1. No Meeting Agenda

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

1.I. Viewpack

Documents:

37 OCEAN AV ROOF TOP SOLAR MH.PDF
65 CENTER ST- HARDSCAPING.PDF
24 BARTLETT FARM RD- OB SUB FOR 6-30-20.PDF
37 OCEAN AV ROOF TOP SOLAR COTTAGE OB SUB FOR 6-30-20.PDF

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 73.3.2 PARCEL N°. 49

Street & Number of Proposed Work: 37 OCEAN AV

Owner of record: MARY HELLER FAMILY TRUST

Mailing Address: 180 E 79th ST c/o KATE HELLER APT 16G NEW YORK NY 10075

Contact Phone #: 917 679 8422 E-mail: khoreilly@gmail.com

AGENT INFORMATION (if applicable)

Name: ACK SMART

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

Contact Phone #: 781 325 6128 E-mail: SOLAR@ACKSMART.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other INSTALL 23 ALL BLACK SOLAR PV MODULES ON SOUTH/WEST ROOF

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

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

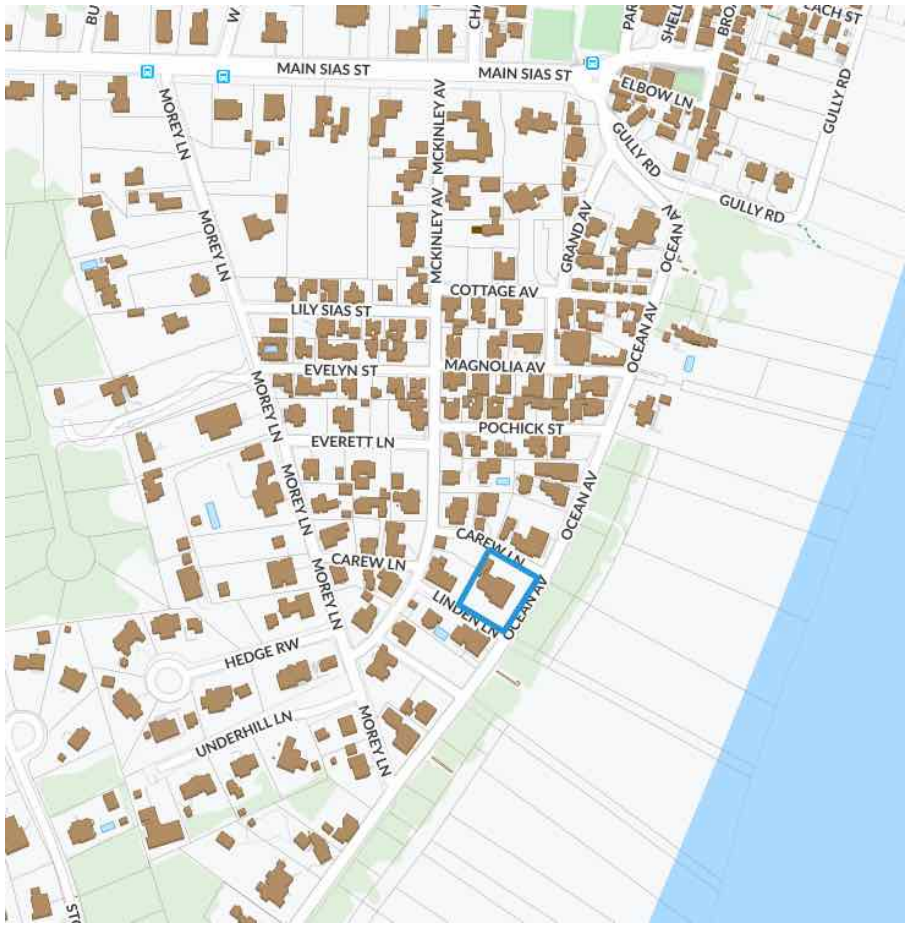
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 5/4/2020 Signature of owner of record _____ Signed under penalties of perjury

10. Heller Family Trust **05-0908**	37 Ocean Avenue	Roof top solar – main house	73.3.2-49	ACK Smart
11. Heller Family Trust **06-1136**	37 Ocean Avenue	Roof top solar – cottage	73.3.2-49	ACK Smart

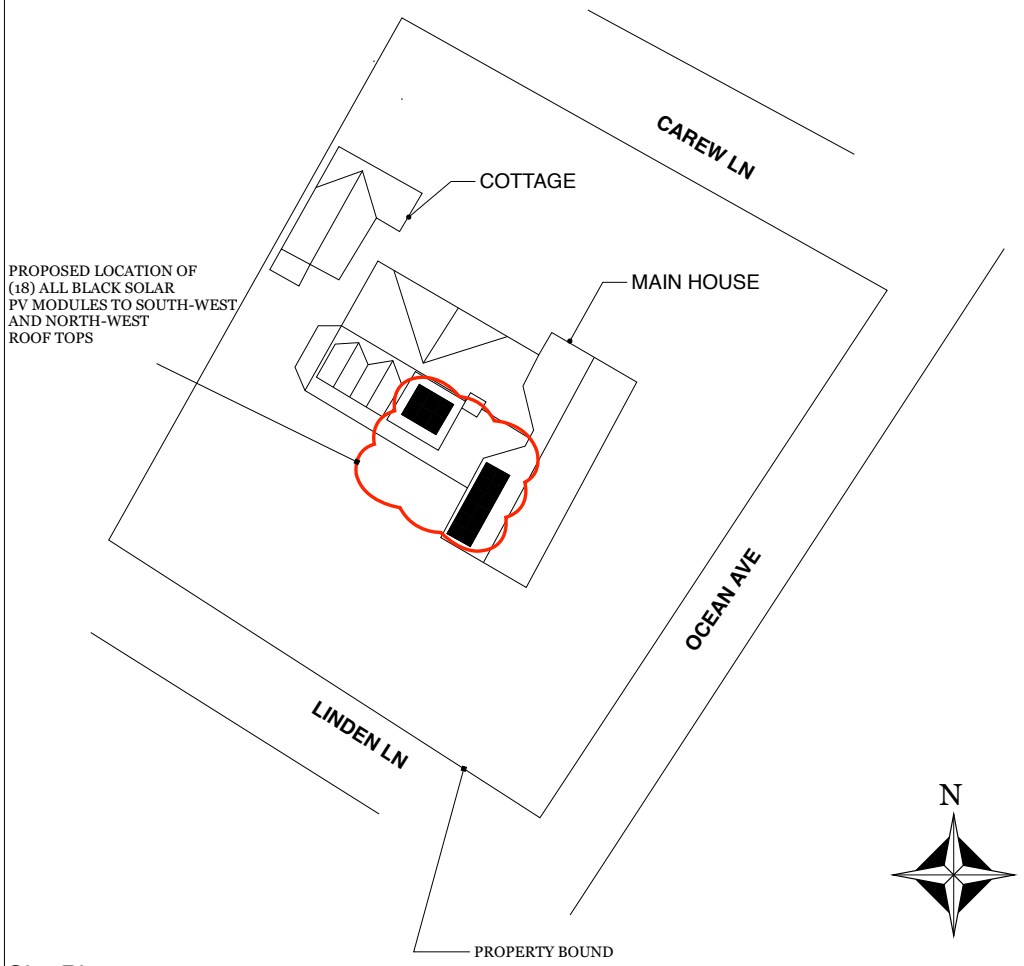
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, manufacturer spec sheet, historic documentation, advisory comments, and *Building with Nantucket in Mind*.
Representing	Tobias Glidden, ACK Smart
Public	None
Concerns (7:08)	**Glidden** – Read into the record a letter from Kate Heller O'Reilly; reviewed changes made per previous concerns. Willing to move the cottage panels to the west elevation. **McLaughlin** – He'd like to view this; there's a lot if information to absorb. Doesn't support arrays in the old historic districts (OHD). **Backus** – This has been heard a couple of times, might not want to hold this up for a view of the cottage, which is a new application. Read her comments previously submitted into the record; there is a section within *Building with Nantucket in Mind* that talks about the proper placement of solar panels. The garage is circa 1980s. **Oliver** – The orientation points are wrong. **Welch** – The cottage west roof plane parallel to Ocean Avenue is the appropriate location for the panels. **Coombs** – On the cottage, if the panels go up there, they should be laid straight, not ell-shaped. **Pohl** – This is in the 'Sconset OHD and we want to ensure lack of visibility. Moving the panels to the cottage west elevation is a good idea. The panels on the west elevation of the main house will be visible from Linden Avenue.
Motion	**Motion to View the main house and hold for revisions. (McLaughlin)**
Roll-call Vote	Carried 5-0//Oliver, Welch, Coombs, McLaughlin, and Pohl-aye Certificate #
Motion	**Motion to View the cottage and hold for revisions. (McLaughlin)**
Roll-call Vote	Carried 5-0//Oliver, Welch, Coombs, McLaughlin, and Pohl-aye Certificate #

PROPOSED



locus map
Scale: not to scale

ZONING CLASS:	SOH
Front Setback:	0 ft
side/rear setback:	5 ft



0 30

Site Plan
Scale: 1" = 30' 0"

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

GIS & SITE PLAN

ROOFTOP SOLAR ARRAY
8.4 kW DC, 7.6 KW AC

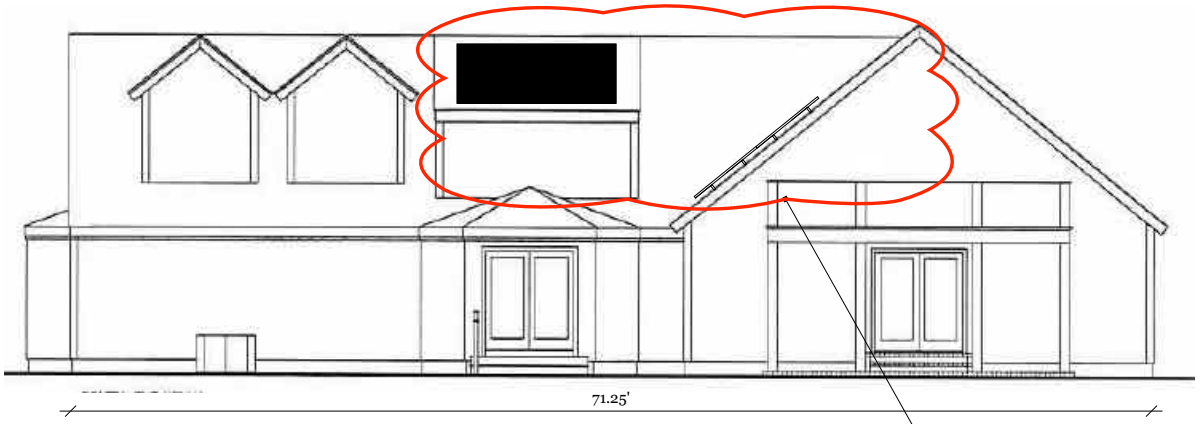
OWNER:	MARY HELLER FAMILY TRUST
SITE ADDRESS:	37 OCEAN AV
CITY, STATE, ZIP:	SCONSET, MA 02564
MAP: 73.3.2	PARCEL: 49

REVISIONS

	MM/DD/YY	REMARKS
1	5/1/2020	Submitted for HDC & permitting review.
2	6/2/2020	Updated for HDC review.
3	6/18/2020	Updated for HDC review.
4		
5		

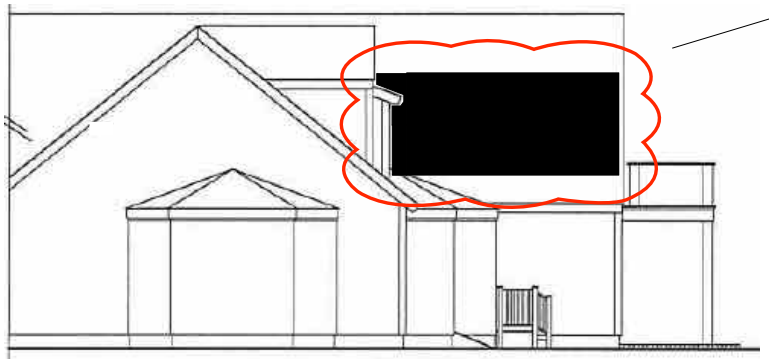
PV 01

MAIN HOUSE



SOUTH-WEST

PROPOSED INSTALLATION OF (18) ALL BLACK SOLAR PV MODULES TO HOUSE SOUTH-WEST AND NORTH-WEST BLACK ROOF TOPS



NORTH-WEST

Scale: 1/8" = 1' 0"

0 4' 8'

ACK SMART
(508) 257-1786
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HOUSE ELEVATIONS

ROOFTOP SOLAR ARRAY
8.4 kW DC, 7.6 KW AC

OWNER:	MARY HELLER FAMILY TRUST
SITE ADDRESS:	37 OCEAN AV
CITY, STATE, ZIP:	SCONSET, MA 02564
MAP: 73.3.2	PARCEL: 49

REVISIONS

	MM/DD/YY	REMARKS
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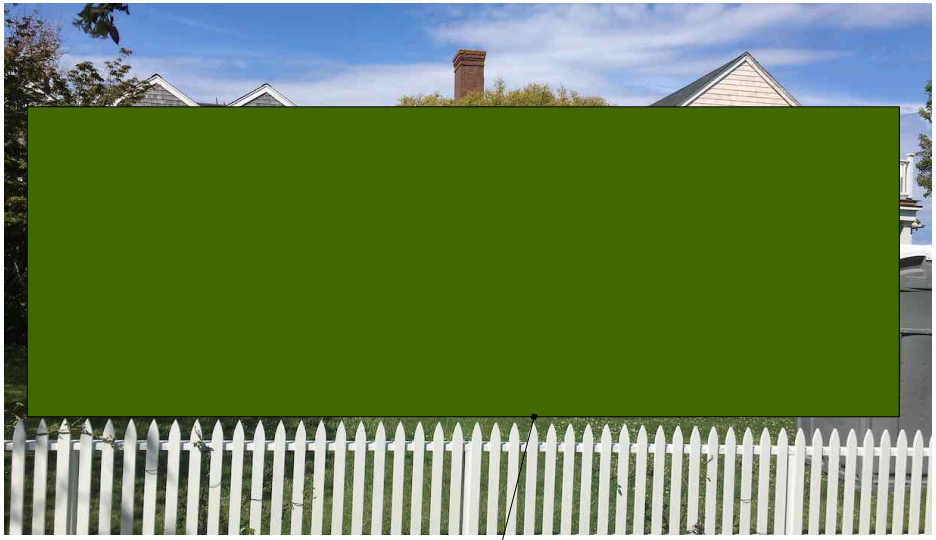
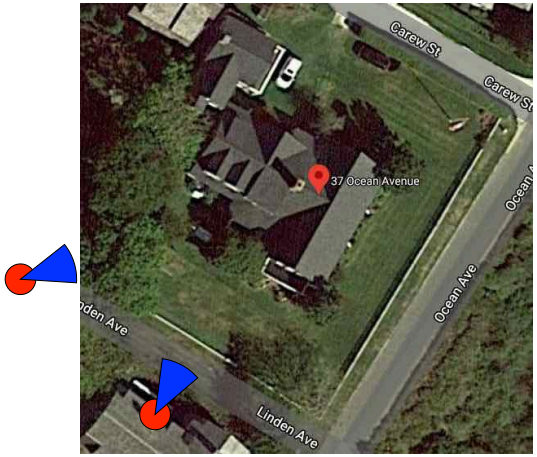
2	6/2/2020	Updated for HDC review.
3	6/18/2020	Updated for HDC review.
4		
5		

PV 03

VIEWS FROM LINDEN LN





PROPOSED NEW LOCATION OF
8 FT (MINIMUM) HEDGE

ACK SMART
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www.ACKsmart.com

PHOTOS - LINDEN LN

ROOFTOP SOLAR ARRAY
8.4 kW DC, 7.6 KW AC

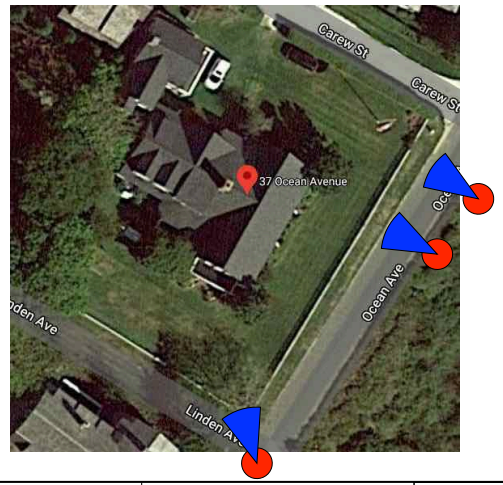
OWNER:	MARY HELLER FAMILY TRUST
SITE ADDRESS:	37 OCEAN AV
CITY, STATE, ZIP:	SCONSET, MA 02564
MAP: 73.3.2	PARCEL: 49

REVISIONS

	MM/DD/YY	REMARKS
1	5/1/2020	Submitted for HDC & permitting review.
2	6/2/2020	Updated for HDC review.
3	6/18/2020	Updated for HDC review.
4		
5		

PV 05

VIEWS FROM OCEAN AV



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

PHOTOS OCEAN AV

ROOFTOP SOLAR ARRAY
8.4 kW DC, 7.6 KW AC

OWNER:	MARY HELLER FAMILY TRUST
SITE ADDRESS:	37 OCEAN AV
CITY, STATE, ZIP:	SCONSET, MA 02564
MAP: 73.3.2	PARCEL: 49

REVISIONS

	MM/DD/YY	REMARKS
1	5/1/2020	Submitted for HDC & permitting review.
2	6/2/2020	Updated for HDC review.
3	6/18/2020	Updated for HDC review.
4		
5		

PV 06

5. K225, LLC **06-1130**	65 Center Street	Hardscaping	42.4.3-16	Linda Williams

Voting: Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates: Dutra
Recused: None
Documentation: Landscape design plans, site plan, photos, and advisory comments.
Representing: Linda Williams
Public: None
Concerns (5-45): **Williams** – Presented project; bluestone patio irregular cut; there is no arbor; retaining walls not as tall as rendered.
Backus – Read comments: formality is okay with Greek revival elements.
Oliver – There's a lot of fence but it's an improvement over what was there. Hope the retaining walls will be screened by vegetation. Asked for some fence to be 5&1.
Camp – Okay with most everything. Asked height of "arbor view" fieldstone walls; eliminate the bluestone caps. She thinks 5&1 fences draw the eye while solid board is simpler.
McLaughlin – No comments.
Coombs – Agrees about reducing the retaining wall; wants to see what will be planted there; would prefer less formal planting plan due to age of the house. Agrees with Ms. Camp about the simpler board fence.
Pohl – A distinctive aspect is the stone walls acting as railing at the "arbor view" steps; right wall is 2-feet taller than it needs to be. His main concern is the amount of stone wall; but that can be cut down.
Discussion about height of retaining wall with the fence on it.
Motion: **Motion to Hold for revisions. (Camp)**
Roll-call Vote: Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Pohl-aye Certificate #

6. Coffin Farm **06-1119**	31 Fairgrounds Road	Demo/move off MH	67-149	Brook Meerbergen

Voting: Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates: Dutra
Recused: None
Documentation: Architectural design plans, site plan, photos, historical information, and advisory comments.
Representing: Brook Meerbergen
Public: None
Concerns (6:07): Motion to move this in front of 33 South Shore Road. (Oliver)
Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye
Meerbergen – Presented project; circa 1960s ranch; this should be considered on its own merit and not tied to the pending applications regarding the subdivision of the property.
Backus – She reviewed this because it's a move/demo; circa 1964 contributing; suggested saving for housing.
Coombs – Doesn't want to act upon this before the July 10th meeting regarding the redevelopment of this lot.
Oliver – What Ms. Coombs said, makes her wonder why this can't be recycled for use on this lot.
Camp – No concerns.
McLaughlin – Wants to see where this is going.
Pohl – There is an application for it to move onto 33 South Shore Road; questions why it's a demo/move off – client wants to keep options open. He supports a move off as opposed to the demo/move off.
Motion: Motion to Approve a demo/move off. (Camp).
Not Carried 3-2//Oliver, Coombs, and Pohl-nay; McLaughlin and Camp-aye
Motion to Hold for July 10th hearing. (Coombs)
Roll-call Vote: Carried 4-1//Pohl-nay; Oliver, Camp, Coombs, and McLaughlin-aye Certificate # **HDC2020-06-1119**

7. Daniel Cassano **06-1131**	33 South Shore Road	Move on	80-64	Brook Meerbergen

Voting: Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates: Dutra
Recused: None
Documentation: Architectural design plans, site plan, and photos.
Representing: Brook Meerbergen
Public: None
Concerns (6:22): **Meerbergen** – This is where 31 Fairgrounds would be moving to.
Camp – She would be okay with the ranch moving here. The lot is pinched; it could easily be 10-feet wider.
Oliver – Question voting to move the ranch when they haven't approved the move off; she's okay with it moving here; asked if it could be turned so the front door faces the street – lot too narrow.
Coombs – It would be good if it doesn't go lot-line to lot-line. If necessary, this is a good location.
McLaughlin – No concerns.
Pohl – If the lot could be less parallel, it would allow the house to be turned on the lot.
Motion: **Motion to Approve through staff with the picture window facing South Shore Road. (Oliver)**
Roll-call Vote: Carried 5-0//Camp, McLaughlin, Coombs, Oliver, and Pohl-aye Certificate # **HDC2020-06-1131**

PROPOSED

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.3 PARCEL N°. 16

Street & Number of Proposed Work: 65 CENTER STREET

Owner of record: K 22 S LLC

Mailing Address: 12 SOMERSET LANE NANTUCKET, MA 02554

Contact Phone #: 508-901-1044 E-mail: CHIP@KMSINTERIORDESIGN.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☒ Steps ☐ Shed

☐ Color Change ☒ Fence ☒ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

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

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

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

(See plan) walls/FENCES/PATIO/PARKING AREA/GATES/AC/STEPS/STEPPING STONES

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: 6' + 4'
Type: NTW BOARD FENCES
Length: 4'@30±' 6'-@180±

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways COBBLE STONE/GRASS Walkways STEPPING STONES IRREGULAR Walls FIELD STONE 6"-2" IRREGULAR

Note: Complete door and window schedules are required.

NO change

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence NTW Shutters _____

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

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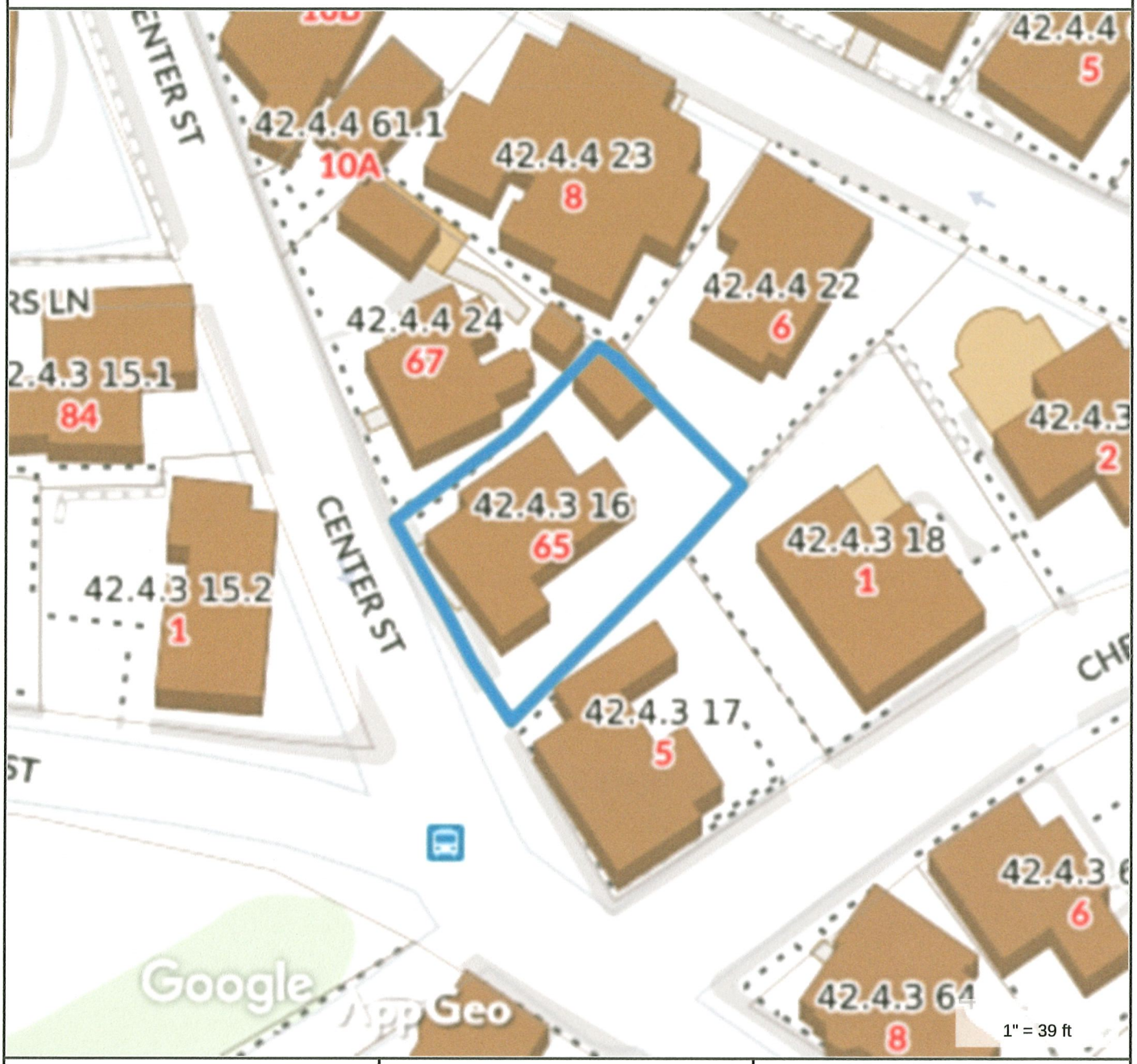
Date 6/10/2020 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID 42.4.3 16
Location 65 CENTER ST
Owner K22S LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

Property Information

Property ID	42.4.3 16
Location	65 CENTER ST
Owner	K22S LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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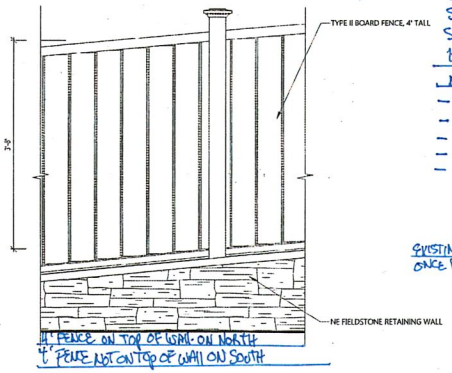
Geometry updated 11/13/2018
Data updated 11/19/2018

HDC Submission Only - Not For Construction

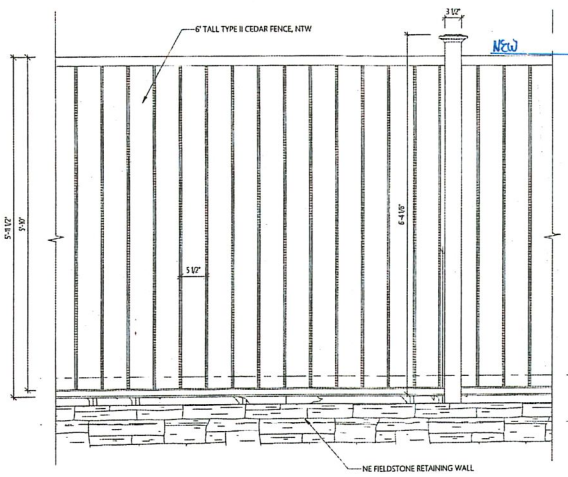
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO. JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED 'FOR CONSTRUCTION' CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS

PLANTS
AMERICAN HOLLY
HELLER HOLLY
BOX WOOD
SKIMMIA
SKIP LAUREL
HYDRANGIA

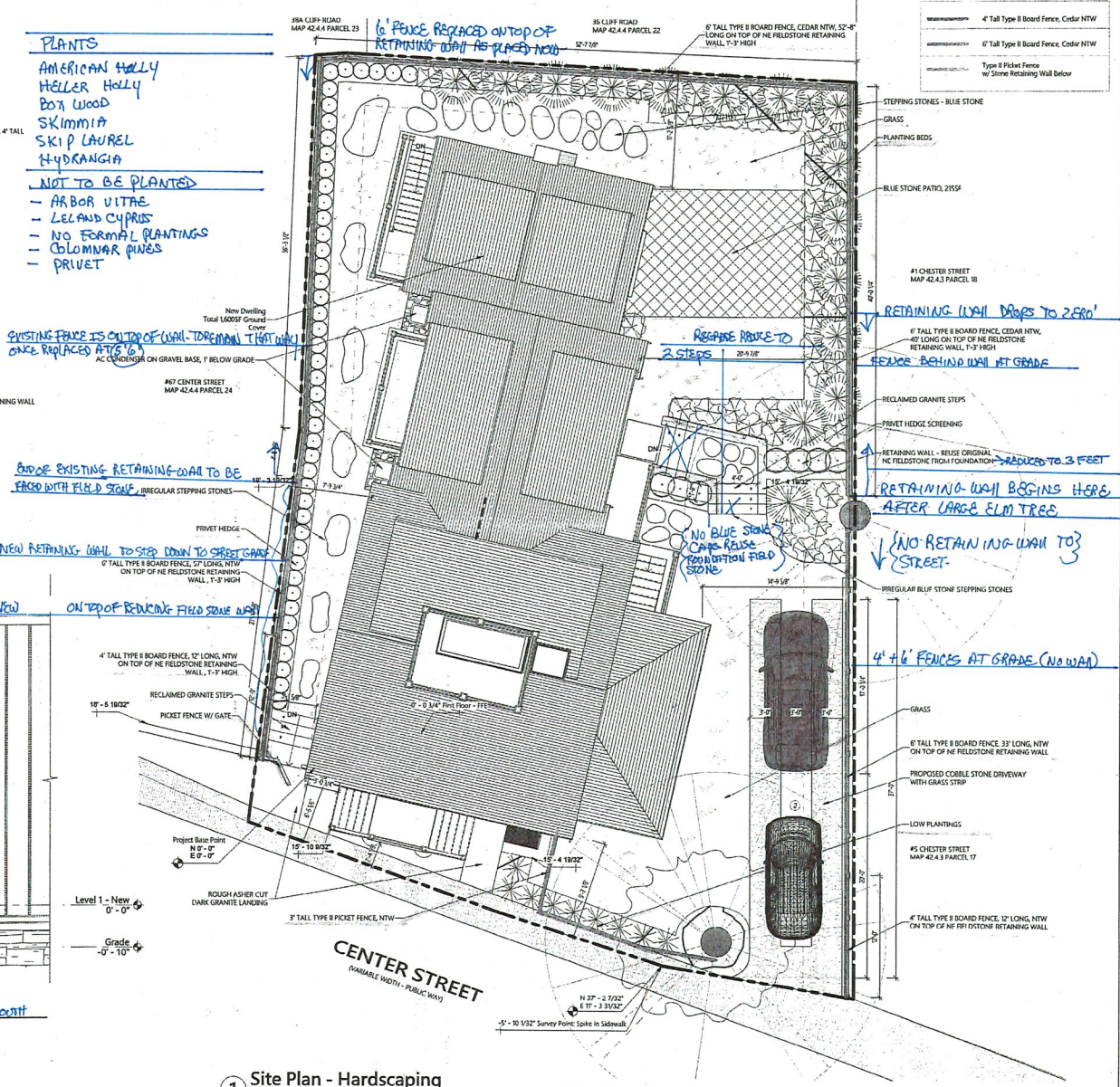
NOT TO BE PLANTED
- ARBOR VITAE
- LELAND CYPRUS
- NO FORMAL PLANTINGS
- COLUMNAR PINES
- PRIVET



2 4' Tall Board Fence Elevation
1" = 1'-0"



5 6' Tall Fence Elevation ON TOP OF WALL REAR + NORTH - NOT SOUTH
1" = 1'-0"



1 Site Plan - Hardscaping
1 : 60

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

65 Center St. Residence

65 Center St.
Nantucket, MA 02554

Sheet
Site Plan - Hardscaping

SHEET INDEX

C.104 Site Plan - Hardscaping
C.105 Hardscaping - Details
A.206 Exterior - Hardscaping 3D Views
Grand total: 3

Date
06.09.2020

Revisions

No.	Description	Date

C.104

Scale As indicated

6/15/2020 2:35:02 PM

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO
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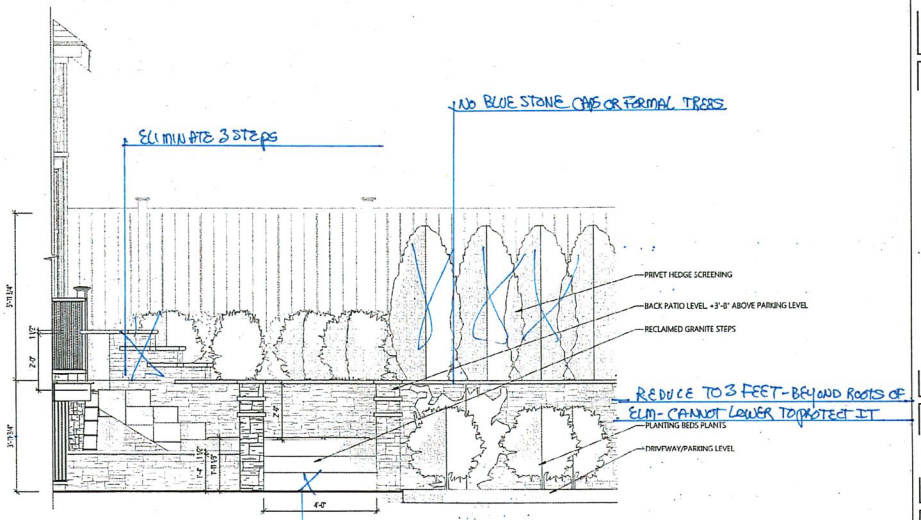
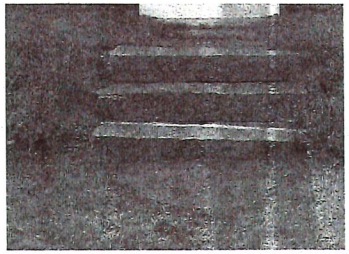
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS

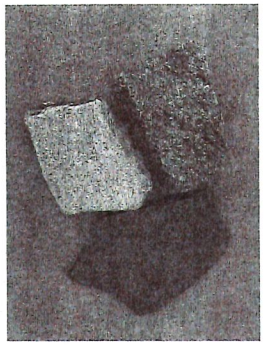


1 Steps Elevation From Driveway
1/2" = 1'-0"

RE GRADE IN ORDER TO ELIMINATE 1 STEP



GRANITE STEPS



STONE FOR RETAING WALL - RE-USING ORIGINAL STONE

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

65 Center St. Residence

65 Center St.
Nantucket, MA 02554

Sheet

Hardscaping - Details

SHEET INDEX

C.104 Site Plan - Hardscaping
C.105 Hardscaping - Details
A.206 Exterior - Hardscaping 3D Views
Grand total: 3

Date

06.09.2020

Revisions

No.	Description	Date

C.105

Scale 1/2" = 1'-0"

6/10/2020 2:35:07 PM

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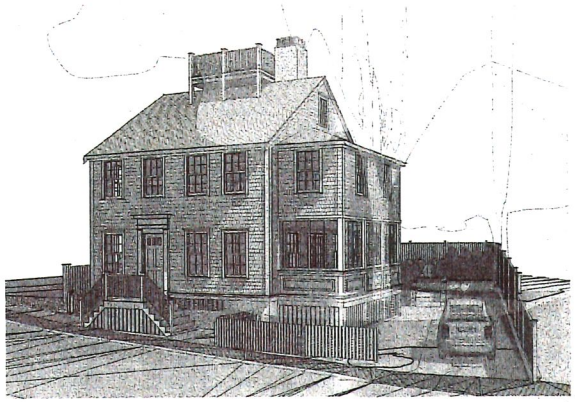
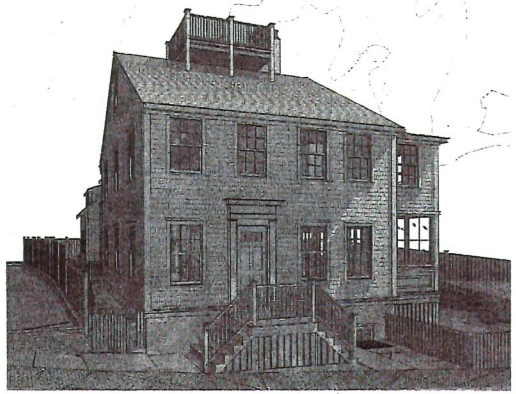
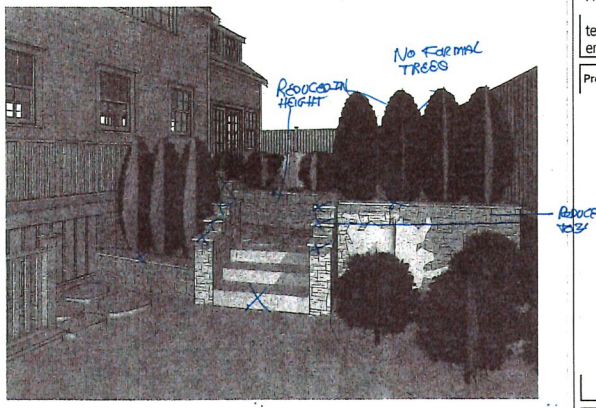


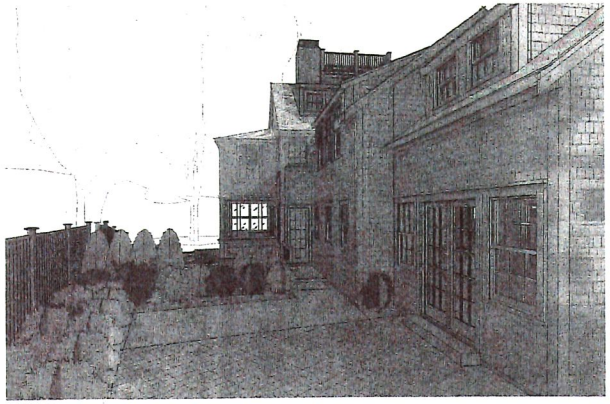
1 Street View 1



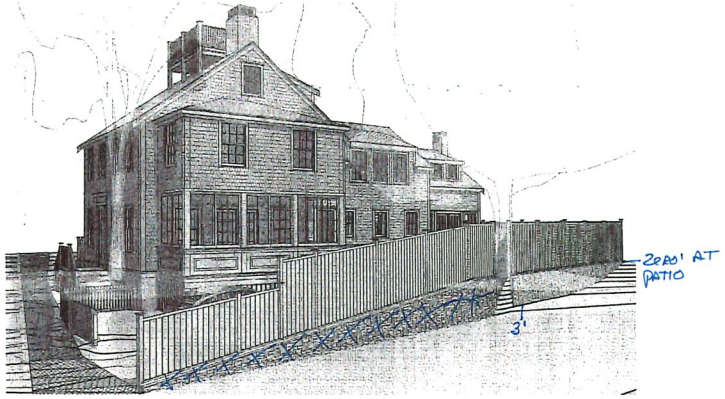
2 Street View 2



5 Arbor View



4 Patio View



3 S Fence View

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Project

65 Center St. Residence

65 Center St.
Nantucket, MA 02554

Sheet

Exterior - Hardscaping 3D Views

SHEET INDEX

C.104 Site Plan - Hardscaping
C.105 Hardscaping - Details
A.206 Exterior - Hardscaping 3D Views
Grand total: 3

Date

06.09.2020

Revisions

No.	Description	Date

A.206

Scale

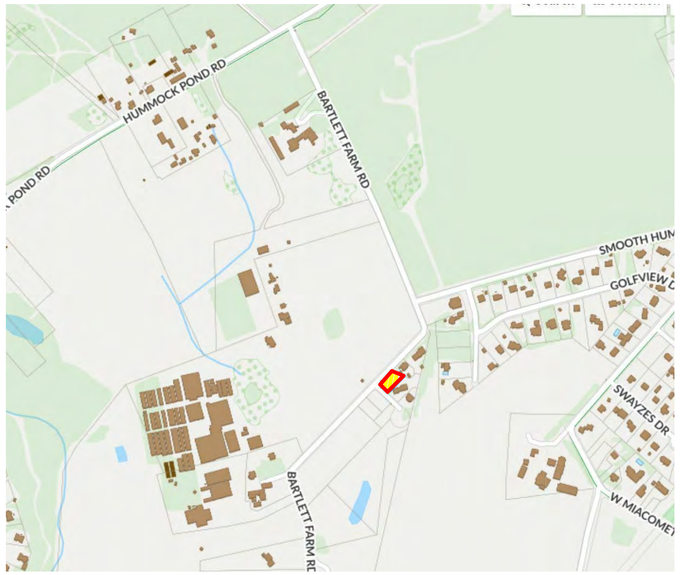
6/10/2020 2:34:56 PM

TLJ Properties Residence

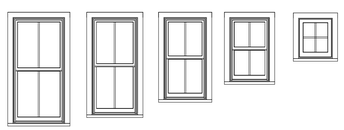
24 Bartlett Farm Rd
Nantucket, MA 02554

06.18.20

HDC SUBMISSION



Locus Map



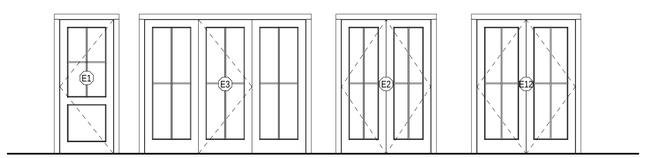
ADH2650	ADH2644	ADH2038	ACW2428	AAN2614
Double Hung 2/2 SDL	Double Hung 2/2 SDL	Double Hung 2/2 SDL	Casement 4 Lite SDL	Awning 2 Lite SDL

Window Legend

1/4" = 1'-0"

WINDOW SCHEDULE

WINDOW	QTY	UNIT WIDTH	UNIT HEIGHT	Rough Height	Rough Width	MANUFACTURER	Ext. Color
A	4	2'-11 1/4"	5'-11 1/4"	6'-0"	3'-0"	Andersen Corporation	
B	17	2'-7 1/4"	5'-5 1/2"	5'-6 1/4"	2'-8"	Andersen Corporation	
C	9	2'-5 1/4"	4'-7 1/4"	4'-8"	2'-6"	Andersen Corporation	
D	9	2'-3 1/4"	3'-7 1/4"	3'-8"	2'-4"	Andersen Corporation	
E	2	2'-3 1/4"	2'-11 1/4"	3'-0"	2'-4"	Andersen Corporation	
F	3	1'-11 1/4"	2'-3 1/4"	2'-4"	2'-0"	Andersen Corporation	



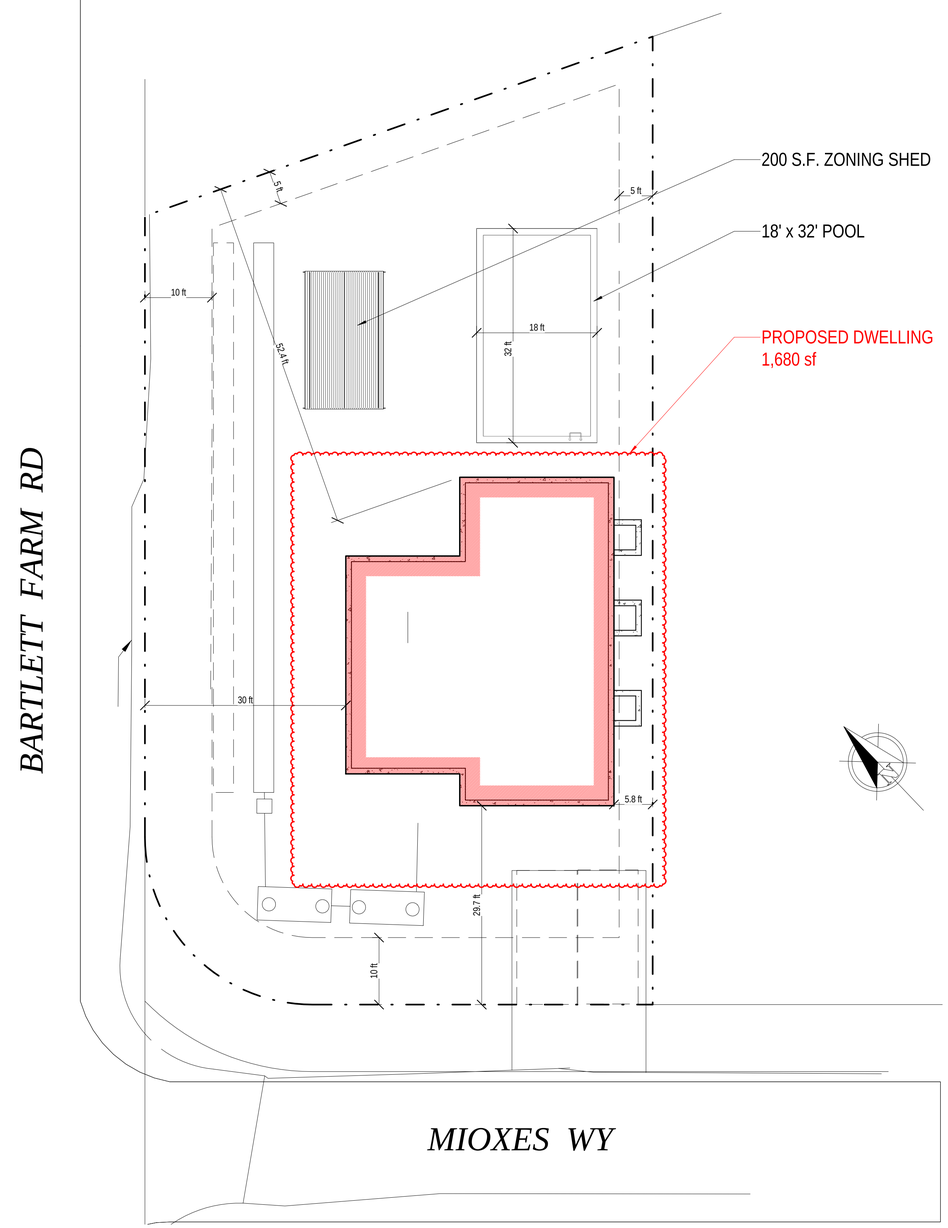
1 Panel Door w/ 4 Lite SDL	Triple French Door 4 Lite SDL	Double French Door 4 Lite SDL	Double French Door 4 Lite SDL

Door Legend

1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE

DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	Comments	DP RATING
E1	2	3'-0"	7'-6"	TBD		≥ 30
E2	1	5'-0"	7'-6"	Andersen		≥ 30
E3	1	9'-0"	7'-6"	Andersen		≥ 30
E4	1	8'-0"	7'-6"	TBD		≥ 30
E12	1	5'-6"	7'-6"			≥ 30



Site Plan HDC

3/32" = 1'-0"

2002

TLJ Properties Residence
24 Bartlett Farm Rd
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P: 508.325.4995
F: 508.325.6980
www.emeritusdevelopment.com

COVER SHEET

Site Information

Map & Parcel:	65 / 86
Current Zoning:	RC-2
Minimum Frontage:	40 ft
Front Setback:	10 ft
Side/Rear Setback:	5 ft
Lot Size:	9,790 sq.ft.
Min. Lot Size:	5, 000 sq.ft.
Allowable G.C.:	50% or 4,895 sq.ft.
Existing G.C.:	n/a
Proposed G.C.:	1,680 sq.ft.
Total Proposed G.C.:	1,680 sq.ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.7 Pool HDC SUbmission
G.101 COVER SHEET
A.101 FLOOR PLANS
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS
A.2.6 Shed Elevations
A.2.7 Shed Elevations

Revisions

Revision 1 Date 1

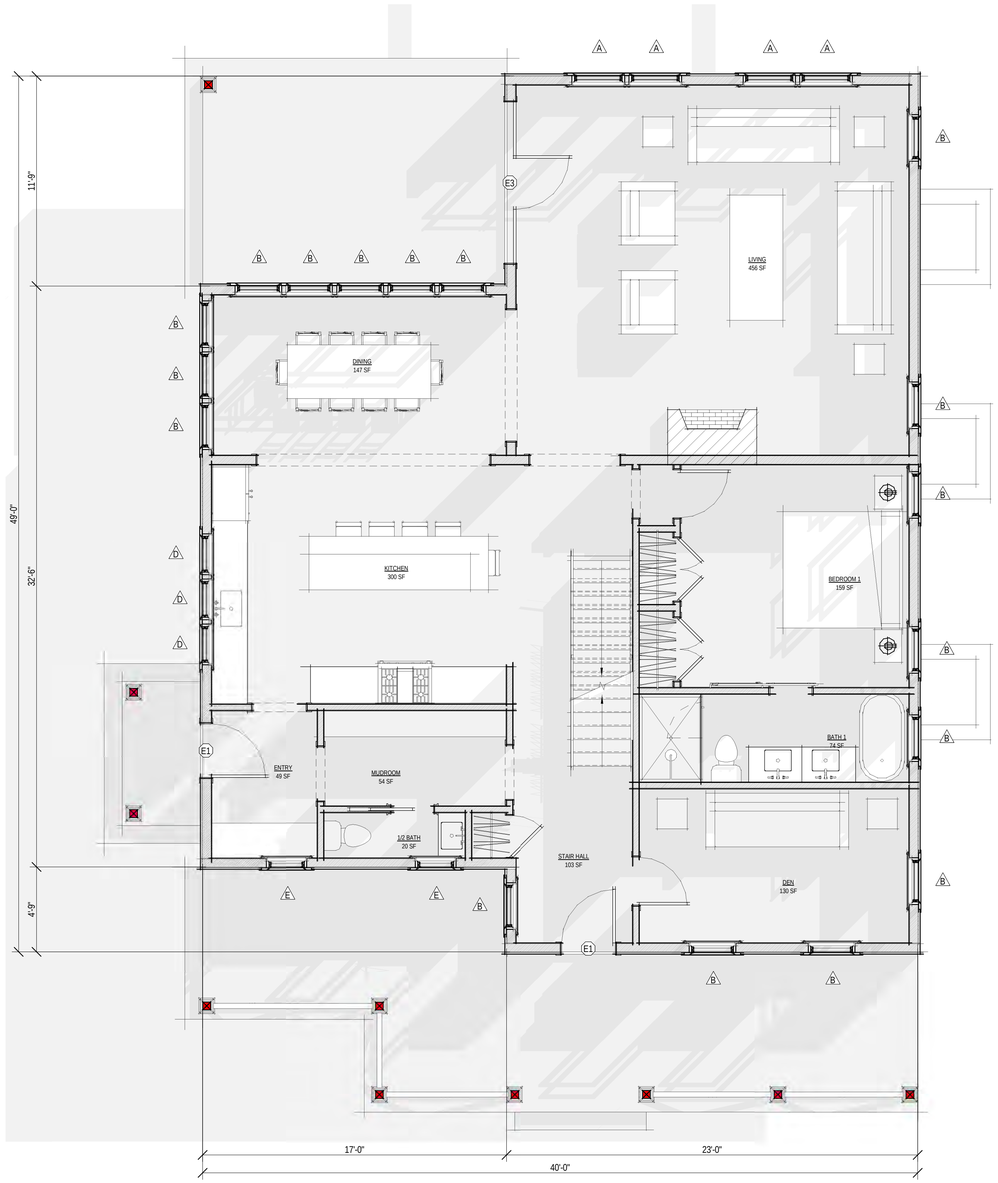
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION FROM EMERITUS DEVELOPMENT LTD. THESE DRAWINGS MAY BE REVISED AS DEEMED NECESSARY TO OBTAIN A BUILDING PERMIT. FINAL DRAWINGS AS BUILT DRAWINGS WILL BE FURNISHED UPON REQUEST.

G.101

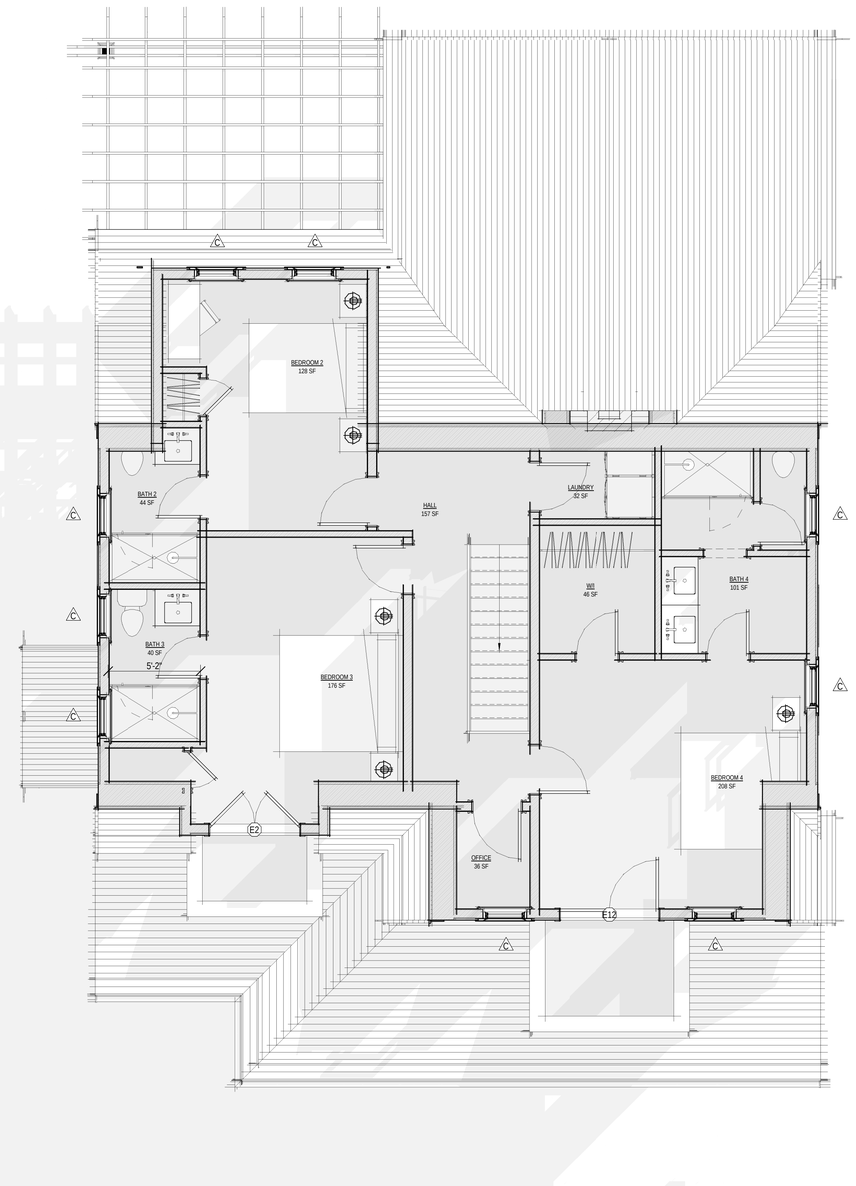
2002

06.18.20

HDC SUBMISSION



1 MH Floor Plans
1/4" = 1'-0"



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

2002

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FLOOR PLANS

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A.2.7 Shed Elevations

Revisions

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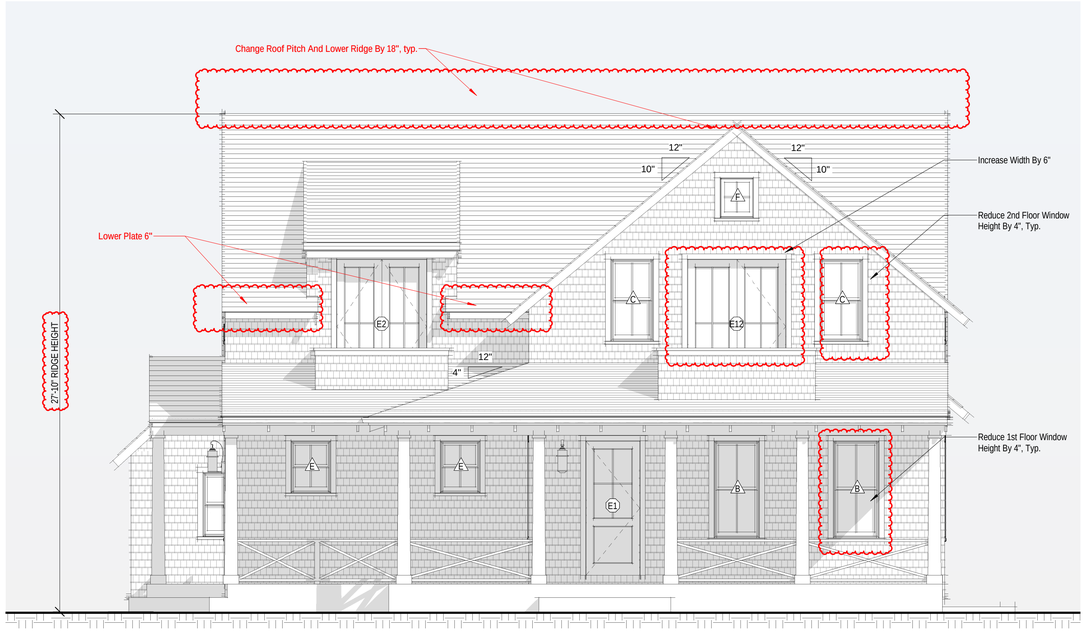
A.101
2002

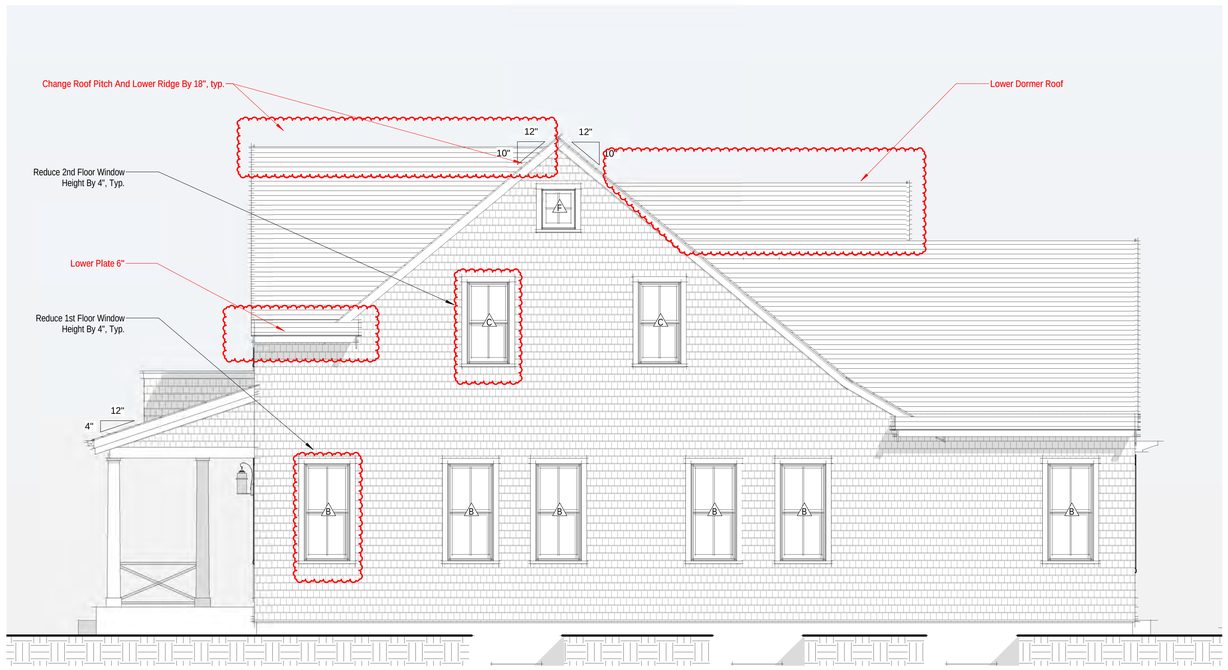
06.18.20

HDC SUBMISSION



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

Prev. Subm. South Elevation
1/8" = 1'-0"



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

Prev. Subm. East Elevation
1/8" = 1'-0"

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EXTERIOR ELEVATIONS

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SHEET INDEX

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A.101	FLOOR PLANS
A.201	EXTERIOR ELEVATIONS
A.202	EXTERIOR ELEVATIONS
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A.2.7	Shed Elevations

Revisions

Revision 1 Date 1

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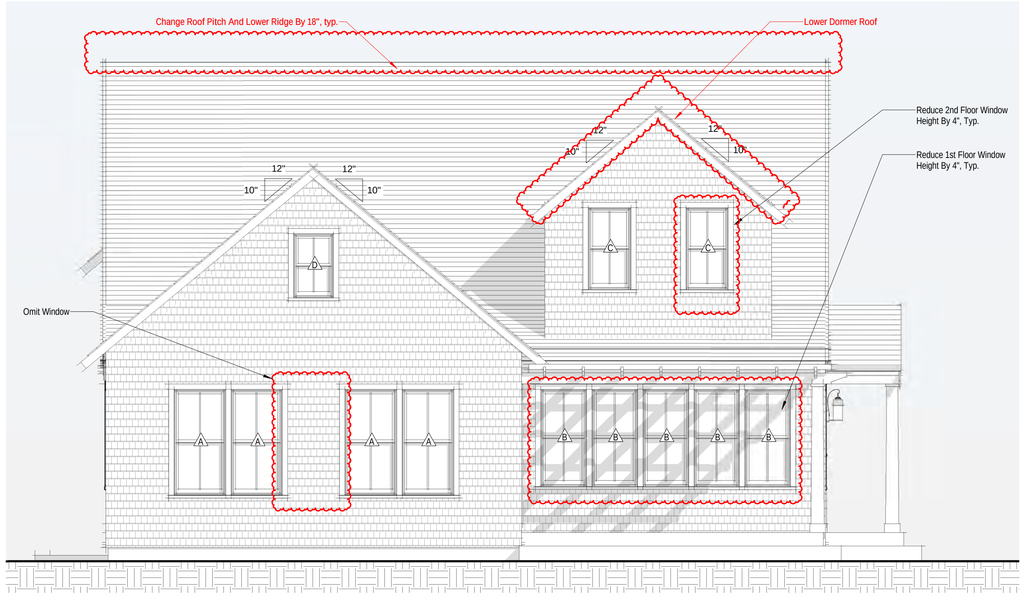
A.201

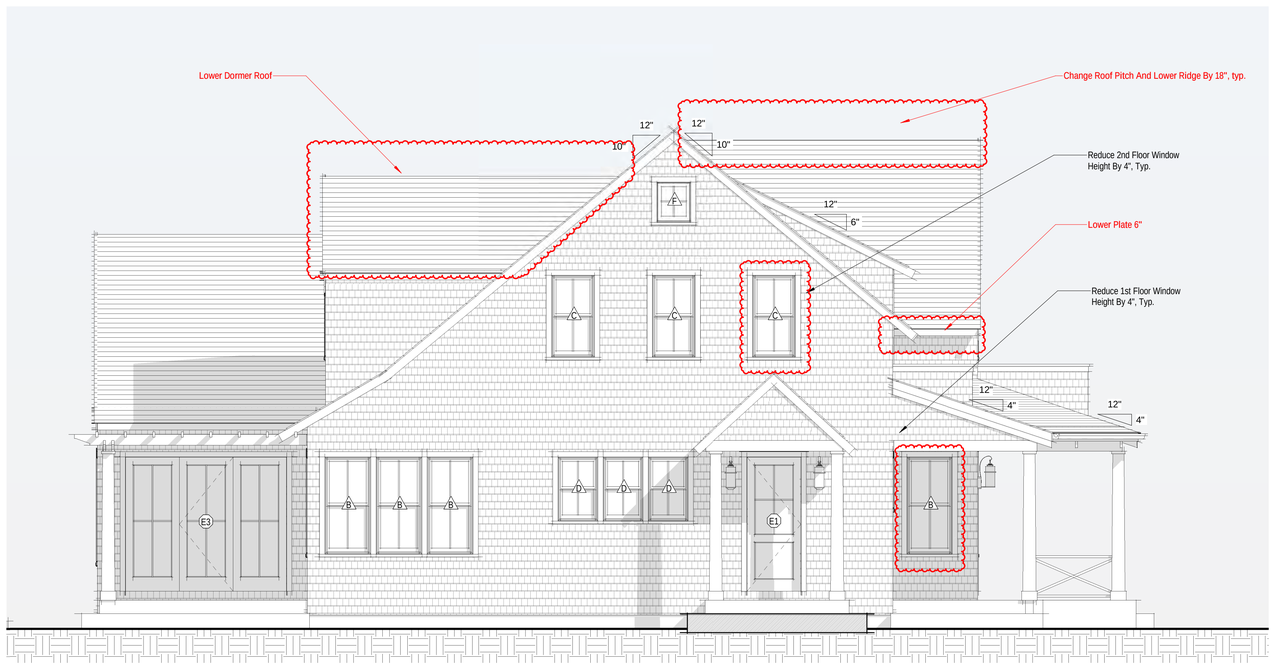
2002

06.18.20

HDC SUBMISSION



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



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

Prev. Subm. North Elevation
1/8" = 1'-0"

Prev. Subm. West Elevation
1/8" = 1'-0"

2002

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Nantucket, MA 02554

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EXTERIOR ELEVATIONS

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Revisions

Revision 1	Date 1

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A.202

2002

OLD BUSINESS CHECKLIST

Planning and Land Use Services

Historic District Commission

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

This checklist MUST be submitted with your application.

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

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

X	HDC case number: (ex HDC2020-xx-xxxx), if applicable HDC2020-05-1032
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large (24"x36") sets of plans (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.

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

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: XX.XX.XX

III. CONSENT WITH CONDITIONS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Nancy Rubilus **06-1113**	12 Sandpiper Way	Deck/steps/frnt door	76-86	LINK
	• Due to minimal visibility				
2.	Faro Strada, LLC **06-1101**	20 Sankaty Head Road	Hardscape-pool	48-31	Jardins International
	• Due to minimal visibility				

Voting	Pohl, Coombs, Camp, Oliver, Dutra		
Alternates	None		
Recused	None		
Documentation	None		
Representing	None		
Public	None		
Concerns	No additional concerns.		
Motion	**Motion to Approve due to minimal visibility. (Coombs)**		
Roll-call Vote	Carried 5-0//Camp, Oliver, Coombs, Dutra, and Pohl-aye	Certificate #	**HDC2020-06-(as noted)**

IV. SIGNS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	ACK Treetops, LLC **06-1140**	28 Center Street	Projecting sign	42.3.1-164	Emeritus

Voting	Pohl, Coombs, Camp, Oliver, Dutra		
Alternates	None		
Recused	None		
Documentation	Sign design plan, site plan, photos, and SAC comments.		
Representing	None		
SAC rep	None		
Concerns	**Flynn** – Approved per comments.		
Motion	**Motion to Approve through staff per SAC comments. (Coombs)**		
Roll-call Vote	Carried 5-0//Oliver, Camp, Coombs, Dutra, and Pohl-aye	Certificate #	**HDC2020-06-1140**

V. OLD BUSINESS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Whitney Matthews **05-0968**	43 Union Street	Rev. 70375: reduce size	43.3.2-29	Ethan McMorrow

Voting	Pohl, Camp, Oliver		
Alternates	None		
Recused	Coombs		
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.		
Representing	Ethan McMorrow		
Public	None		
Concerns (4:41)	**McMorrow** – Reviewed changes made per previous concerns. **Oliver** – Appreciates the changes. **Camp** – Clarified that the front is clapboard and the setback front elevation shingled; would prefer they be the same material. Suggested removing the return on the setback piece and having a simple rake. **Pohl** – If the back piece were closer to the front, he'd agree with Ms. Camp, but it's set back about 7 feet.		
Motion	**Motion to Approve through staff with the return on the secondary massing of the east elevation. (Camp)**		
Roll-call Vote	Carried 3-0//Oliver, Camp, and Pohl-aye	Certificate #	**HDC2020-05-0968**

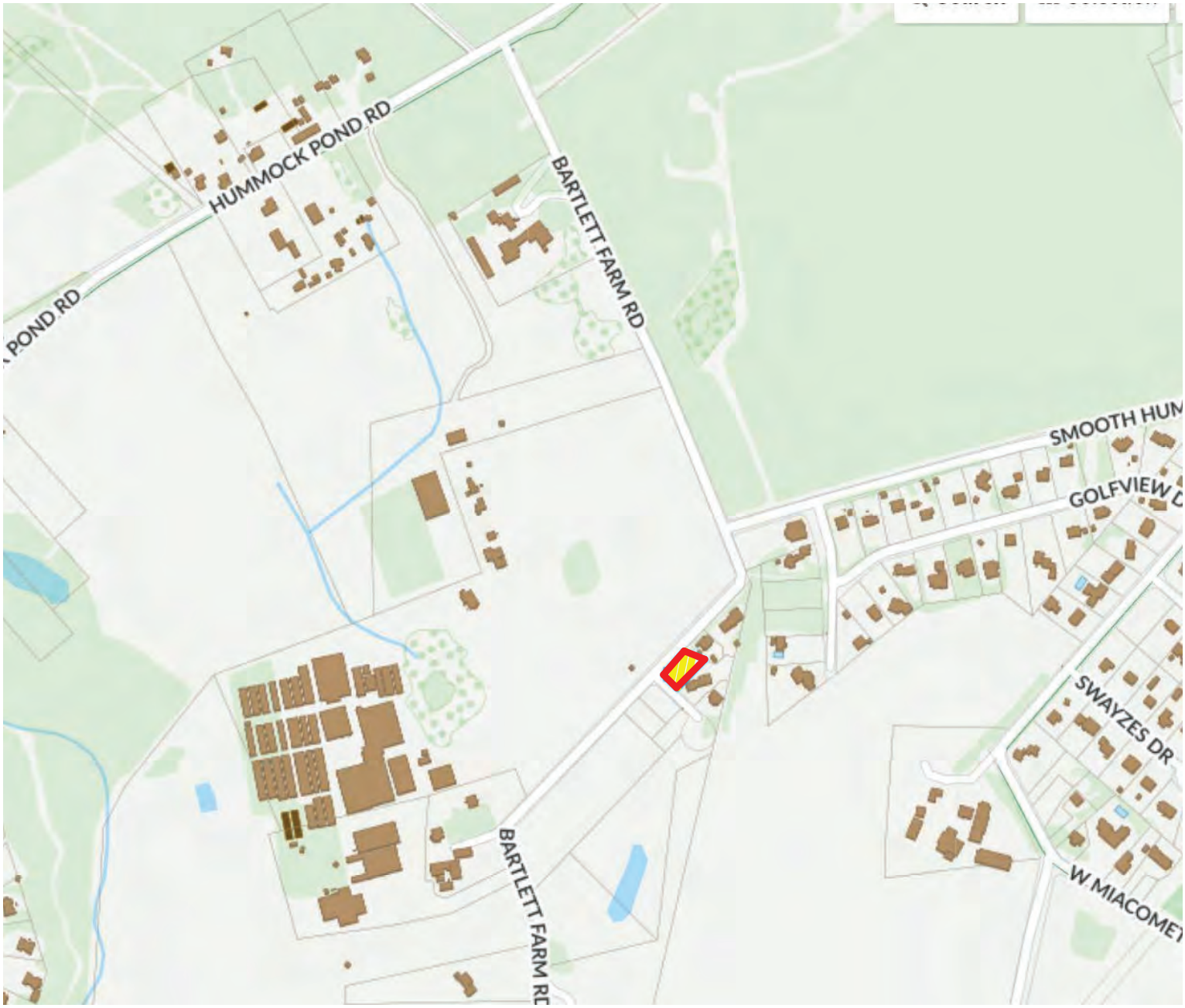
2.	TLJ Properties **05-1032**	24 Bartlett Farm Road	New dwelling	65-86	Emeritus

Voting	Pohl, Coombs, Camp, Oliver		
Alternates	None		
Recused	None		
Documentation	Architectural elevation plans, site plan, and photos.		
Representing	Matt MacEachern, Emeritus Development		
Public	None		
Concerns (4:50)	**MacEachern** – Reviewed changes made per previous concerns; anticipating heavy vegetation along the west side. **Oliver** – It's hard to tell scale without some sort of measure but this is larger than houses around it and completely visible. Would prefer the south elevation faced Bartlett Farm Road rather than Mioxe Way. East elevation, if the dormer were smaller, it would help mitigate the size of the house. Her approval would require screening. Would like to see height poles. **Coombs** – The building is too tall; needs to come down. This is a rural area and should follow the rural guidelines. **Camp** – Agrees with what's been said; if this were shrunk down, the saltbox idea would fit better. North elevation, the gable dormer overpowers the façade and the windows are swimming in a wall; preferred the shed dormer. **Pohl** – Shares the expressed views. North elevation dormer, window sills tower above the roof below; suggested pushing the dormer back so the windows are more rooted to the roof. Could reduce the plate height. Agrees about height poles.		
Motion	**Motion to View with height poles at each end of the main gable and hold for revisions. (Camp)**		
Roll-call Vote	Carried 4-0//Oliver, Camp, Coombs, and Pohl-aye	Certificate #	

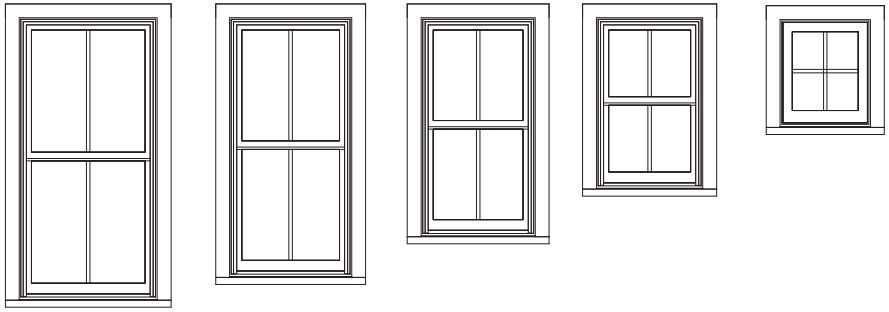
PROPOSED

TLJ Properties Residence

24 Bartlett Farm Rd
Nantucket, MA 02554



Locus Map



ADH2650
Double Hung
2/2 SDL

ADH2644
Double Hung
2/2 SDL

ADH2038
Double Hung
2/2 SDL

ACW2428
Casement
4 Lite SDL

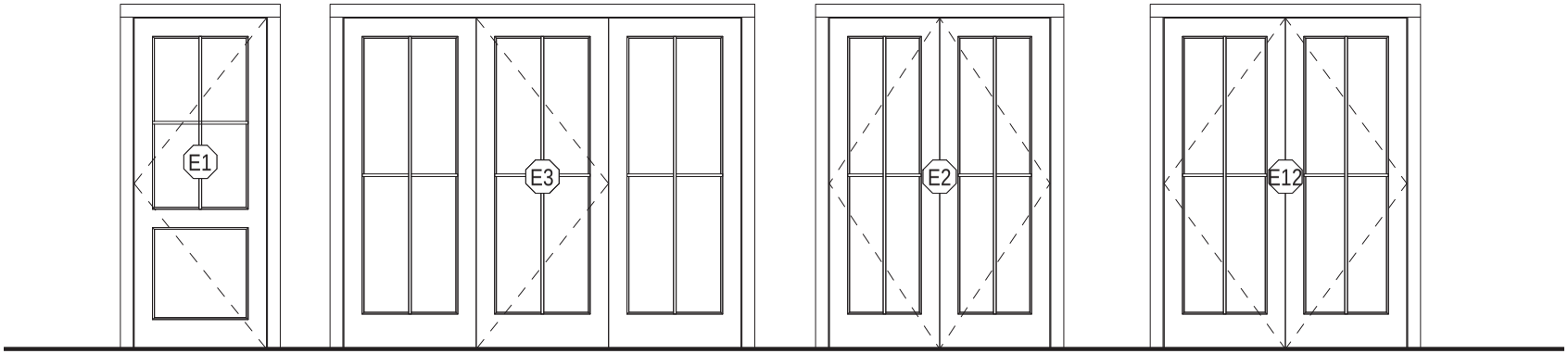
AAN2614
Awning
2 Lite SDL

Window Legend

1/4" = 1'-0"

WINDOW SCHEDULE

WINDOW	QTY	UNIT WIDTH	UNIT HEIGHT	Rough Height	Rough Width	MANUFACTURER	Ext. Color
A	4	2'-11 1/4"	5'-11 1/4"	6'-0"	3'-0"	Andersen Corporation	
B	17	2'-7 1/4"	5'-5 1/2"	5'-6 1/4"	2'-8"	Andersen Corporation	
C	9	2'-5 1/4"	4'-7 1/4"	4'-8"	2'-6"	Andersen Corporation	
D	9	2'-3 1/4"	3'-7 1/4"	3'-8"	2'-4"	Andersen Corporation	
E	2	2'-3 1/4"	2'-11 1/4"	3'-0"	2'-4"	Andersen Corporation	
F	3	1'-11 1/4"	2'-3 1/4"	2'-4"	2'-0"	Andersen Corporation	



1 Panel Door w/ 4 Lite SDL

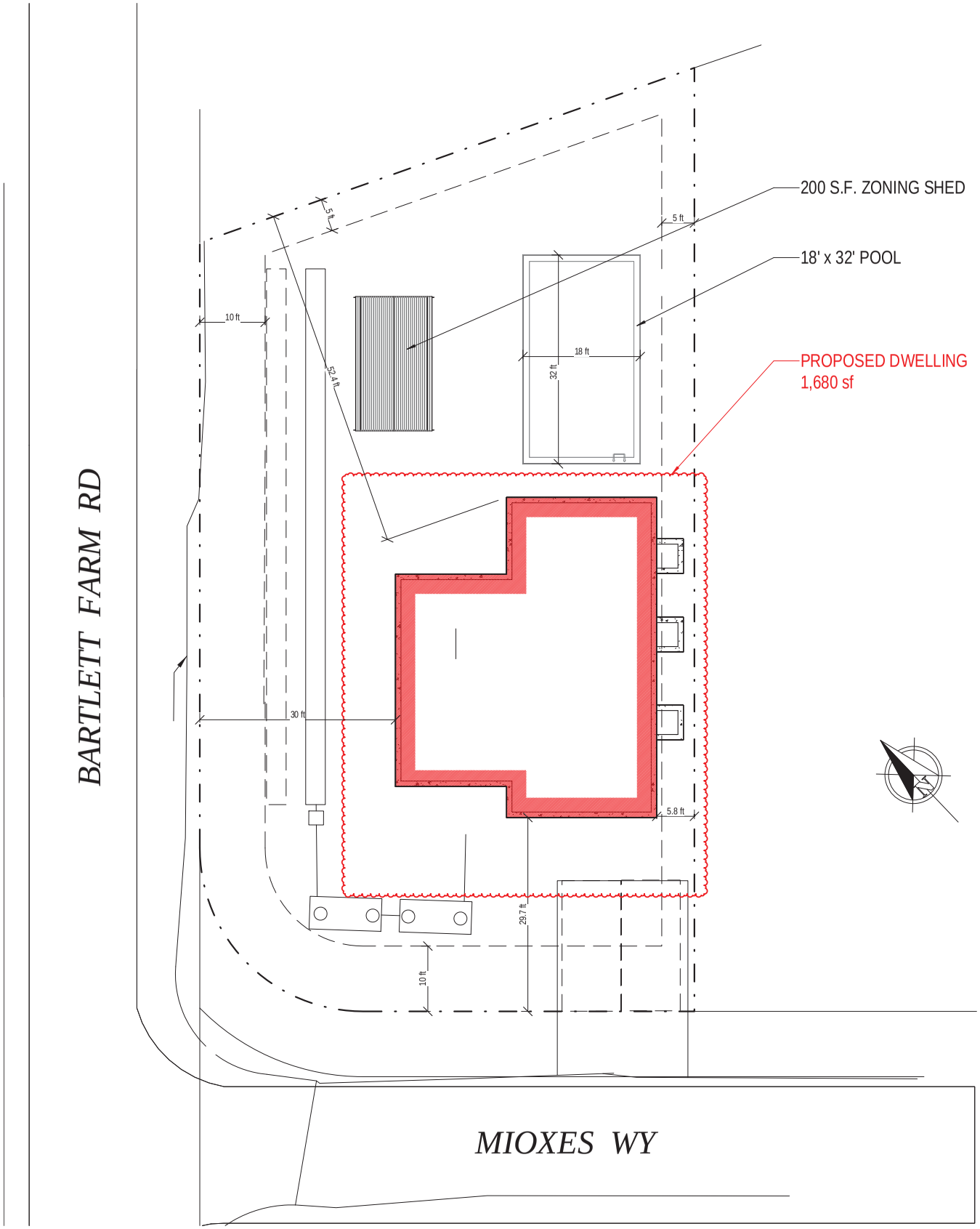
Triple French Door
4 Lite SDL

Double French Door
4 Lite SDL

Double French Door
4 Lite SDL

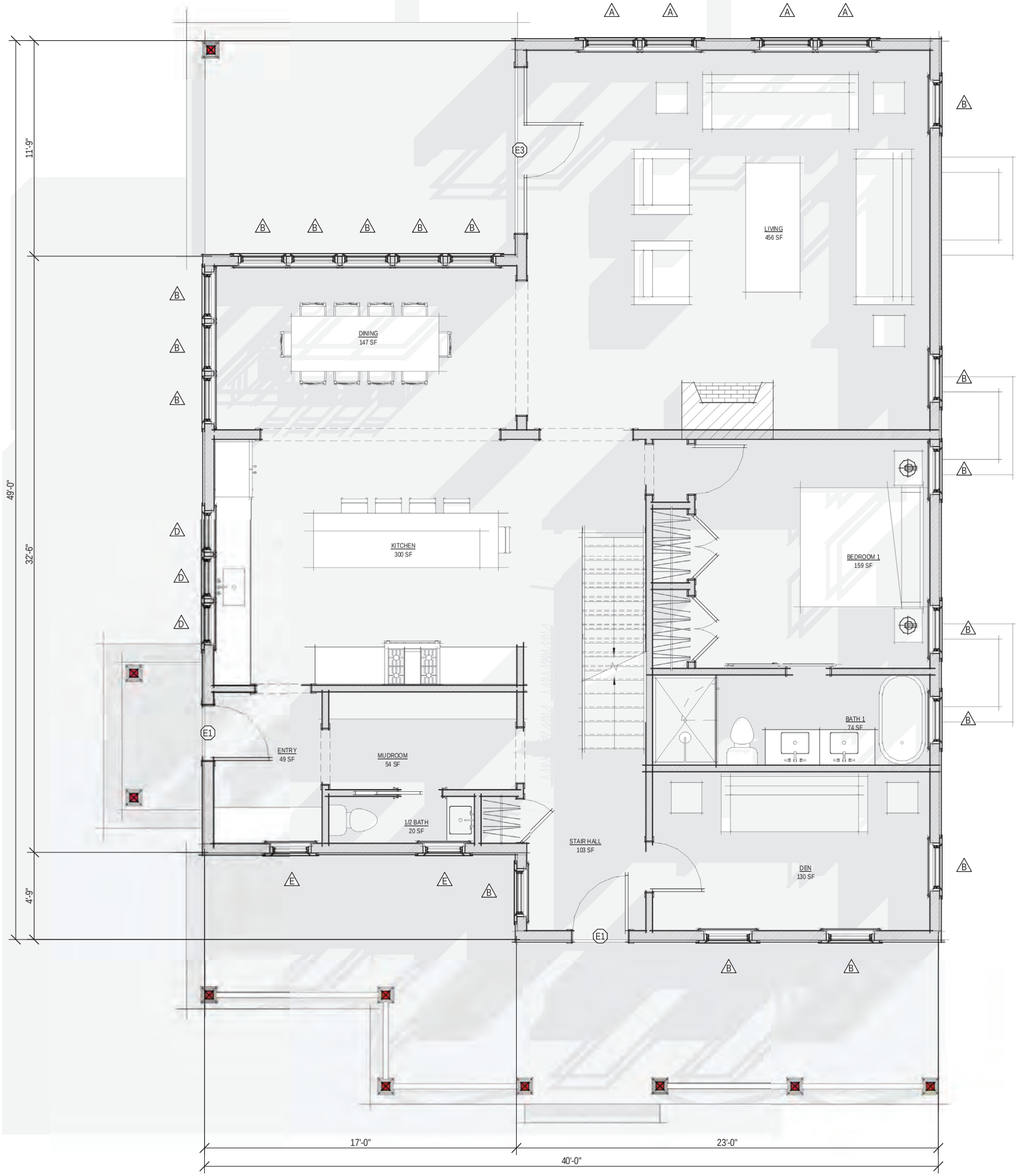
Door Legend

1/4" = 1'-0"



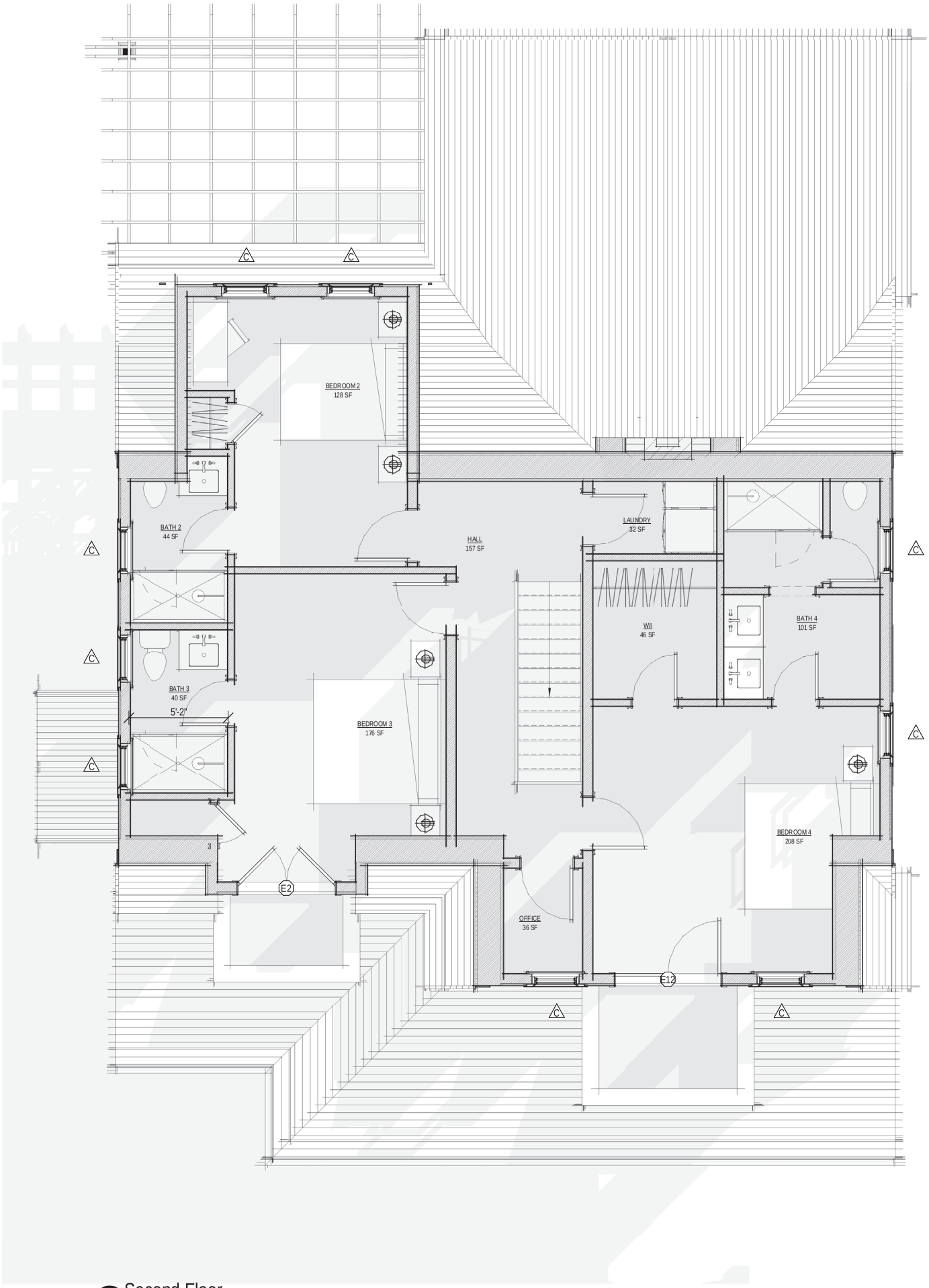
Site Plan HDC

3/32" = 1'-0"



1 MH Floor Plans

1/4" = 1'-0"

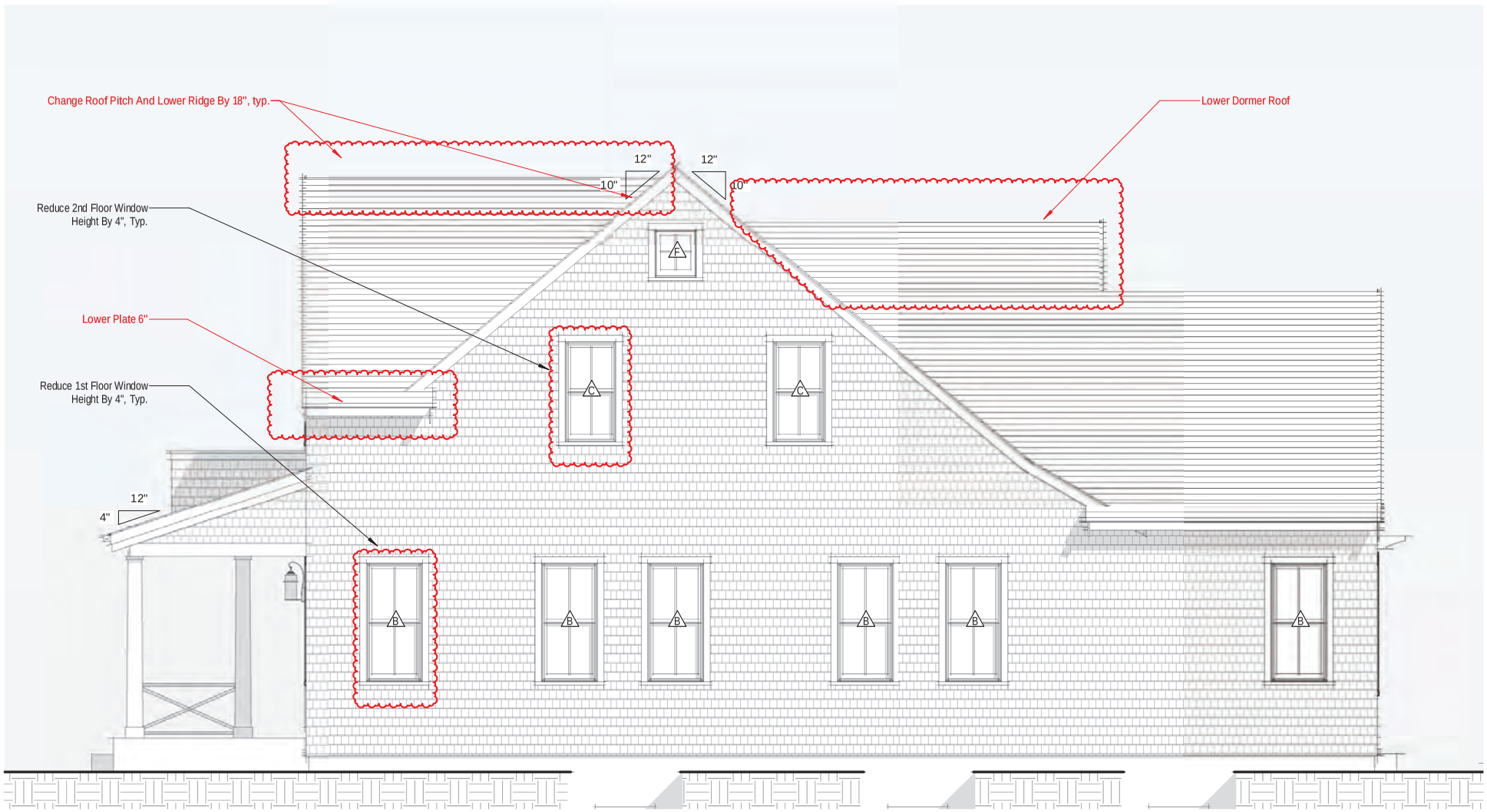


2 Second Floor

1/4" = 1'-0"

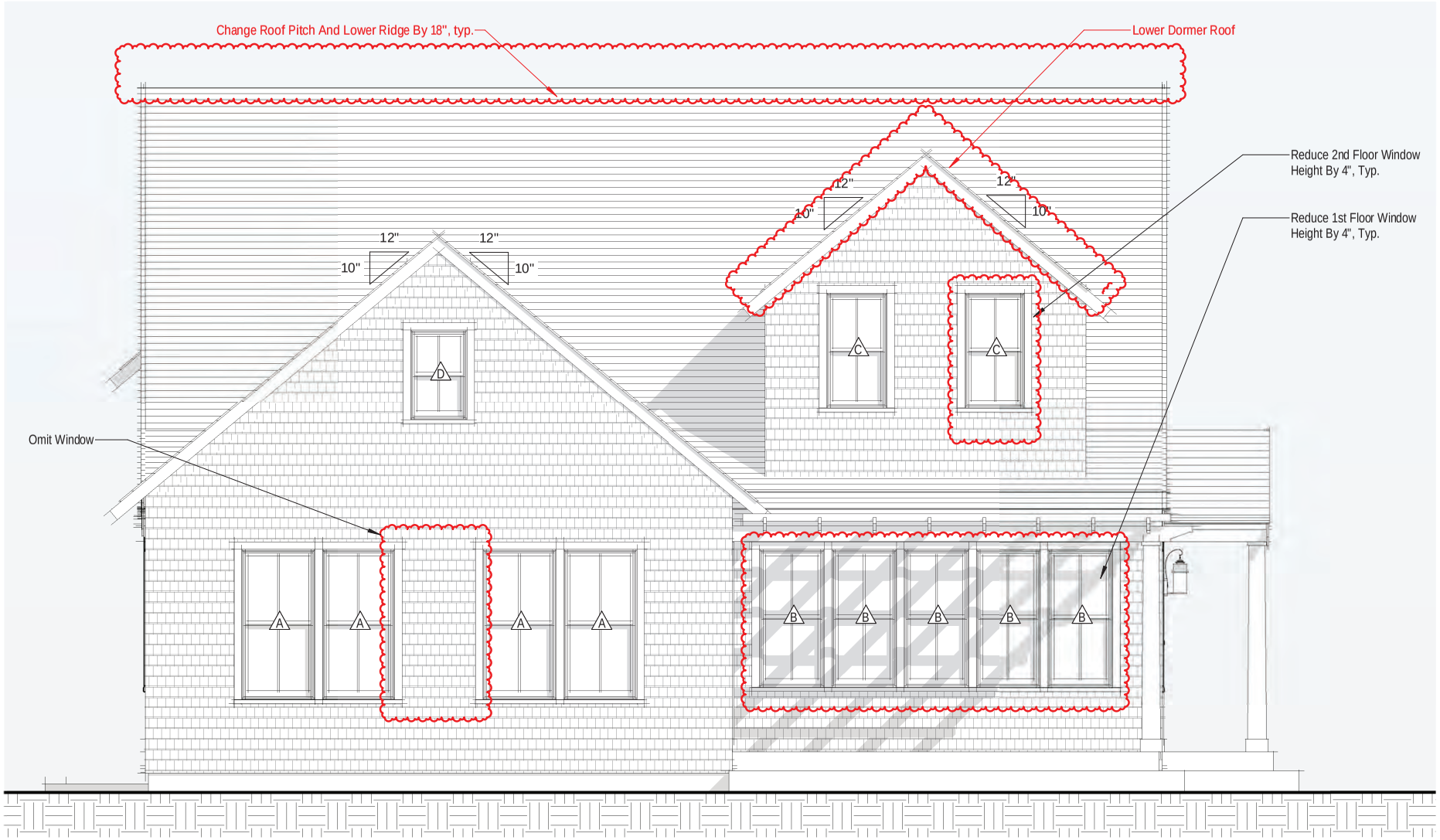
1 South Elevation

1/4" = 1'-0"



2 East Elevation

1/4" = 1'-0"



1 North Elevation

1/4" = 1'-0"

2 West Elevation

1/4" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 73.3.2 PARCEL N°. 49

Street & Number of Proposed Work: 37 OCEAN AVE

Owner of record: MARY HELLER FAMILY TRUST

Mailing Address: 180 E 79th ST c/o KATE HELLER APT 16G NEW YORK NY 10075

Contact Phone #: 917 679 8432 E-mail: khoreilly@gmail.com

AGENT INFORMATION (if applicable)

Name: ACK SMART

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

Contact Phone #: 781 325 6128 E-mail: solar@acksmart.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other INSTALL 8 ALL BLACK SOLAR PV MODULES ON COTTAGE ROOF

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

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

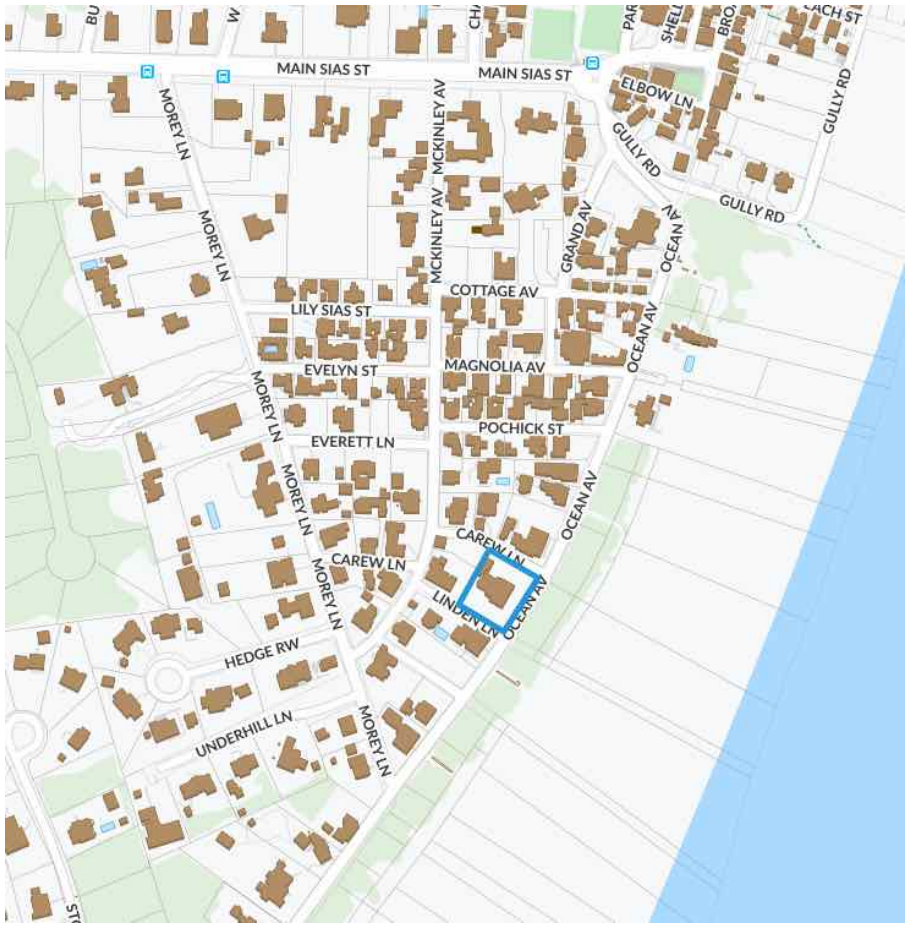
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 6/3/2020 Signature of owner of record Timothy [signature] Signed under penalties of perjury

10.	Heller Family Trust **05-0908**	37 Ocean Avenue	Roof top solar – main house	73.3.2-49	ACK Smart
11.	Heller Family Trust **06-1136**	37 Ocean Avenue	Roof top solar – cottage	73.3.2-49	ACK Smart

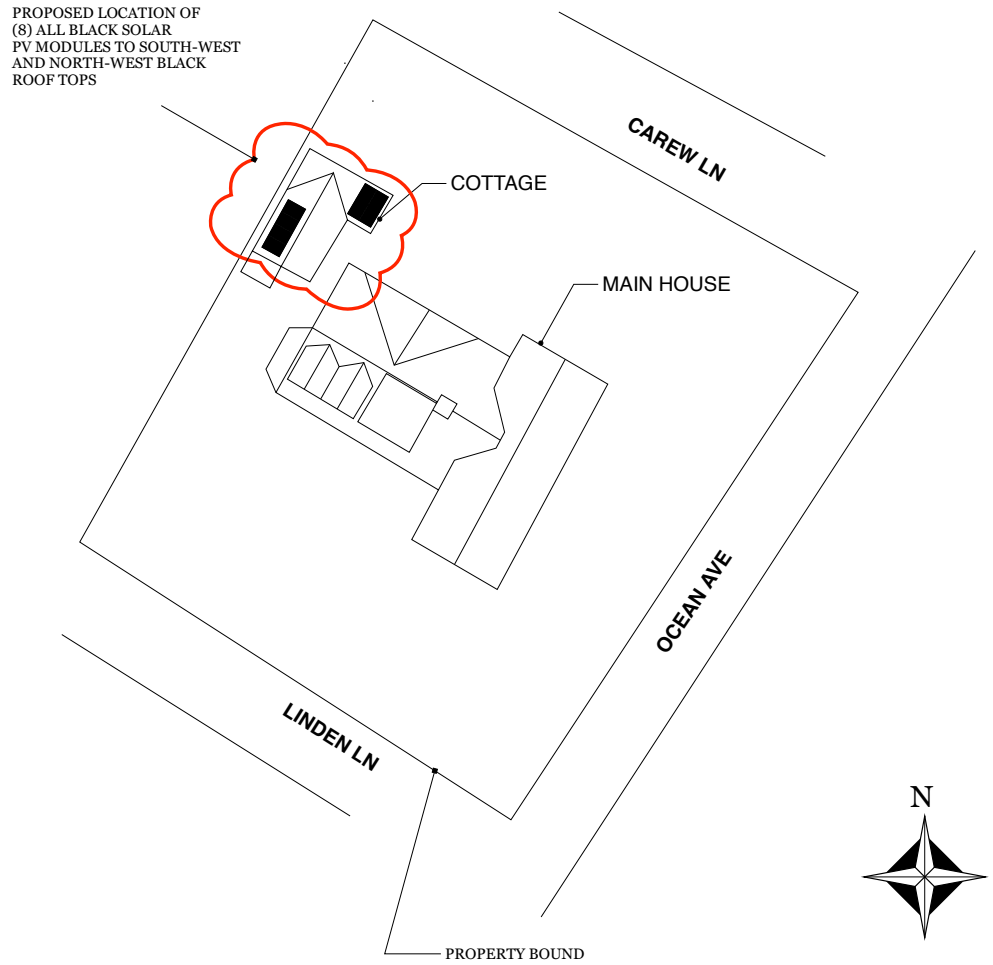
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, manufacturer spec sheet, historic documentation, advisory comments, and *Building with Nantucket in Mind.*
Representing	Tobias Glidden, ACK Smart
Public	None
Concerns (7:08)	**Glidden** – Read into the record a letter from Kate Heller O'Reilly; reviewed changes made per previous concerns. Willing to move the cottage panels to the west elevation. **McLaughlin** – He'd like to view this; there's a lot if information to absorb. Doesn't support arrays in the old historic districts (OHD). **Backus** – This has been heard a couple of times, might not want to hold this up for a view of the cottage, which is a new application. Read her comments previously submitted into the record; there is a section within *Building with Nantucket in Mind* that talks about the proper placement of solar panels. The garage is circa 1980s. **Oliver** – The orientation points are wrong. **Welch** – The cottage west roof plane parallel to Ocean Avenue is the appropriate location for the panels. **Coombs** – On the cottage, if the panels go up there, they should be laid straight, not ell-shaped. **Pohl** – This is in the 'Sconset OHD and we want to ensure lack of visibility. Moving the panels to the cottage west elevation is a good idea. The panels on the west elevation of the main house will be visible from Linden Avenue.
Motion	**Motion to View the main house and hold for revisions. (McLaughlin)**
Roll-call Vote	Carried 5-0//Oliver, Welch, Coombs, McLaughlin, and Pohl-aye Certificate #
Motion	**Motion to View the cottage and hold for revisions. (McLaughlin)**
Roll-call Vote	Carried 5-0//Oliver, Welch, Coombs, McLaughlin, and Pohl-aye Certificate #

PROPOSED



locus map
Scale: not to scale

ZONING CLASS:	SOH
Front Setback:	0 ft
side/rear setback:	5 ft



Site Plan
Scale: 1" = 30' 0"

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

GIS & SITE PLAN

ROOFTOP SOLAR ARRAY
8.4 kW DC, 7.6 KW AC

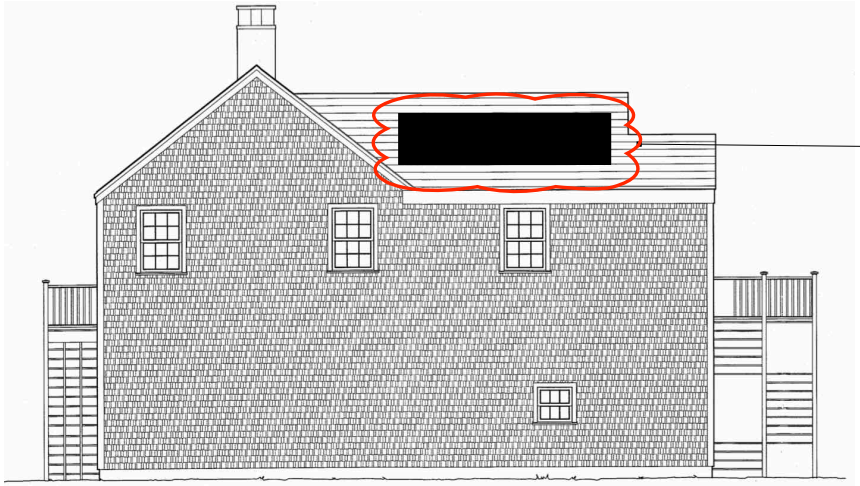
OWNER:	MARY HELLER FAMILY TRUST
SITE ADDRESS:	37 OCEAN AV
CITY, STATE, ZIP:	SCONSET, MA 02564
MAP: 73.3.2	PARCEL: 49

REVISIONS

	MM/DD/YY	REMARKS
1	5/1/2020	Submitted for HDC & permitting review.
2	6/2/2020	Updated for HDC review.
3	6/18/2020	Updated for HDC review.
4		
5		

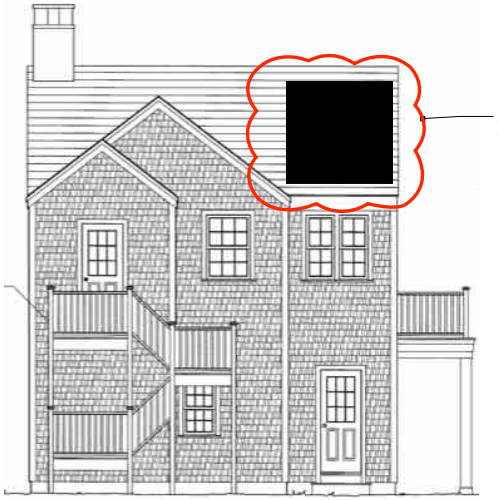
PV 02

NORTH-WEST



PROPOSED INSTALLATION OF (4) ALL BLACK SOLAR PV MODULES TO COTTAGE NORTH-WEST BLACK ROOF TOP

SOUTH-EAST



PROPOSED INSTALLATION OF (4) ALL BLACK SOLAR PV MODULES TO COTTAGE SOUTH -WEST BLACK ROOF TOP

SOUTH-WEST

Scale: 1/8" = 1' 0"

0 4' 8'

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COTTAGE ELEVATIONS

ROOFTOP SOLAR ARRAY
8.4 kW DC, 7.6 KW AC

OWNER:	MARY HELLER FAMILY TRUST
SITE ADDRESS:	37 OCEAN AV
CITY, STATE, ZIP:	SCONSET, MA 02564
MAP: 73.3.2	PARCEL: 49

REVISIONS

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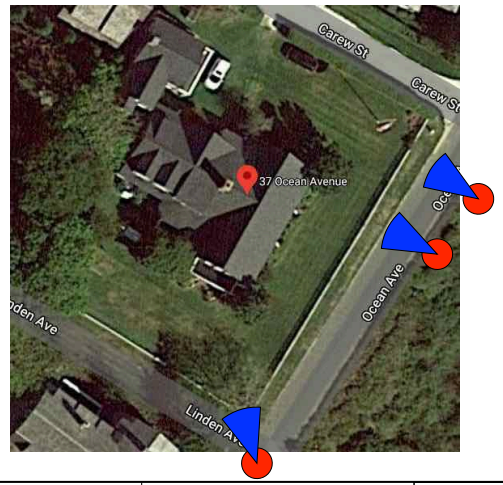
2	6/2/2020	Updated for HDC review.
3	6/18/2020	Updated for HDC review.
4		
5		

04

PV

VIEWS FROM OCEAN AV



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PHOTOS OCEAN AV

ROOFTOP SOLAR ARRAY
8.4 kW DC, 7.6 KW AC

OWNER:	MARY HELLER FAMILY TRUST
SITE ADDRESS:	37 OCEAN AV
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MAP: 73.3.2	PARCEL: 49

REVISIONS

	MM/DD/YY	REMARKS
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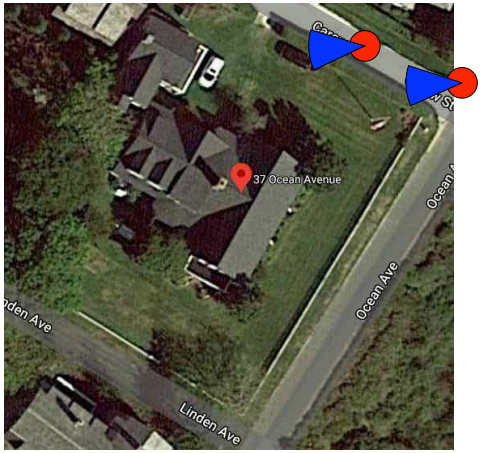
2	6/2/2020	Updated for HDC review.
3	6/18/2020	Updated for HDC review.
4		
5		

PV 06

VIEWS FROM CAREW LN



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PHOTOS OCEAN AV

ROOFTOP SOLAR ARRAY
8.4 kW DC, 7.6 KW AC

OWNER:	MARY HELLER FAMILY TRUST
SITE ADDRESS:	37 OCEAN AV
CITY, STATE, ZIP:	SCONSET, MA 02564
MAP: 73.3.2	PARCEL: 49

REVISIONS

	MM/DD/YY	REMARKS
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2	6/2/2020	Updated for HDC review.
3	6/18/2020	Updated for HDC review.
4		
5		

PV 07