

1. No Meeting Agenda

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

1.1. Viewpack

Documents:

10 DELANEY RD LOT C - NEW DWELLING.PDF
17 LINCOLN AVENUE - MOVE BLD AND MODIFY.PDF
17 LINCOLN AVENUE - POOL W AUTO COVER.PDF
38 BURNELL ST - PERGOLA AND SOLAR PANELS.PDF
66 HULBERT AVE - MOVE DWELLING ONTO LOT FROM 60 WALSH.PDF
66 HULBERT AVE - MOVE GARAGE ON LOT.PDF
69 CLIFF RD- REV 2020-05-0956.PDF
83 EEL POINT ROAD - SOLAR PANELS.PDF
278 POLPIS ROAD - NEW DWELLING.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°: 41 PARCEL N°: 120
Street & Number of Proposed Work: 10 Delaney Rd Lot C
Owner of record: ARI Real Estate LLC
Mailing Address: 17 Smith's Point
Manchester MA 01944
Contact Phone #: 6089544531 E-mail: john@ampe@yahoo.com

AGENT INFORMATION (If applicable)

Name: _____
Mailing Address: _____
Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: \$ _____
Must be acted on by: _____
Extended to: _____
Approved: _____ Disapproved: _____
Chairman: _____
Member: _____
Member: _____
Member: _____
Member: _____
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: 66' Sq. Footage 1st floor: 1761 SF Decks/Patio: Size: 22'x7' 1st floor 2nd floor
Width: 46'-6" Sq. Footage 2nd floor: 1339 SF Size: 31'x9'-4" 1st floor 2nd floor
Sq. Footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0
Height of ridge above final finish grade: North 19' South 26'-6" East 26'-6" West 25'

Additional Remarks

REVISIONS:

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8' Block Block Parged Brick (type) _____ Poured Concrete Piers
Masonry Chimney: Block Parged Brick (type) _____ Other _____
Roof Pitch: Main Mass 9/12 Secondary Mass 9/12 Dormer 6/12 Other 6 1/2 / 12
Roofing material: Asphalt 3-Tab Architectural
 Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

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

Gutters: Wood Aluminum Copper Leaders (material) _____

Leaders (material and size): COPPER 2"Ø

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

Trim: A. Wood Pine Redwood Cedar Other _____

B. Treatment Paint Natural to weather Other _____

C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 1x4 Corner boards 5/4x6 Frieze 1x6

Window Casing 5/4x4 Door Frame _____ Columns/Posts: Round _____ Square 8"

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways shell Walkways brick Walls _____

* Note: Complete door and window schedules are required.

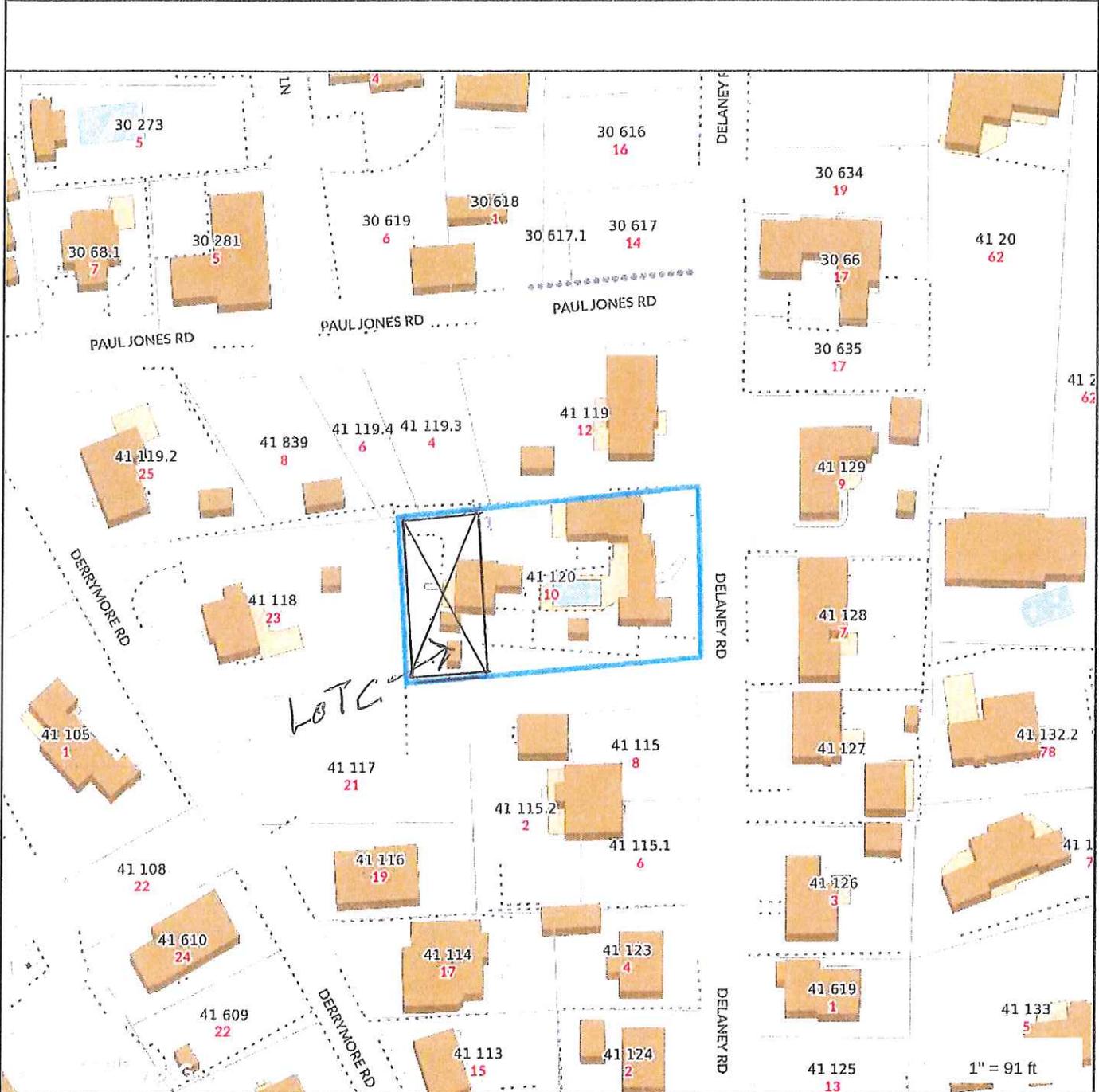
COLORS

Sidewall w. cedar nat'l Clapboard (if applicable) _____ Roof powder wood
Trim white paint Sash white Doors _____
Deck mahogany Foundation concrete 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 of the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/20/20 Signature of owner of record _____ Signed under penalties of perjury



LOT 10

Property Information
 Property ID 41 120
 Location 10 DELANEY RD
 Owner ARI REAL ESTATE LLC



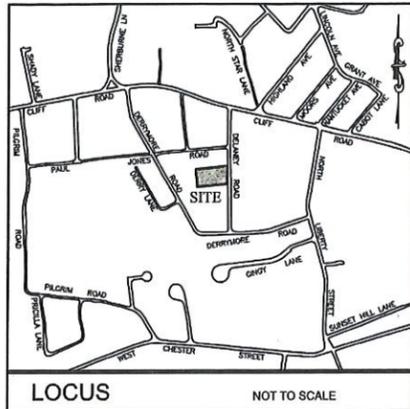
**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

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

1" = 91 ft

0E'9b1E1



LOCUS NOT TO SCALE

LEGEND

- CONCRETE BOUND TO BE SET
- CONCRETE BOUND (FOUND)
- x FENCE

CURRENT OWNER & APPLICANT

ARI REAL ESTATE, LLC.
17 SMITHS POINT ROAD
MANCHESTER, MA 01944

TITLE REFERENCE:

L.C. CERT. #27259
PLAN REFERENCES:
L.C. PLAN #13199-M (LOT 28)
L.C. PLAN #13199-25 (PARCELS B & C)

SITE LOCATION:

10 DELANEY ROAD
NANTUCKET, MA

ASSESSORS REFERENCE:

MAP 41, PARCEL 120

ZONING REQUIREMENTS				
	REQUIRED	PROVIDED		
		LOT 1	LOT 2	LOT 3
LOT AREA	5,000 S.F.	7,249 S.F.	7,251 S.F.	7,270 S.F.
LOT FRONTAGE	50 FT.	63.21 FT.	63.20 FT.	62.09 FT.
FRONT YARD SETBACK	10 FT.	36.94 FT.	-	-
REAR YARD SETBACK	5 FT.	7.86 FT.	-	-
SIDE YARD SETBACK	5 FT.	6.96 FT.	-	-
MAX. GROUND COVER RATIO	30 %	21.9 %	-	-
REGULARITY FACTOR "R"	≥0.55	0.91	0.91	0.91

REGULARITY FACTOR CALCULATIONS INCLUDE ENTIRE AREA AND PERIMETER.

OVERLAY DISTRICT APPLICABILITY

TOWN	YES
TOWN SEWER	YES

GENERAL NOTES:

- THIS PLAN REPRESENTS A SUBDIVISION OF MAP 41, PARCEL 120 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE TOWN OF NANTUCKET.
- THIS PLAN REPRESENTS A SUBDIVISION OF LOT 28 ON LAND COURT PLAN 13199-M AND PARCELS B AND C SHOWN ON PLAN NO. 13199-25.
- THE SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 250230 0086 G (EFFECTIVE DATE JUNE 9, 2014).
- THIS PLAN AND THE ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

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

13199-30

LAND COURT

SEP 08 2020

FILED

LOTS 129, 130 + 131

11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SDE-LEDC.COM

NOTE:

- CONCRETE BOUNDS AND OR PROPERTY MARKERS ARE TO BE SET FOLLOWING CONSTRUCTION OF THE ROADWAY PER PLANNING BOARD REQUIREMENTS.
- ALL EASEMENT SHOWN ARE PROPOSED.

SEE ADDITIONS OR CHANGES
RE: TOWN CLERK CERTIFICATION
ON 09-21-20 LETTER
IN ENGINEERING FILES
FILED ON 9-8-20 JAV

SEE ADDITIONS OR CHANGES
RE: CERTIFICATE OF NO CHANGE
ON DATE 9-3-20 LETTER
IN ENGINEERING FILES
FILED ON 9-8-20 JAV

NO.	DATE	DESCRIPTION
1.	11/25/19	REVISED PER PEER REVIEW COMMENTS
2.	1/29/20	REVISED PER FIRE DEPARTMENT COMMENTS

PLAN REVISIONS

DATE: JULY 16, 2018

DRAWN BY: AME/SKD DESIGN BY: AME CHECK BY: DCM/JEM

PROJECT NO. 16111

ISSUED FOR:

APPROVAL



SEP. 3, 2020
CERTIFICATE OF NO CHANGE
THE UNDERSIGNED, BEING THE CLERK OF THE ABOVE-MENTIONED CITY/TOWN, HEREBY CERTIFY THAT THE APPROVAL OF THIS PLAN HAS NOT BEEN MODIFIED, AMENDED OR RESCINDED, NOR THE PLAN CHANGED
NANCY HOLMES, TOWN CLERK

I CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE MONUMENTS CONTROLLING PRIOR PLANS ARE IN THE GROUND AS SHOWN AND DESCRIBED HEREON. I FURTHER CERTIFY THAT ANY ADDITIONAL MONUMENTS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 AS OF THE DATE OF THIS SURVEY.

I FURTHER CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON OR BETWEEN 9/22/16 AND 7/2/20.

Joseph Marcklinger 7/2/20 DATE
PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE NANTUCKET PLANNING BOARD WAS RECEIVED AND RECORDED NOVEMBER 5, 2018 AT THIS OFFICE, AND AN APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE. THE APPEAL WAS DISMISSED APRIL 25, 2019.

NANCY HOLMES 8-26-20
TOWN CLERK, NANTUCKET, MA DATE

NANTUCKET PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

APPROVED (DATE): SEPTEMBER 10, 2018
ENDORSED (DATE): DECEMBER 9, 2019
P.B. FILE NUMBER: 8254

Joseph Marcklinger
Professional Land Surveyor

DEFINITIVE SUBDIVISION PLAN
RELiance WAY SUBDIVISION

10 DELANEY ROAD
ASSESSOR'S MAP 41, PARCELS 120
NANTUCKET, MASSACHUSETTS

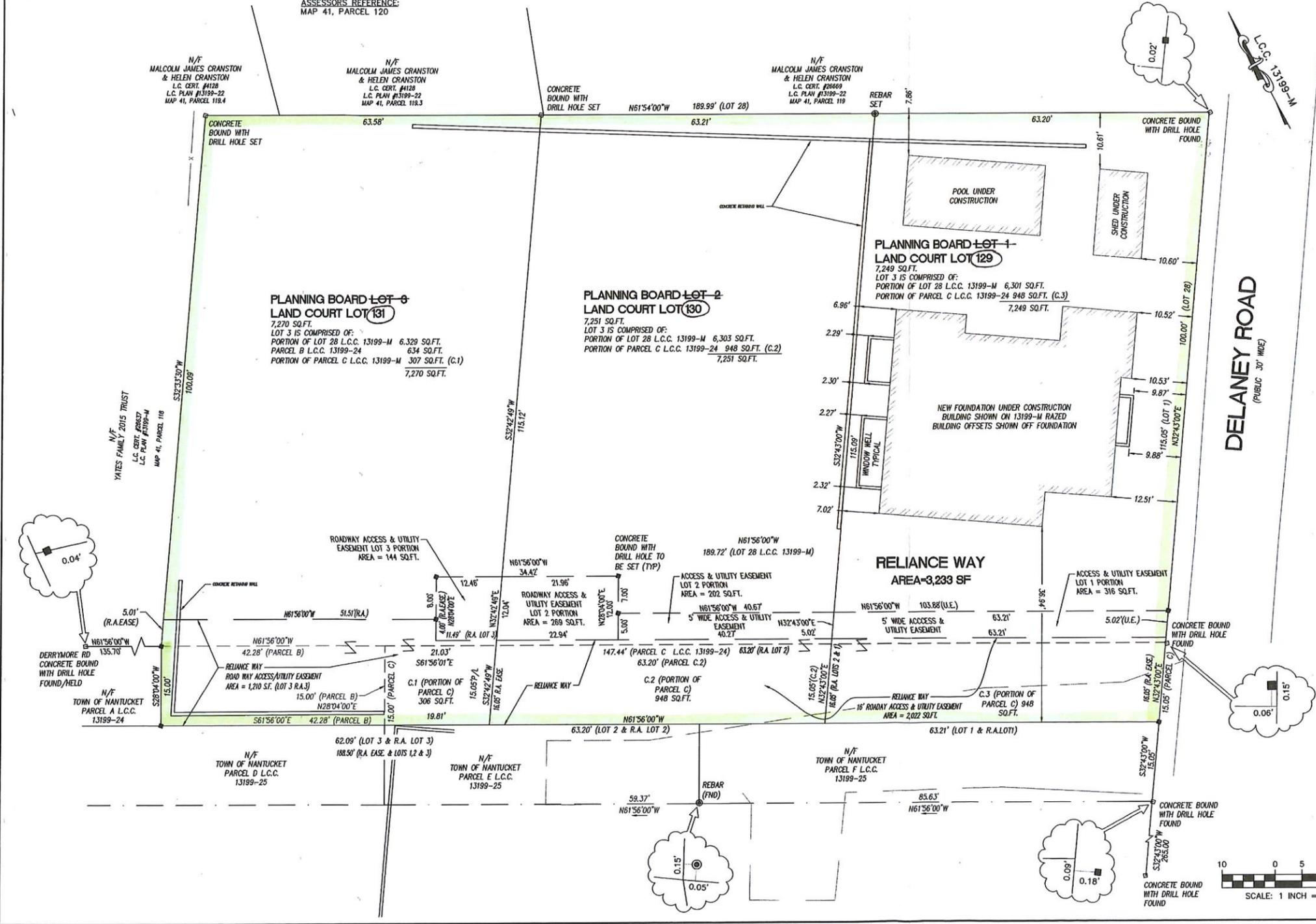
PREPARED FOR ARI REAL ESTATE, LLC.

DRAWING TITLE: LOTTING PLAN

SCALE: 1"=10'
SHEET NO.

2 OF 4

13199-30



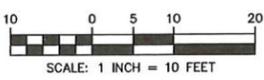
DELANEY ROAD (PUBLIC 30' WIDE)

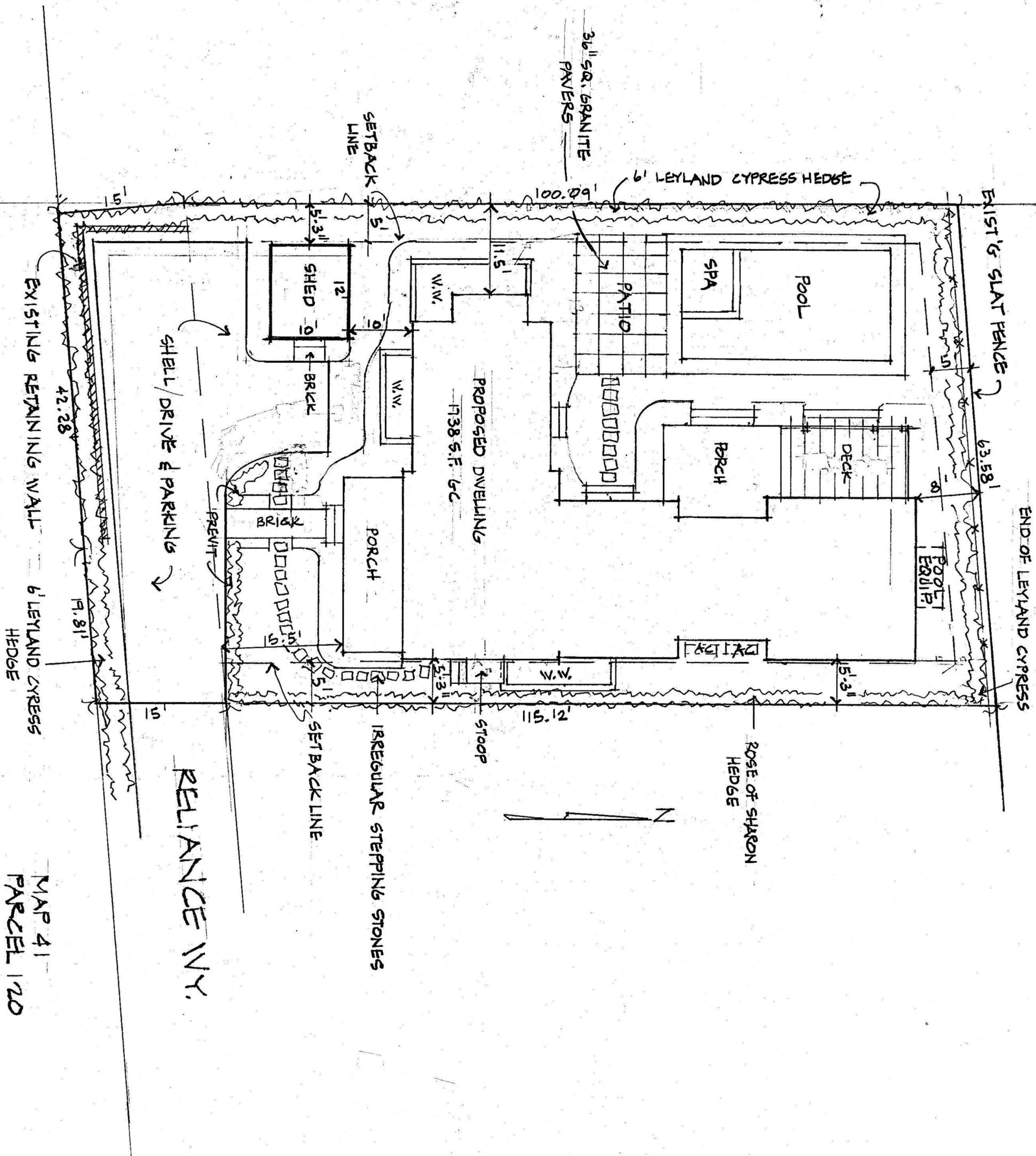
RELiance WAY AREA=3,233 SF

CONCRETE BOUND WITH DRILL HOLE FOUND

CONCRETE BOUND WITH DRILL HOLE FOUND

CONCRETE BOUND WITH DRILL HOLE FOUND





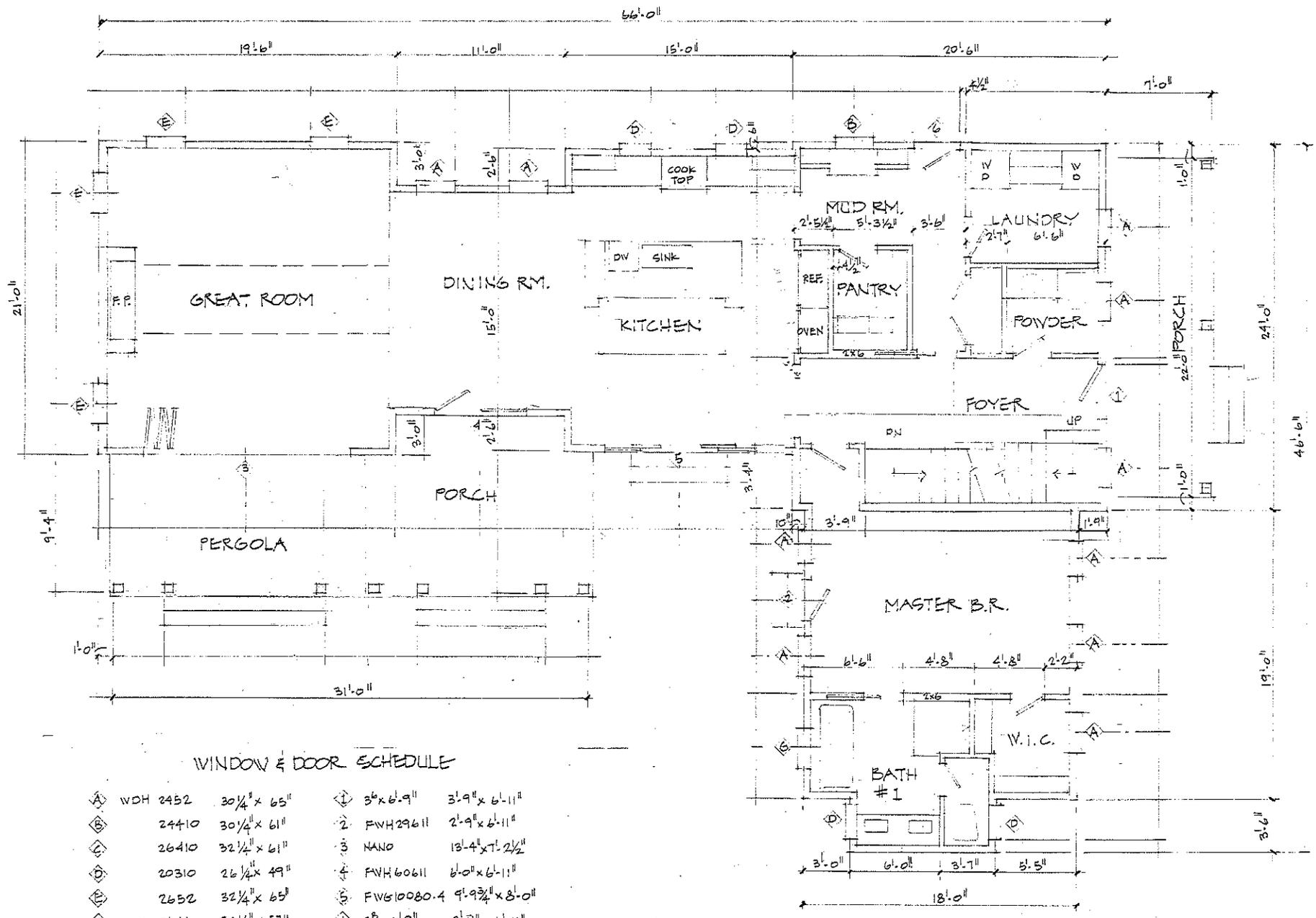
SITE PLAN LOT C

1" = 10'

MAP 41
PARCEL 120

RELIANCE NY.

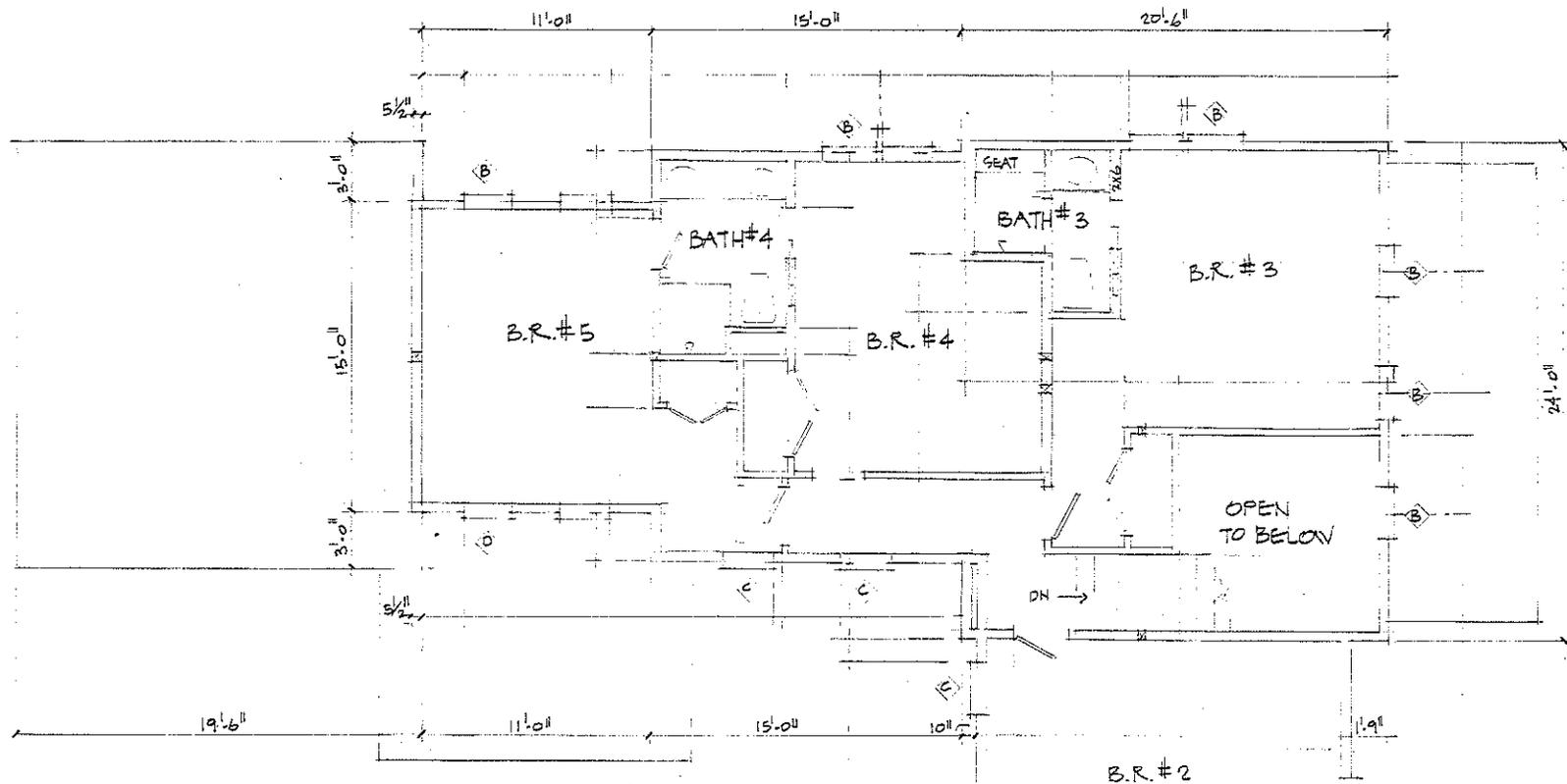
3100 10/21
 3100 10/21
 3100 10/21



WINDOW & DOOR SCHEDULE

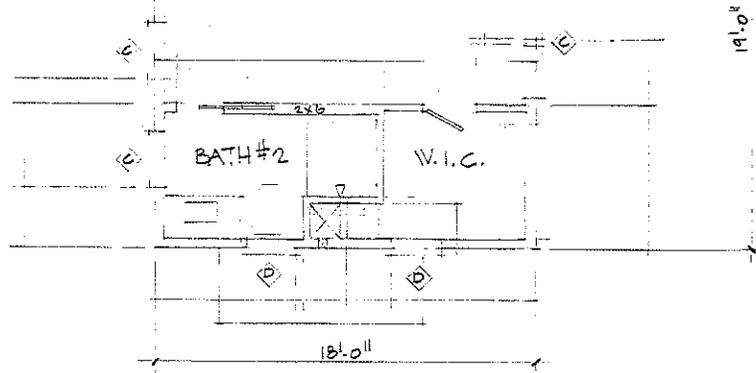
①	VDH 2452	30 1/4" x 65"	①	3'6" x 6'-9"	3'-9" x 6'-11"
②	24410	30 1/4" x 61"	②	FWH 29611	2'-9" x 6'-11"
③	26410	32 1/4" x 61"	③	NANO	13'-4" x 7'-2 1/2"
④	20310	26 1/4" x 49"	④	FWH 60611	6'-0" x 6'-11"
⑤	2652	32 1/4" x 65"	⑤	FW610080-4	9'-9 3/4" x 8'-0"
⑥	VDH 2646	32 1/4" x 51"	⑥	2'0" x 6'-9"	2'-7" x 6'-11"

FIRST FLOOR PLAN



WINDOW & DOOR SCHEDULE

Ⓐ	WDH 2452	30 1/4" x 65"	Ⓐ	36 x 6'-9"	3'-9" x 6'-11"
Ⓑ	24410	30 1/4" x 61"	Ⓑ	FWH 29611	2'-9" x 6'-11"
Ⓒ	26410	32 1/4" x 61"	Ⓒ	HANO	13'-4" x T' 2 1/2"
Ⓓ	20310	26 1/4" x 49"	Ⓓ	FWH 60611	6'-0" x 6'-11"
Ⓔ	2652	32 1/4" x 65"	Ⓔ	FWH 10080-4	9'-9 3/4" x 8'-0"
Ⓕ	WDH 2646	32 1/4" x 57"	Ⓕ	28 x 6'-9"	2'-7" x 6'-11"

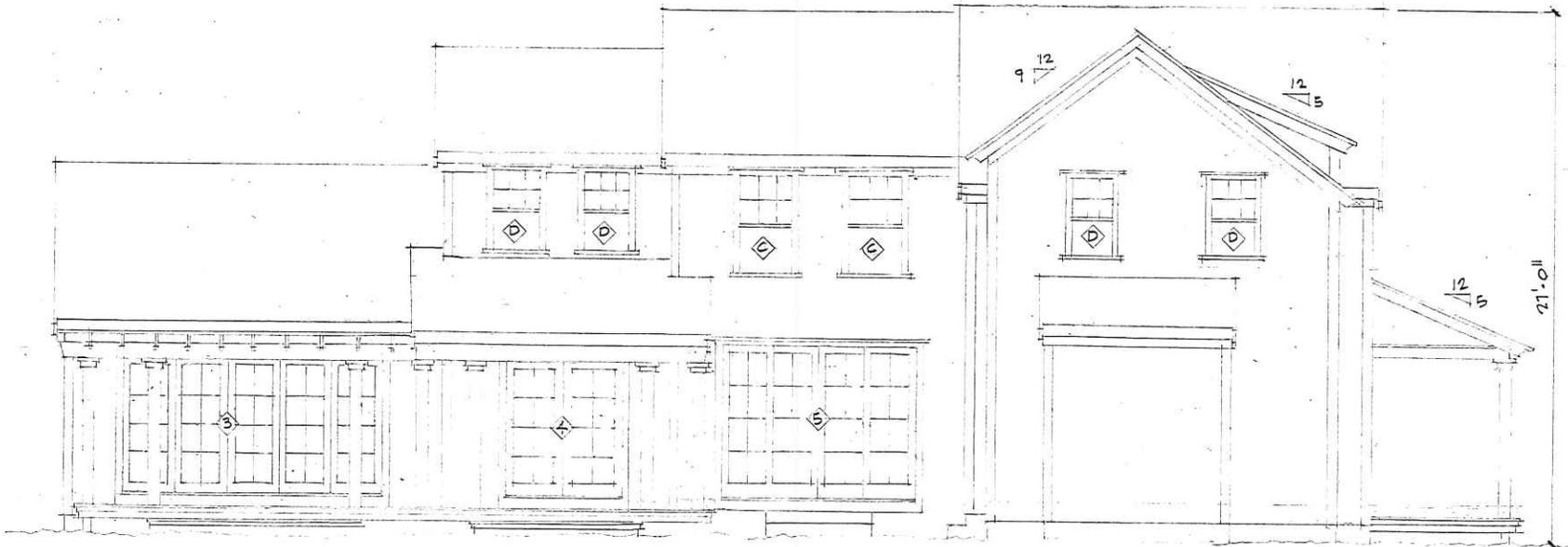


SECOND FLOOR PLAN

RECEIVED
SEP 03 2020
By



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

By
RECEIVED
SEP 03 2020

Cathy Flynn

From: John Lampe <johndlampe@yahoo.com>
Sent: Friday, September 11, 2020 1:34 PM
To: Cathy Flynn
Subject: Lot C Reliance Way HDC Application

Cathy here are some photos for reference to the neighborhood of lot C reliance way

Sent from my iPhone

Begin forwarded message:

From: Tracy Cullinane <tracy@greatpointproperties.com>
Date: September 11, 2020 at 10:40:42 AM EDT
To: John Lampe <johndlampe@yahoo.com>
Subject: Pics 3

The new build on Derrymore and then 1 and 3 Paul Jones Road.









Tracy Cullinane
Great Point Properties
Cell, 508-965-8656
Sent from my iPhone, please excuse any typos and weird autocorrects !

This email was scanned by Bitdefender

Cathy Flynn

From: John Lampe <johndlampe@yahoo.com>
Sent: Friday, September 11, 2020 1:36 PM
To: Cathy Flynn
Subject: Lot C reliance way HDC application

Hi Cathy - additional photos of homes in the neighborhood of lot C reliance way
Sent from my iPhone

Begin forwarded message:

From: Tracy Cullinane <tracy@greatpointproperties.com>
Date: September 11, 2020 at 10:40:03 AM EDT
To: John Lampe <johndlampe@yahoo.com>
Subject: Pics 2

14 and 16 Delaney





Tracy Cullinane
Great Point Properties
Cell, 508-965-8656
Sent from my iPhone, please excuse any typos and weird autocorrects !

This email was scanned by Bitdefender

Cathy Flynn

From: John Lampe <johndlampe@yahoo.com>
Sent: Friday, September 11, 2020 1:38 PM
To: Cathy Flynn
Subject: Lot C reliance way HDC application

Hi Cathy- The last of additional photos of homes in the neighborhood of lot C reliance way
Sent from my iPhone

Begin forwarded message:

From: Tracy Cullinane <tracy@greatpointproperties.com>
Date: September 11, 2020 at 10:39:31 AM EDT
To: John Lampe <johndlampe@yahoo.com>
Subject: Pics

4 and 6 Delaney and then the one on Lightship Lane







Tracy Cullinane
Great Point Properties
Cell, 508-965-8656
Sent from my iPhone, please excuse any typos and weird autocorrects !

This email was scanned by Bitdefender

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°: 30 PARCEL N°: 118
 Street & Number of Proposed Work: 17 Lincoln Avenue
 Owner of record: 3 Kings Way LLC % Norbert + Ann Donnelly
 Mailing Address: 471 Webbs Cove
Ospny, FL 34229
 Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl
 Mailing Address: 11 Old South Road
Nantucket, MA 02554
 Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: \$ _____
 Must be acted on by: _____
 Extended to: _____
 Approved: _____ Disapproved: _____
 Chairman: _____
 Member: _____
 Member: _____
 Member: _____
 Member: _____
 Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

New Dwelling Addition Garage Driveway/Apron Commercial Historical Renovation Deck/Patio Steps Shed
 Color Change Fence Gate Hardscaping Move Building Demolition Revisions to previous Cert. No. _____
 Pool (Zoning District _____) Roof Other Alteration
 Size of Structure or Addition: Length: 72'-9" Sq. Footage 1st floor: 3102 Decks/Patio: Size: 15'-6" x 7'-0" @ 1st floor
 Width: 85'-6" Sq. footage 2nd floor: 2762 Size: 10'-2" x 8'-0" @ 1st floor
 Sq. footage 3rd floor: _____ Size: 5'-6" x 3'-6" @ 1st floor

Difference between existing grade and proposed finish grade: North +2' ± South N/C East 0-+2' West 0-+2'
 Height of ridge above final finish grade: North 30'-0" ± South 28'-4" ± East 28'-11" ± West 28'-11" ±

Additional Remarks

Historic Name: _____ REVISIONS* 1. East Elevation Revise First floor Fenestration. Rebuild first floor porches, Revise Entry Porch + Dormer Above
 Original Date: _____ (describe) 2. South Elevation Revise Columns. Add Shutters to Main Mass
 Original Builder: _____ 3. West Elevation First floor windows.
 Is there an HDC survey form for this building attached? Yes N/A 4. North Elevation Move forward 18.72' on lot toward Lincoln Ave
 *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" Block Block Parged Brick (type) _____ Poured Concrete Piers
 Masonry Chimney: Block Parged Brick (type) existing Other _____
 Roof Pitch: Main Mass 6/12 / 1/18 Secondary Mass 6/12 Dormer 6/12 Other 11/12
 Roofing material: Asphalt: 3-Tab Architectural
 Wood (Type: Red Cedar, White Cedar, Shakes, etc.)
 Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
 Manufacturer _____ Rough Opening _____ Size _____ Location _____
 Gutters: Wood Aluminum Copper Leaders (material) Copper
 Leaders (material and size): Copper 2 1/2" Ø
 Sidewall: White cedar shingles Clapboard (exposure: _____ inches) Front Side
 Other _____
 Trim: A. Wood Pine Redwood Cedar Other _____
 B. Treatment Paint Natural to weather Other _____
 C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 1x6 Corner boards 5/4x6 Frieze 1x8
 Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round 10" Square 8"
 Windows*: Double Hung Casement All Wood Other _____
 True Divided Lights(muntins), single pane SDL's (Simulated Divided Lights) Manufacturer Marvin
 Doors* (type and material): TDL SDL Front Entry/Wood Rear French/Wood Side French/Wood
 Garage Door(s): Type _____ Material _____
 Hardscape materials: Driveways Shell/Exist Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

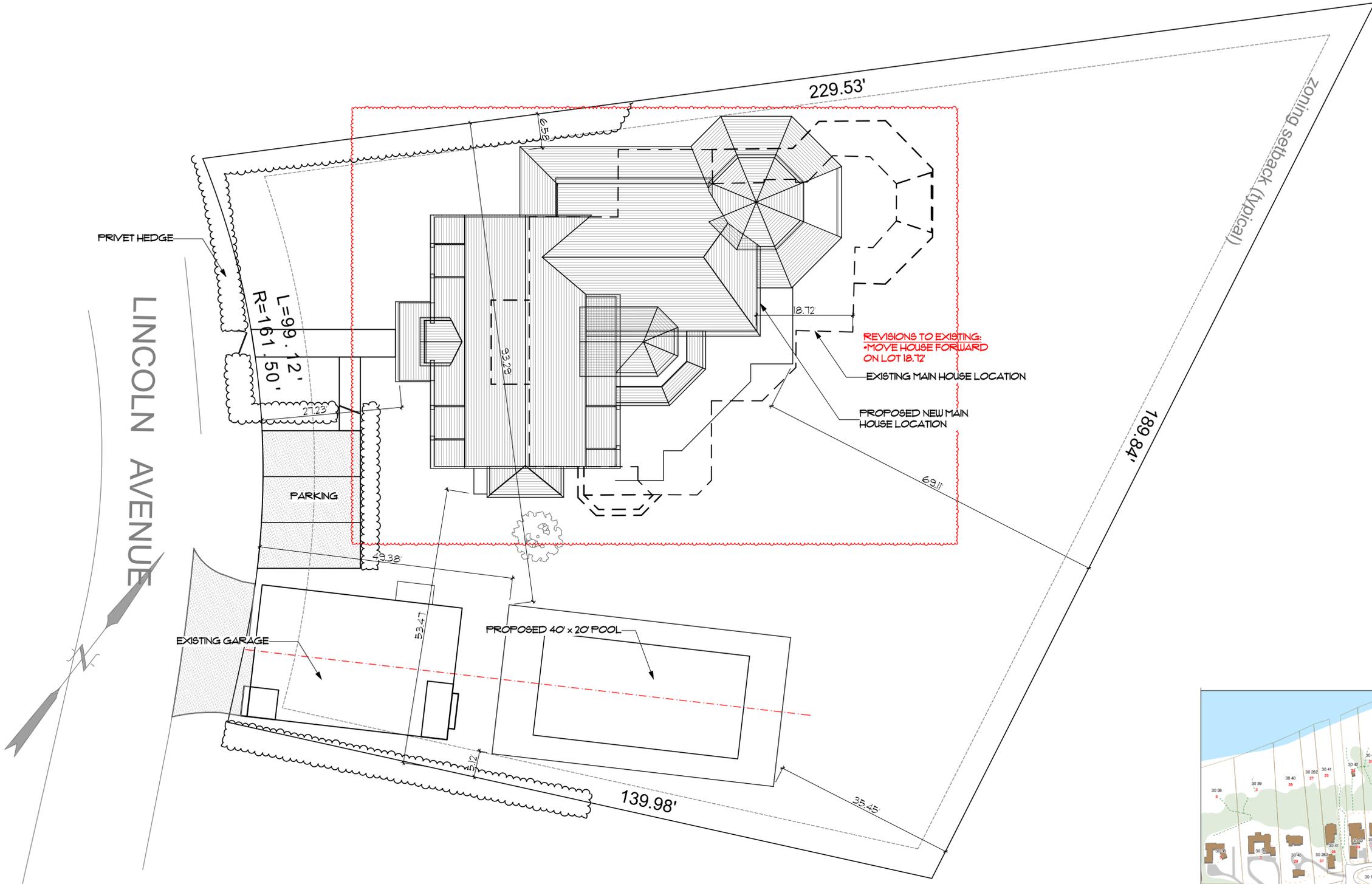
COLORS

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

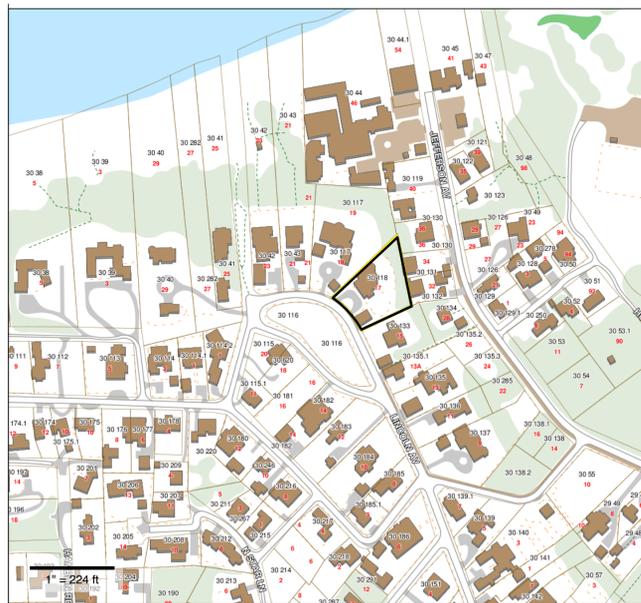
* Attach manufacturer's color samples if color is not from HDC approval list.

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

Date 8/25/20 Signature of owner of record _____ Signed under penalties of perjury



SITE PLAN
SCALE: 1" = 10'



LOCUS MAP - 17 LINCOLN AVE
SCALE: 1" = 10'

DATE	REVISIONS

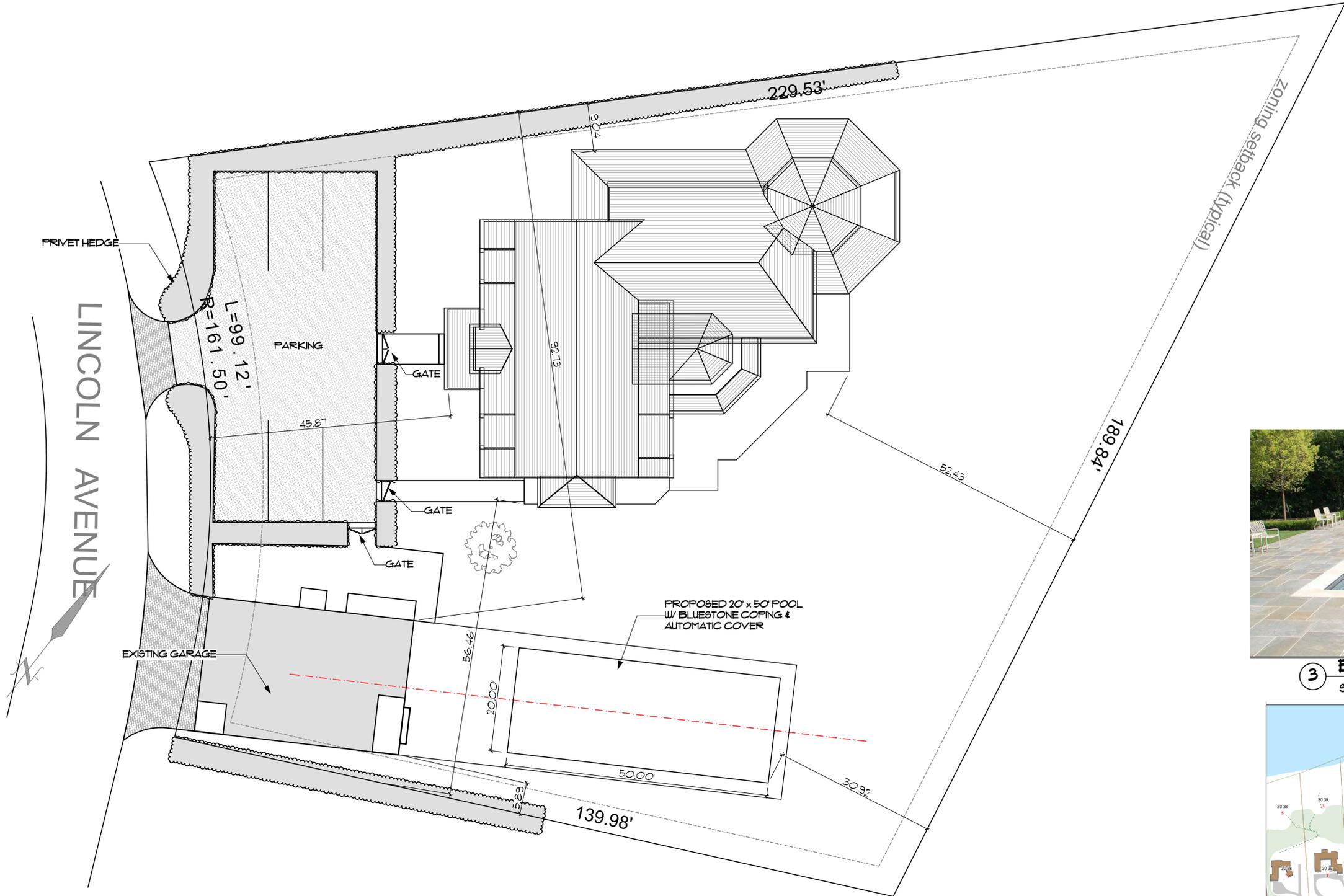
BOTTICELLI & POHL

Site Plan

Main House
17 Lincoln Ave
Nantucket, MA 02554
MAP NO: 30 ZONING INFO: R-1
PARCEL NO: 118 PROJECT NO: 53 REVISED: 8/25/20

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID #
L-1.1

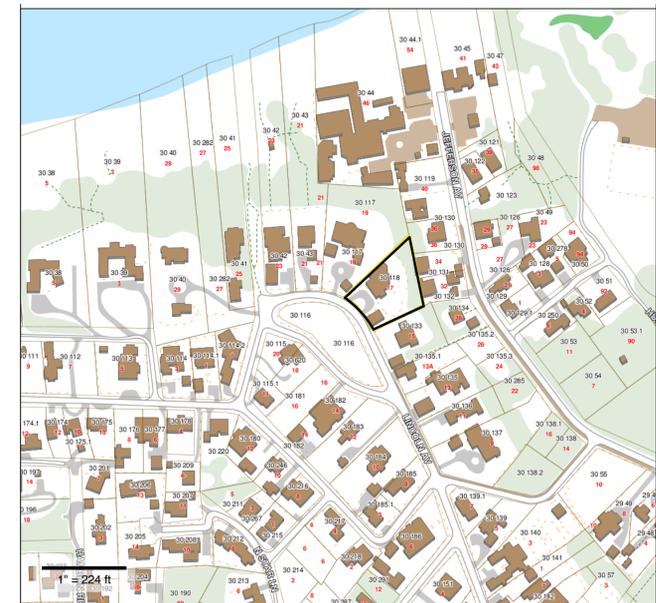


SITE PLAN
SCALE: 1" = 10'

submitted
via email
9/15/20 at
4:04 pm



3 Bluestone Coping
SCALE: 1" = 1'-0"



BOTTICELLI & POHL

DATE	REVISIONS

Site Plan

Main House
17 Lincoln Ave
Nantucket, MA 02554
MAP NO: 30 ZONING INFO: R-1
PARCEL NO: 118 PROJECT NO: 53 REVISED: 9/10/20
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ID #
L-1.1



NORTH ELEVATION - EXISTING



North Elevation

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



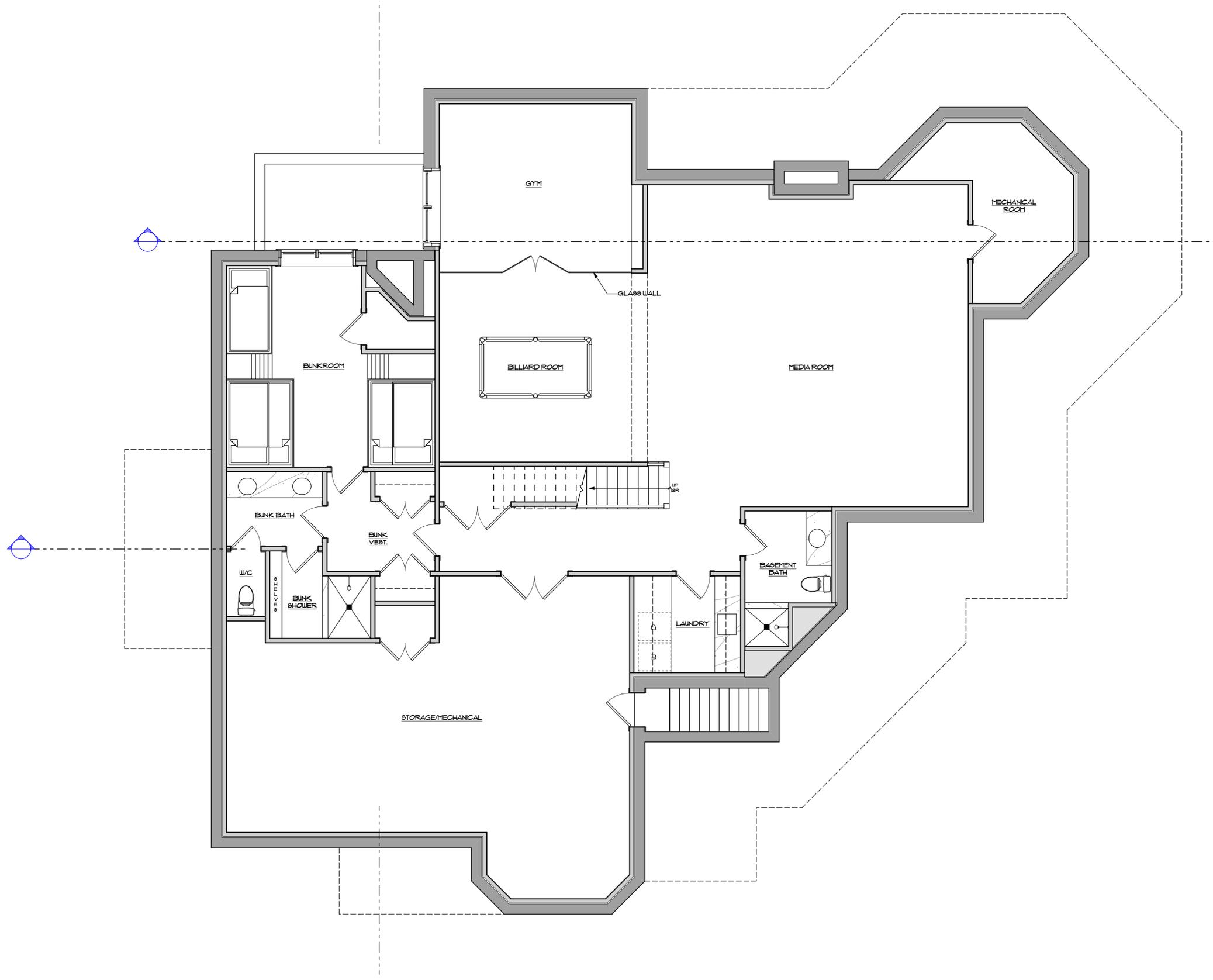
EAST ELEVATION - EXISTING



East Elevation

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

DATE	REVISIONS



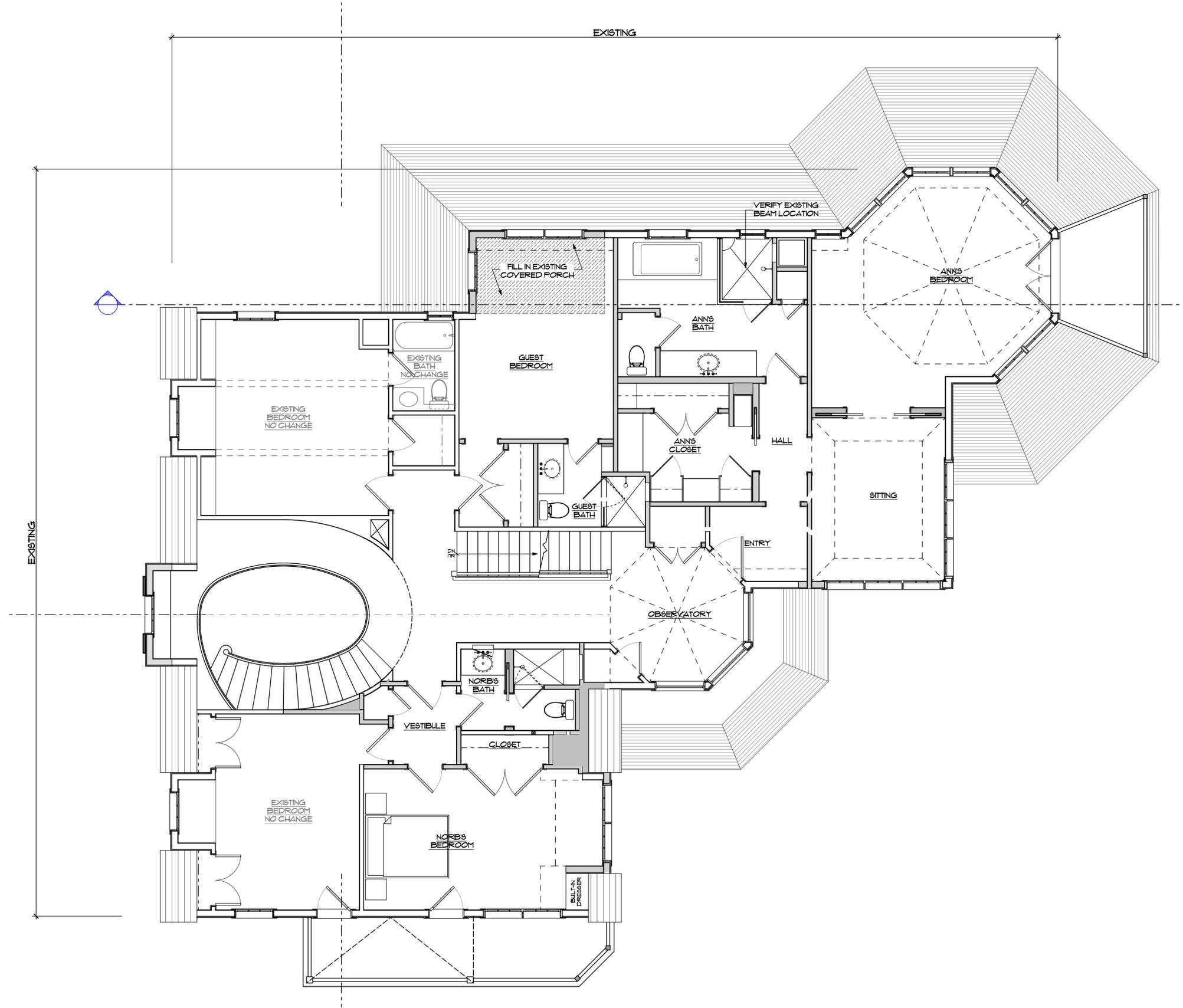
○ **Basement Plan**
SCALE: 1/4" = 1'-0"

Basement Plan

Main House
17 Lincoln Ave
Nantucket, MA 02554
MAP NO.: 30 ZONING INFO: R-1
PARCEL NO.: 118 PROJECT NO.: 53
REVISED: 8/25/20

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

DATE	REVISIONS



○ **Second Floor Plan**
SCALE: 1/4" = 1'-0"

ID #

A-1.2

Second Floor Plan

DATE	REVISIONS

Main House
17 Lincoln Ave
Nantucket, MA 02554
MAP NO: 30 ZONING INFO: R-1
PARCEL NO: 118 PROJECT NO: 53

REVISED: 8/25/20
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

BOTTICELLI & POHL

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Total Postage and Fees	\$
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To Hay L. Bernon % Bernon Family Office Street and Apt. No., or PO Box No. PO Box 70 City, State, ZIP+4® E. Greenwich, RI 02818-0070	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To Elizabeth J. Salata Etal TRS % Eleven Lincoln Ave Trust Street and Apt. No., or PO Box No. PO Box 274 City, State, ZIP+4® La Fayette Hill, PA 19444	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	





HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587

Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 17 Lincoln Avenue

Tax Map Number: 30 Parcel Number: 118

Owner of Record: 3 Kings Way LLC

Description of Proposal: Move Dwelling to new location on site.

Anticipated HDC Submission Date: August 25, 2020

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

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

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

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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

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

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

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

TOWN OF NANTUCKET
HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER... 3 Kings Way LLC % Norbert + Ann Donnelly
MAILING ADDRESS... 471 Weldos Cove Osprey FL 34229
PROPERTY LOCATION... 17 Lincoln Avenue
ASSESSORS MAP/PARCEL... 30/118
SUBMITTED BY... Botticelli + Pohl

SEE ATTACHED PAGES

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

08-17-2020

DATE

Digitally signed by Rob Ranney
DN: cn=Rob Ranney, o=Town of Nantucket,
ou=Assessor's Office,
email=rranney@nantucket-ma.gov, c=US
Date: 2020.08.17 11:16:36 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters List

MBLU	Lot	Lot Cut	Owner Full Name	Co-Owner Full Name	Address Line 1	City	State	Zip	Location
3C	11E		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	LINCOLN PK
3C	117		BERNON KAY L	C/O BERNON FAMILY OFFICE	P O BOX 70	E GREENWICH	RI	02818-0070	19 LINCOLN AV
3C	13C		GRAY LAURA & CHARLES		25 LINDEN GLEN	CANTON	MA	02021	36 JEFFERSON AV
3C	132		SALATA ELIZABETH J ETAL TRS	ELEVEN LINCOLN AVENUE TRUST	PO BOX 274	LAFAYETTE HILL	PA	19444	32 JEFFERSON AV
3C	133		AMBRECHT KENNETH C & SUSAN E		2601 N OCEAN BLVD	GULF STREAM	FL	33488	15 LINCOLN AV

Count: 5

NANTUCKET TOWN OF
16 BROAD ST
NANTUCKET, MA 02554

BERNON KAY L
C/O BERNON FAMILY OFFICE
P O BOX 70
E GREENWICH, RI 02818-0070

GRAY LAURA & CHARLES
25 LINDEN GLEN
CANTON, MA 02021

SALATA ELIZABETH J ETAL TRS
ELEVEN LINCOLN AVENUE TRUST
PO BOX 274
LAFAYETTE HILL, PA 19444

AMBRECHT KENNETH C & SUSAN B
2601 N OCEAN BLVD
GULF STREAM, FL 33483

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^o: 30 PARCEL N^o: 118
 Street & Number of Proposed Work: 17 Lincoln Avenue
 Owner of record: 3 Kings Way LLC % Norbert + Ann Donnelly
 Mailing Address: 471 Webbs Cove
Osprey, FL 34229
 Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl
 Mailing Address: 11 Old South Road
Nantucket, MA 02534
 Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: \$ _____
 Must be acted on by: _____
 Extended to: _____
 Approved: _____ Disapproved: _____
 Chairman: _____
 Member: _____
 Member: _____
 Member: _____
 Member: _____
 Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

- New Dwelling Addition Garage Driveway/Apron Commercial Historical Renovation Deck/Patio Steps Shed
 Color Change Fence Gate Hardscaping Move Building Demolition Revisions to previous Cert. No. _____
 Pool (Zoning District R1) Roof Other 40' x 20' in ground pool w/ autocover

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: _____

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ 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.

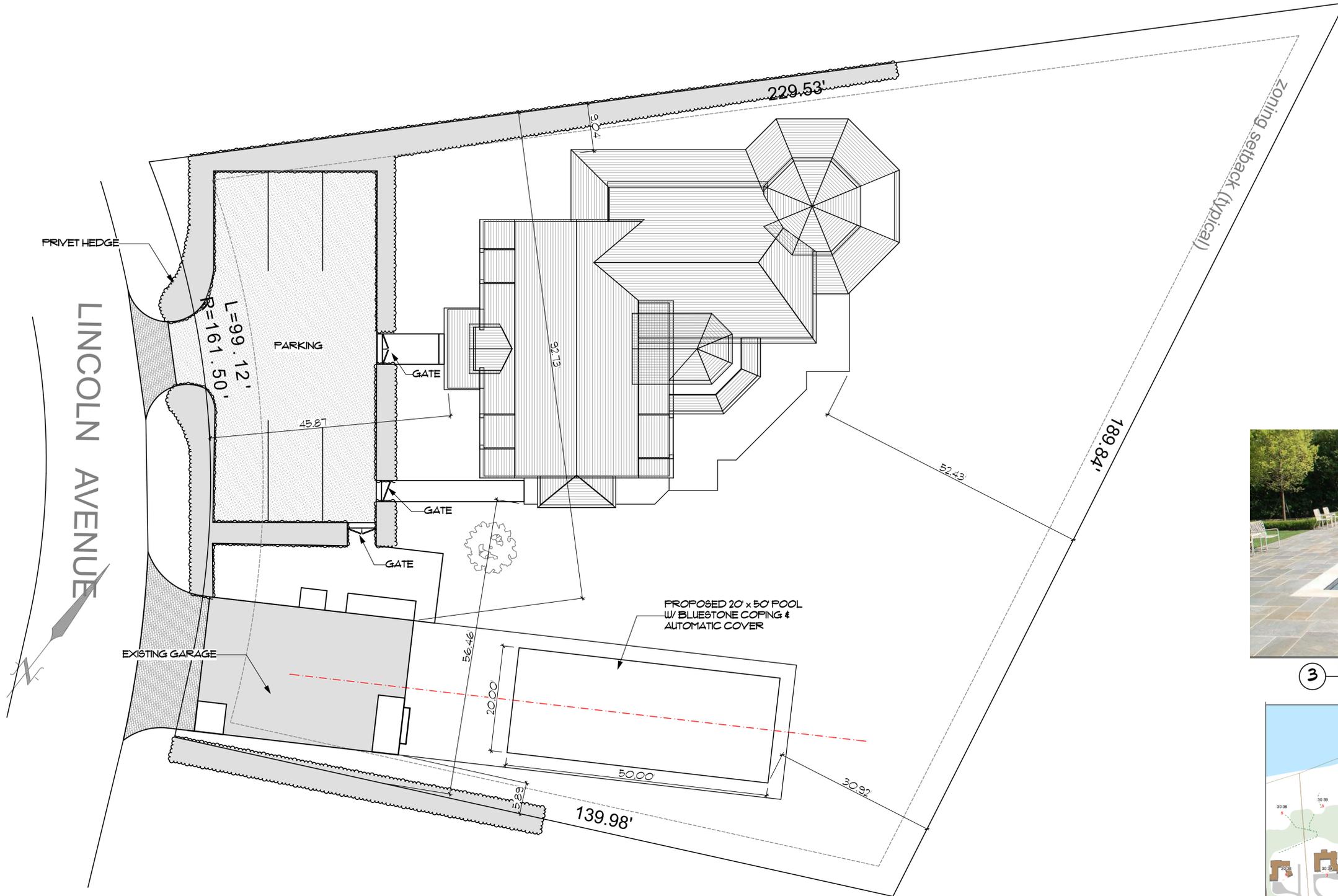
COLORS

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

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

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

Date 8/24/20 Signature of owner of record [Signature] Signed under penalties of perjury

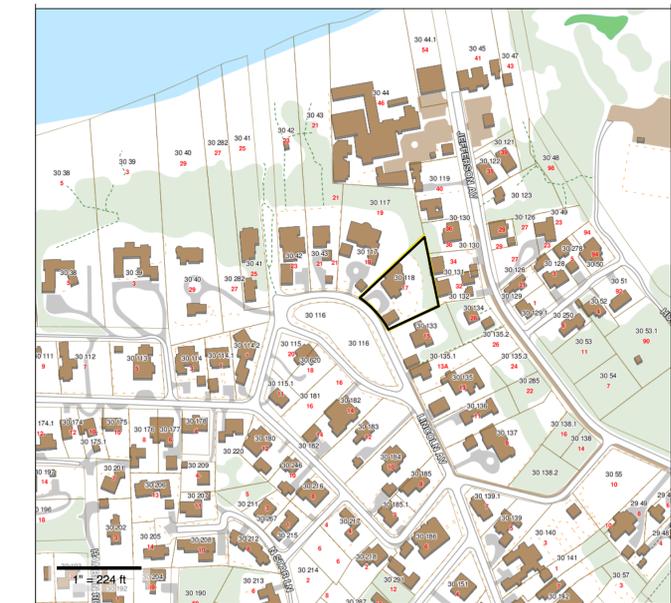


SITE PLAN
SCALE: 1" = 10'

submitted
via email
9/15/20 at
4:04 pm



3 Bluestone Coping
SCALE: 1" = 1'-0"



LOCUS MAP - 17 LINCOLN AVE.
SCALE: 1" = 1'-0"

DATE	REVISIONS

Site Plan

Main House
17 Lincoln Ave
Nantucket, MA 02554

MAP NO: 30 ZONING INFO: R-1
PARCEL NO: 118 PROJECT NO: 53 REVISED: 9/10/20
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No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID #
L-1.1

BOTTICELLI & POHL

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 73 PARCEL N°: 123
Street & Number of Proposed Work: 38 BURNELL ST
Owner of record: TIMOTHY CARRUTHERS
Mailing Address: PO BOX 7950 SCOTSET MA 02504
Contact Phone #: 781 325 0128 E-mail: TIMOTHY@CARRUTHERS.COM

AGENT INFORMATION (if applicable)

Name: ACK SMART
Mailing Address: GLOLD SOUTH RD #500 NANTUCKET MA 02554
Contact Phone #: 781 325 0128 E-mail: SOLAR@ACKSMART.COM

FOR OFFICE USE ONLY
Date application received:
Fee Paid: \$
Must be acted on by:
Extended to:
Disapproved:
Approved:
Chairman:
Member:
Member:
Member:
Member:
Member:
Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

- Checkboxes for 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, Roof, Other NEW PERGOLA + SOLAR PANELS TO GARAGE ROOF.

Size of Structure or Addition: Length, Width, Sq. Footage 1st floor, 2nd floor, 3rd floor. Decks/Patio: Size, 1st floor, 2nd floor. Difference between existing grade and proposed finish grade: North, South, East, West.

Additional Remarks

REVISIONS: 1. East Elevation, 2. South Elevation, 3. West Elevation, 4. North Elevation. Is there an HDC survey form for this building attached? Yes N/A

EXPAND EXISTING SOLAR PANELS (9) TO TOTAL OF 18.

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, Secondary Mass, Dormer, Other. Roofing material: Asphalt, 3-Tab, Architectural, Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR. Skylights (flat only): Manufacturer, Rough Opening, Size, Location. Gutters: Wood, Aluminum, Copper, Leaders (material). Leaders (material and size). Sidewall: White cedar shingles, Clapboard (exposure: inches), Front, Side. Trim: A. Wood, Pine, Redwood, Cedar, Other; B. Treatment, Paint, Natural to weather, Other; C. Dimensions: Fascia, Rake, Soffit (Overhang), Corner boards, Frieze. 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 7/3/2020

Signature of owner of record

Signed under penalties of perjury



THIS CHECKLIST IS TO BE SUBMITTED WITH ALL HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

1. Completed Application Form: Description of ALL work must be indicated on application form.
2. Property Owner's Signature: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. Application Fee: See back of application for fee schedule or call the office.
4. Locus Map (4 copies): Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) <http://www.mapgeo.com/NantucketMA/>.
5. Site Plan (4 Copies): must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*
6. 8-1/2" x 11" Copies of ALL Application Materials: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE** (font size no smaller than 12), collated and stapled.
7. Photographs: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. Electronic submission: All documents submitted to the HDC office must also be converted to Adobe Acrobat format <http://www.adobe.com/pdf/>; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE :

1. Supplemental Information for Historic Buildings: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. Exterior Elevations and Floor Plans (4 copies): Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings.* All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
3. As-Built Plans (1copy): of existing elevations
4. Hardscaping Plans (4 copies): To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
5. Topographic Map: Must show existing and proposed grade for any change of more than one foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
6. Door and Window Schedule (4 copies): Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.
(initial to indicate read and understand)
8. Abutter Notification Materials – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

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

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I ACK Smart (Tim Carruthers)

AS AGENT FOR Timothy Carruthers

STREET ADDRESS 38 Burnell St

MAP/PARCEL 73/123

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON
9/3/2020

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

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

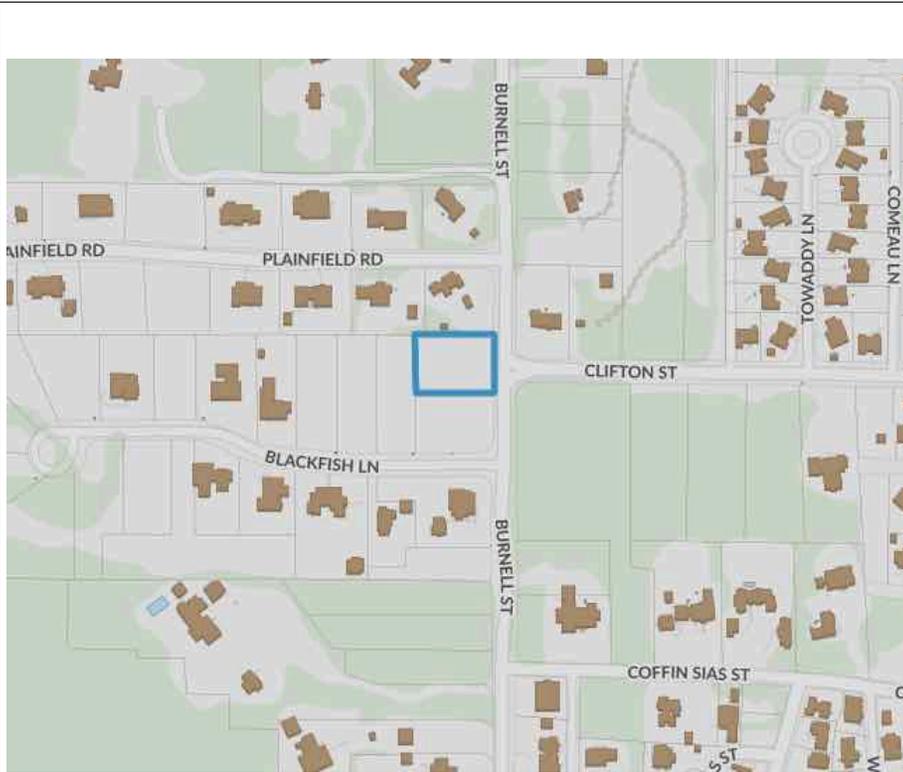
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Timothy Carruthers

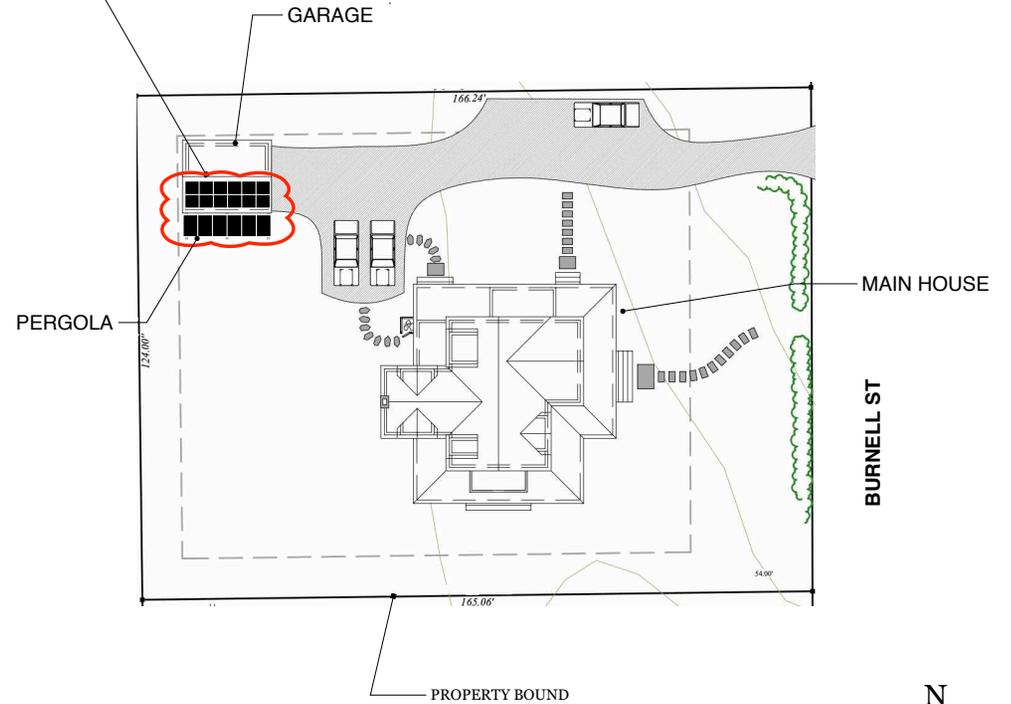
9/3/2020

Signature

Date



PROPOSED LOCATION OF (18) ALL BLACK SOLAR PV MODULES
 (3) ADDITIONAL TO GARAGE SOUTH ROOF (NEW TOTAL OF 12)
 (6) ADDITIONAL TO TOP OF PERGOLA



locus map
 Scale: not to scale

ZONING CLASS: SR20
 Front Setback: 30 ft
 side/rear setback: 10 ft

Site Plan
 Scale: 1" = 30' 0"



GIS & SITE PLAN

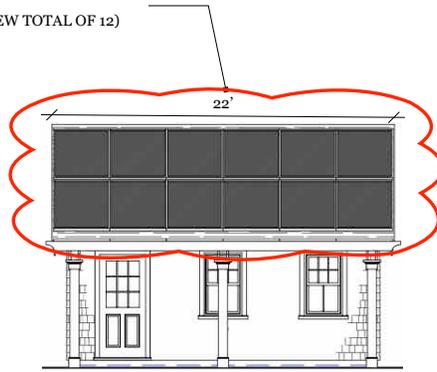
ROOFTOP SOLAR ARRAY
 6.66 KW DC, 7.6 KW AC

OWNER:	TIMOTHY CARRUTHERS
SITE ADDRESS:	38 BURNELL ST
CITY, STATE, ZIP:	SCONSET, MA 02564
MAP: 73	PARCEL: 123

REVISIONS	
MM/DD/YY	REMARKS
1 9/3/2020	SUBMITTED FOR HDIC & PERMITTING REVIEW.
2	
3	
4	
5	

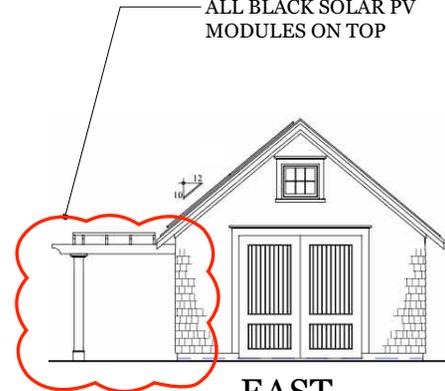
PV 01

PROPOSED INSTALLATION OF (18) ALL BLACK SOLAR PV MODULES
 (3) ADDITIONAL TO GARAGE SOUTH ROOF (NEW TOTAL OF 12)
 (6) ADDITIONAL TO TOP OF PERGOLA



SOUTH

PROPOSED PERGOLA WITH (6) ALL BLACK SOLAR PV MODULES ON TOP



EAST

Scale: 1/8" = 1' 0"



ELEVATIONS
 ROOFTOP SOLAR ARRAY
 6.66 KW DC, 7.6 KW AC

OWNER: TIMOTHY CARRUTHERS
 SITE ADDRESS: 38 BURNELL ST
 CITY, STATE, ZIP: SCONSET, MA 02564
 MAP: 73 PARCEL: 123

REVISIONS	
MM/DD/YY	REMARKS
1 9/3/2020	SUBMITTED FOR HDIC & PERMITTING REVIEW.
2	
3	
4	
5	

PV 02

SOLARIA®

Solaria PowerXT® | DC Panel



Solaria PowerXT®-370R-PD

Achieving 20.5% efficiency, Solaria PowerXT solar panels are one of the highest power panels in the residential and commercial solar market. Compared to conventional panels, Solaria PowerXT panels have fewer gaps between the solar cells; this leads to higher power and superior aesthetics. Solaria PowerXT Pure Black™ panels are manufactured with black backsheet and frames, enhancing a home or building's architectural beauty.

Higher Efficiency, Higher Power

Solaria PowerXT panels achieve up to 20.5% efficiency, conventional panels achieve 15% – 17% efficiency. Solaria PowerXT panels are one of the highest power panels available.

Lower System Costs

Solaria PowerXT panels produce more power per square meter area. This reduces installation costs due to fewer balance of system components.

Improved Shading Tolerance

Sub-strings are interconnected in parallel, within each of the four panel quadrants, which dramatically lowers the shading losses and boosts energy yield.

Improved Aesthetics

Compared to conventional panels, Solaria PowerXT panels have a more uniform appearance and superior aesthetics.

Durability and Reliability

Solder-less cell interconnections are highly reliable and designed to far exceed the industry leading 25 year warranty.

PID Resistant

Solaria PowerXT panels are PID resistant. This insures stable and predictable energy production over time.

About Solaria

Established in 2000, The Solaria Corporation has created one of the industry's most respected IP portfolios, with over 250 issued and pending patents in PV solar cell and module technology. Headquartered in Oakland, California, Solaria has developed a technology platform that unlocks the potential of solar energy.



The Solaria Corporation 1700 Broadway, Oakland, CA 94612 P: (510) 270-2507 www.solaria.com
Product specifications are subject to change without notice.

Copyright © 2020 The Solaria Corporation
SOL-DAT-0003 Rev 04 3-2020

SOLARIA®

Solaria PowerXT®-370R-PD

Performance at STC (1000W/m², 25° C, AM 1.5)

Solaria PowerXT-	365R-PD	370R-PD
Max Power (P _{max})	[W] 365	370
Efficiency	[%] 20.2	20.5
Open Circuit Voltage (V _{oc})	[V] 48.0	48.3
Short Circuit Current (I _{sc})	[A] 9.58	9.60
Max Power Voltage (V _{mp})	[V] 39.9	40.2
Max Power Current (I _{mp})	[A] 9.16	9.20
Power Tolerance	[%] -0/+3	-0/+3

Performance at NOCT (800W/m², 20° C Amb, Wind 1 m/s, AM 1.5)

Max Power (P _{max})	[W] 269	272
Open Circuit Voltage (V _{oc})	[V] 45.1	45.4
Short Circuit Current (I _{sc})	[A] 7.73	7.74
Max Power Voltage (V _{mp})	[V] 36.7	37.0
Max Power Current (I _{mp})	[A] 7.32	7.35

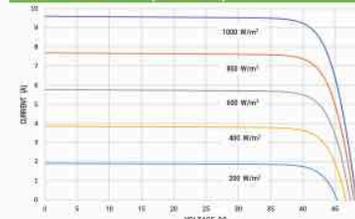
Temperature Characteristics

NOCT	[°C] 45 +/-2
Temp. Coeff. of P _{max}	[% / °C] -0.39
Temp. Coeff. of V _{oc}	[% / °C] -0.29
Temp. Coeff. of I _{sc}	[% / °C] 0.04

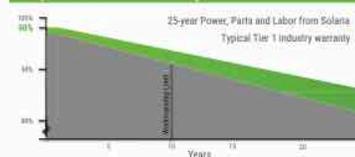
Design Parameters

Operating temperature	[°C] -40 to +85
Max System Voltage	[V] 1000
Max Fuse Rating	[A] 15
Bypass Diodes	[#] 4

IV Curves vs. Irradiance (370W Panel)



Comprehensive 25-Year Warranty



Mechanical Characteristics

Cell Type	Monocrystalline Silicon
Dimensions (L x W x H)	63.8" x 43.9" x 1.57"
	1621mm x 1116mm x 40mm
Weight	21 kg / 46 lbs
Glass Type / Thickness	AR Coated, Tempered / 3.2mm
Frame Type	Black Anodized Aluminum
Cable Type / Length	12 AWG PV Wire (UL) / 1000mm
Connector Type	MC4
Junction Box	IP67 / 4 diodes
Front Load	5400 Pa / 113 psf*
Rear Load	3600 Pa / 75 psf*

Certifications / Warranty

Certifications	UL 1703/IEC 61215/IEC 61730/CEC CAN/CSA-C22.2
----------------	--

Fire Type (UL 1703)

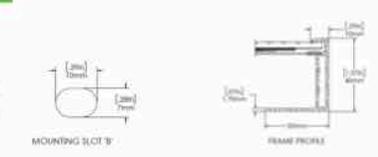
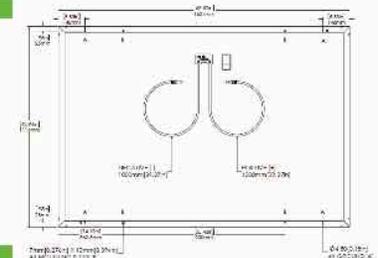
1

Warranty 25 years*

*Warranty details at www.solaria.com

Packaging

Stacking Method	Horizontal / Palletized
Panels / Pallet	25
Pallet Dims (L x W x H)	65.7" x 45.3" x 48.4"
	1668mm x 1150mm x 1230mm
Pallet Weight	590 kg / 1300 lbs
Panels / 40-ft Container	28
Panels / 40-ft Container	700



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Product specifications are subject to change without notice.

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SOL-DAT-0003 Rev 04 3-2020



PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
6.66 KW DC, 7.6 KW AC

OWNER:	TIMOTHY CARRUTHERS	REVISIONS	
SITE ADDRESS:	38 BURNELL ST	REMARKS	
CITY, STATE, ZIP:	SCONSET, MA 02564	1	9/3/2020 SUBMITTED FOR HDIC & PERMITTING REVIEW.
MAP: 73	PARCEL: 123	2	
		3	
		4	
		5	

PV 04

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°: 29 PARCEL N°: 55
Street & Number of Proposed Work: 60 Hulbert Avenue
Owner of record: Caroline Baltzer
Mailing Address: 7 Bockville Avenue
Lexington, MA 02421
Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl
Mailing Address: 11 Old South Road
Nantucket, MA 02554
Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: \$ _____
Must be acted on by: _____
Extended to: _____
Approved: _____ Disapproved: _____
Chairman: _____
Member: _____
Member: _____
Member: _____
Member: _____
Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

New Dwelling Addition Garage Driveway/Aprop 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: Move on from 60 Walsh Street
Size of Structure or Addition: Length: 36' Sq. Footage 1st floor: 1358 Decks/Patio: Size: _____ 1st floor 2nd floor
Width: 28' Sq. footage 2nd floor: 1216 Size: _____ 1st floor 2nd floor
Sq. footage 3rd floor: 608

Difference between existing grade and proposed finish grade: North N/C South N/C East N/C West N/C
Height of ridge above final finish grade: North 32'-1 1/4"± South 32'-1 1/4"± East 32'-1 1/4"± West 32'-1 1/4"±

Additional Remarks

REVISIONS:

Historic Name: _____
Original Date: _____ (describe)
Original Builder: _____
Is there an HDC survey form for this building attached? Yes N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 26"± Block Block Parged Brick (type) _____ Poured Concrete Piers
Masonry Chimney: Block Parged Brick (type) _____ Other _____
Roof Pitch: Main Mass 9 /12 Secondary Mass _____ /12 Dormer 4 /12 Other 4.5/12
Roofing material: Asphalt: 3-Tab Architectural
 Wood (Type: Red Cedar, White Cedar, Shakes, etc.)

Fence: Height: _____
Type: _____
Length: _____

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

Gutters: Wood Aluminum Copper Leaders (material) _____

Leaders (material and size):

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

Trim: A. Wood Pine Redwood Cedar Other _____

B. Treatment Paint Natural to weather Other _____

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

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

Windows*: Double Hung Casement All Wood Other _____

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White
Deck _____ 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 9/3/20 Signature of owner of record [Signature] Signed under penalties of perjury



Property Information

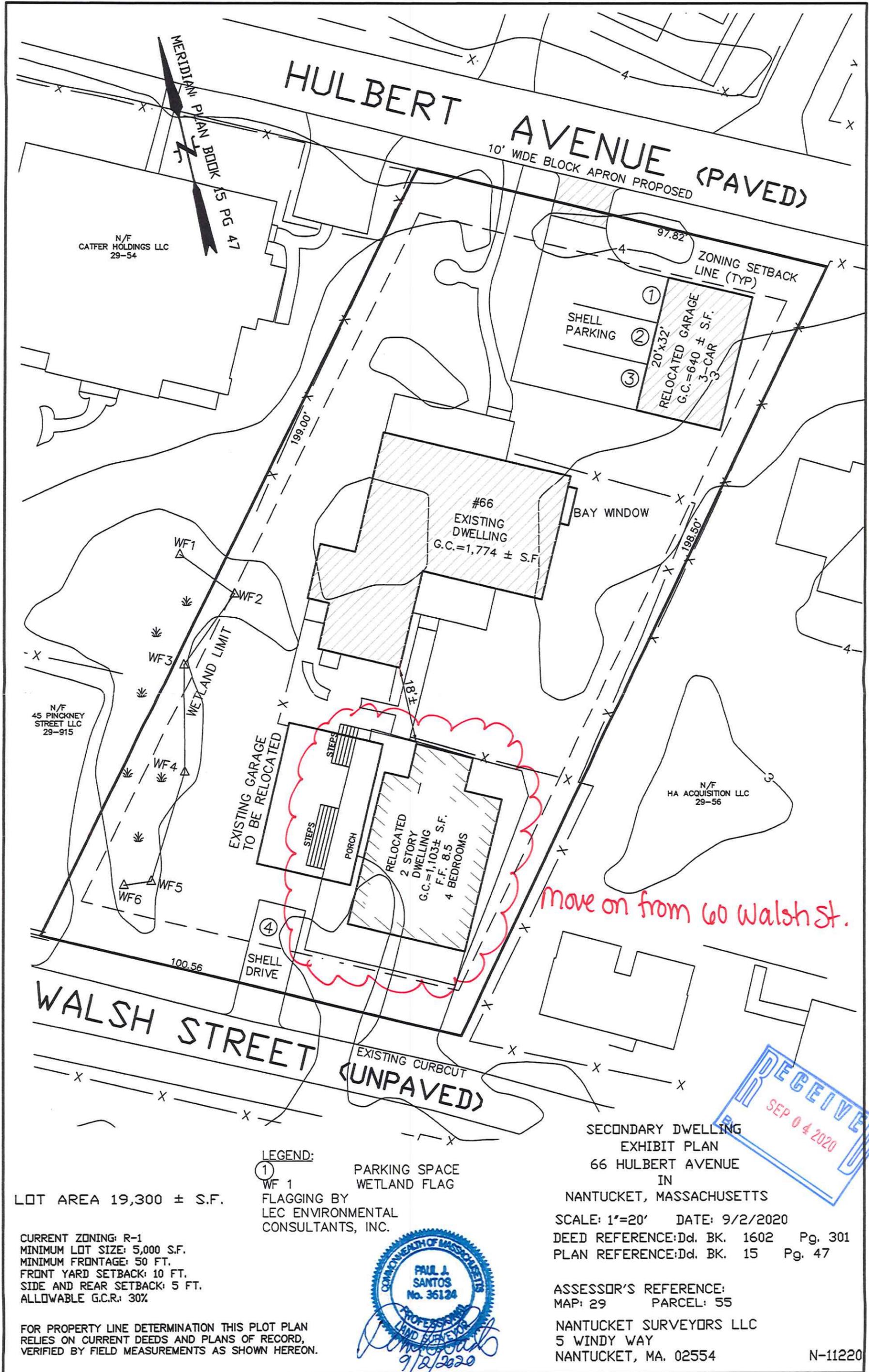
Property ID 29 55
 Location 66 HULBERT AV
 Owner BALTZER CAROLINE R TR ETAL



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

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

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



LOT AREA 19,300 ± S.F.

CURRENT ZONING: R-1
 MINIMUM LOT SIZE: 5,000 S.F.
 MINIMUM FRONTAGE: 50 FT.
 FRONT YARD SETBACK: 10 FT.
 SIDE AND REAR SETBACK: 5 FT.
 ALLOWABLE G.C.R.: 30%

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON.

LEGEND:
 ① PARKING SPACE
 WF 1 WETLAND FLAG
 FLAGGING BY LEC ENVIRONMENTAL CONSULTANTS, INC.

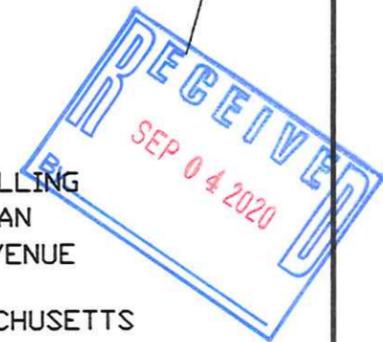


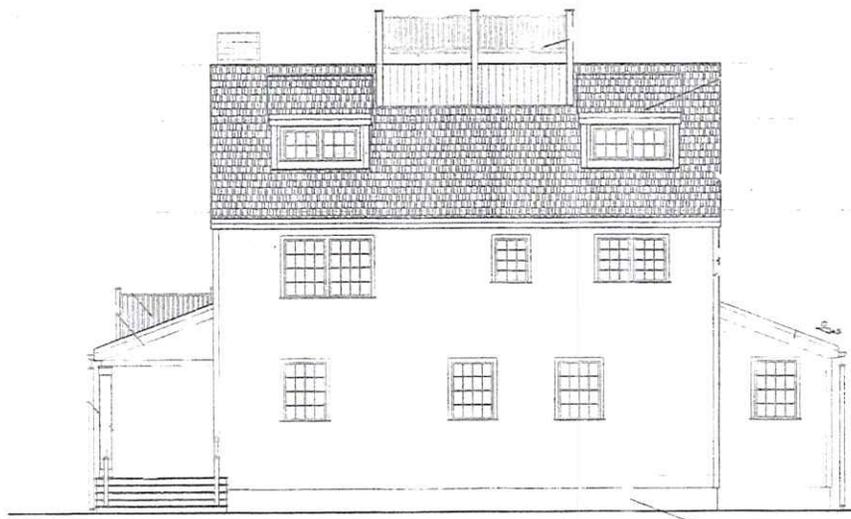
SECONDARY DWELLING EXHIBIT PLAN
 66 HULBERT AVENUE
 IN
 NANTUCKET, MASSACHUSETTS

SCALE: 1"=20' DATE: 9/2/2020
 DEED REFERENCE: Dd. BK. 1602 Pg. 301
 PLAN REFERENCE: Dd. BK. 15 Pg. 47

ASSESSOR'S REFERENCE:
 MAP: 29 PARCEL: 55
 NANTUCKET SURVEYORS LLC
 5 WINDY WAY
 NANTUCKET, MA. 02554

N-11220





TO RIDGE @ 31'-11 1/2"
 (SEE NOTE)
 TO CORNER PL @ 27'-11 1/2"
 THIRD FFC @ 21'-2 3/4"
 SECOND FFC @ 17'-5 1/4"

4'-6" **8.5 Proposed**
 2'-4" **Elev 4.0**

1 SOUTH ELEVATION *South Becomes East*
 Scale: 1/4" = 1'-0" ON BLOCK FOUNDATION PARADE



TO RIDGE @ 31'-11 1/2"
 (SEE NOTE)
 TO CORNER PL @ 27'-11 1/2"
 THIRD FFC @ 21'-2 3/4"
 SECOND FFC @ 17'-5 1/4"

4'-6" **8.5 Proposed**
 2'-4" **Elev 4.0**

NOTE: HEIGHT OF STRUCTURE PREVIOUSLY APPROVED BY NANTUCKET ZONING BOARD OF APPEALS, JUNE 4, 2002 IN A VARIANCE SEEKING RELIEF FROM BY-LAW SECTION 194-11A HEIGHT RESTRICTIONS

2 NORTH ELEVATION *North Becomes West*
 Scale: 1/4" = 1'-0"

RECEIVED
 SEP 04 2020
 By _____

100 SUBMISSION SET
 NOT FOR CONSTRUCTION
 VERIFY ALL DIMENSIONS IN FIELD
 NOTIFY ARCHITECT OF ANY DISCREPANCIES
 DO NOT SCALE DRAWINGS

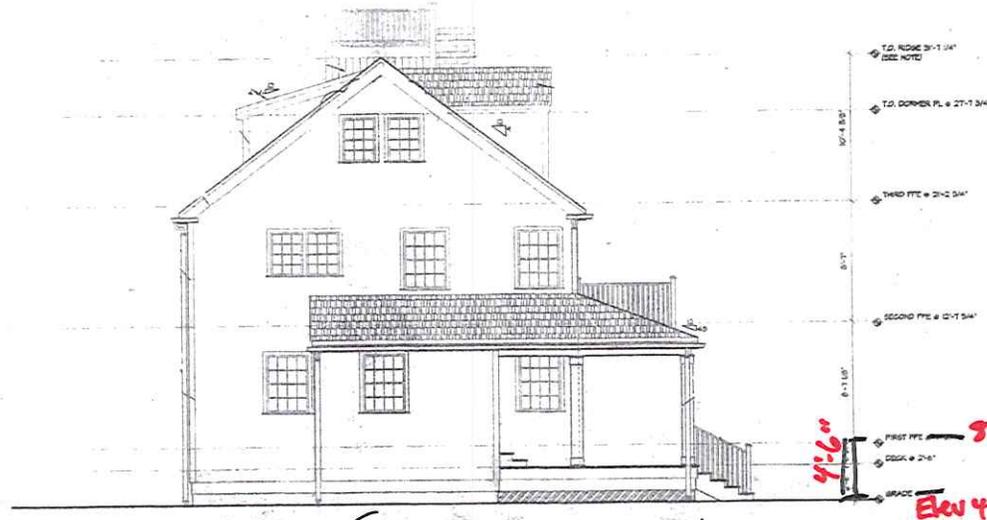
12007 2018 11 10 10:34 AM (REVISED)
 Co-01818-1
 78 Poplar Road
 Nantucket, MA 02554
 (508) 228-3369
 Fax (508) 228-0358
 42 Caswell Ave.
 Brewster MA 01912
 (978) 689-9566
 Fax (978) 689-9969
 Lyman Perry
 Architects Ltd.
FOLBERTH RESIDENCE
 60 & 62 MALSH STREET
 NANTUCKET, MA 02554
 Date: 04/03/20
 Rev: 1/0/0
 Drawn By: JZ/1/20
 Project No: 440300
 Scale: 1/4" = 1'-0"
MAIN HOUSE ELEVATIONS
A-3.2

RECEIVED
 SEP 04 2020
 By _____



4'-6" **8.5 proposed**
 DECK @ 2'-4"
 GRADE **Elev 4.0**

1 WEST ELEVATION *West Becomes South*
 Scale: 1/4"=1'-0"



4'-6" **8.5 proposed**
 DECK @ 2'-4"
 GRADE **Elev 4.0**

2 EAST ELEVATION *East Becomes North*
 Scale: 1/4"=1'-0"

NOTE: HEIGHT OF STRUCTURE PREVIOUSLY APPROVED BY NANTUCKET ZONING BOARD OF APPEALS, JUNE 4, 2002 IN A VARIANCE SEEKING RELIEF FROM BY-LAW SECTION 134-17.A HEIGHT RESTRICTIONS

HDC SUBMISSION SET
 NOT FOR CONSTRUCTION
 VERIFY ALL DIMENSIONS IN FIELD
 NOTIFY ARCHITECT OF ANY DISCREPANCIES
 DO NOT SCALE DRAWINGS

Consultants
 78 Phipps Road
 Nantucket, MA 02554
 (508) 225-3340
 Fax (508) 225-5154
 43 Court Ave.
 Nantuxet, PA 19112
 (610) 897-9946
 Fax (610) 897-9969
 Lyndon Perry
 Architects Ltd

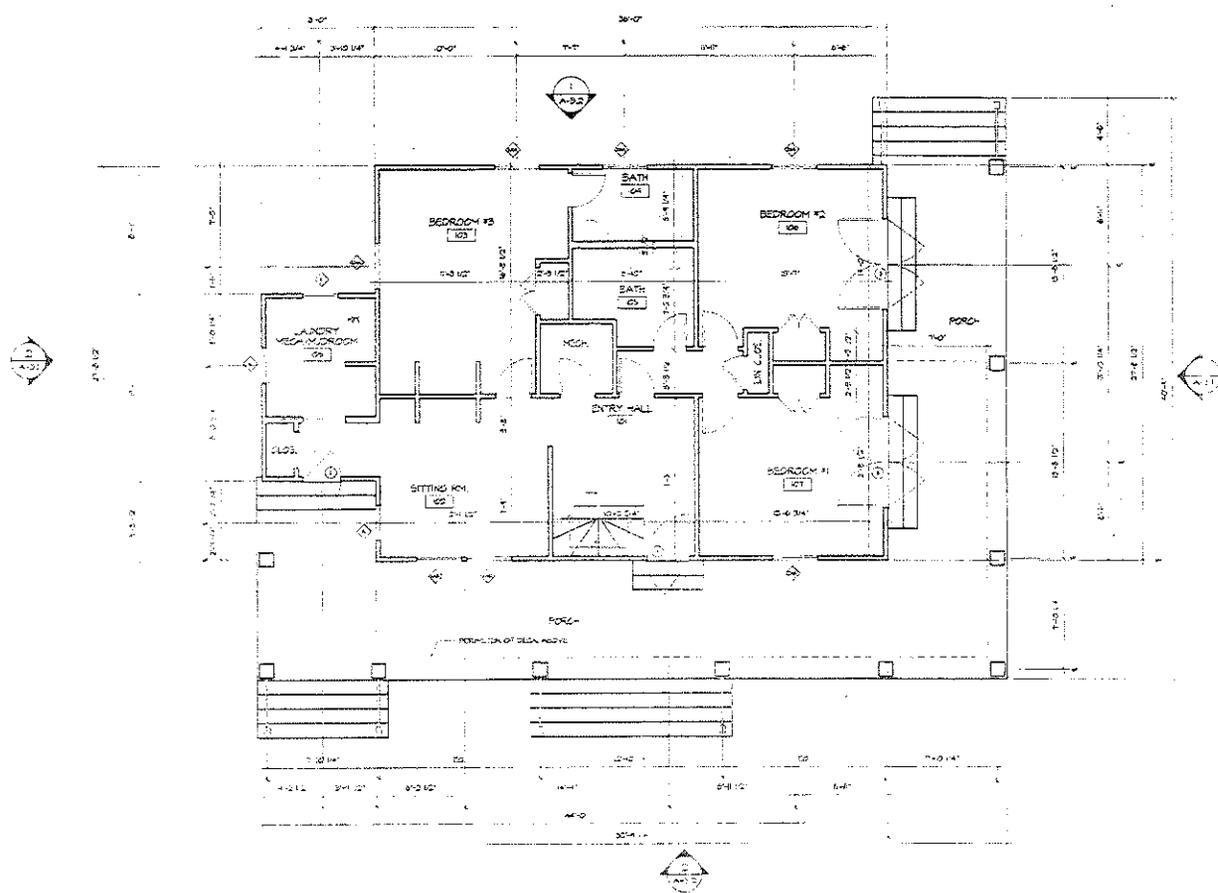
FOLBERTH RESIDENCE
 60 & 62 MALSH STREET
 NANTUCKET, MA 02554

Date: _____
 Revised: _____
 Sheet: _____

Drawn By: _____
 Scale: 1/4" = 1'-0"

MAIN HOUSE
 ELEVATIONS

A-3.1

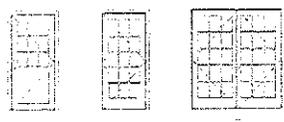


GENERAL NOTES:
 1) DO NOT SCALE OFF DRAWINGS.
 2) VERIFY ALL DIMENSIONS IN THE FIELD FOR EXISTING CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
 3) MEET ALL APPLICABLE CODE REQUIREMENTS.
 4) UPGRADE EXISTING MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS AS REQUIRED TO EXPAND CAPACITY FOR NEW CONSTRUCTION.

FIRST FLOOR PLAN
 Section 1/4" = 1'-0"

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	NOTES
1	WOOD PANELING	1500	SQ. FT.	WOOD PANELING 1/2" x 1/2" x 10'
2	WOOD PANELING	1500	SQ. FT.	WOOD PANELING 1/2" x 1/2" x 10'
3	WOOD PANELING	1500	SQ. FT.	WOOD PANELING 1/2" x 1/2" x 10'
4	WOOD PANELING	1500	SQ. FT.	WOOD PANELING 1/2" x 1/2" x 10'
5	WOOD PANELING	1500	SQ. FT.	WOOD PANELING 1/2" x 1/2" x 10'

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	NOTES
1	WOOD PANELING	1500	SQ. FT.	WOOD PANELING 1/2" x 1/2" x 10'
2	WOOD PANELING	1500	SQ. FT.	WOOD PANELING 1/2" x 1/2" x 10'
3	WOOD PANELING	1500	SQ. FT.	WOOD PANELING 1/2" x 1/2" x 10'
4	WOOD PANELING	1500	SQ. FT.	WOOD PANELING 1/2" x 1/2" x 10'
5	WOOD PANELING	1500	SQ. FT.	WOOD PANELING 1/2" x 1/2" x 10'

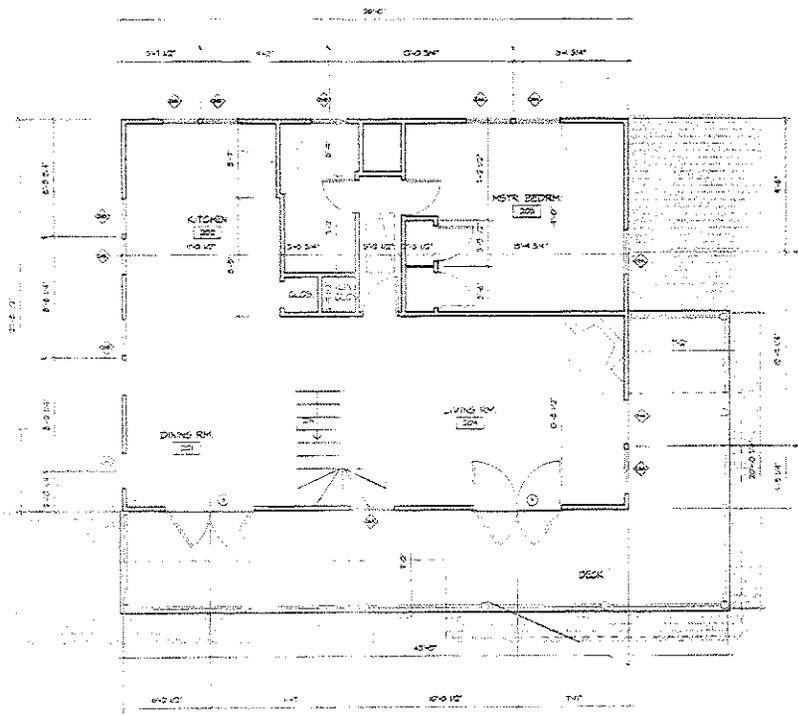


HDC BLEN DESIGN SET
 NOT FOR CONSTRUCTION
 VERIFY ALL DIMENSIONS IN FIELD
 NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES
 DO NOT SCALE DRAWINGS

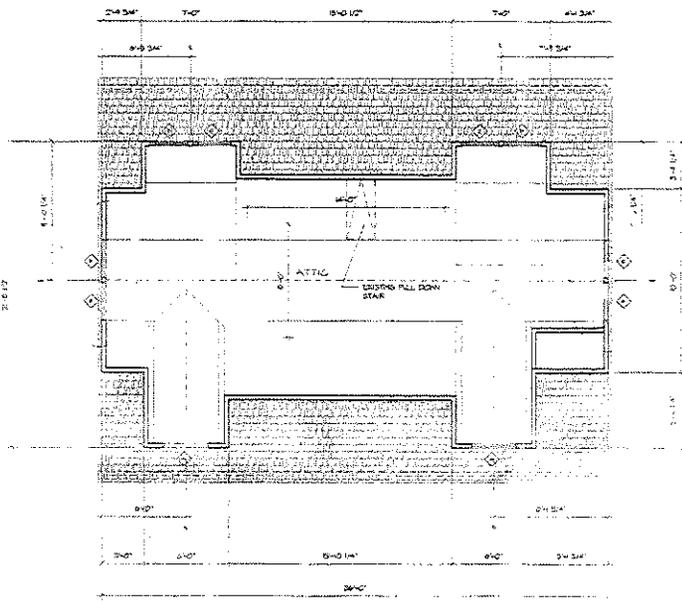
HUNTER DONALDSON ARCHITECTS
 1815 N. 10TH ST.
 SUITE 100
 DENVER, CO 80202
 (303) 733-1100
 FAX (303) 733-1101
 www.hunterdonaldson.com

JAMES PERRY
 ARCHITECT
 1815 N. 10TH ST.
 SUITE 100
 DENVER, CO 80202
 (303) 733-1100
 FAX (303) 733-1101
 www.hunterdonaldson.com

MAIN HOUSE
 FIRST FLOOR
 PLAN



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



3 ATTIC PLAN
Scale: 1/4" = 1'-0"

- GENERAL NOTES:
- 1) DO NOT SCALE OFF DRAWINGS.
 - 2) VERIFY ALL DIMENSIONS IN THE FIELD FOR EXISTING CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
 - 3) MEET ALL APPLICABLE CODE REQUIREMENTS.
 - 4) UPGRADE EXISTING MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS AS REQUIRED TO EXPAND CAPACITY FOR NEW CONSTRUCTION.



NO SUBMISSION SET
NOT FOR CONSTRUCTION
DO NOT SCALE DIMENSIONS
DO NOT SCALE DIMENSIONS
DO NOT SCALE DIMENSIONS

30 Maple Road
 Boston, MA 02114
 Tel: (617) 252-6338
 Fax: (617) 252-6338
 GYMAN PERCY ARCHITECTS

12 Green Ave.
 Boston, MA 02112
 Tel: (617) 552-5500
 Fax: (617) 552-5500
 GYMAN PERCY ARCHITECTS

FOURTH RESIDENCE
 140 1/2 WALSH STREET
 BOSTON, MA 02114

Date: 08/20/04
 Scale: 1/4" = 1'-0"

Drawn by: [Name]
 Checked by: [Name]
 Title: [Title]

VIA HOUSE
SECOND & THIRD
FLOOR PLANS

A.A.A.

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°: 29 PARCEL N°: 55
Street & Number of Proposed Work: 660 Hulbert Avenue
Owner of record: Caroline Baltzer
Mailing Address: 7 Rockville Avenue
Lexington, MA 02421
Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl
Mailing Address: 11 Old South Road
Nantucket, MA 02554
Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY
Date application received: _____ Fee Paid: \$ _____
Must be acted on by: _____
Extended to: _____
Approved: _____ Disapproved: _____
Chairman: _____
Member: _____
Member: _____
Member: _____
Member: _____
Notes - Comments - Restrictions - Conditions

Submit 9.8.20
New 9.15.20

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 Move Garage to new location on lot

Size of Structure or Addition: Length: 32' Sq. Footage 1st floor: 640 Decks/Patio: Size: _____ 1st floor 2nd floor
Width: 20' 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: _____ (describe)
Original Builder: _____
Is there an HDC survey form for this building attached? Yes N/A

- REVISIONS:**
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.) _____
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 _____

Fence: Height: _____
Type: _____
Length: _____

* 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: 9.13.20 Signature of owner of record: [Signature] Signed under penalties of perjury



Property Information

Property ID 29 55
Location 66 HULBERT AV
Owner BALTZER CAROLINE R TR ETAL



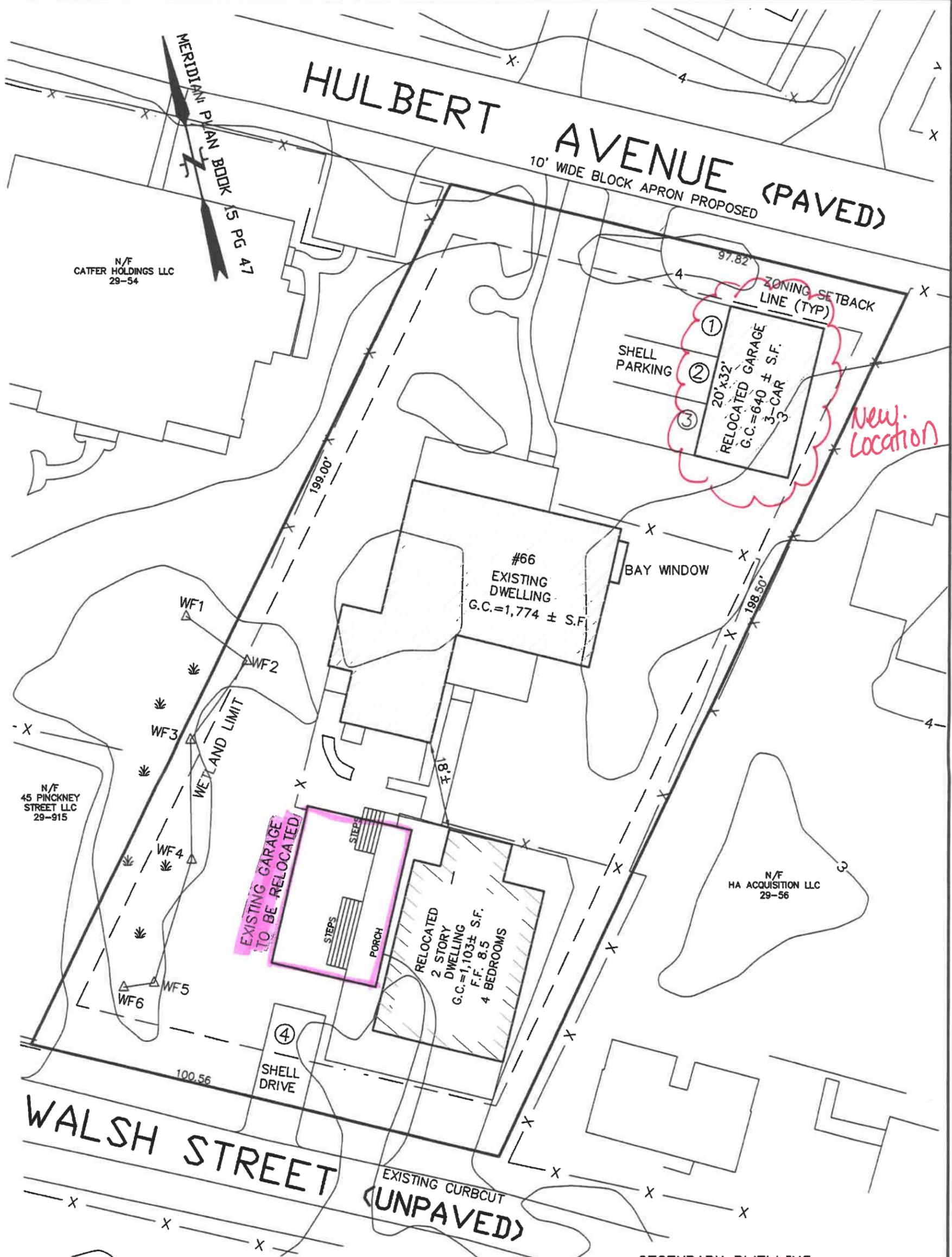
**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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

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

HULBERT AVENUE (PAVED)

10' WIDE BLOCK APRON PROPOSED



N/F
CATFER HOLDINGS LLC
29-54

N/F
45 PINCKNEY STREET LLC
29-915

N/F
HA ACQUISITION LLC
29-56

LOT AREA 19,300 ± S.F.

CURRENT ZONING: R-1
MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONT YARD SETBACK: 10 FT.
SIDE AND REAR SETBACK: 5 FT.
ALLOWABLE G.C.R.: 30%

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON.

LEGEND:
① PARKING SPACE
WF 1 WETLAND FLAG
FLAGGING BY LEC ENVIRONMENTAL CONSULTANTS, INC.



SECONDARY DWELLING
EXHIBIT PLAN
66 HULBERT AVENUE
IN

NANTUCKET, MASSACHUSETTS

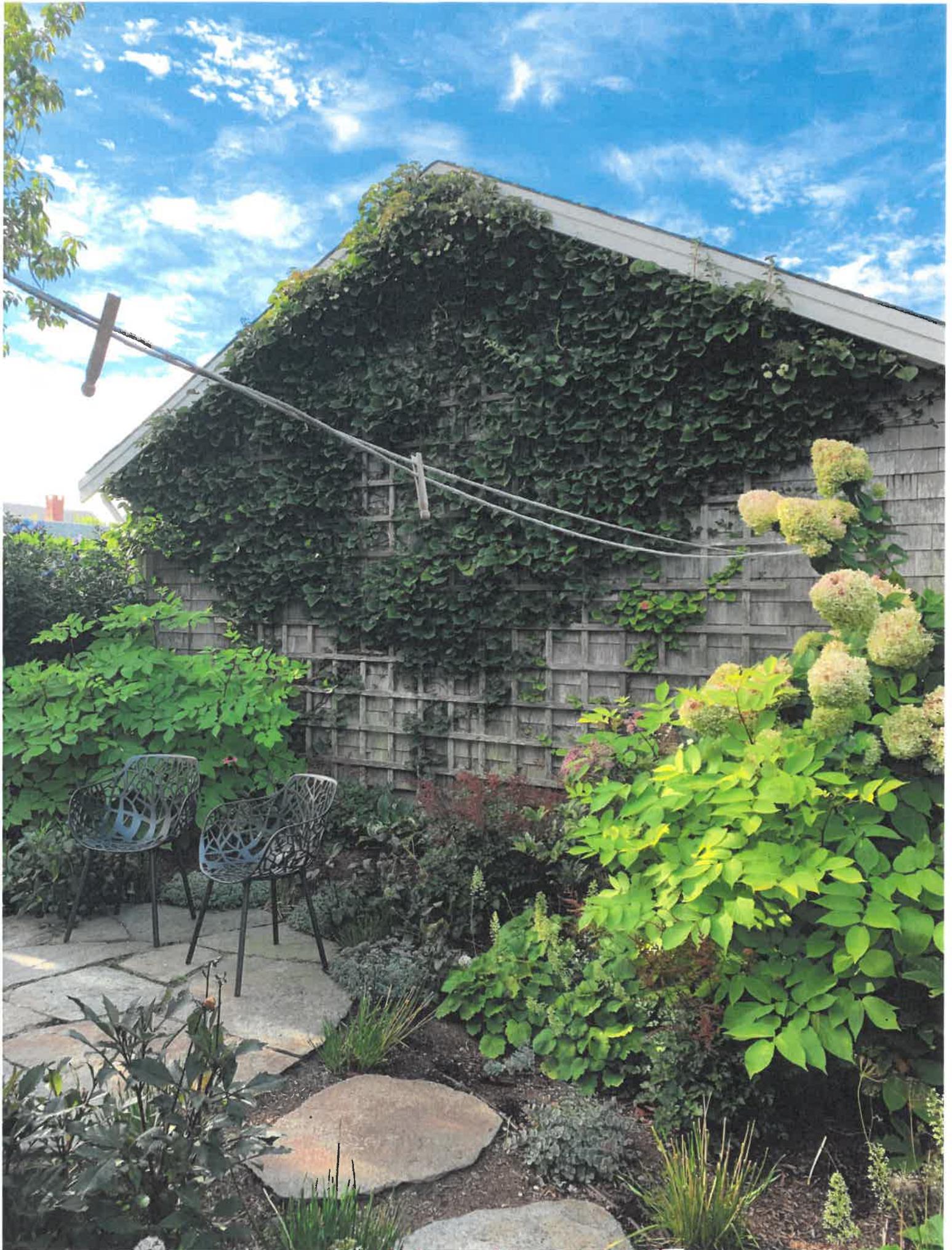
SCALE: 1"=20' DATE: 9/2/2020
DEED REFERENCE: Dd. BK. 1602 Pg. 301
PLAN REFERENCE: Dd. BK. 15 Pg. 47

ASSESSOR'S REFERENCE:
MAP: 29 PARCEL: 55
NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

N-11220

66 Hulbert - Proposed West





Lolo Hillbert - Proposed Smith



Isle Hill Road - Windsor Neck



Cele Hulbert - Proposed North



666 Hulbert - Mt North



66 Hulbert - MH South

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°: 30 PARCEL N°: 190
Street & Number of Proposed Work: 69 Cliff Rd
Owner of record: Richard Griffin Trust
Mailing Address: 570 meeting house rd
Bedford NH 03110
Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Trishon Architects
Mailing Address: PO Box 8252
02254
Contact Phone #: 728 7820 E-mail: hello@trishon-arc.info

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. 22005 0956
 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: _____ REVISIONS: 1. East Elevation
Original Date: _____ (describe) 2. South Elevation
Original Builder: _____ 3. West Elevation
Is there an HDC survey form for this building attached? Yes N/A 4. North Elevation
*Cloud on drawings and submit photographs of existing elevations.

change skirt to white

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 white Sash _____ Doors _____
Deck NTW 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 9-8-20 Signature of owner of record _____ Signed under penalties of perjury _____

CERTIFICATE NO: _____

DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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PROPERTY DESCRIPTION

TAX MAP N°: 30 PARCEL N°: 190
 Street & Number of Proposed Work: 69 Cliff Rd
 Owner of record: Richard Griffin Trust
 Mailing Address: 50 meeting house rd
Bedford NH 03110
 Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (If applicable)

Name: J. Riphan Architects
 Mailing Address: PO Box 8252
02254
 Contact Phone #: 728 7820 E-mail: hello@jra-arc.info

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

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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. 22005 0956
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 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:**
1. East Elevation
 2. South Elevation
 3. West Elevation
 4. North Elevation

change skirt to white

*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.)
 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): TOL SDL Front _____ Rear _____ Side _____
 Garage Door(s): Type _____ Material _____
 Hardscape materials: Driveways _____ Walkways _____ Walls _____

Fence: Height: _____
 Type: _____
 Length: _____

* Note: Complete door and window schedules are required.

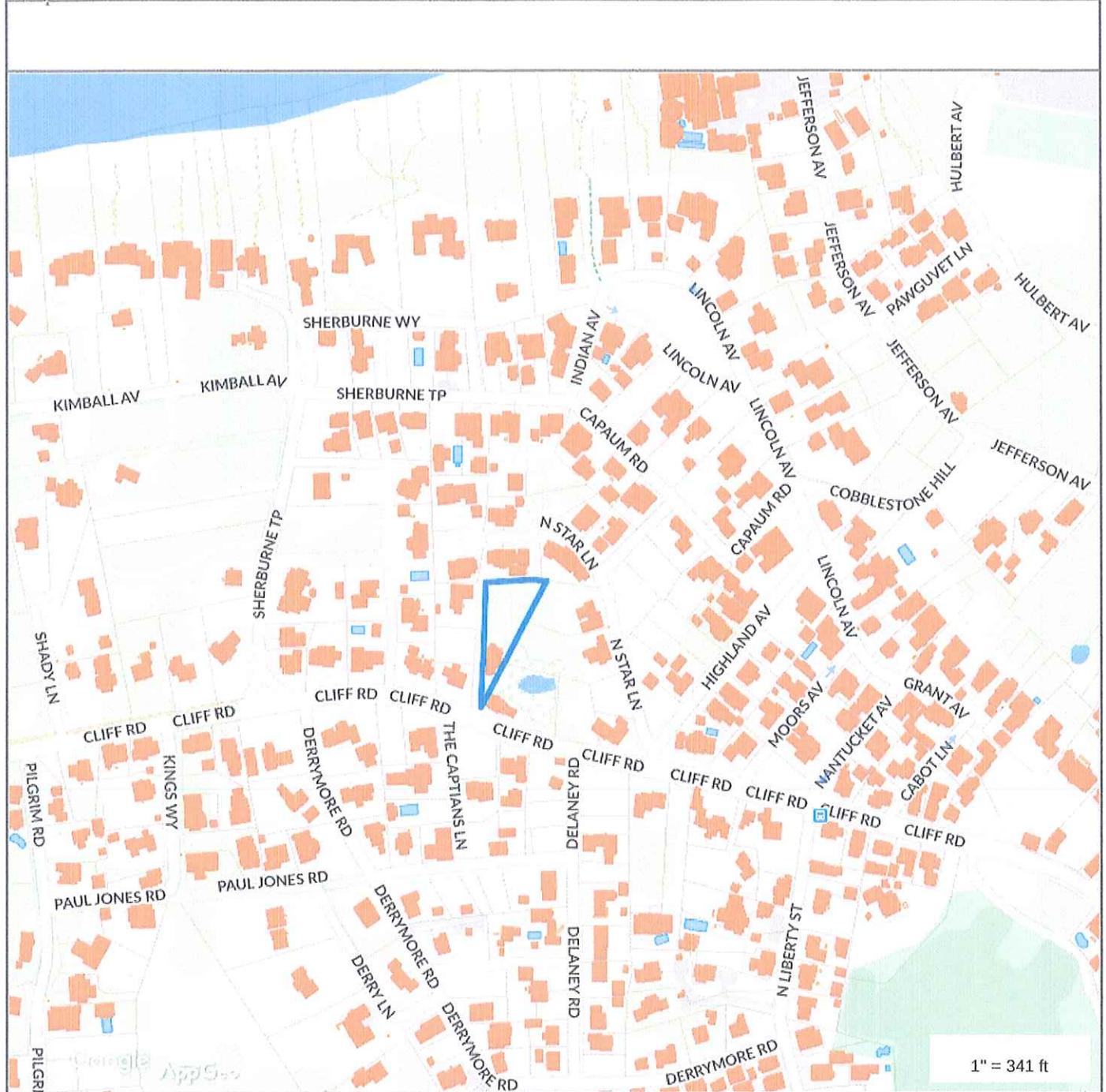
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
 Trim white Sash _____ Doors _____
 Deck RTW 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 9-8-20 Signature of owner of record _____ Signed under penalties of perjury _____



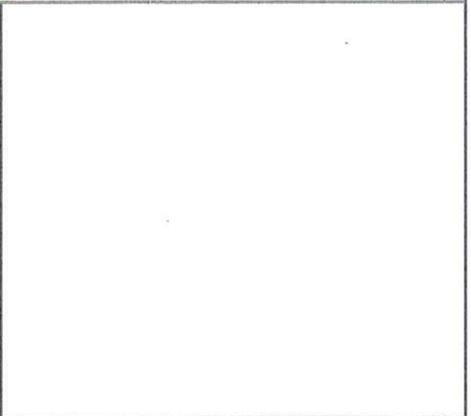
Property Information	
Property ID	30 190
Location	69 CLIFF RD
Owner	GRIFFIN RICHARD E TRST ETAL



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

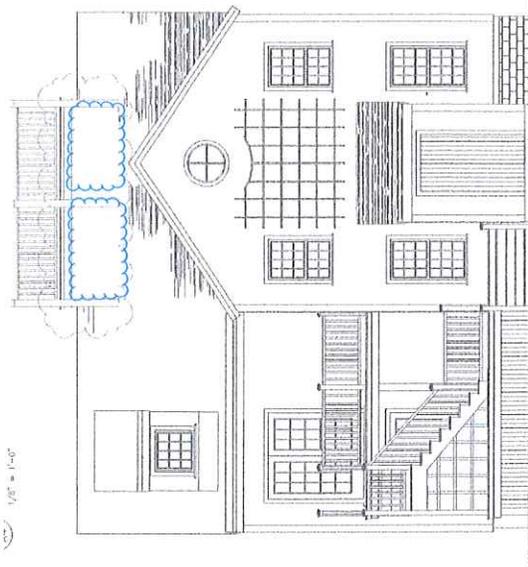
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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



1/8" = 1'-0"

1/8" = 1'-0"

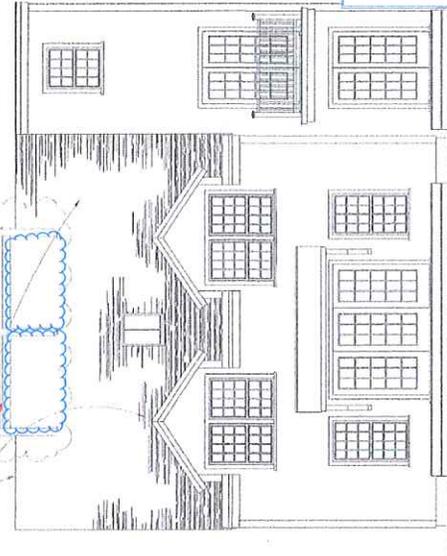


Elevation North
1/8" = 1'-0"

Change skirt down NTW to
Match Trim (white)

Reposition existing roof rack
to match "132" (bearing);
No new trim to conform to special details

Repose wind chimes to roof
as needed (like pic)



Elevation South
1/8" = 1'-0"

WEST ELEVATION

Elevation East
1/8" = 1'-0"

RECEIVED
SEP 08 2020
BY

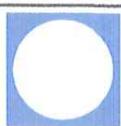
Elevation West
1/8" = 1'-0"

APPROVED
HDC 2020-05-09 96
No Excessor Changes
Without HDC Approval

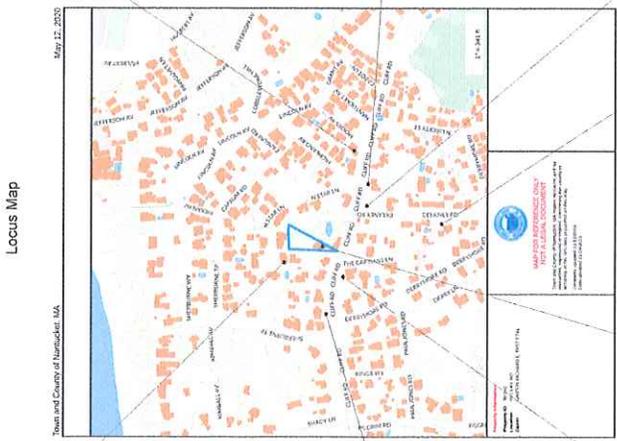
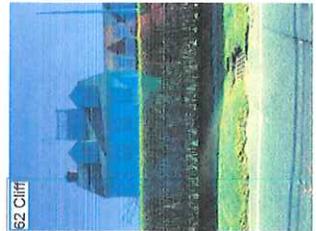
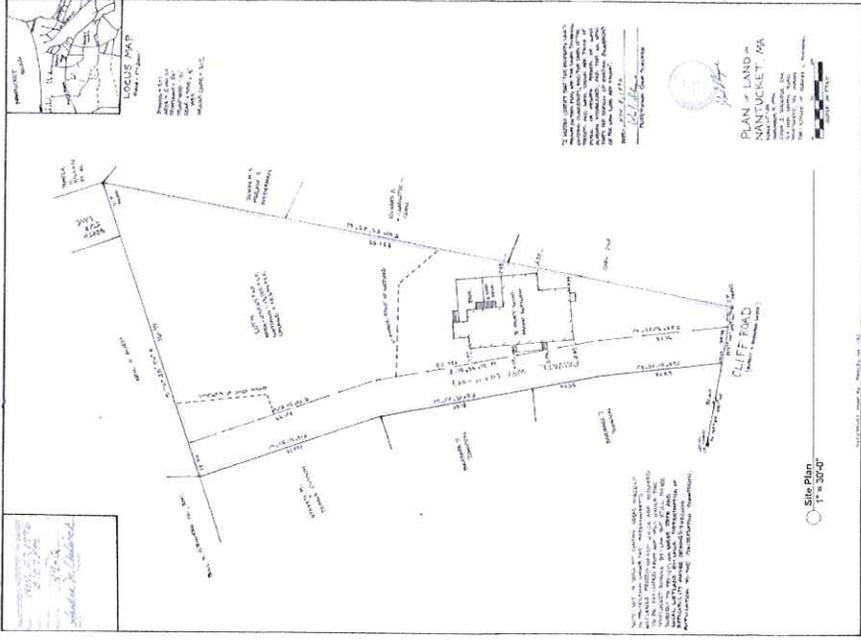


APPROVED
APPROVED AS CORRECTED
REVISE AND RESUBMIT
REJECTED
FOR INFORMATION ONLY

gyphion architects inc.
10000 146th Ave. S.W. #100
LYNNWOOD, WA 98037
PH: 206.835.8000
WWW.GYPHIONARCHITECTS.COM



Division of Planning & Zoning
 49-C
 49-C
 49-C



RECEIVED
 SEP 08 2020
 By _____



Neighborhood context for skirting roof walks



REQUIRED WITH ALL APPLICATIONS:

- Handwritten checkmarks on lines 1 through 8.

- 1. Completed Application Form: Description of ALL work must be indicated on application form.
2. Property Owner's Signature: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. Application Fee: See back of application for fee schedule or call the office.
4. Locus Map (4 copies): Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. Site Plan (4 Copies): must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and placement of HVAC units, electrical boxes, fuel tanks, etc..
6. 8-1/2" x 11" Copies of ALL Application Materials: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. Photographs: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. Electronic submission: All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

- Handwritten checkmarks on lines 1 through 9.

- 1. Supplemental Information for Historic Buildings: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. Exterior Elevations and Floor Plans (4 copies): Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. All changes from approved or existing design must be clouded on drawing. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. As-Built Plans (1copy): of existing elevations
4. Hardscaping Plans (4 copies): To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. Topographic Map: Must show existing and proposed grade for any change of more than one foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
6. Door and Window Schedule (4 copies): Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.
8. Abutter Notification Materials - Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and Sconset Historic Core where the requirement for new construction is 100 square feet.
9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

(initial to indicate read and understand)

Cathy Flynn

From: noreply@civicplus.com
Sent: Tuesday, September 08, 2020 11:05 AM
To: Cathy Flynn
Subject: Online Form Submittal: Waiver of the HDC 10 Day Hearing Requirement

Waiver of the HDC 10 Day Hearing Requirement

I,

gryphon architects inc

AS AGENT FOR

Griffin

STREET ADDRESS 69 Cliff Road

MAP PARCEL 30 190

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 2020.09.08

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY: SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness of permit for removal...

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

NAME INITIALS EBG

DATE 9/8/2020

Email not displaying correctly? [View it in your browser.](#)

This email was scanned by Bitdefender



ethan griffin RA <ethan@gryphonarchitects.com>

Online Form Submittal: Waiver of the HDC 10 Day Hearing Requirement

noreply@civicplus.com <noreply@civicplus.com>
To: ethan@gryphonarchitects.com

Tue, Sep 8, 2020 at 11:05 AM

Waiver of the HDC 10 Day Hearing Requirement

I,

gryphon architects inc

AS AGENT FOR

Griffin

STREET ADDRESS 69 Cliff Road

MAP PARCEL 30 190

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 2020.09.08

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

NAME INITIALS EBG

DATE 9/8/2020

CERTIFICATE OF APPROPRIATENESS
for structural work

All forms must be filed in using BLUE OR BLACK INK (no pencil or marked ink).
Standing with Narragansett is blank prior to submission of application.
Please see other side for substantial requirements. Incomplete applications will not be reviewed by the HDC.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines. Standing with Narragansett is blank prior to submission of application.
Please see other side for substantial requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filed out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 30B of the Acts and Resolves of Mass., 197C, for proposed work as described herein and on plans, drawings and photographs accompanying the 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 require issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N° 32 PARCEL N° 12
Street & Number of Proposed Work 95 Fel Point Rd
Owner of record Joshua Hinkle
Mailing Address 85 Fel Point Rd
Narragansett, MA 02882
Contact Phone # 508-759-9873 e-mail jhinkle@jshinkle.com

AGENT INFORMATION (if applicable)

Name Karen Skalar
Mailing Address 90 Box 29, 04
Narragansett, MA 02887
Contact Phone # 802-393-1822 e-mail karen.skalar@earthlink.net

HDC OFFICE USE ONLY
Date application received _____ Fee Paid \$ _____
Must be acted on by _____
Extended to _____
Approved _____ Disapproved _____
Chairman _____
Member _____
Member _____
Member _____
Member _____
Member _____
Notes - Comments - Restrictions - Conditions _____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation

- New Dwelling Addition Garage Conversion/Repair Commercial Historical Renovation Deck/Patio Steps Shed
 - Clear Change Fence Gate Porch/Screening Stone Building Demolition Revisions to previous Cert. No.
 - Pool (Swimming, Diving, etc.) Pool Other _____
- Size of Structure or Addition: Length _____ Sq. Footage 1st floor _____ Deck/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 four-inch grade: North _____ South _____ East _____ West _____

Additional Remarks

Historical Name _____
Original Date _____
Original Builder _____
Is there an HDC survey form for this building attached? Yes No
*Cloud or drawings and submit photographs of existing conditions.

DETAIL OF WORK TO BE PERFORMED

- Foundation: Height Exposed _____ Block Block Pierced Brick Masonry Poured Concrete Piers
- Masonry Chimney: Brick Pierced Brick Masonry Other _____
- Roof Pitch: Main Mass _____ ft Secondary Mass _____ ft Gable _____ ft Other _____
- Roofing material: Asphalt Slate Architectural
 Other (Type: Red Cedar, White Cedar, Shakes, etc.) _____

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

Gutters: Wood Aluminum Copper Leadless (plastic)

Leaders (material and size): _____
Sidelight: White color changes _____ Capboard exposure _____ (width) Feet 3/4" 1/2" Other _____

Side: A. Wood Pine Redwood Cedar Other _____
B. Treatment Paint Natural to weather Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit Overhang _____ Corner Brackets _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Piers: Round _____ Square _____

Windows: Double Hung Casement All wood Other _____
 True Divided Light (uniting), single pane SGL's (Simulated Divided Light) Manufacturer _____

Doors: (note and material): T&L SGL Feet _____ Feet _____ Size _____
Garage Doors: Type _____ Material _____

Handicapped materials: Driveway _____ Walkways _____ Walls _____

* Note: Complete door and window schedules and required.

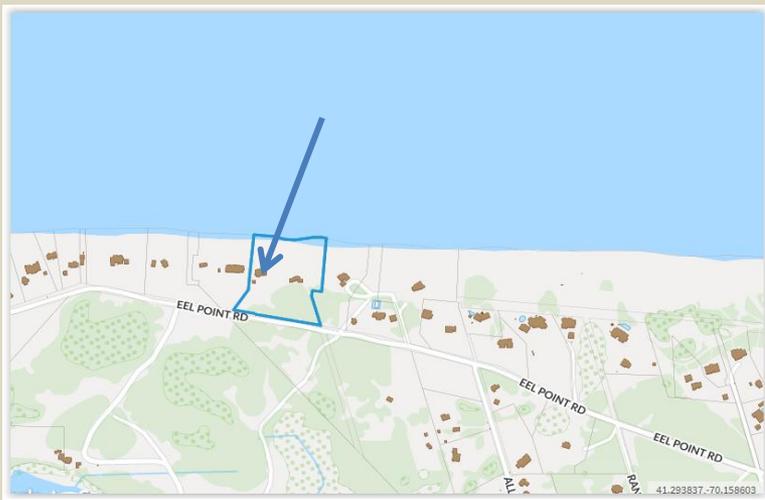
COLORS

Shed(s) _____ Capboard (if applicable) _____ Hair dual black asphalt
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 my responses to this application will initiate a new sixty-day review period.

Date 7/15/11 Signature of owner of record [Signature] Signed under penalty of perjury



House is 300'
from road –
Roof is black
asphalt



Site Locus Plan



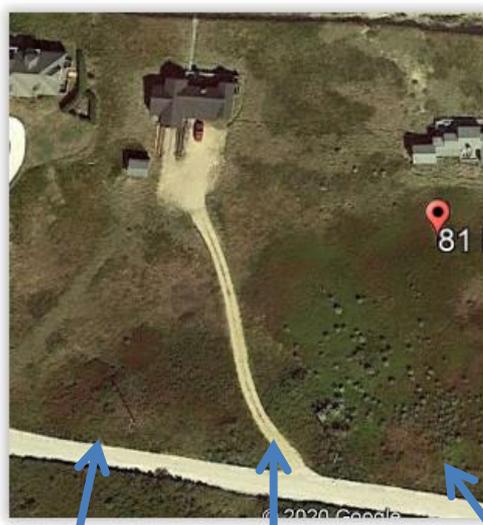
Cotuit Solar LLC
508-428-8442
PO Box 89
Cotuit, MA 02635

Project:
Joshua Harde
85 Eel Point Road
Nantucket, MA

System:
12.16 kW DC
38 S-Energy 320W Solar Panels
17 Enphase IQ7+ Microinverters
21 Enphase IQ7 Microinverters



House is 300' from
road with black
asphalt roof



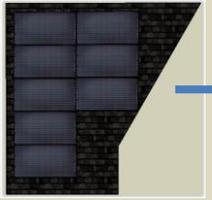
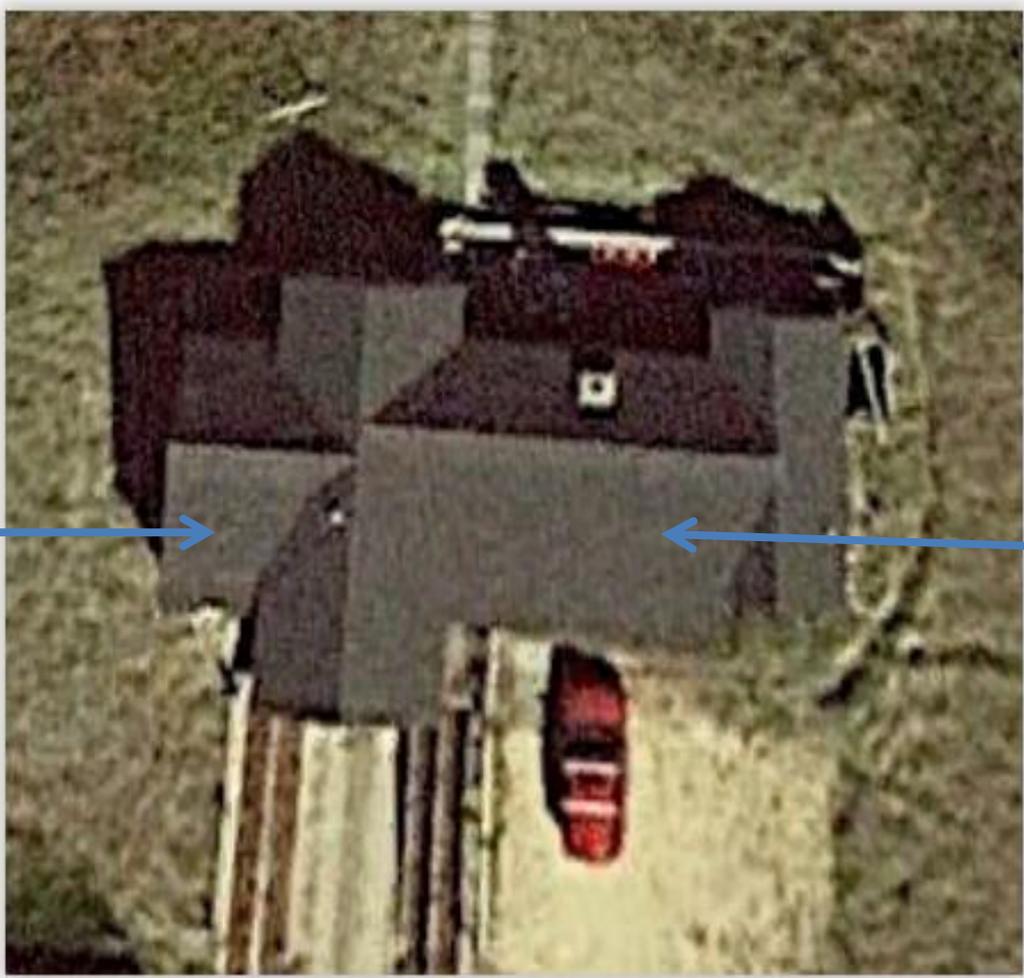
Street View



Cotuit Solar LLC
508-428-8442
PO Box 89
Cotuit, MA 02635

Project:
Joshua Harde
85 Eel Point Road
Nantucket, MA

System:
12.16 kW DC
38 S-Energy 320W Solar Panels
17 Enphase IQ7+ Microinverters
21 Enphase IQ7 Microinverters



Black Asphalt Roof

Proposed Array Placement



Cotuit Solar LLC
508-428-8442
PO Box 89
Cotuit, MA 02635

Project:
Joshua Harde
85 Eel Point Road
Nantucket, MA

System:
12.16 kW DC
38 S-Energy 320W Solar Panels
17 Enphase IQ7+ Microinverters
21 Enphase IQ7 Microinverters

North



East



West



South

Elevations



Cotuit Solar LLC
508-428-8442
PO Box 89
Cotuit, MA 02635

Project:
Joshua Harde
85 Eel Point Road
Nantucket, MA

System:
12.16 kW DC
38 S-Energy 320W Solar Panels
17 Enphase IQ7+ Microinverters
21 Enphase IQ7 Microinverters

1 SN 60-Cell^{1,000V} Monocrystalline PV Module

SN290M-10 SN295M-10 SN300M-10 SN305M-10



290 ~ 305 Watt

Continuously manufacturing PV modules since 1992, S-Energy is one of the most experienced module makers in the industry. More than 25 years of operating data support S-Energy's reputation as the best overall quality, performance, and value for solar investors. The cutting-edge SN-series leads the industry again in advanced design, construction, and performance. The SN-series is the ideal module for any system size in any given environment. With the quality to last the lifetime of the PV system, S-Energy's SN-series provides the confidence and assurance to each and every one of our customers.



2 Features



ENHANCED EXTERNAL LOAD / IMPACT

Snow Load : 5,400 Pa (30T) / 8,400 Pa (40T)
Wind Load : 2,400 Pa (30T) / 5,400 Pa (40T)
Hail Impact : 30.7m/s (speed ball)



POWER ADVANTAGE

25-year, linear power warranty
> 97.5% nominal power during 1st year
Positive tolerance up to +5W



PID RESISTANCE

Enhanced potential induced degradation



FIRE SAFETY

UL1703 Fire Classification : Type 1, Type 2



ENVIRONMENT RESISTANCE

Suitable for extreme conditions
Resistant to high salt mist and ammonia
(certified by TÜV Rheinland)



AVAILABLE IN TWO THICKNESSES

Standard (30T) and 40T for more durability

3

Qualifications & Certifications

IEC 61215 & 61730, UL 1703, ISO 9001,
ISO 14001, OHSAS 18001, WEEE



Mechanical Characteristics

Solar Cells	Monocrystalline 156 x 156mm (6 inches)
Number of Cells	60 Cells (6x10 Matrix)
Dimensions	1,650 x 990 x 30mm (30T) / 1,650 x 990 x 40mm (40T)
Weight	17kg (37.48 lbs)
Front Glass	High-Transmittance Low Iron Tempered Glass
Frame	Anodized Aluminum Black Frame
Output Cables	PV Wire (PV1-F), 12AWG (4mm ²), Cable Length : 1,000mm
Connectors	MC4 Connectable

4

Warranty

Product Warranty	10-year Limited Product Warranty
Performance Warranty	Minimum Power Output for Year 1 : 97.5%
	Maximum Power Decline from Year 2 to 24 : 0.7%
	Power Output at year 25 : 80.7%



6

SN 60-Cell 1,000V

Monocrystalline PV Module

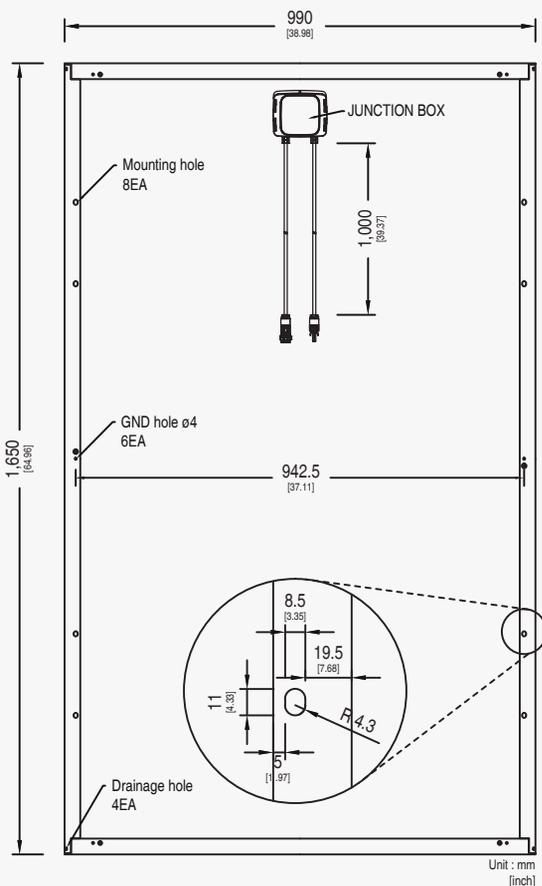
SN290M-10 SN295M-10 SN300M-10 SN305M-10

7

Electrical Characteristics

STC (Irradiance 1,000W/m ² , module temperature 25°C, AM=1.5)	SN290M-10	SN295M-10	SN300M-10	SN305M-10
Rated Power (P _{max})	290W	295W	300W	305W
Voltage at P _{max} (V _{mp})	32.0V	32.4V	32.8V	33.2V
Current at P _{max} (I _{mp})	9.05A	9.10A	9.14A	9.18A
Warranted Minimum P _{max}	290W	295W	300W	305W
Short-Circuit Current (I _{sc})	9.63A	9.66A	9.68A	9.71A
Open-Circuit Voltage (V _{oc})	39.6V	39.7V	39.9V	40.1V
Module Efficiency	17.8%	18.1%	18.4%	18.7%
Operating Module Temperature	-40°C to +85°C			
Maximum System Voltage	1,000V(IEC) / 1,000V(UL)			
Maximum Series Fuse Rating	20A			
Maximum Reverse Current	20.25A			
Power Tolerance	0 ~ +5 W			

8



9

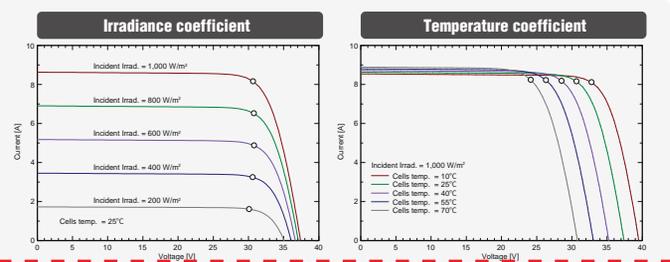
Temperature Characteristics

Temperature coefficient of I _{sc}	0.046 % / °C
Temperature coefficient of V _{oc}	-0.282 % / °C
Temperature coefficient of power	-0.394 % / °C
NOCT (T _{air} 20°C ; Irradiance 800W/m ² ; Wind 1m/s)	45±2 °C

Packing Configuration

	30T	40T
Container	40' H/C	40' H/C
Modules Per Pallet	25pcs	25pcs
Pallets Per Container	28pallets	28pallets
Modules Per Container	700pcs	700pcs

10



11

Remarks :

P_{max} measurement tolerance : ±2.5%
 S-Energy uses triple AAA class simulator.
 Specification subject to change without prior notice. S-Energy reserves the rights of final interpretation.
 Document : SN 60-Cell(290-305)_4BB_UL&TUV_1000_EN_All Black_2017.11

S-Energy Co., Ltd.

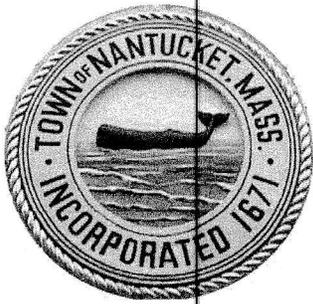
3rd Fl., Miraeasset Tower, 20, Pangyoyeok-ro 241beon-gil, Bundang-gu, Seongnam-si, Gyeonggi-do, KOREA, 13494
 Tel. +82-70-4339-7100 Fax. +82-70-4339-7199 E-mail. inquiry@s-energy.com

SEAI America, Inc.
 (d.b.a. S-Energy America)

20 Corporate Park, Suite 190, Irvine, CA 92606, U.S.A.
 Tel. +1-949-281-7897 Fax. +1-949-281-7893 E-mail. sales.us@s-energy.com

S-Energy Japan Co., Ltd.

1-6-9, Koujimachi, Chiyoda-ku, Tokyo, DIK Kojimachi building 3F-A, Japan
 Tel. +81-3-6261-3759 Fax. +81-3-6261-3769 E-mail. toru.yasuda@s-energy.com



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

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

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Karen Alence

AS AGENT FOR Joshua Harde

STREET ADDRESS 85 Eel Point Rd

MAP/PARCEL 32/12

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON
9/5/20

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

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

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

Karen Alence 9/5/20
Signature Date



REQUIRED WITH ALL APPLICATIONS:

- 1. Completed Application Form: Description of ALL work must be indicated on application form.
- 2. Property Owner's Signature: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
- 3. Application Fee: See back of application for fee schedule or call the office.
- 4. Locus Map (4 copies): Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) <https://www.nantucket-ma.gov/151/GIS-Maps>
- 5. Site Plan (4 Copies): must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*
- 6. 8-1/2" x 11" Copies of ALL Application Materials: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE** (font size no smaller than 12), collated and stapled.
- 7. Photographs: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
- 8. Electronic submission: All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

- 1. Supplemental Information for Historic Buildings: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
- 2. Exterior Elevations and Floor Plans (4 copies): Must be 1/4-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
- 3. As-Built Plans (1copy): of existing elevations
- 4. Hardscaping Plans (4 copies): To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
- 5. Topographic Map: Must show existing and proposed grade for any change of more than one foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
- 6. Door and Window Schedule (4 copies): Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
- 7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*
- 8. Abutter Notification Materials – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
- 9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

KA
(initial to indicate read and understand)

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°: 25 PARCEL N°: 2
 Street & Number of Proposed Work: 278 Polpis Road
 Owner of record: Kingfisher Realty Trust
 Mailing Address: 278 Polpis Road
Nantucket, MA 02554
 Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Concept Design
 Mailing Address: 33 1/2 Vesper Lane
Nantucket, MA 02554
 Contact Phone #: 5082213009 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: 65'6" Sq. Footage 1st floor: 1623 SF Decks/Patio: Size: _____ 1st floor 2nd floor
 Width: 42' 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 16" South 16'6" East 16'6" West 16'6"

Additional Remarks

Historic Name: _____
 Original Date: _____
 Original Builder: _____
 Is there an HDC survey form for this building attached? Yes N/A

- REVISIONS*** 1. East Elevation
 (describe) 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'-4" Block Block Parged Brick (type) _____ Poured Concrete Piers
Masonry Chimney: Block Parged Brick (type) _____ Other _____
Roof Pitch: Main Mass 9 /12 Secondary Mass 3.5 /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 Vslux 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 1x8 Rake 5/4x8 Soffit (Overhang) _____ Corner boards _____ Frieze 1x8
 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 Overhead Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
 Trim Navport Blue Sash Dark Grey Doors Porter Blue
 Deck Mahogany 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 8.24.20 Signature of owner of record M. Bank Signed under penalties of perjury



HISTORIC DISTRICT COMMISSION

37 Washington Street

Nantucket, Massachusetts 02554

Telephone: 508.228.7231

Fax: 508.325.7572

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: _____

Tax Map Number: _____ Parcel Number: _____

Owner of Record: _____

Description of Proposal: _____

Anticipated HDC Submission Date: _____

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

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

If you have any questions, please contact the HDC office at 508.228.7231.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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

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

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

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

TOWN OF NANTUCKET
HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... Whitney Gifford Trust
MAILING ADDRESS..... 278 Polpis Road Nantucket MA 02554
PROPERTY LOCATION..... 278 Polpis Road Nantucket MA 02554
ASSESSORS MAP/PARCEL..... 25-2
SUBMITTED BY:..... Tj Watterson, On Behalf of the Applicant and Concept Design, LLC

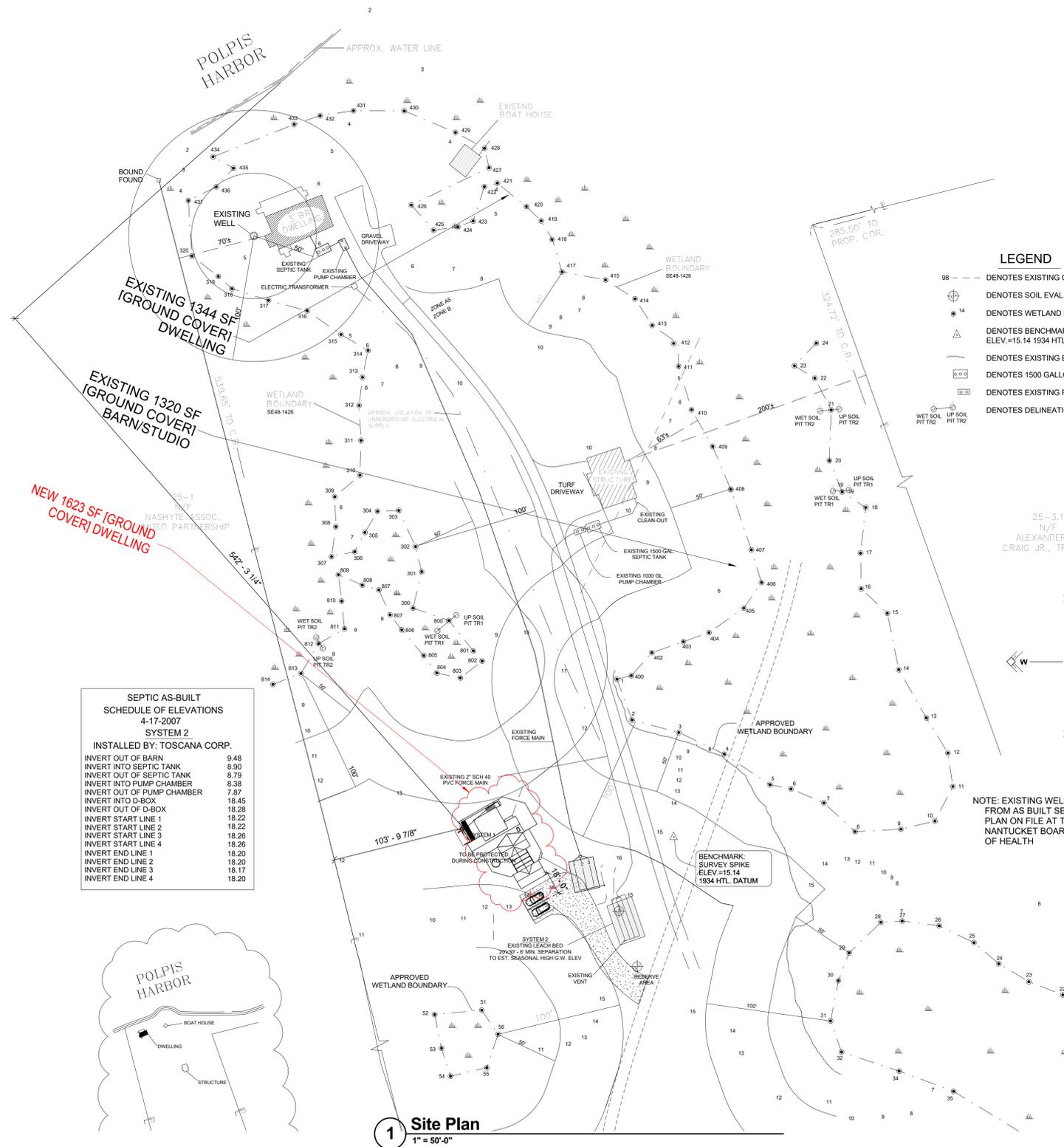
SEE ATTACHED PAGES

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

08-10-2020

DATE

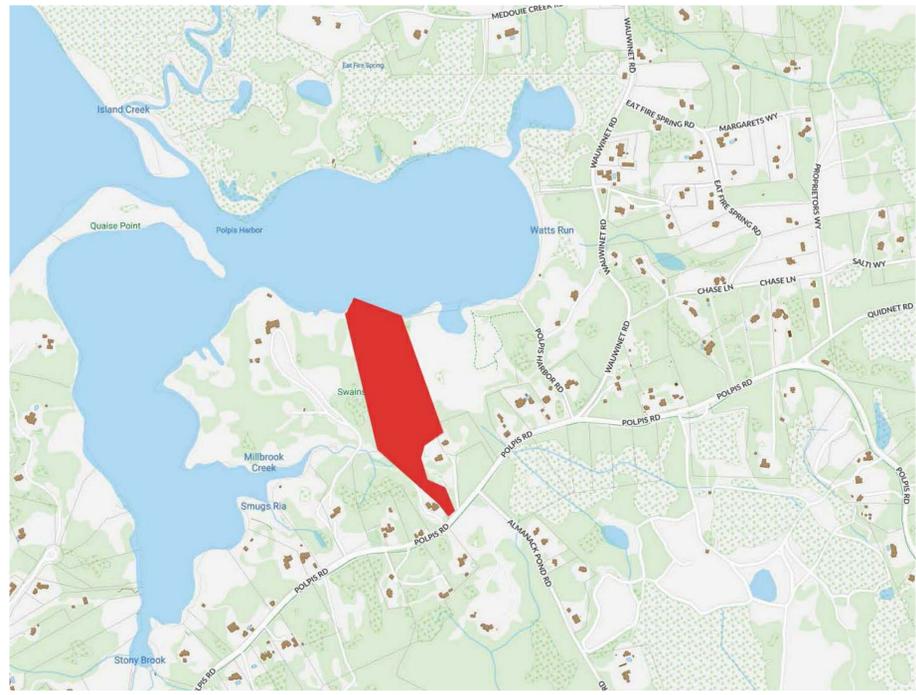
ASSESSOR'S OFFICE
TOWN OF NANTUCKET



SEPTIC AS-BUILT SCHEDULE OF ELEVATIONS 4-17-2007 SYSTEM 2
 INSTALLED BY: TOSCANI CORP.

INVERT OUT OF BARN	9.48
INVERT INTO SEPTIC TANK	8.90
INVERT OUT OF SEPTIC TANK	8.79
INVERT INTO PUMP CHAMBER	8.38
INVERT OUT OF PUMP CHAMBER	7.87
INVERT INTO D-BOX	18.45
INVERT OUT OF D-BOX	18.28
INVERT START LINE 1	18.22
INVERT START LINE 2	18.22
INVERT START LINE 3	18.26
INVERT START LINE 4	18.26
INVERT END LINE 1	18.20
INVERT END LINE 2	18.20
INVERT END LINE 3	18.17
INVERT END LINE 4	18.20

1 Site Plan
 1" = 50'-0"



Kingfisher Rlty Trust

278 Polpis Road
 Nantucket, MA 02554

For HDC Submission
 08.25.20

SHEET INDEX

H1.1	HARDSCAPE
C1.1	COVER SHEET
A1.0	BASEMENT PLAN
A1.1	FLOOR PLAN
A1.2	FLOOR PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS

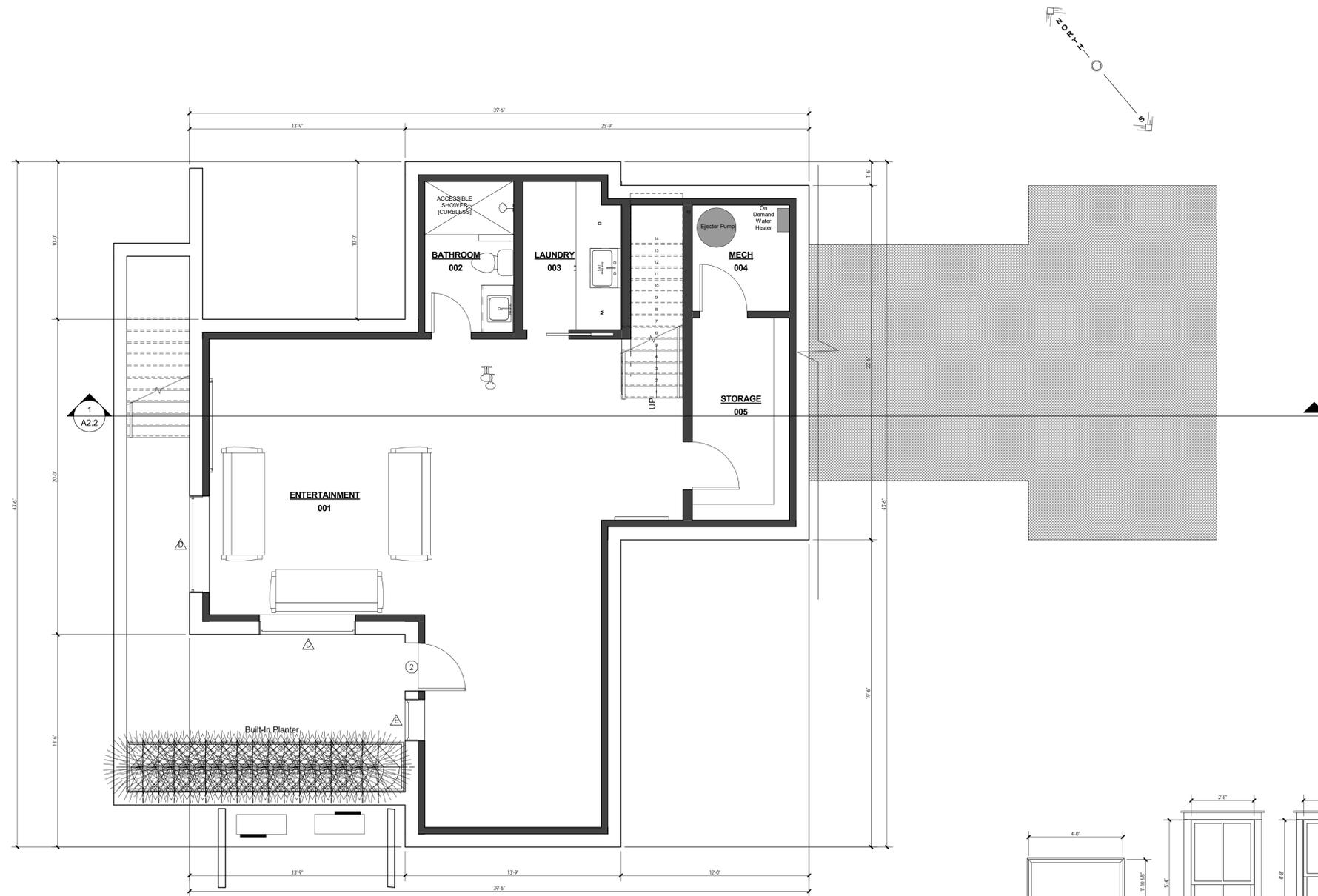


Residential Design & Plan
Concept Design
 33 1/2 Vesper Lane
 Nantucket, MA 02554

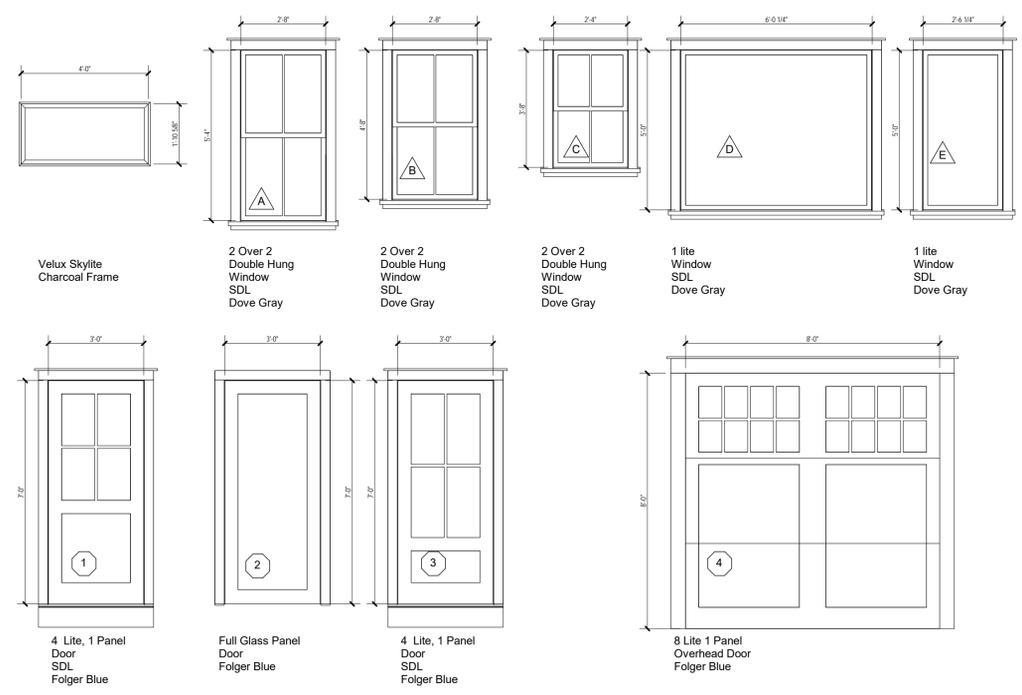
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Map & Parcel	25-2
Current Zoning	LUG3
Minimum Frontage	200 FT
Front Setback	35 FT
Side/Rear Setback	20 FT
Min. Lot Size	120,000 SF
Lot Size	858,343 SF
Allowable G.C.	3%, or 25,570 SF
Existing G.C.	2664 SF
Proposed G.C.	1623 SF
Total Proposed G.C.	4287 SF

C1.1 COVER SHEET



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



Kingfisher Rlty Trust
278 Polpis Road
Nantucket, MA 02554

For HDC Submission
08.25.20

SHEET INDEX

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Residential Design & Plan
Concept Design

33 1/2 Vesper Lane
Nantucket, MA 02554

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A1.0
BASEMENT
PLAN
#2016

Kingfisher Rlty Trust

278 Polpis Road
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A2.2	EXTERIOR ELEVATIONS

Residential
Design &
Plan
Concept Design

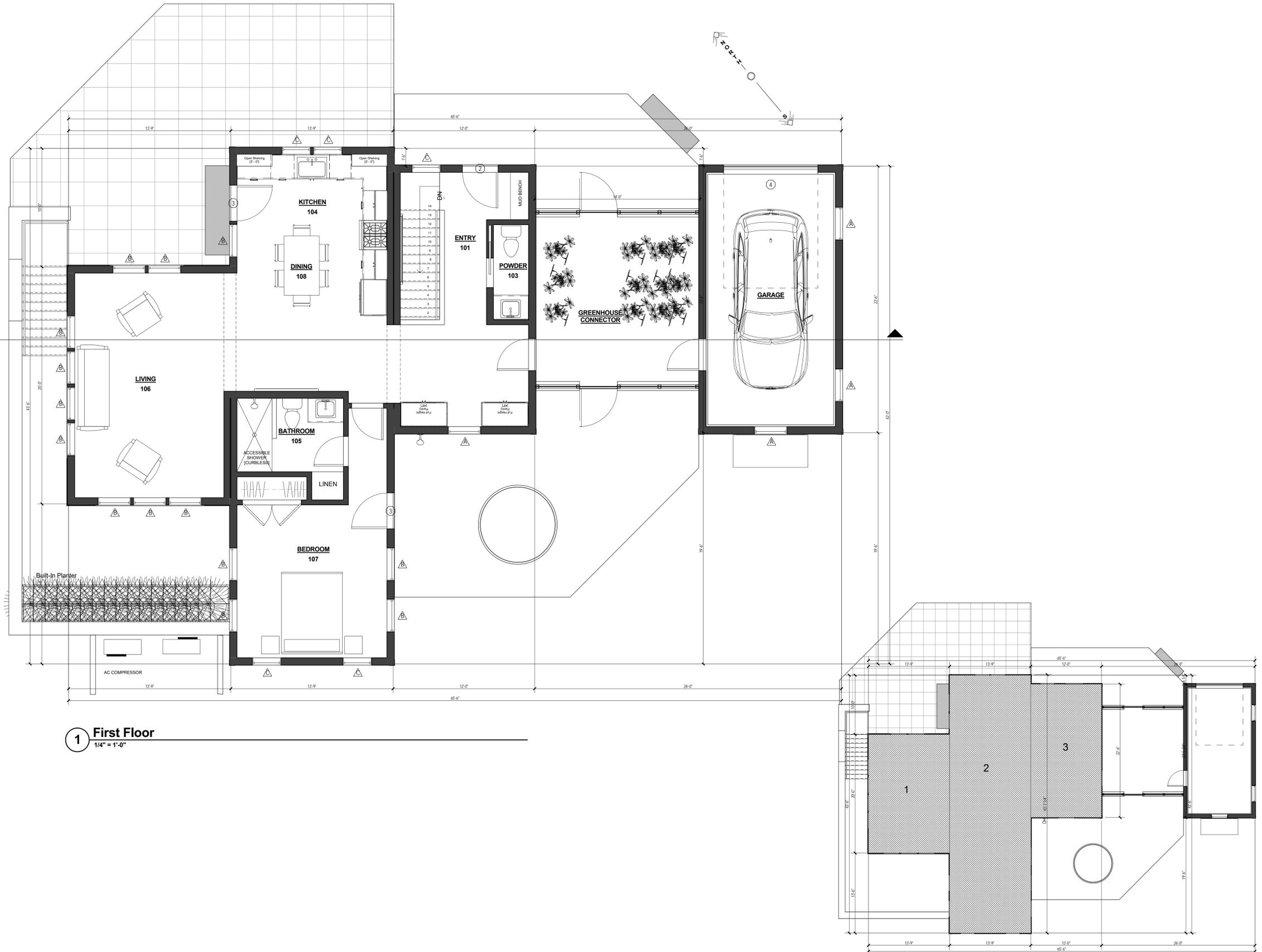
33 1/2 Vesper Lane
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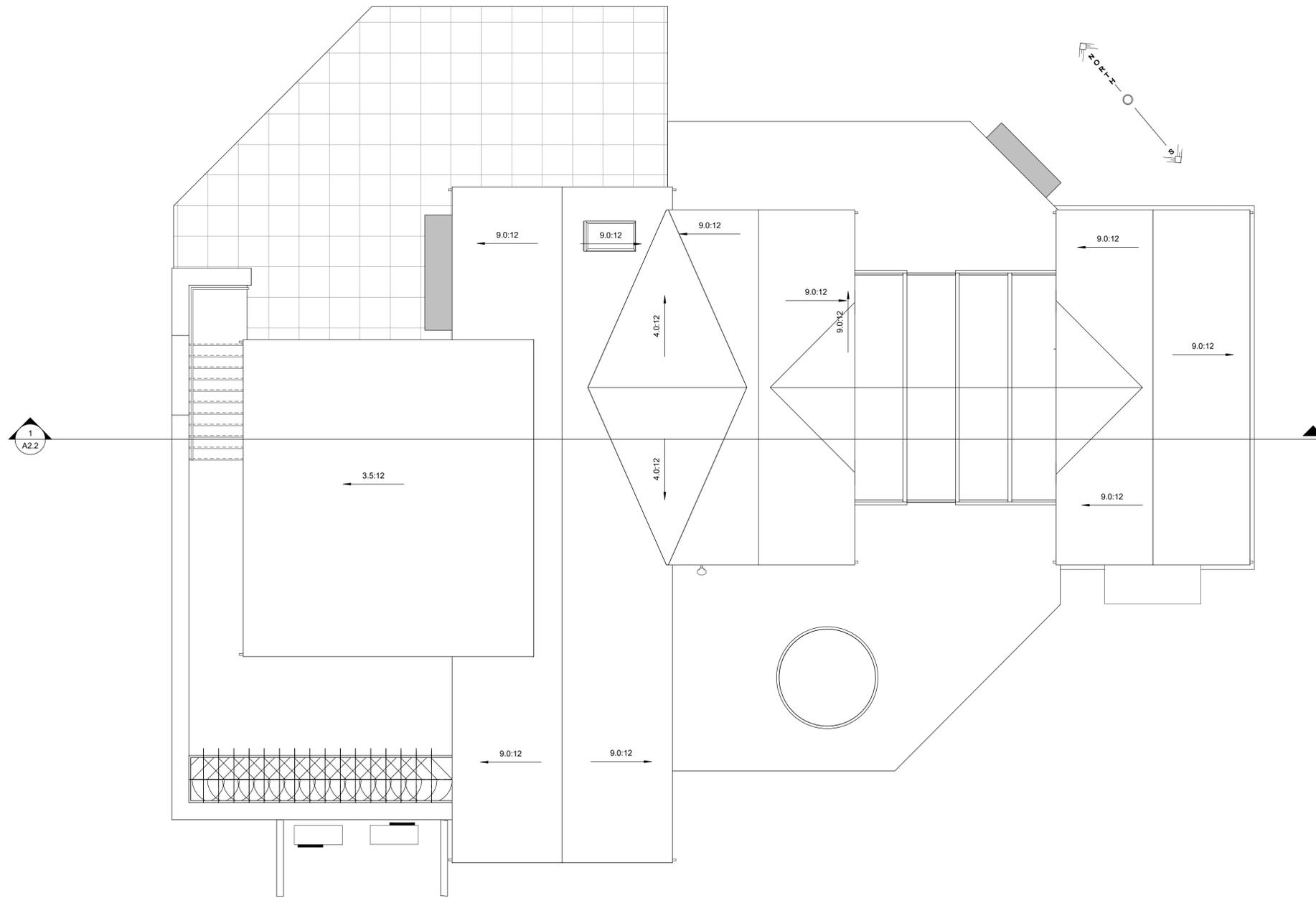
A1.1 FLOOR PLAN

#2016



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

3 Module Key
1/8" = 1'-0"



1 Roof Plan
1/4" = 1'-0"

Kingfisher Rlty Trust

278 Polpis Road
Nantucket, MA 02554

For HDC Submission
08.25.20

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- A1.0 BASEMENT PLAN
- A1.1 FLOOR PLAN
- A1.2 FLOOR PLAN
- A2.1 EXTERIOR ELEVATIONS
- A2.2 EXTERIOR ELEVATIONS



33 1/2 Vesper Lane
Nantucket, MA 02554

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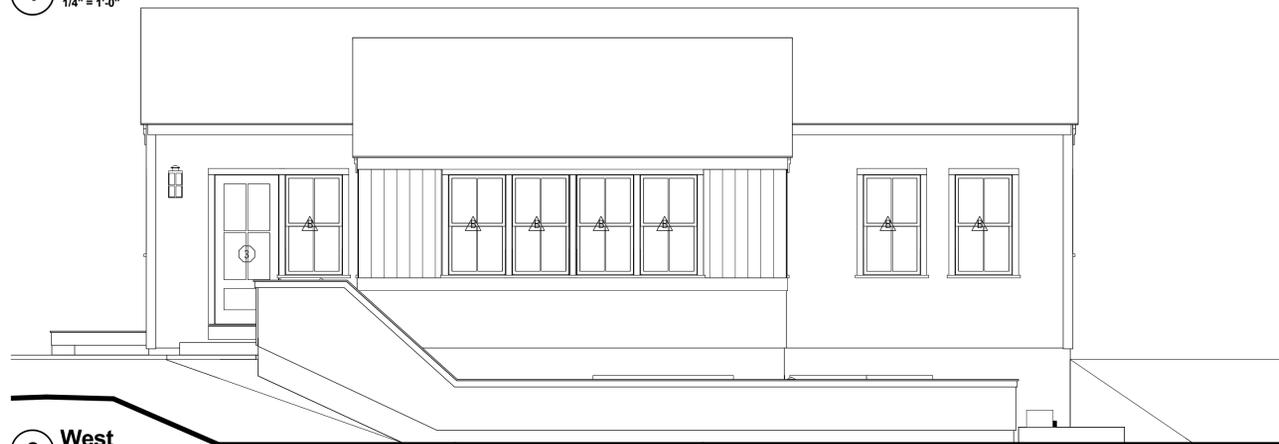
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A1.2 FLOOR PLAN

#2016



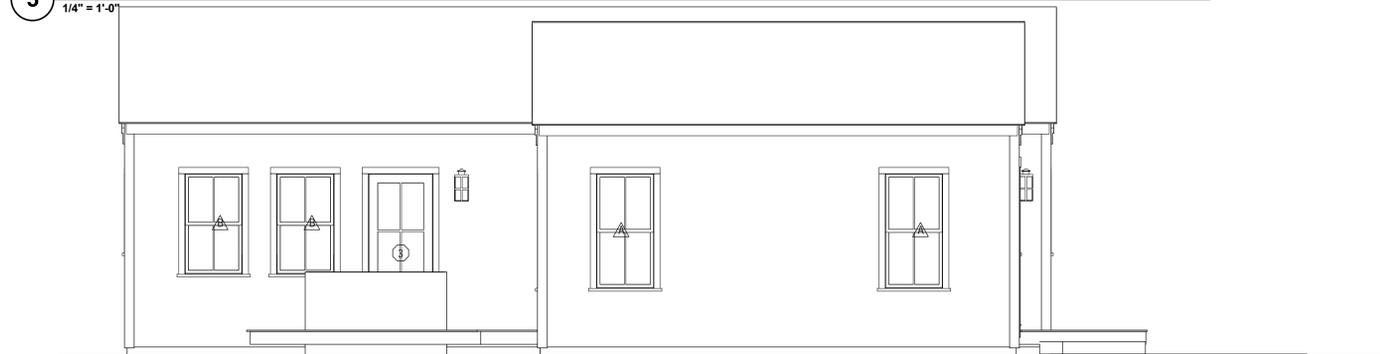
1 South
1/4" = 1'-0"



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



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



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

Kingfisher Rlty Trust

278 Polpis Road
Nantucket, MA 02554

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33 1/2 Vesper Lane
Nantucket, MA 02554

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A2.1 EXTERIOR ELEVATIONS #2016



1 Section 1
1/4" = 1'-0"

Kingfisher Rlty Trust

278 Polpis Road
Nantucket, MA 02554

For HDC Submission
08.25.20

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- A2.1 EXTERIOR ELEVATIONS
- A2.2 EXTERIOR ELEVATIONS



33 1/2 Vesper Lane
Nantucket, MA 02554

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A2.2 EXTERIOR ELEVATIONS

#2016