1. No Meeting Agenda

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

1.I. Viewpack

Documents:

17 MEADOW LN-ROOF TOP SOLAR FOR OB SUB 7-13-20.PDF
19 LILY ST- HARDSCAPE- SUB FOR OB 7-13-20.PDF
24 BARTLETT FARM RD- NEW DWELLING- OB SUB FOR 7-13-20.PDF
44 FAIR ST- HARDSCAPE- FENCE OB SUB FOR 7-13-20.PDF

10. Oliver Katnawala **06-1229** 19 Roberts Lane Roof top solar - MH 56-100 Karen Alence

Voting: Pohl, Coombs, Camp, Oliver, Welch
Alternates:
Recused:
Documentation: Architectural elevation plans, site plan, photos, and manufacturer spec sheet.
Representing: Karen Alence, Cotuit Solar
Public:
Concerns (7:43): (7:08) Motion to Approve for representation (Oliver) Carried unanimously//Welch, Coombs, Camp, Oliver, and Pohl- aye
Alence – Presented project; panels in the back on a shallow dormer.
Welch – He's familiar with this area and the panels on the back won't be visible.
Coombs – No concerns if they aren't visible.
Oliver – Agrees.
Camp – Agrees.
Motion: **Motion to Approve as submitted. (Welch)**
Roll-call Vote: Carried 5-0//Coombs, Camp, Oliver, Welch, and Pohl-aye Certificate # **HDC2020-06-1229**

11. Oliver Katnawala **06-1228** 19 Roberts Lane Roof top solar - Cottage 56-100 Karen Alence

Voting: Pohl, Coombs, Camp, Oliver, Welch
Alternates:
Recused:
Documentation: Architectural elevation plans, site plan, photos, and manufacturer spec sheet.
Representing: Karen Alence, Cotuit Solar
Public:
Concerns (7:46): (7:08) Motion to Approve for representation (Oliver) Carried unanimously//Welch, Coombs, Camp, Oliver, and Pohl- aye
Alence – Presented project; panels on shallow east-west dormers with only the gable end visible from the road.
Oliver – She thinks the panels will be visible; based upon minimal visibility, they are approvable.
Camp – No concerns.
Welch – From the west, they will be obliquely visible; there is growing vegetation. It's on a dormer on a secondary mass.
Coombs – If it can't be seen on the dormers, she's okay with it. Thinks with solar applications we should require surveyor confirmation that a side won't be visible.
Pohl – We would never get a confirmation from a surveyhor.
Motion: **Motion to Approve as submitted subject ot minimal visibility.**
Roll-call Vote: Carried 5-0//Coombs, Camp, Oliver, Welch, and Pohl-aye Certificate # **HDC2020-06-1228**

12. Karen Moss **06-1227** 17 Meadow lane Roof top solar 41-406.1 ACK Smart

Voting: Pohl, Coombs, Camp, Oliver, Welch
Alternates:
Recused:
Documentation: Architectural elevation plans, site plan, photos, correspondence, and manufacturer spec sheet.
Representing: Tim Carruthers, ACK Smart
Public:
Concerns (7:09): **Carruthers** – Presented project; summarized letter from owners at 18 Meadow Lane; circa 1982; black on black. There is a code that sets the array must be set back from the edge of the roof twice its height; that has to do with heavy winds. The shed is too small and no room for a ground array; there is a precedent for arrays on the front.
Camp – It's on a cul de sac but the array on the front and would be right in your face; she didn't view this.
Oliver – Agrees with Ms. Camp. It would help if it covered the whole roof. Would prefer it not be on the front; would like some mitigation efforts. It could go on the shed.
Coombs – Agrees with concerns about it being on the front; doesn't know how buy the cul de sac is.
Welch – Agrees. A view is in order. Appreciates the include of the photos. For this to be successful, there would have to be some screening, not right on the street. A ground array is an option. He would like to view this.
Pohl – Scrub Juniper planted randomly would mitigate the visibility. Appreciates the black roof and being a 1-story house.
Motion: **Motion to View and Hold for revisions. (Welch)**
Roll-call Vote: Carried 5-0//Oliver, Coombs, Camp, Welch, and Pohl-aye Certificate #

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 406.1

Street & Number of Proposed Work: 17 MEADOW LN

Owner of record: KAREN & MARK MASS

Mailing Address: 475 MCCORMICK DR, &

LAKE FOREST IL 60045

Contact Phone #: 508 697 7619 E-mail: morrislaw1@aol.com

AGENT INFORMATION (if applicable)

Name: ACK SMART

Mailing Address: 61 OLD SOUTH RD #500

NANTUCKET MA 02554

Contact Phone #: 781 325 0120 E-mail: solar@acksmart.com

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District _____) ☐ Roof ☒ Other INSTALL 20 ALL BLACK SOLAR PV MODULES TO SOUTH/EAST 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 _____

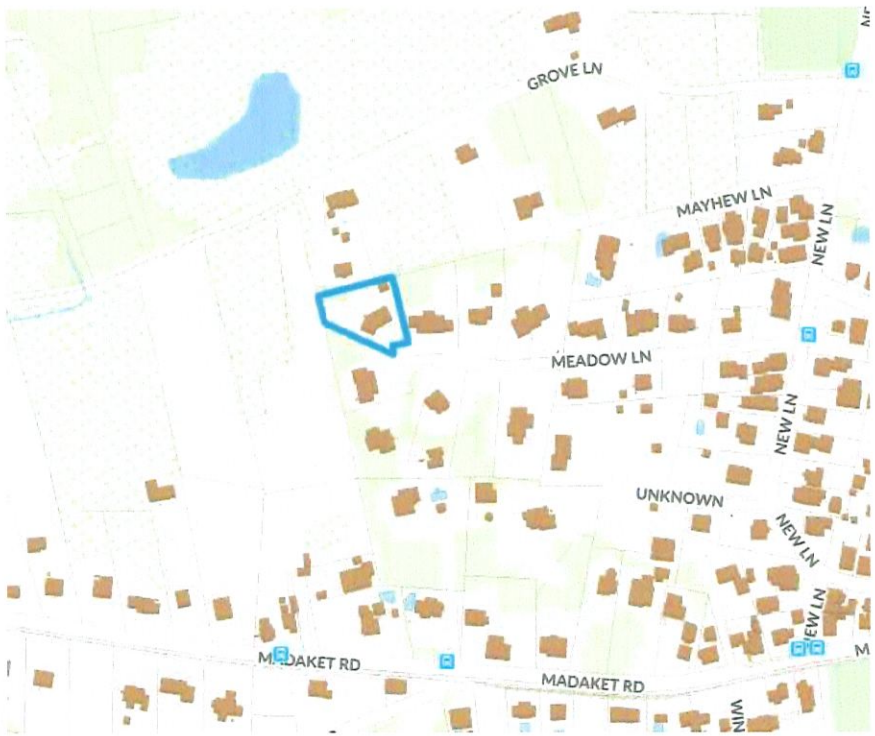
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

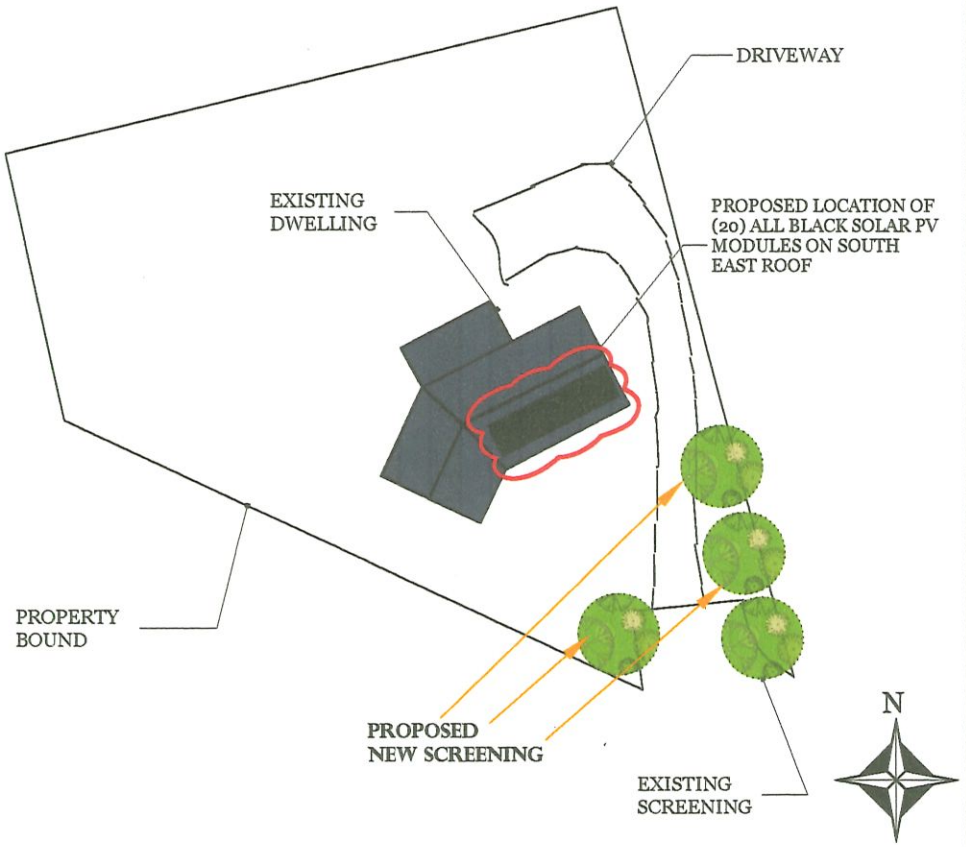
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 6/17/2020 Signature of owner of record _____ Signed under penalties of perjury



LOCUS MAP
SCALE: NOT TO SCALE

ZONING CLASS: R20
Front Setback: 30 ft
Side/Rear setback: 10 ft



Site Plan
Scale: 1" = 30' 0"

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

GIS & SITE PLAN

ROOFTOP Solar Array
6.5 kW DC, 7.6 kW AC

OWNER:	MASS, KAREN
SITE SDDRESS:	17 MEADOW LN
CITY, STATE, ZIP:	NANTUCKET, MA 02554
MAP: 41	PARCEL: 4061

REVISIONS

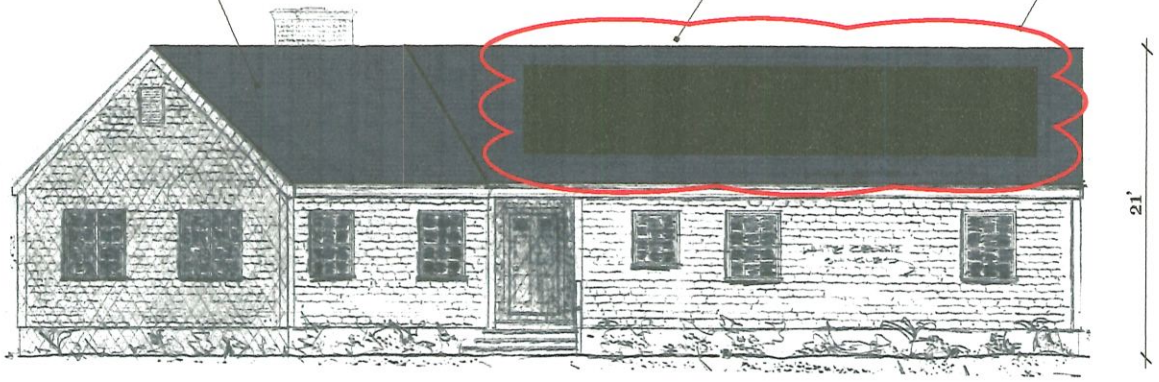
	MM/DD/YY	REMARKS
1	6/15/2020	Submitted for HDC & Permitting Review.
2	7/8/2020	Updated for HDC & Permitting Review.
3		
4		
5		

PV 01

PROPOSED INSTALLATION OF ALL NEW BLACK ASPHALT SHINGLE ROOF

LOW MASS SINGLE STORY BUILDING

PROPOSED INSTALLATION OF (20) ALL BLACK SOLAR PV MODULES TO SOUTH EAST ROOFTOP



SOUTH EAST ELEVATION

Scale: 1/8" = 1' 0"

0 4' 8'

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

Proposed Elevations	OWNER:	MASS, KAREN
	SITE SDDRESS:	17 MEADOW LN
ROOFTOP Solar Array 6.5 kW DC, 7.6 kW AC	CITY, STATE, ZIP:	NANTUCKET, MA 02554
	MAP: 41	PARCEL: 4061

REVISIONS

	MM/DD/YY	REMARKS
1	6/15/2020	Submitted for HDC & Permitting Review.
2		
3		
4		
5		

PV 02

17 MEADOW LN IS THE LAST HOUSE AT THE END OF A CUL DE SAC

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

Photos

ROOFTOP Solar Array
6.5 kW DC, 7.6 kW AC

OWNER:	MASS, KAREN
SITE SDDRESS:	17 MEADOW LN
CITY, STATE, ZIP:	NANTUCKET, MA 02554
MAP: 41	PARCEL: 4061

REVISIONS

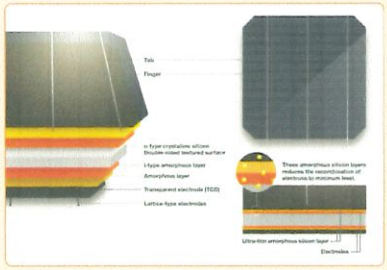
	MM/DD/YY	REMARKS
1	6/15/2020	Submitted for HDC & Permitting Review.
2		
3		
4		
5		

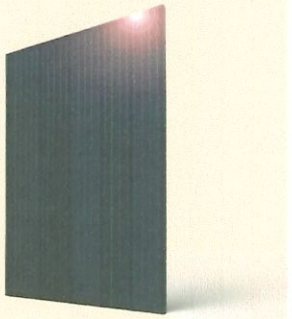
PV 03

HIT Photovoltaic Module — **Panasonic**

N325K / N320K

Panasonic's unique heterojunction technology uses ultra-thin amorphous silicon layers. These thin dual layers reduce losses, resulting in higher energy output than conventional panels.





Panasonic HIT® Black is the brand new all-black module which features high efficiency 19.4%, industry leading temperature coefficient of -0.258% /ºC and a sleek design. Powerful and aesthetically designed to make your roof look great.

TOP PERFORMER 2018 DNV·GL PV MODULE RELIABILITY SCORECARD

Our competitive advantages

High Efficiency at High Temperatures
As temperature increases, HIT® continues to perform at high levels due to the industry leading temperature coefficient of -0.258% /ºC. No other module even comes close to our temperature characteristics. That means more energy throughout the day.

25 Year Product and Performance Warranty**
Industry leading 25 year product workmanship and performance warranty is backed by a century old company- Panasonic. Power output is guaranteed to 90.76% after 25 years, far greater than other companies.

Quality and Reliability
Panasonic's vertical integration, 21 years of experience manufacturing HIT® and 20 internal tests beyond those mandated by current standards provides extreme quality assurance.

Higher Efficiency 19.4%
Enables higher power output and greater energy yields. HIT® provides maximum production for your limited roof space.

Low Degradation
HIT "N-type" cells result in extremely Low Light Induced Degradation (LID) and zero Potential Induced Degradation (PID) which supports reliability and longevity. This technology reduces annual degradation to 0.26% compare to 0.70% in conventional panels, guaranteeing more power for the long haul.

Enhanced Frame Design
A new 40mm frame increases durability and strength, being able to handle loads of up to 5400Pa. Also, the water drainage system gives rain water and snow melt a place to go, reducing water stains and soiling. Less dirt on the module means more sunlight getting through to generate power.

HIT® is a registered trademark of Panasonic Group

HIT Photovoltaic Module — **Panasonic**

N325K / N320K

ELECTRICAL SPECIFICATIONS

Model	VBHN325KA03	VBHN320KA03
Rated Power (Pmax)*	325W	320W
Maximum Power Voltage (Vpm)	59.2V	58.7V
Maximum Power Current (Ipm)	5.50A	5.46A
Open Circuit Voltage (Voc)	70.9V	70.5V
Short Circuit Current (Isc)	5.94A	5.89A
Temperature Coefficient (Pmax)	-0.258%/°C	-0.258%/°C
Temperature Coefficient (Voc)	-0.17V/°C	-0.16V/°C
Temperature Coefficient (Isc)	3.27mA/°C	3.21mA/°C
NOCT	44.0°C	44.0°C
CEC PTC Rating (Tentative)	302.4	297.6
Cell Efficiency	21.9%	21.5%
Module Efficiency	19.4%	19.1%
Watts per Ft.²	18.03W	17.9W
Maximum System Voltage	600V	600V
Series Fuse Rating	15A	15A
Warranted Tolerance (-/+)	+10%/-0%*	+10%/-0%*

MECHANICAL SPECIFICATIONS

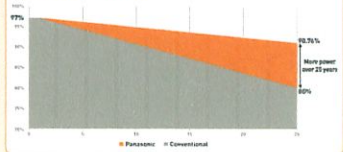
Model	VBHN325KA03, VBHN320KA03
Internal Bypass Diodes	4 Bypass Diodes
Module Area	18.02 Ft.² (1.67m²)
Weight	41.89 Lbs (19kg)
Dimensions LxWxH	62.6 x 41.5 x 1.6 (1510x1053x40mm)
Cable Length +Male/-Female	48.2/48.2 in. (1020/1020 mm)
Cable Size / Type	No. 12 AWG / PV Cable
Connector Type†	Multi-Contact® Type IV (MC4™)
Static Wind / Snow Load	112 PSF (5400Pa)****
Pallet Dimensions LxWxH	65.3x43.7x48.3 in. (USA) 63.7x42.2x46.4 in. (Malaysia)
Quantity per Pallet / Pallet Weight	24 pcs./1049 Lbs. (476 kg)
Quantity per 40' Container	672 pcs.
Quantity per 20' Container	288 pcs.

Operating Conditions & Safety Ratings

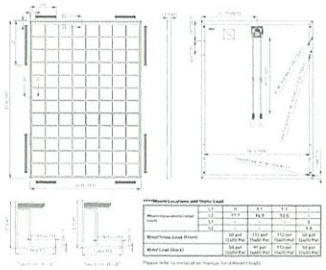
Model	VBHN325KA03, VBHN320KA03
Operating Temperature	-40°F to 185°F (-40°C to 85°C)
Hail Safety Impact Velocity	1" Hailstone (25mm) at 52 mph (23m/s)
Safety & Rating Certifications	UL 1703, cUL Certified by UL LLC CEC, FSEC, ISO9001
UL 1703 Fire Classification	Type 2
Limited Warranty	25** Yrs Workmanship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

NOTE: Standard Test Conditions: Air mass 1.5, irradiance = 1000W/m², cell temp. 25°C
* Maximum power at delivery. For guarantee conditions, please check our guarantee document.
** Installation need to be registered through our website www.panasonicusahitwarranty.com within 60 days in order to receive twenty-five (25) year Product workmanship. Otherwise, Product Workmanship will be only fifteen (15) years.
*** 1st year 97%, after 2nd year 0.26% annual degradation to year 25.
† STC: Cell temp. 25°C, AM1.5, 1000W/m²
‡ Safety locking clip (PV-SSH4) is not supplied with the module.
NOTE: Specifications and information above may change without notice.

PERFORMANCE WARRANTY

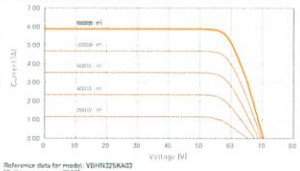


DIMENSIONS



Unit: inches (mm)

DEPENDENCE ON IRRADIANCE



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

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

Used electrical and electronic products must not be mixed with general household waste. For proper treatment, recovery and recycling of old products, please take them to applicable collection points in accordance with your national legislation.

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

All Rights Reserved © 2019 COPYRIGHT Panasonic Corporation
Specifications are subject to change without notice
08/2017

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

pv module specifications

ROOFTOP Solar Array
6.5 kW DC, 7.6 kW AC

OWNER:	MASS, KAREN
SITE SDDRESS:	17 MEADOW LN
CITY, STATE, ZIP:	NANTUCKET, MA 02554
MAP: 41	PARCEL: 4061

REVISIONS

	MM/DD/YY	REMARKS
1	6/15/2020	Submitted for HDC & Permitting Review
2		
3		
4		
5		

PV 04

HDC 7/6/20 RP; DC, SW -

II. ELECTION OF OFFICERS

III. CONSENT

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	98 Madaket Rd, Inc **06-0602**	84 Millbrook Road	Shed move off 84R Millbrook	40-79.4	Thornewill Design
2.	98 Madaket Rd, Inc **06-1249**	84R Millbrook Road	Move on from 84 Millbrook	40-79.6	Thornewill Design
3.	Bruce Zablow **06-1242**	69 Tom Nevers Road	Rev 66645; Fence change	75-141	Waterscapes
4.	Liliana Roche **06-1239**	14 Gosnold Road	Renew COA 66500	30-83	Alexandra Cashion
5.	Suzanne Turner **06-1241**	9 Long Pond Road	Demo/move shed	59-33	Botticelli & Pohl
6.	Suzanne Turner **06-1226**	9 Long Pond Road	Addition	59-33	Botticelli & Pohl
7.	Suzanne Turner **06-1225**	9 Long Pond Road	Garage	59-33	Botticelli & Pohl
8.	Anton Dimov **06-1235**	25 Wappossett Circle	Extend fence/step stones	67-578	Self
9.	Brian Gaudreault **06-1256**	19 ½ Surfside Road	Re-site shed on lot	55-245.5	SMRD
10.	Gregg Edell **06-1261**	25 High Brush Road	Rev 11-0150; cab clr chg	56-379	Normand Residential
11.	Gregg Edell **06-1262**	25 High Brush Road	Rev 11-0151; garage clr chg	56-379	Normand Residential
12.	Gregg Edell **06-1260**	25 High Brush Road	Rev 11-0152; MH clr chg	56-379	Normand Residential
13.	John Hedden **06-1250**	4 Weatherly Place	Deck/patio	67-951.1	Self
14.	Martha McGowen **06-1246**	37 Meadowview Drive	Rev 60715; garage door chg	56-132	Val Oliver
15.	Nancy Wilson **06-1245**	1 Appleton Road	Rev 11-0233; xtnd add	66-388	Thornewill Design
16.	Donald Dimock **06-1266**	59 Bartlett Road	Extending dormer	66-100.1	Linda Williams
17.	Bazhen Lapenko **06-1268**	4 First Way	Rear deck	55-69	Linda Williams
18.	Dorinda Yates **06-1247**	58 Kendrick Street	HVAC condensers	76.4.3-61	Self
19.	Brian Gaudreault **06-1243**	19 ½ Surfside Road	Rev 69429; addition	55-245.5	SMRD

IV. CONSENT WITH CONDITIONS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Brian Gaudreault **06-1236**	19 ½ Surfside Road	Pool	55-245.5	SMRD
	• Pool not to be visible at time of inspection and in perpetuity				
2.	ACS Properties **06-1253**	20 N. Beach Street	Shed	42.4.1-10	Structures Unlimited
	• Due to lack of visibility. The cardinal points to be labeled on the elevations				

V. OLD BUSINESS CARRIED OVER FROM 6/30/20

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Mary Heller Tr **05-0908**	37 Ocean Avenue	Roof top solar MH	73.3.2-49	ACK Smart
	• *Commissioners: Pohl, Coombs, McLaughlin, Oliver, Welch; Alternates: None; Recused: None*				
2.	Mary Heller Tr **06-1136**	37 Ocean Avenue	Roof top solar garage	73.3.2-49	ACK Smart
	• *Commissioners: Pohl, Coombs, McLaughlin, Oliver, Welch; Alternates: None; Recused: None*				

VI. NEW BUSINESS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Nantucket 62 Walsh **06-1097**	60 Walsh Street	Hardscaping	29-85.2	Jardins International
2.	Brian Edmunds **06-1177**	37 Milk Street	Pool	41-528	Thornewill Design
3.	Elizabeth Pagnum **03-0865**	19 Lily Street	Hardscape-drivway	42.4.3-42	David Troast
4.	Teal Sziklas **06-1263**	44 Fair Street	Hardscape	42.3.2-155	Linda Williams
5.	NHA **06-1265**	15 Broad Street	Hardscape	42.4.2-61	Linda Williams
6.	NIR, LLC **06-1267**	29 Broad Street	Railing change	42.4.2-38	Linda Williams
7.	Vanesa Robinson **06-1230**	58 Pleasant Street	Decks- pergola	55.4.1-45	Nathan Waig
8.	Sheila Giardini **06-1257**	7 Clifford Street	Rev 60940; win/doora	79-19	McMullen & Assoc
9.	Nant. Isl Land Bank **06-1258**	73 Washington Street	Brick walkway/fence	42.2.3-41.3	Ahern, LLC
10.	Oliver Katnawala **06-1229**	19 Roberts Lane	Roof top solar -MH	56-100	Karen Alance
11.	Oliver Katnawala **06-1228**	19 Roberts Lane	Roof top solar -cottage	56-100	Karen Alance
12.	Karen Moss **06-1227**	17 Meadow lane	Roof top solar	41-406.1	ACK Smart
13.	Patrick Gately **06-1231**	15A Gray Avenue	Roof top solar	67-683	ACK Smart
14.	Martha Morris **06-1233**	9 Dennis Drive	Roof top solar	67-366	ACK Smart
15.	Danielle Debenedictus **06-1237**	1 Magnolia Avenue	Add dormers	73.3.1-123	Val Oliver
16.	Josh LaPiene **06-1264**	8 Essex Road	Addition	67-640	Val Oliver
17.	Ben Normand **06-1238**	11 ½ Gray Avenue	Roof top solar	67-910	Self
18.	Whitney Gifford **06-1232**	32 Pocomo Road	New dwelling	14-77	Emeritus

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.3 PARCEL N°. 42

Street & Number of Proposed Work: 19 LILY ST

Owner of record: ELIZABETH B PAGNAM

Mailing Address: 19 LILY ST NANTUCKET MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: DAVID TROAST

Mailing Address: 78 OLD SOUTH RD NANTUCKET MA 02554

Contact Phone #: 508 228 5614 E-mail: DAVID@ERNSTLANDDESIGN.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 _____

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 BRICK/COBBLESTONE Walkways BLUESTONE Walls PENNSYLVANIA FIELD STONE

STEPS: BLUESTONE

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

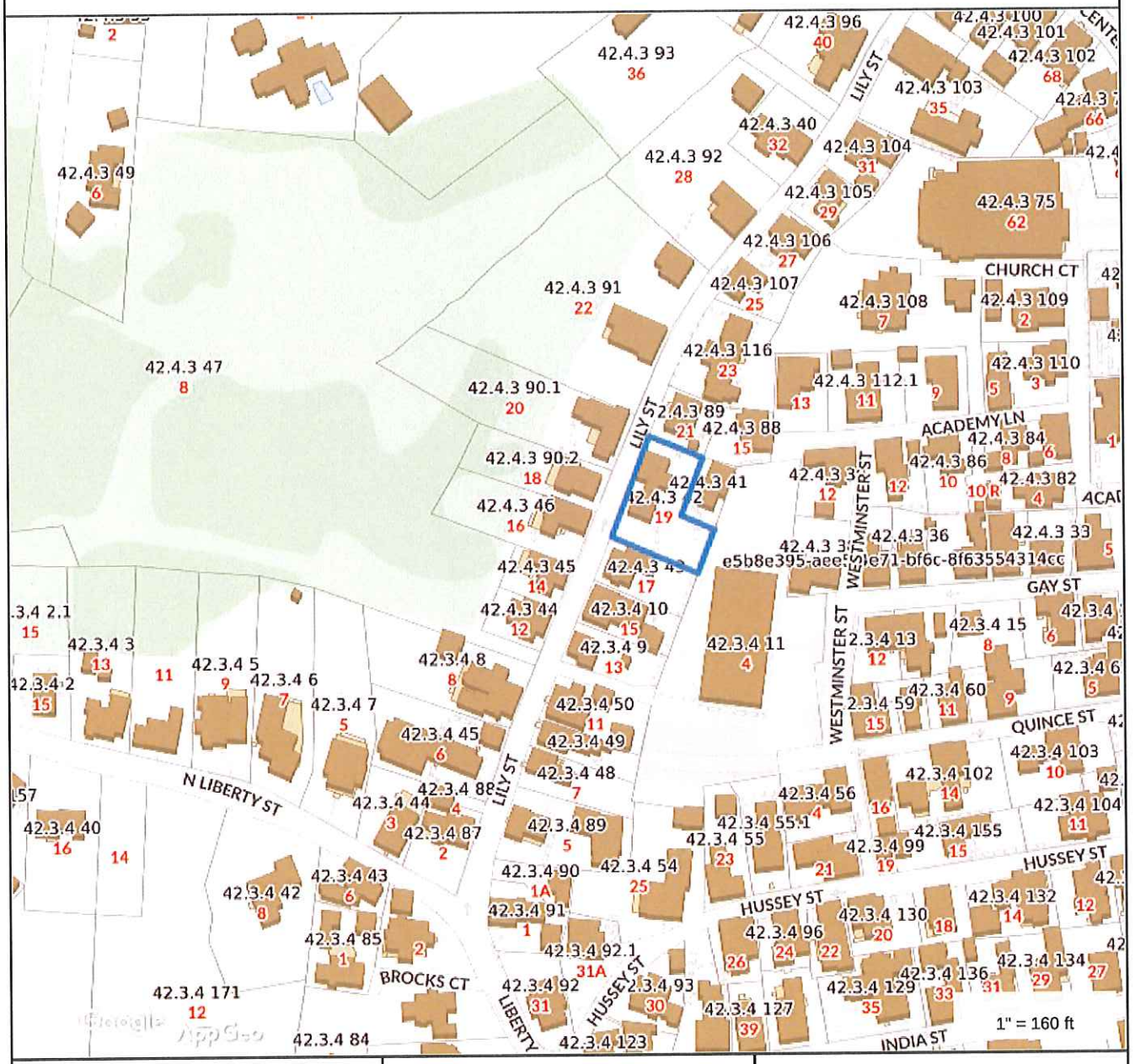
Trim _____ Sash _____ Doors _____

Deck PATIO: BLUESTONE Foundation _____ Fence _____ Shutters _____

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

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

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



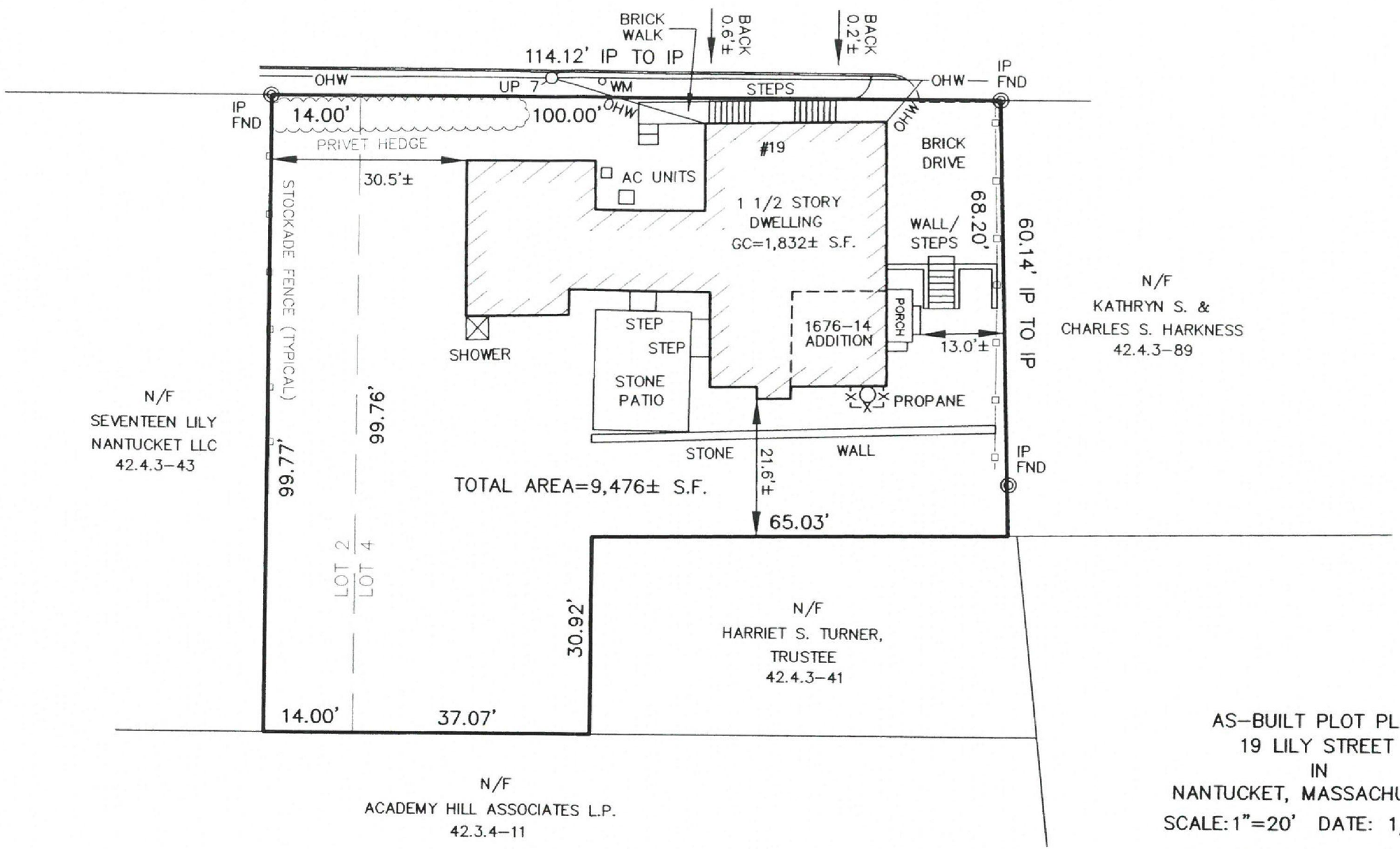
Property Information

Property ID	42.4.3 42
Location	19 LILY ST
Owner	PAGNAM ELIZABETH B

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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



COMMONWEALTH OF MASSACHUSETTS
PAUL J. SANTOS
No. 36124
PROFESSIONAL LAND SURVEYOR

1/6/16

AS-BUILT PLOT PLAN
19 LILY STREET
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=20' DATE: 1/6/16

DEED REFERENCE: Dd. Bk. 886, Pg. 84
PLAN REFERENCE: Pl. Bk. 23, Pg. 101
Pl. Bk. 25, Pg. 17

ASSESSOR'S REFERENCE:
MAP: 42.4.3 PARCEL: 42

PREPARED FOR:
EDWARD TOOLE

NANTUCKET SURVEYORS LLC
5 WINDY WAY

ERNST LAND DESIGN INC

W. DAVID TROAST
P.O. BOX 2153
NANTUCKET MA
02584
(508)-228-5614
DAVID@ERNSTLANDDESIGN.COM

PAGNAM RESIDENCE
19 LILY ST
NANTUCKET MA
02554
LANDSCAPE DESIGN

PROJECT INFO:
MAP: 42.4.3
PARCEL: 42
ZONE: ROH

DESIGN INFO:
DESIGN: D.TROAST
DRAFT: J. DENNIS

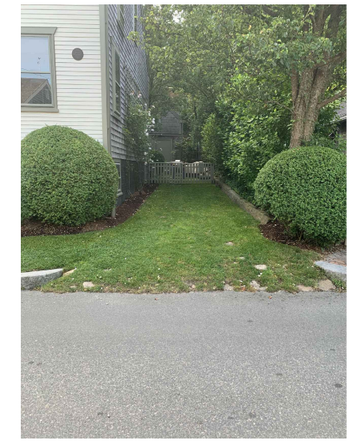
REVISIONS:
1.
2.
3.
4.
5.
6.
7.
8.
9.

EXISTING CONDITIONS
SCALE: 1/16" = 1'-0"
DATE: 07/07/2020

L 1.0

1 EXISTING ADDITION SITE

Scale: NTS



PROPOSED COBBLESTONE DRIVE
(15 LILY STREET EXAMPLE)

2 PROPOSED DRIVEWAY & RETAINING WALL

Scale: NTS

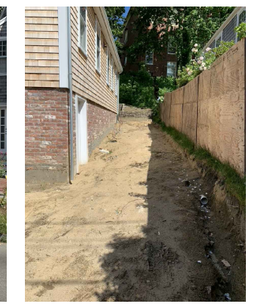
EXISTING PLANTING BEDS
W/ PENNSYLVANIA FIELDSTONE

EXISTING DRIVEWAY AT NORTH END
OF PROPERTY

EXISTING BLUESTONE RISERS
AT NORTH END

EXISTING BLUESTONE PAVERS
AT NORTH END

NEW ADDITION AND PROPOSED
DRIVEWAY LOCATION

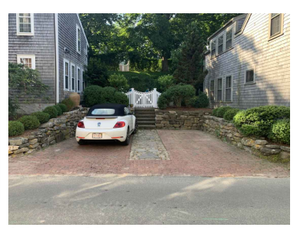


NEW ADDITION
BASEMENT ACCESS

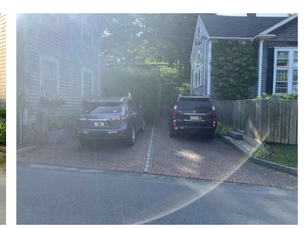
3 EXISTING SITE CONDITIONS

Scale: NTS

35 LILY ST - TWO CURB CUTS



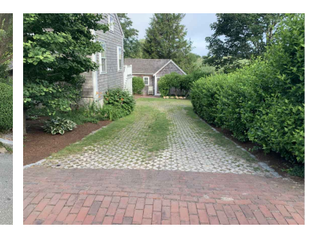
27 LILY ST - BRICK DRIVEWAY
W/ COBBLESTONE STRIP



23 LILY ST - BRICK
DRIVEWAY

21 LILY ST

15 LILY ST -
COBBLESTONE
W/ GRASS



8 LILY ST - DRIVEWAY
PAVERS W/ GRASS

6 LILY ST - TWO CURB CUTS

4 EXISTING LILY STREET DRIVEWAYS

Scale: NTS

ERNST LAND DESIGN INC.

W. DAVID TROAST
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02584
(508)-228-5614

DAVID@ERNSTLANDDESIGN.COM

PAGNAM RESIDENCE

19 LILY ST
NANTUCKET MA
02554

LANDSCAPE DESIGN

PROJECT INFO:

MAP: 42.4.3
PARCEL: 42
ZONE: ROH

DESIGN INFO:

DESIGN: D.TROAST
DRAFT: J. DENNIS

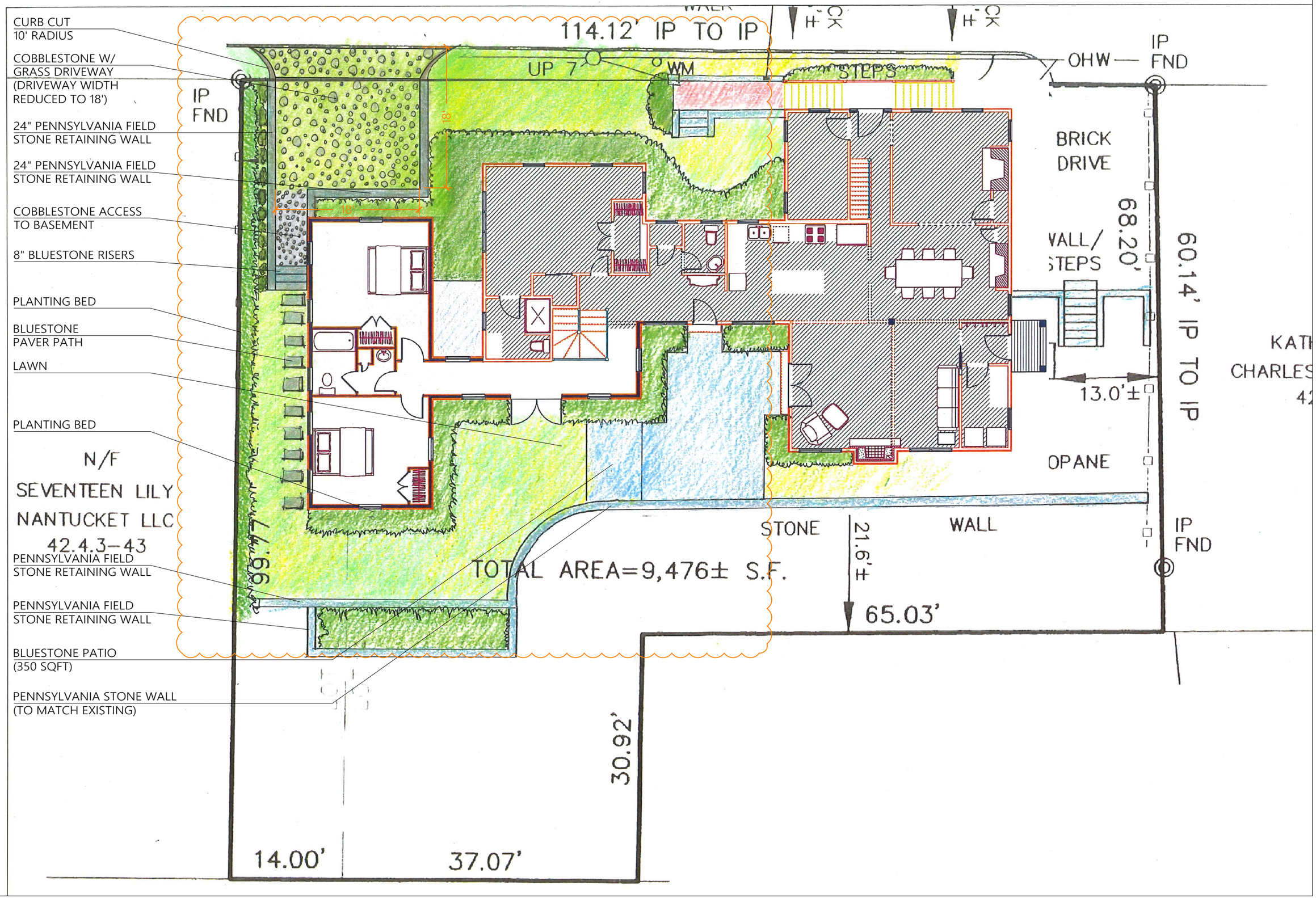
REVISIONS:

1.
2.
3.
4.
5.
6.
7.
8.
9.

EXISTING CONDITIONS

SCALE: N/A
DATE: 07/07/2020

L 2.0



ERNST LAND DESIGN

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PAGNAM RESIDENCE

19 LILY ST
NANTUCKET MA
02554

LANDSCAPE DESIGN

PROJECT INFO:

MAP: 42.4.3
PARCEL: 42
ZONE: ROH

DESIGN INFO:

DESIGN: D.TROAST
DRAFT: J. DENNIS

REVISIONS:

1.
2.
3.
4.
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9.

LANDSCAPE CONCEPT PLAN

SCALE: 3/32" = 1'-0"
DATE: 07/07/2020

L 3.0

OLD BIZ

2. 78 Wauwinet Rd, LLC **06-1065** 78 Wauwinet Road New dwelling 14-18 Emeritus

Voting	Pohl, Coombs, Camp, Oliver, Welch
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, photos, and correspondence.
Representing	Matt MacEachern, Emeritus Development
Public	None
Concerns (7:58)	**MacEachern** – Reviewed documentation and changes per previous concerns; because vegetation is so tall, the water view from the second floor is limited; the elevation text is accurate. **Welch** – The site plan showing topographygraphy is so small that's it's almost useless, especially after the fact. There's a discrepancy of 6 feet in elevation between the site plan sheet and Town topography; the Town topography indicates between 20 and 22 feet at the tennis court; he's looking for a comparison of the existing to the proposed that mimics the Town topography. If the Town topography is wrong, he wants to know why because this would be visible from the ocean. **Oliver** – Appreciates the changes. Her vote would be based upon on no visibility in perpetuity. She appreciates Mr. Welch's concerns about the topography in light of the previous discussion. **Coombs** – Doesn't know where the tennis court Mr. Welch mentioned is, (neighbor's property). Likes the changes; from Fargo you see the narrowest elevation. **Camp** – Feels the architecture is out of sync with Wauwinet; if it's not visible she's okay. Questions the need for the roof walk. **Pohl** – Appreciates the idea of approving with no visible in perpetuity, the 2nd, 3rd floor and roof walk are all white. We have 3rd-floor dormers, a freeboard, and a roof walk towering up there; he can't approve this unless all that is changed. Discussion on the motion: **MacEachern** – He feels much of the information requested in Mr. Welch's motion is in the packet. **Welch** – There's a discrepancy between what staff provided to commissioners and what's seen on the screen. **Flynn** – The high-resolution elements did not arrive in time to be included to the commissioner's packet. **Welch** – The supplemental topography information on the screen is not an interactive format that he can review.
Motion	**Motion to Hold for Commissioners to review the supplemental topography information. (Welch)**
Roll-call Vote	Carried 5-0//Oliver, Camp, Welch, Coombs, and Pohl-aye Certificate #

3. 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 (8:18)	**MacEachern** – Reviewed changes made per previous concerns; working to generate a screening plan; just erected the ridge poles; feels the north elevation gable dormer is "quirky." **Coombs** – Confirmed current ridge height is 27'. South elevation, the two 2nd-floor porches are too much. Would prefer vegetative screening that is more natural to that area. **Oliver** – Would like to view this with the poles. The west elevation facing Bartlett Farm Road is a problem with the pent roof and saltbox form; would prefer the proposed south elevation faced Bartlett Farm Road. A formal hedge doesn't fit the area. North elevation, if the "living room" roof could be dropped. **Camp** – She is not as concerned with the west elevation facing Bartlett Farm Road; it's an okay silhouette. South elevation, the balcony French doors look very tall; thinks 6 panes would look better. **Pohl** – Appreciates the color change and reduction in height. The north elevation dormer is very large and heavy with a lot of shingle space.
Motion	**Motion to View with height poles and hold for revisions. (Oliver)**
Roll-call Vote	Carried 4-0//Camp, Oliver, Coombs, and Pohl-aye Certificate #

4. 33 Coffin St, LLC **05-1009** 33 Coffin Street Decks/balcony 73.4.1-26.1 CWA

Voting	Pohl, Coombs, Oliver
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.
Representing	Chip Webster, Chip Webster Associates
Public	None
Concerns (8:35)	**Backus** – Read SAB comments: competing masses; too much height, remove dormers and change pitch. **Webster** – Reviewed changes made per previous concerns; believes SAB looked at last submission. **Oliver** – Front elevation is fine; west elevation is successful; agrees the single-door gable dormers are more appropriate. **Coombs** – West elevation is good.
Motion	**Motion to Approve as submitted. (Coombs)**
Roll-call Vote	Carried 3-0//Oliver, Coombs, and Pohl-aye Certificate # **HDC2020-05-1009**

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°: 65 PARCEL N°. 86

Street & Number of Proposed Work: 24 Bartlett Farm Rd

Owner of record: TLJ Properties

Mailing Address: 24 Bartlett Rd
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritos

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 325-4995 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 49 ft. Sq. Footage 1st floor: 1,680 Decks/Patio: Size: 650 ☑ 1st floor ☐ 2nd floor
Width: 40 ft Sq. footage 2nd floor: 1,112 Size: 112 ☐ 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 29'-5" South 29'-5" East 29'-5" West 29'-5"

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 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 11 /12 Secondary Mass 11 /12 Dormer 4 /12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 5 1/2" Rake 5 1/2" Soffit (Overhang) 10" Corner boards _____ Frieze _____
Window Casing 3 1/2" Door Frame 3 1/2" 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) n/a Roof Natural
Trim White Sash White Doors White / Front - Natural
Deck Natural Foundation Natural Fence _____ Shutters _____

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

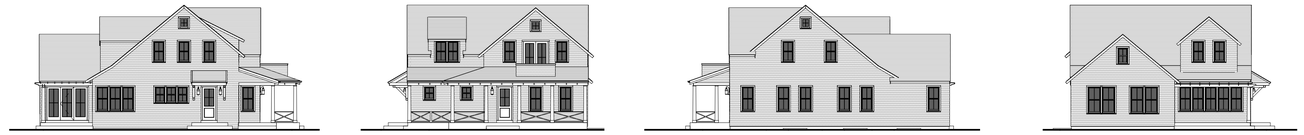
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

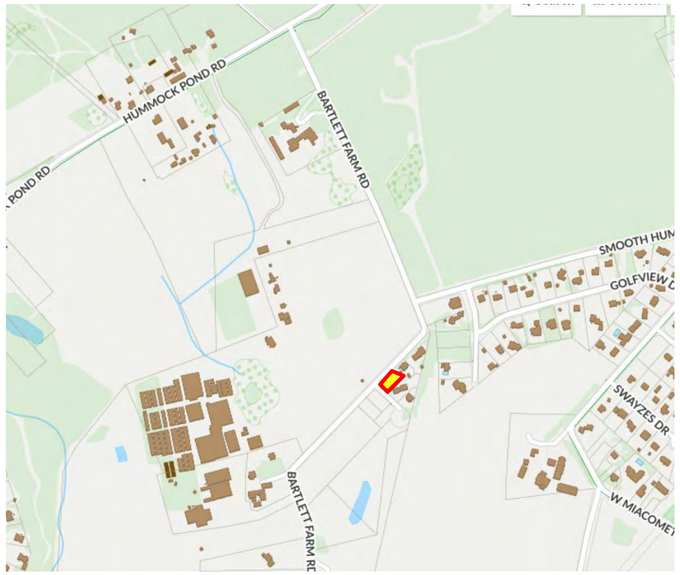
Date 5.21.20 Signature of owner of record _____ Signed under penalties of perjury

TLJ Properties Residence

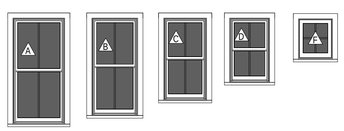
24 Bartlett Farm Rd
Nantucket, MA 02554

07.08.20





Locus Map



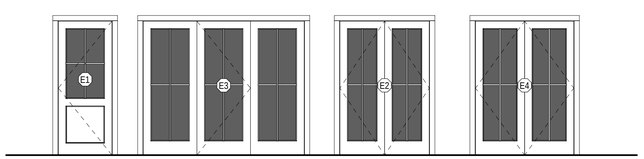
ADH2650	ADH2644	ADH2038	ACW2428	AAN2614
Double Hung 2/2 SDL	Double Hung 2/2 SDL	Double Hung 2/2 SDL	Casement 4 Lite SDL	Awning 2 Lite SDL

Window Legend

1/4" = 1'-0"

WINDOW SCHEDULE

WINDOW	QTY	UNIT WIDTH	UNIT HEIGHT	Rough Height	Rough Width	MANUFACTURER
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	11	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

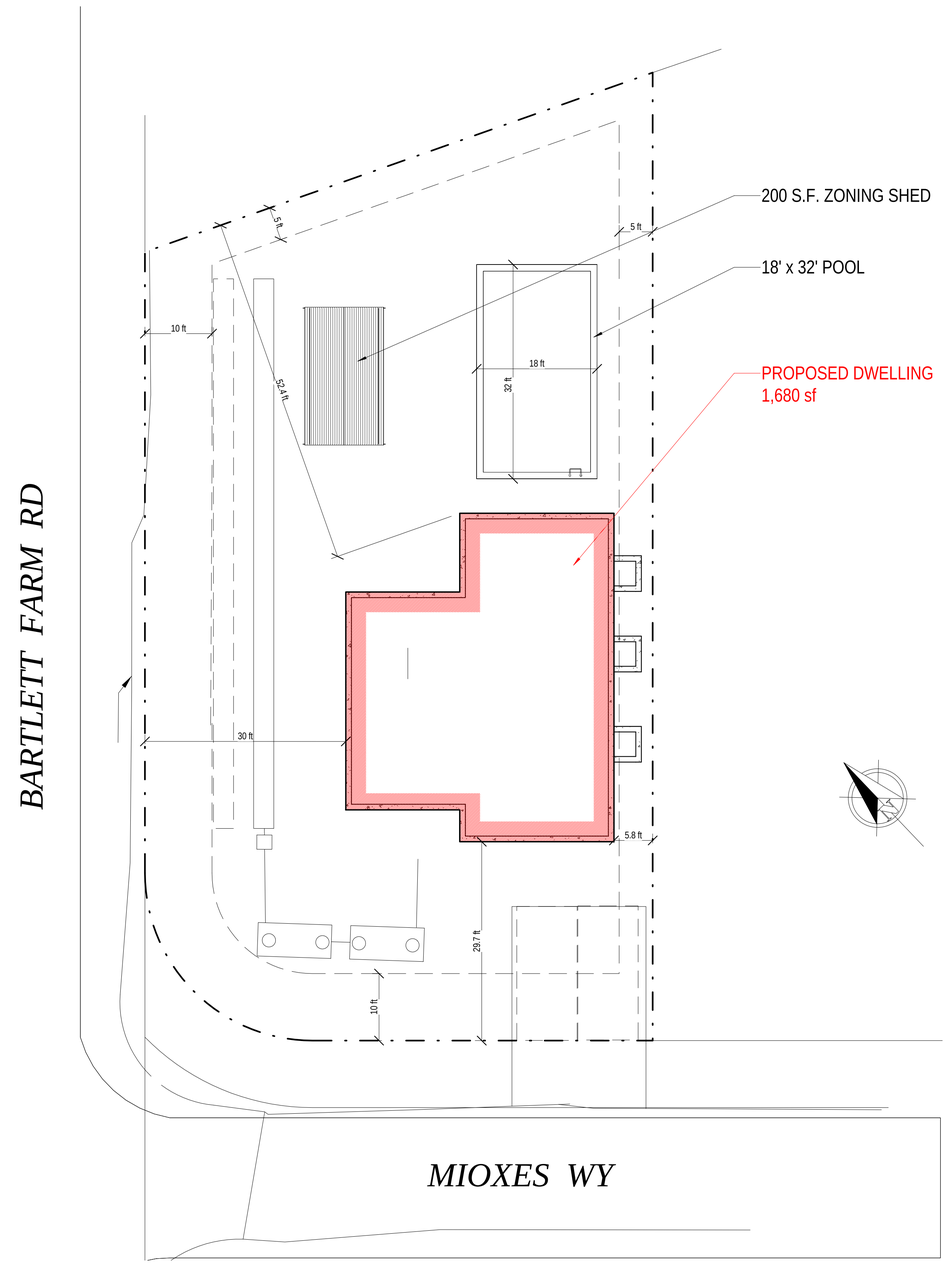
Door Legend

1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE

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

HDC SUBMISSION



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.101 COVER SHEET
A.101 FLOOR PLANS
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS

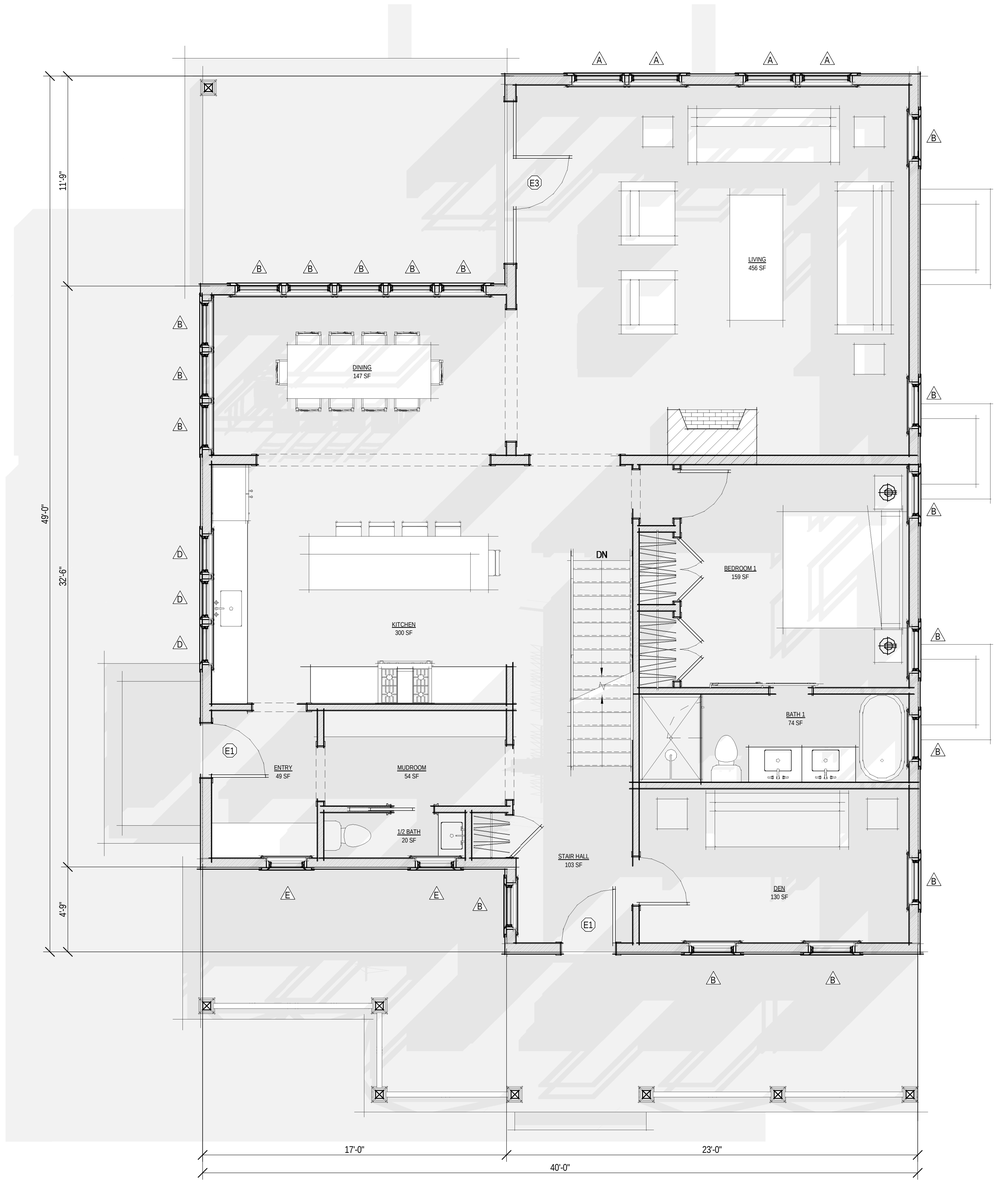
Revisions

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 PERMISSION FROM EMERITUS DEVELOPMENT LTD. THESE DRAWINGS MAY BE REPRODUCED AS MAY BE NECESSARY TO OBTAIN A BUILDING PERMIT FOR THE PROJECT. DRAWINGS WILL BE FURNISHED UPON REQUEST.

G.101
2002

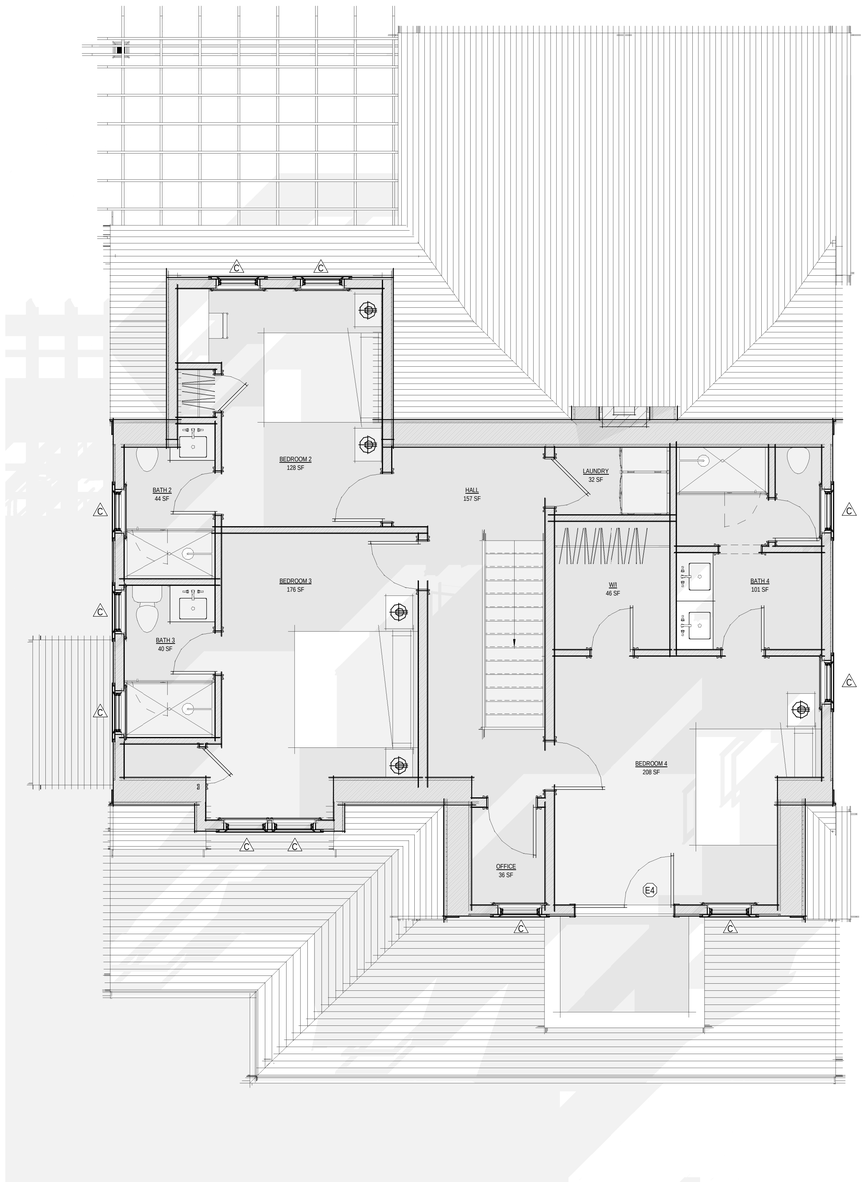
07.08.20

HDC SUBMISSION



First Floor Plan

1/4" = 1'-0"



Second Floor Plan

1/4" = 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

FLOOR PLANS

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.101 COVER SHEET
A.101 FLOOR PLANS
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS

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A.101
2002

07.08.20

HDC SUBMISSION

South Elevation - Proposed

1/4" = 1'-0"

South Elevation - Previuoisly Submitted

1/8" = 1'-0"

East Elevation - Proposed

1/4" = 1'-0"

East Elevation - Previuoisly Submitted

1/8" = 1'-0"

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A.201

2002

07.08.20

HDC SUBMISSION

North Elevation - Proposed

1/4" = 1'-0"

North Elevation - Previuoisly Submitted

1/8" = 1'-0"

West Elevation - Proposed

1/4" = 1'-0"

West Elevation - Previuoisly Submitted

1/8" = 1'-0"

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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.

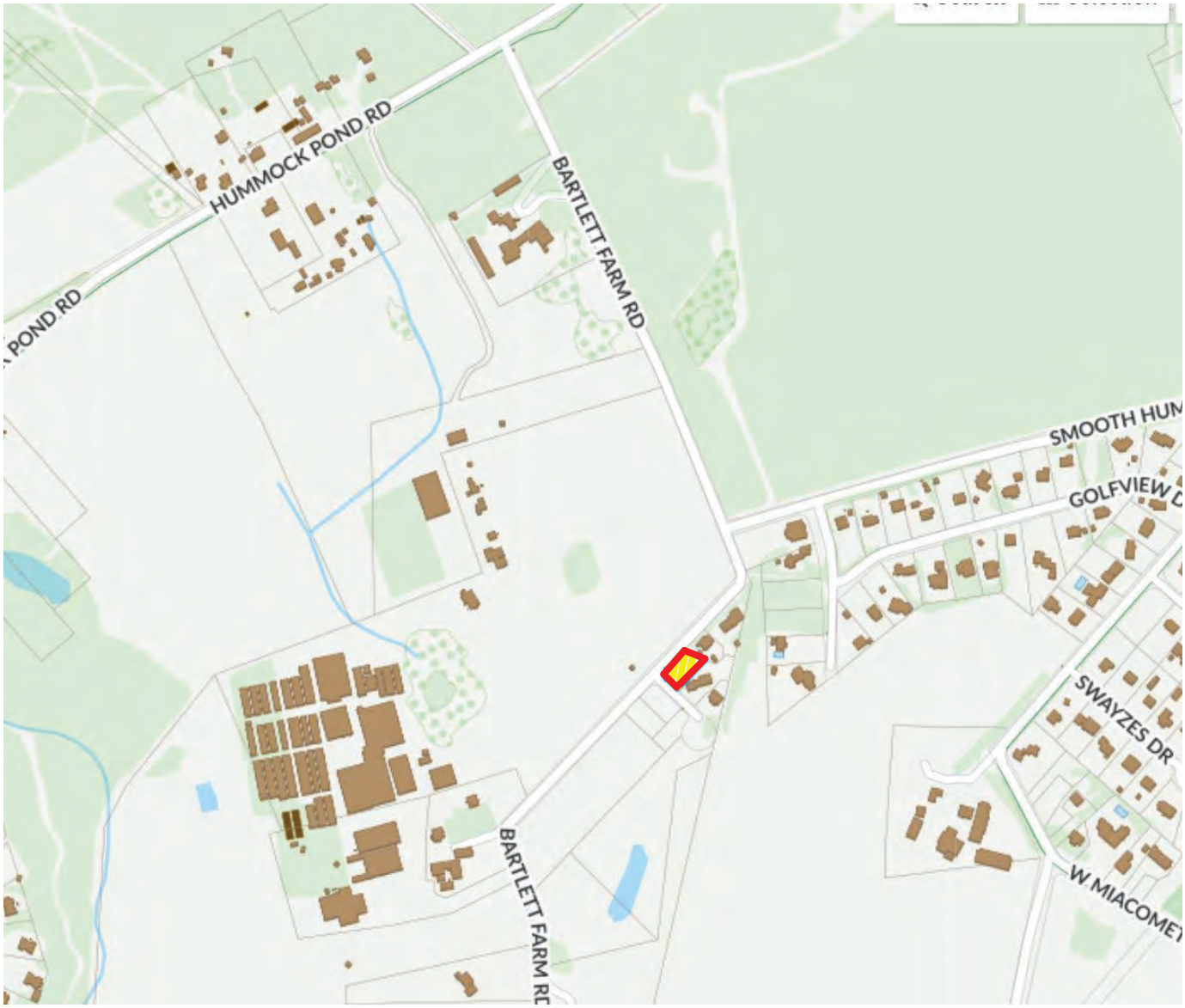
Affidavit Certifying Completeness of Application

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.

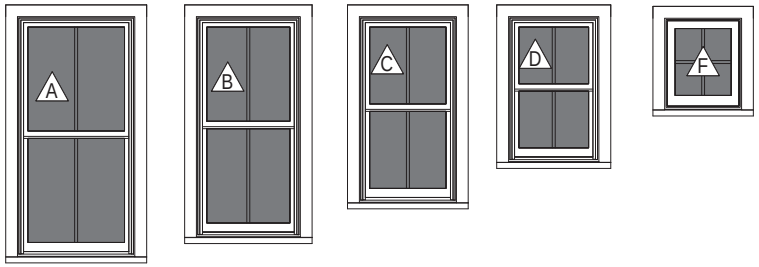
Signature: _____ Date: 07.08.20

TLJ Properties Residence

24 Bartlett Farm Rd
Nantucket, MA 02554



Locus Map



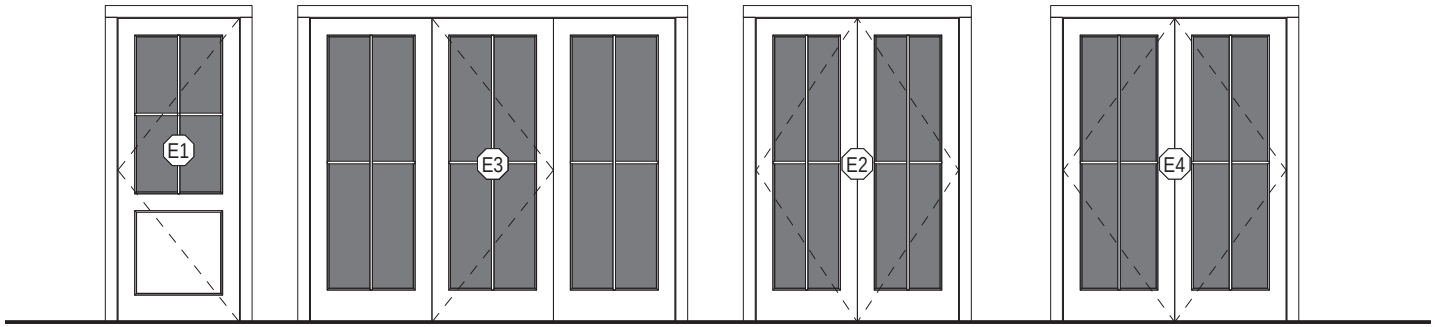
ADH2650	ADH2644	ADH2038	ACW2428	AAN2614
Double Hung	Double Hung	Double Hung	Casement	Awning
2/2 SDL	2/2 SDL	2/2 SDL	4 Lite SDL	2 Lite SDL

Window Legend

1/4" = 1'-0"

WINDOW SCHEDULE

WINDOW	QTY	UNIT WIDTH	UNIT HEIGHT	Rough Height	Rough Width	MANUFACTURER
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	11	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



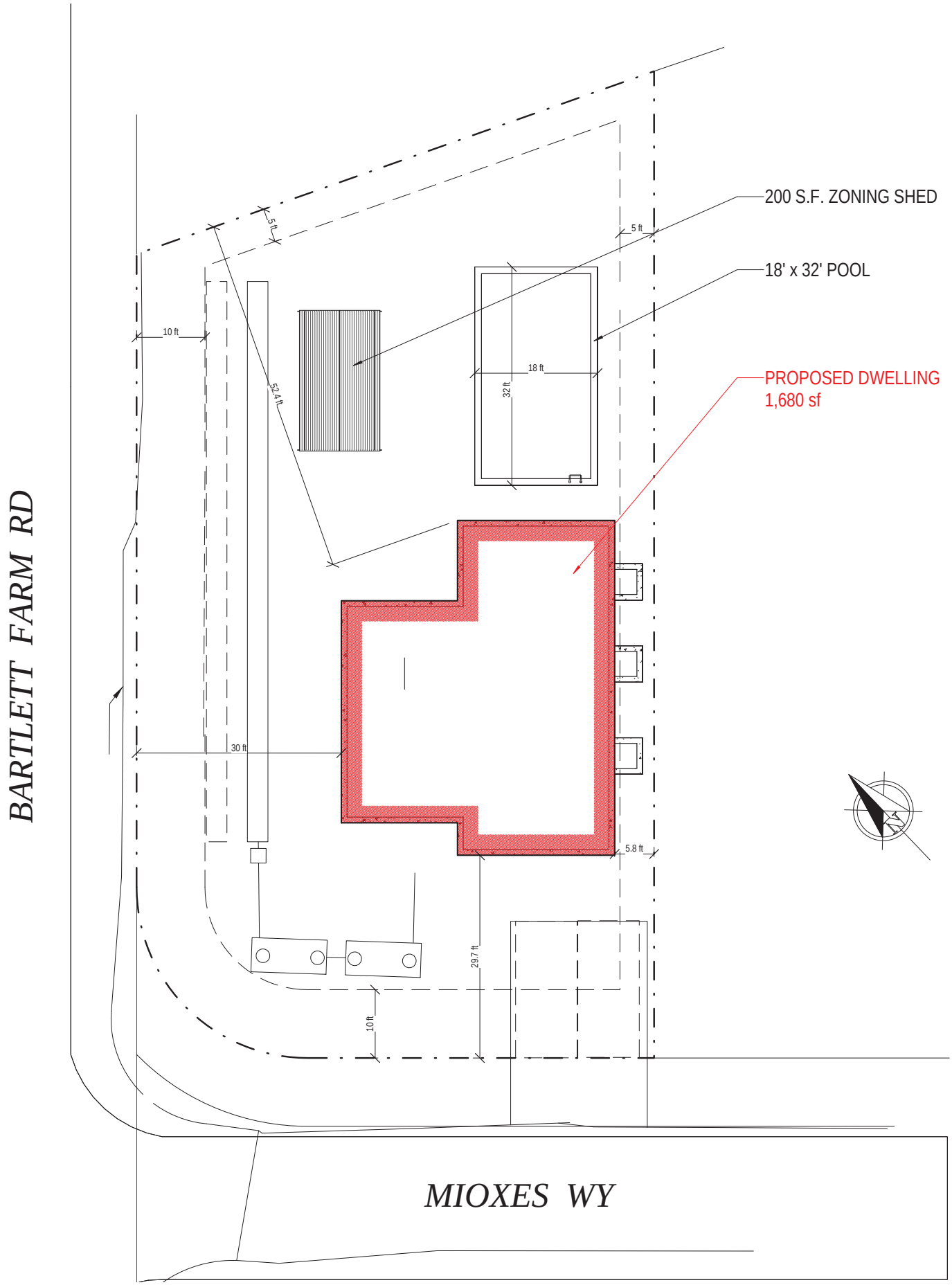
1 Panel Door w/ 4 Lite SDL	Triple French Door	Double French Door	Double French Door
	4 Lite SDL	4 Lite SDL	4 Lite SDL

Door Legend

1/4" = 1'-0"

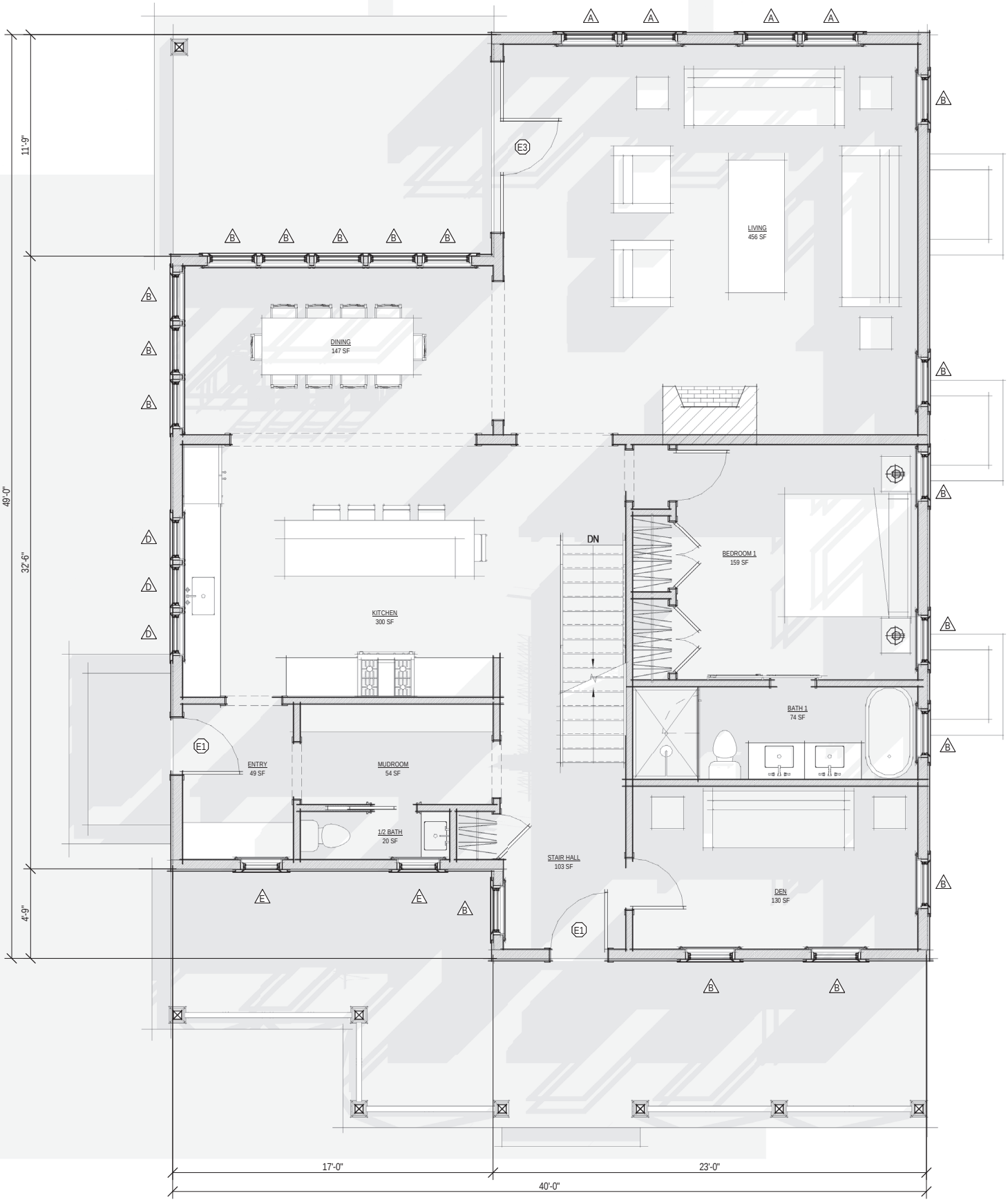
EXTERIOR DOOR SCHEDULE

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



Site Plan HDC

3/32" = 1'-0"



First Floor Plan

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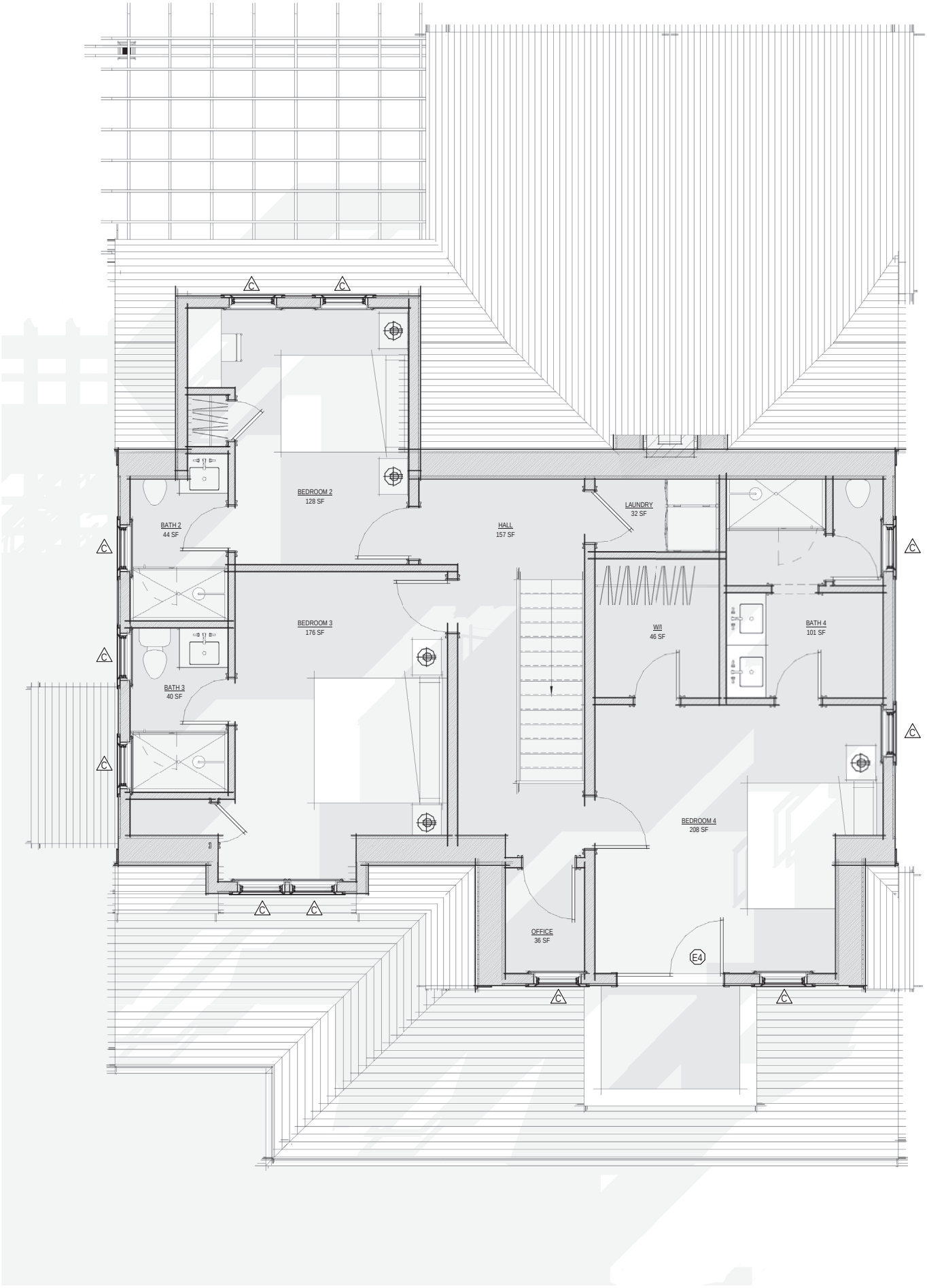


Second Floor Plan

1/4" = 1'-0"

South Elevation - Proposed

1/4" = 1'-0"

East Elevation - Proposed

1/4" = 1'-0"

North Elevation - Proposed

1/4" = 1'-0"

West Elevation - Proposed

1/4" = 1'-0"

4. Teal Sziklas **06-1263**	44 Fair Street	Hardscape – fence	42.3.2-155	Linda Williams

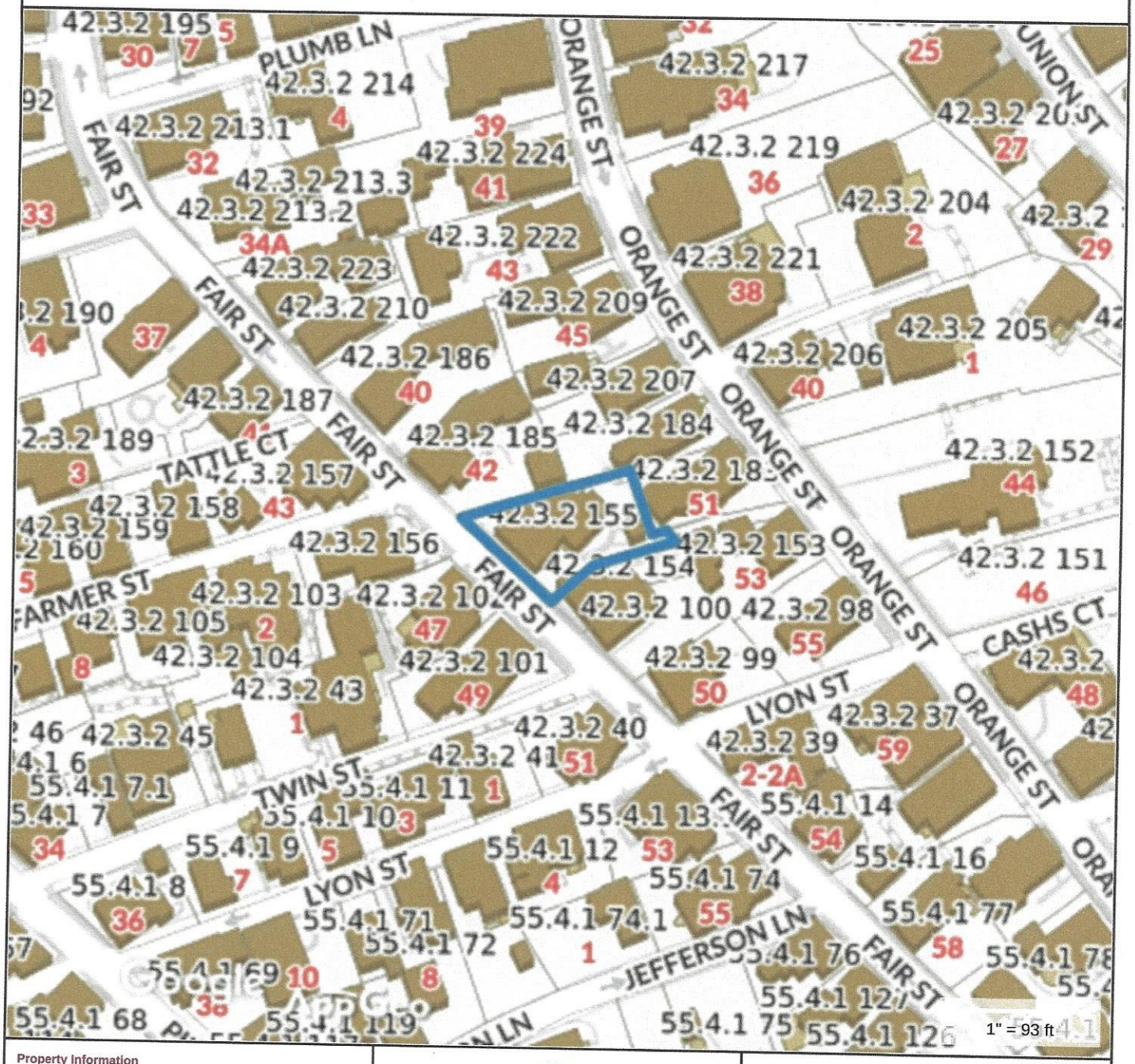
Voting	Pohl, Coombs, Camp, Oliver, Welch
Alternates	
Recused	
Documentation	Landscape design plans, site plan, photos, and advisory comments.
Representing	Linda Williams
Public	
Concerns (5:55)	**Williams** – Presented project; HSAB asked the fence slope down then the gate step down rather than step the fence. There's substantial plantings along part of the front. **Backus** – Read HSAB comments: want the fence sloping with the gate squared off; have no drawings. **Welch** – A consideration is the grade behind the fence; if there's something at the bottom to hide the grade, it could all be 36". We need a drawing to indicate what will be there. The 1880 photo shows a small return that gives a sense of entry. **Coombs** – Thinks we should view this. The fencing along the whole front will not be returned; asked why. **Camp** – The step effect would be too busy; likes the idea of building the grade so the fence is straight and likes Mr. Welch's idea of breaking the sloping grade. **Oliver** – She's okay with the fence, the question is how it will look in there with the rising grade. **Pohl** – The historic photos showed a fence that was level on the top and bottom; it was effective because of the small amount of retainage. It would be good to have a level line from the highest grade to the fence location.
Motion	**Motion to View and hold for further information. (Camp)**
Roll-call Vote	Carried 5-0//Oliver, Coombs, Welch, Camp, and Pohl aye — Certificate #

5. NHA **06-1265**	15 Broad Street	Hardscape	42.4.2-61	Linda Williams

Voting	Pohl, Coombs, Camp, Oliver, Welch
Alternates	
Recused	
Documentation	Landscape design plans, site plan, photos, and advisory comments.
Representing	Linda Williams
Public	
Concerns (6:11)	**Williams** – Presented project; want it to look like a "dock" about 4" out of the ground **Welch** – The complaint about diagonal lattice is that it's usually flimsy. **Camp** – The deck design feels choppy for kids; everything should be kept at grade or the whole length of the building. Not a big fan of the lighthouse Disney-world effect; it should go away at the end of the season. **Oliver** – We need to know what the plans for the deck are. A patio is a better option. **Coombs** – there is no availability for children in wheelchairs; agrees with Ms. Camp about it being at ground level. Thinks it should be no wider than the inside the windows. **Oliver** – Would like something more detailed at least on the site plan since there is no drawing. Agrees a flush deck would be okay.
Motion	**Motion to Hold for revisions. (Coombs)**
Roll-call Vote	Carried 5-0//O, Ca, W, Co, P-aye — Certificate #

6. NIR, LLC **06-1267**	29 Broad Street	Railing change	42.4.2-38	Linda Williams

Voting	Pohl, Coombs, Camp, Oliver, Welch
Alternates	
Recused	
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.
Representing	Linda Williams
Public	
Concerns (6:24)	**Williams** – Presented project; on the 2nd-floor metal covered with vinyl. HSAB suggested along Centre Street to duplicate the rear fire escape railing and to be painted brick red; the white railing replaced a previous white railing. **Oliver** – Doesn't see why it can't just be a fire escape. They didn't apply for the 100 feet of vinyl covered metal railing. **Coombs** – It won't take long for people to figure out it is vinyl applied to the back of the historic building. The black fire escape melds in; not concerned what it will cost to replace that rear railing. The rear will be visible from Centre Street. **Welch** – He'd like to view with the color change in mind. **Camp** – The real problem is visibility of the white railing from Ash Street. She too would like to view. **Pohl** – He'd like to view it with a portion spray-painted rust red like on Centre Street.
Motion	**Motion to View with a portion painted grey and brick red matching the metal fire escape and revisions. (Coombs)**
Roll-call Vote	Carried 5-0//Welch, Camp, Oliver, Coombs, and Pohl-aye — Certificate #



Property Information

Property ID	42.3.2 155
Location	44 FAIR ST
Owner	L TEAL SZIKLAS COLLITON TR ETAL

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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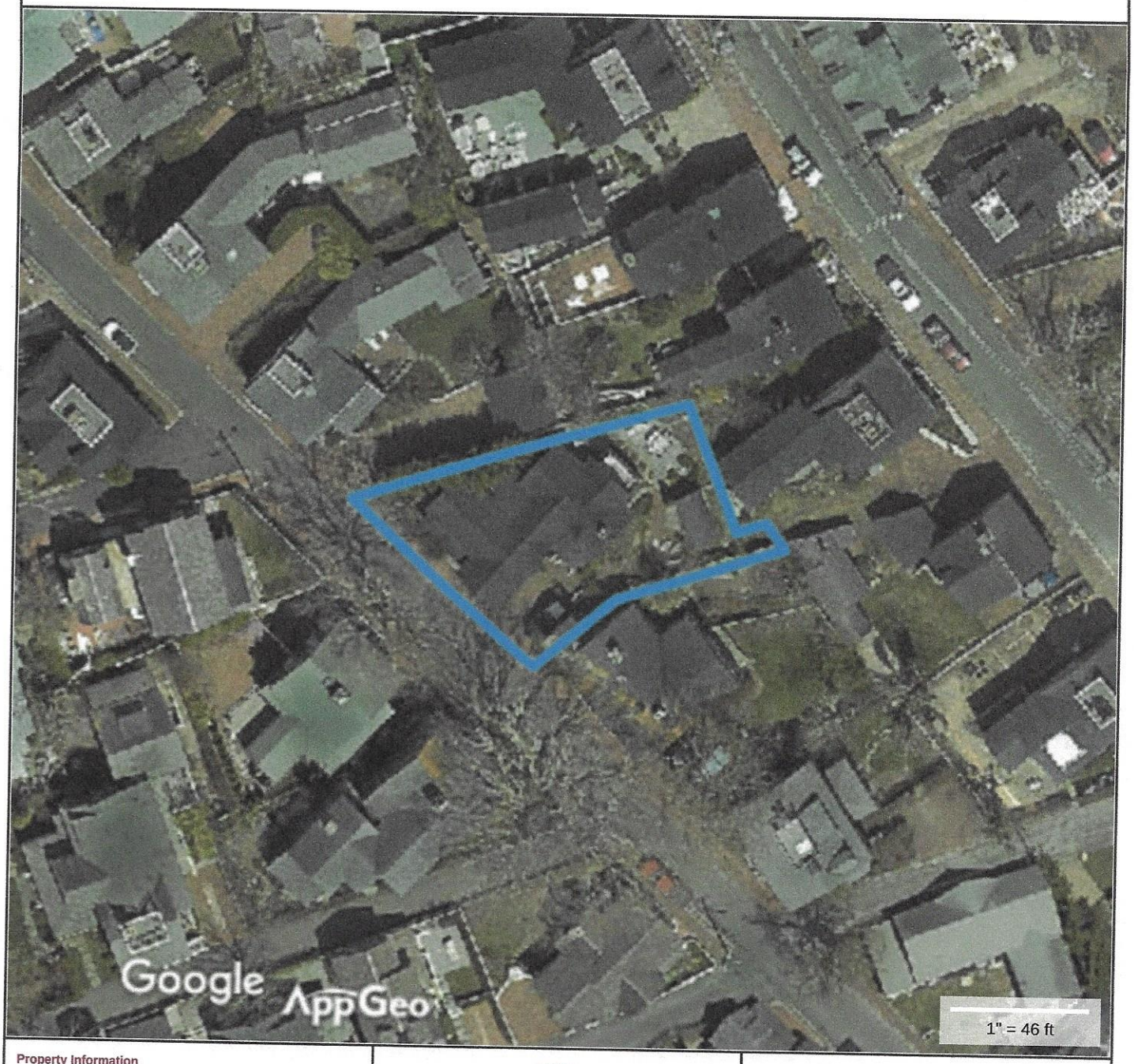
Geometry updated 11/13/2018
Data updated 11/19/2018



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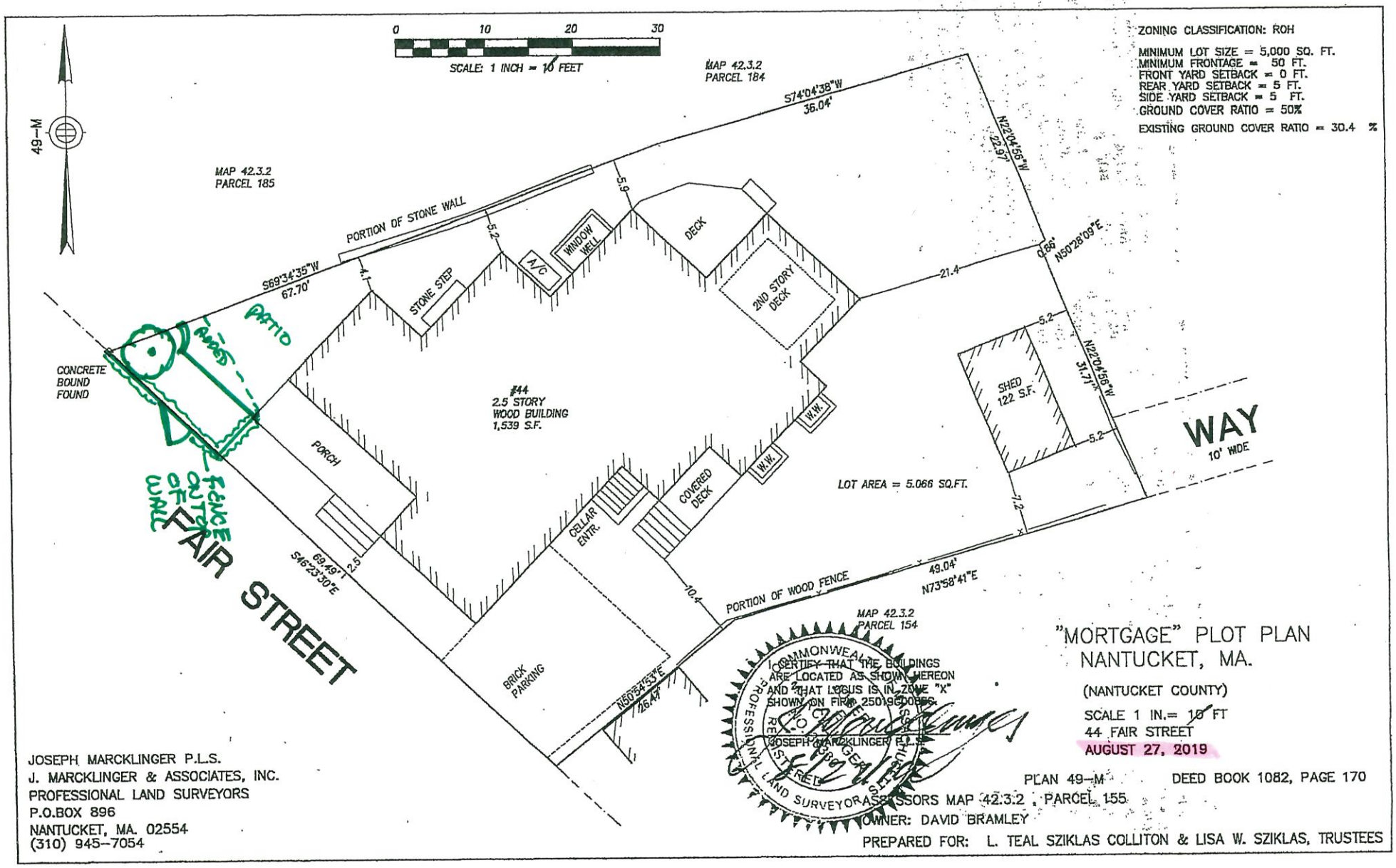

ZONING CLASSIFICATION: ROH

MINIMUM LOT SIZE = 5,000 SQ. FT.
MINIMUM FRONTAGE = 50 FT.
FRONT YARD SETBACK = 0 FT.
REAR YARD SETBACK = 5 FT.
SIDE YARD SETBACK = 5 FT.
GROUND COVER RATIO = 50%
EXISTING GROUND COVER RATIO = 30.4 %

"MORTGAGE" PLOT PLAN
NANTUCKET, MA.

(NANTUCKET COUNTY)

SCALE 1 IN.= 10 FT
44 FAIR STREET
AUGUST 27, 2019

PLAN 49-M DEED BOOK 1082, PAGE 170

ASSESSORS MAP 42.3.2 , PARCEL 155
OWNER: DAVID BRAMLEY
PREPARED FOR: L. TEAL SZIKLAS COLLITON & LISA W. SZIKLAS, TRUSTEES

JOSEPH MARCKLINGER P.L.S.
J. MARCKLINGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
P.O.BOX 896
NANTUCKET, MA. 02554
(310) 945-7054

SOUTH ELEVATION

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

MSK
3/24/00

44 FAIR STREET – FENCE/GATE/WALL/PATIO – WHITE LINE IS TOP OF FENCE LEVELED – GATE MARKED WITH AN "X" – BLUE LINE IS THE RETAINING WALL HEIGHT ZERO TO @18" – WALL DIES OUT AT THE RED "X" WHERE THE FENCE HEIGHT IS 36" ON GRADE

THE FENCE IS 28" HIGH AT THE END BY THE RETAINING WALL

RETURN TO THE PORCH

THE PATIO SQUARED OFF AND THE GRADE WILL BE BROUGHT UP TO MATCH IT FLUSH AFTER RETAINING WALL INSTALLED UNDER THE NEW FENCE

RETAINING WALL AT IMMEDIATE NEIGHBOR'S DUPLEX AT 46/48 FAIR STREET – SIMILAR COLONIAL FIELD STONE TO BE USED ON LOCUS – APPROXIMATELY SAME HEIGHT OF WALL

28 PINE STREET EXAMPLE