
 Masonry Chimney:  Block Parged  Brick (type) \_\_\_\_\_  Other \_\_\_\_\_  
 Roof Pitch: Main Mass 7/12 Secondary Mass 12/12 Dormer 6/12 Other \_\_\_\_\_  
 Roofing material:  Asphalt:  3-Tab  Architectural  
 Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR  
 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 5/12 Rake 5/12" Soffit (Overhang) 5" Corner boards N/A Frieze 3 1/2"  
 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 \_\_\_\_\_

Fence: Height: \_\_\_\_\_  
 Type: \_\_\_\_\_  
 Length: \_\_\_\_\_

\* Note: Complete door and window schedules are required.

**COLORS**

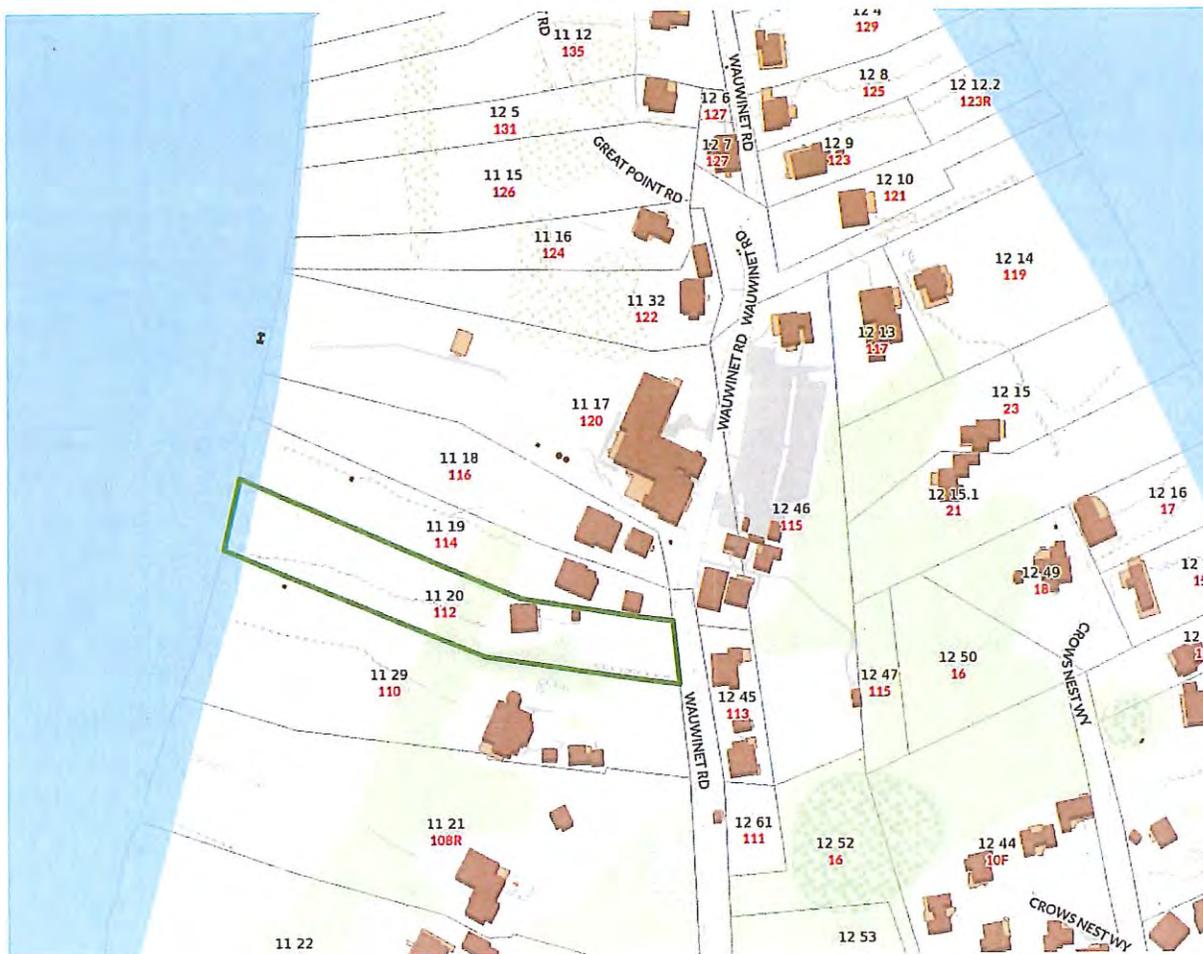
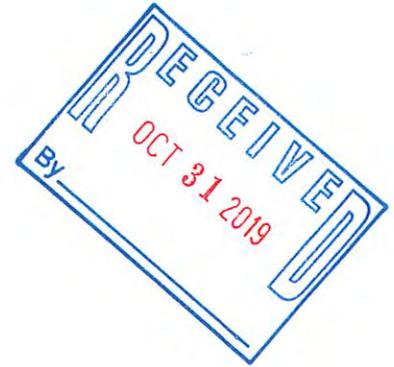
Sidewall NATURAL Clapboard (if applicable) \_\_\_\_\_ Roof NATURAL French doors epique  
 Trim WHITE NTW Sash WHITE terracotta Doors WHITE terracotta shutters NTW  
 Deck NATURAL Foundation NATURAL Fence \_\_\_\_\_ Shutters \_\_\_\_\_

\* 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 applica-

# Walker Residence

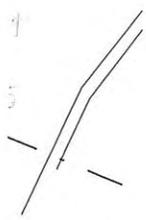
112 Wauwinet Rd  
Nantucket, MA 02554



ALK

x 10.1

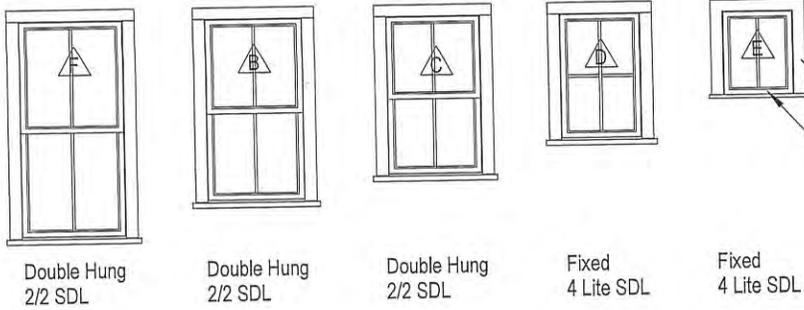
x 10.6



Locus Map

Not to Scale

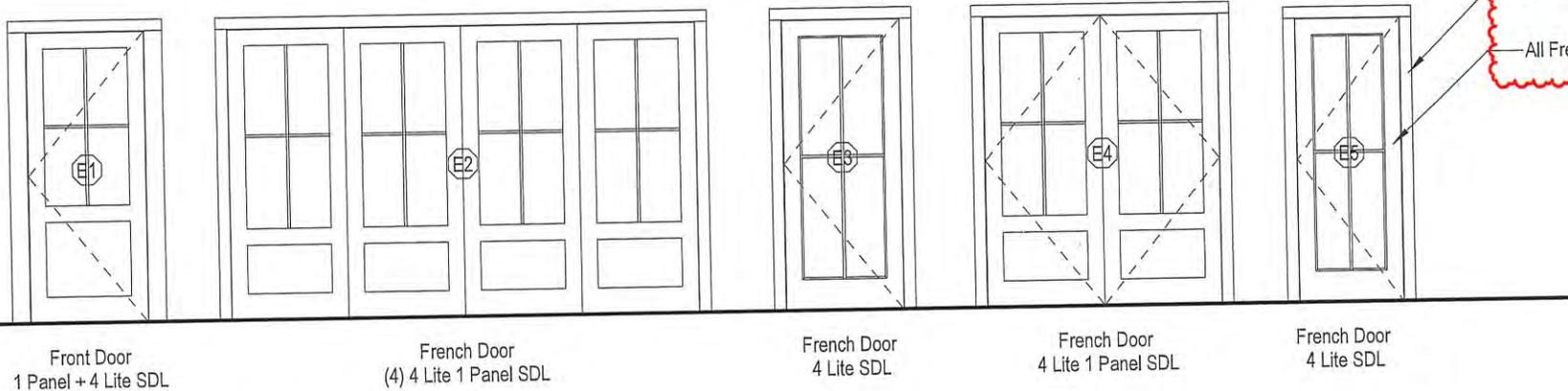




## Window Legend

1/4" = 1'-0"

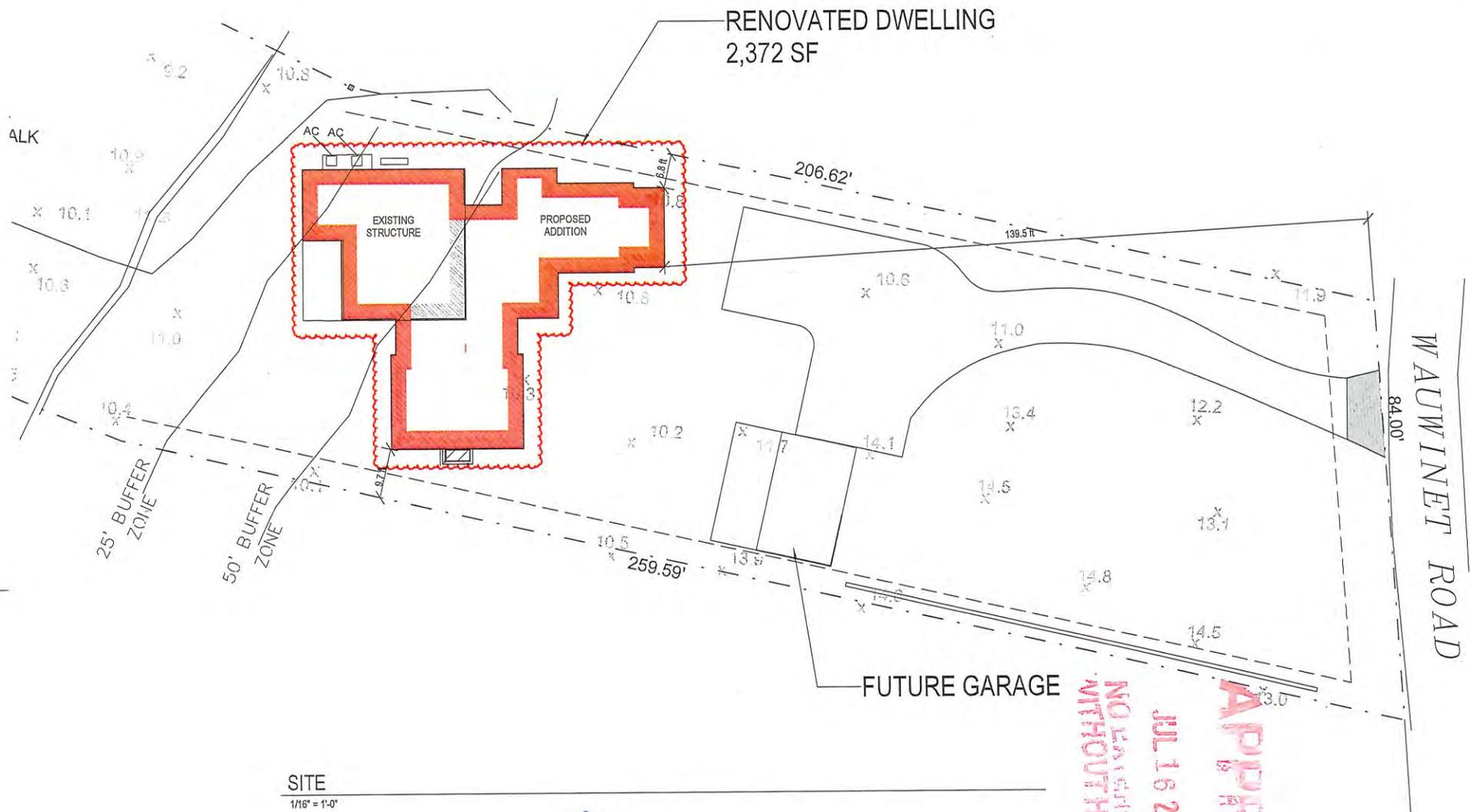
WINDOW SCHEDULE				
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	DP RATING
A	8	2'-9"	5'-5"	≥ 30
B	27	2'-7"	4'-7"	≥ 30
C	8	2'-6"	4'-0"	≥ 30
D	2	2'-2"	3'-2"	≥ 30
E	7	1'-11"	2'-2"	≥ 30



## Door Legend

1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE				
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	DP RATING
E1	1	3'-0"	7'-6"	≥ 30
E2	1	12'-0"	7'-6"	≥ 30
E3	2	3'-0"	7'-6"	≥ 30
E4	4	6'-0"	7'-6"	≥ 30
E5	1	2'-8"	7'-4"	≥ 30



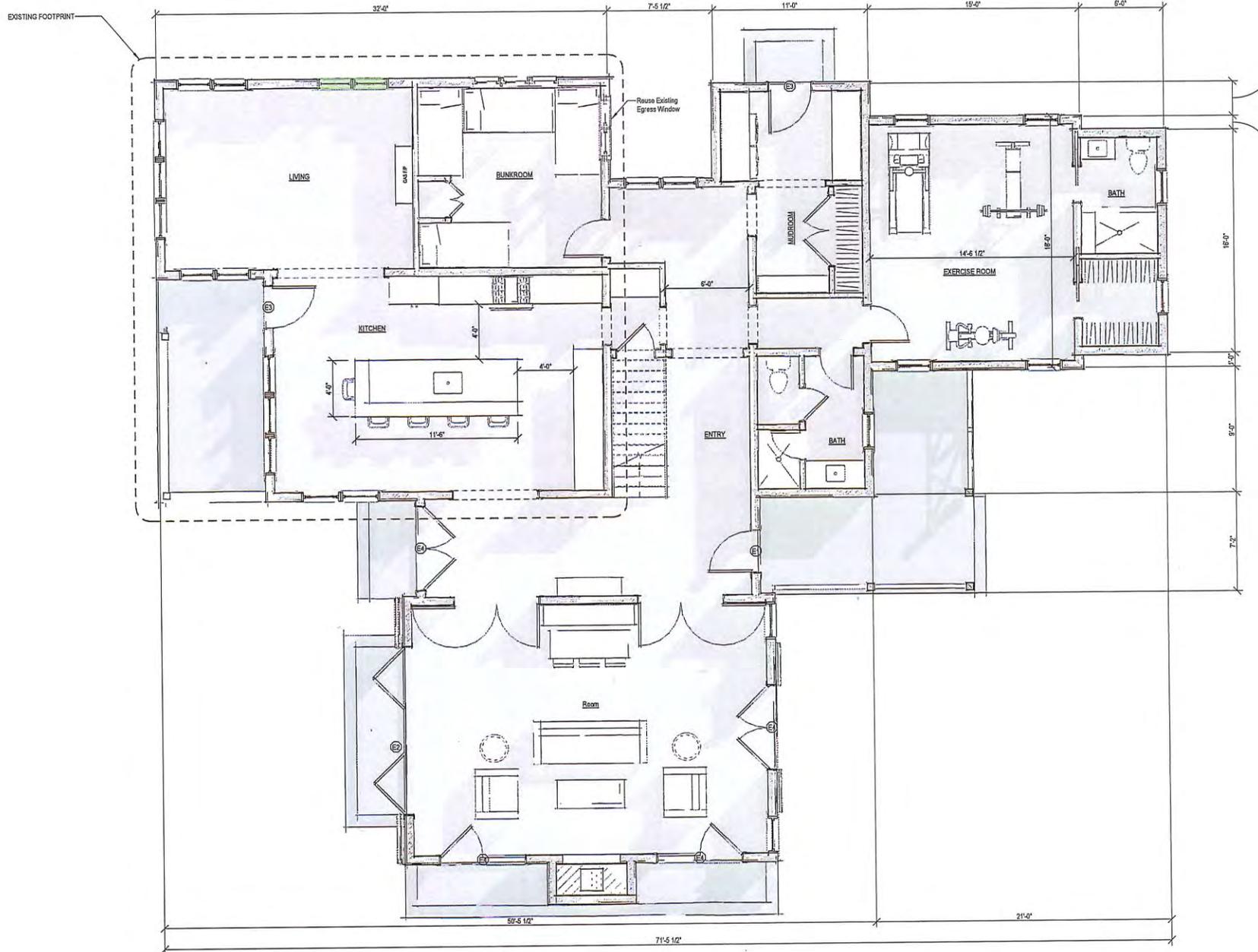
SITE  
1/16" = 1'-0"

- All Trim To Be Natural To Weather
- All French Doors To Be Terralone

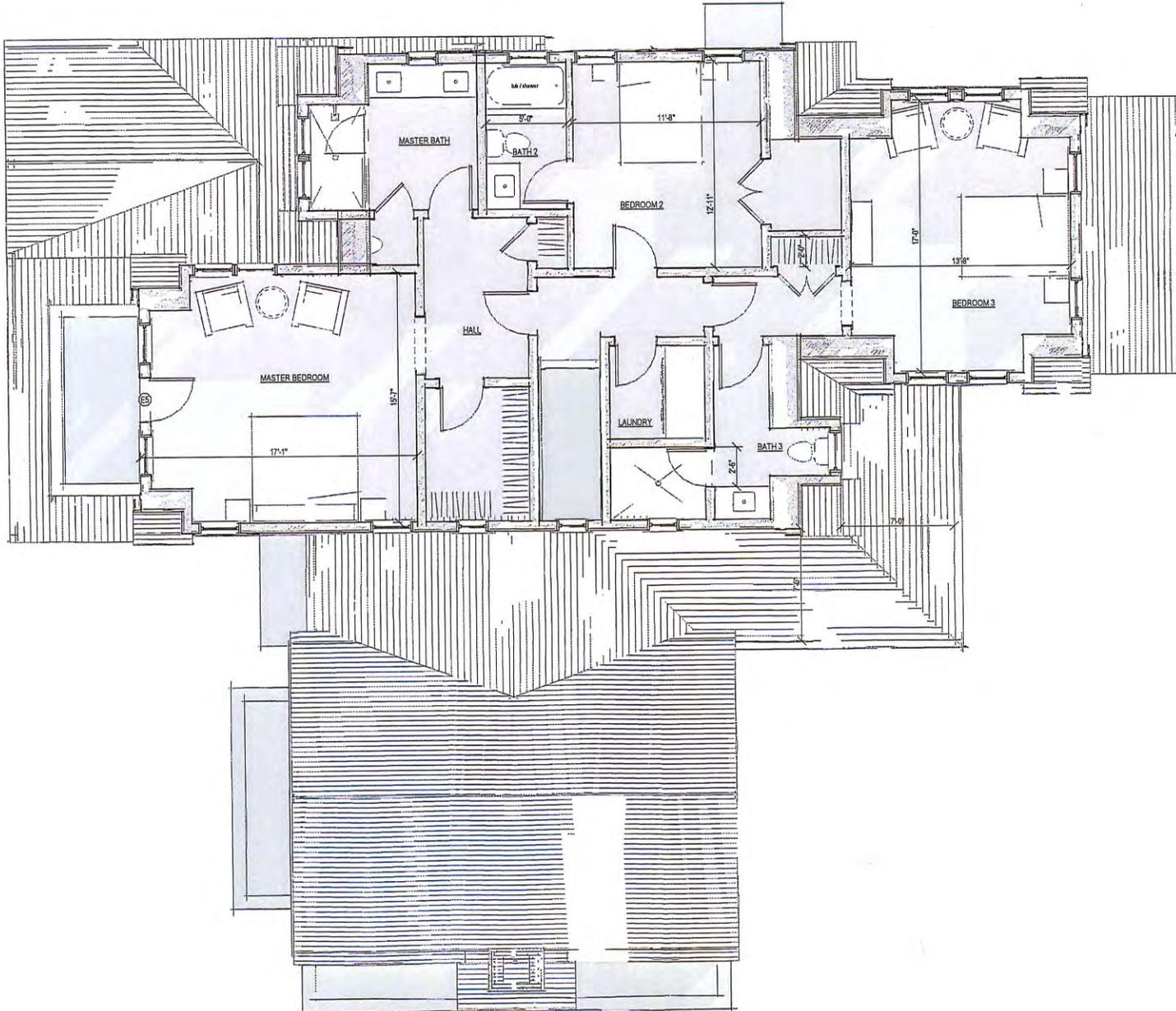
RECEIVED  
OCT 31 2019

APPROVED  
JUL 16 2019 # 72738  
NO EXISTING UTILITIES  
WITHOUT HDC APPROVAL





1 First Floor Plan  
1/4" = 1'-0"



1 Second Floor Plan  
1/4" = 1'-0"

PARTITION LEGEND	
	Existing 2x4 Partition, Dimensioned to Face of Wall Finish
	Proposed 2x4 Partition, Dimensioned to Face of Stud

EXISTING CONDITIONS NOTES:

All Trim To Be Natural To Weather, Typ.



Straight Chimney, With No "Cheats"

All French Doors To Be Terralone

Opaque Wood Doors Natural To Weather, Typ

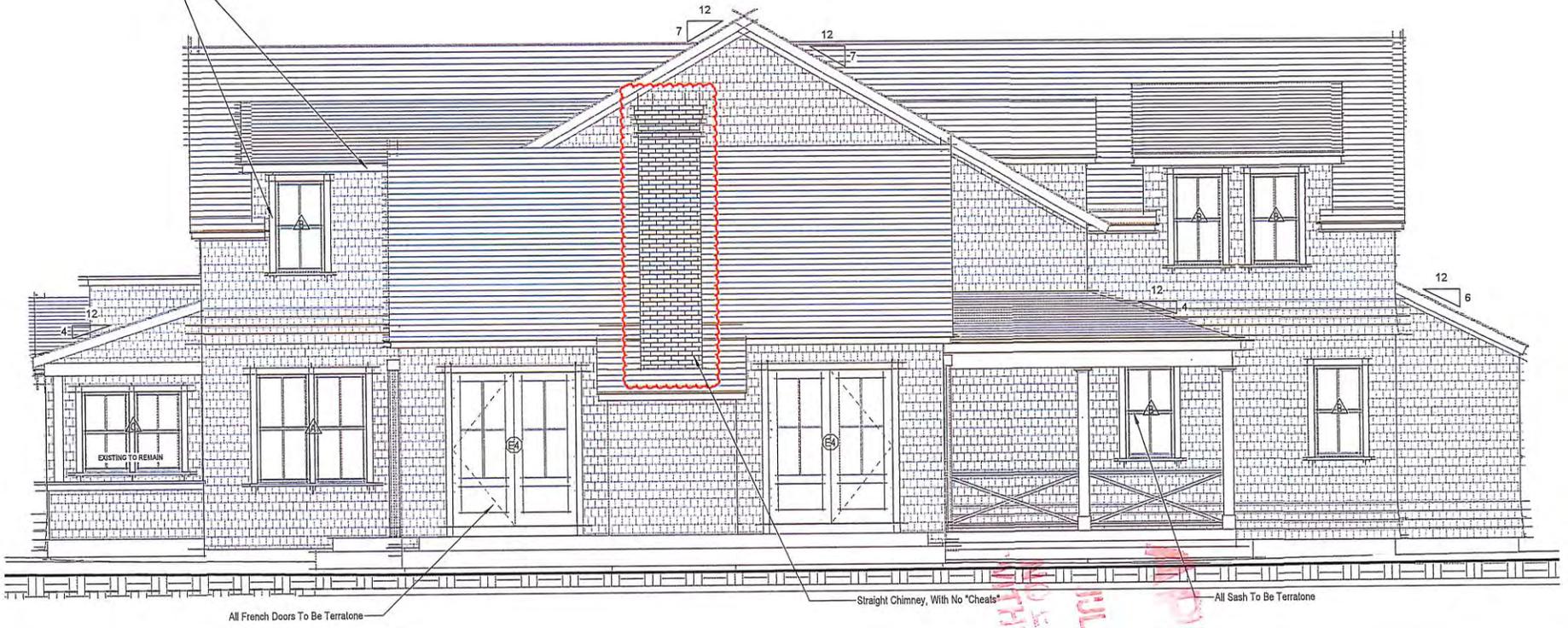
All Sash To Be Terralone

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

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OCT 31 2019  
BY

APPROVED  
MAY 16 2019 # 72738  
NO CHANGES WITHOUT THE PERMISSION

All Trim To Be Natural To Weather, Typ.



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

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AUG 21 2019  
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APPROVED  
JUL 16 2019 # 72738  
WITHOUT HIS SIGNATURE



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

APPROVED  
 JUL 6 2019 # 72733  
 NO. 101115 01 1985  
 AUTHORITY FOR RECORD

RECEIVED  
 OCT 31 2019  
 BY

**APPROVED**  
JUL 16 2019 #72738  
**NO EXTERIOR CHANGES  
WITHOUT HDC APPROVAL**

All Trim To Be Natural To Weather, Typ.



**2** North Elevation  
1/4" = 1'-0"

RECEIVED  
OCT 31 2019  
By