

Town and County of Nantucket
Board of Selectmen • County Commissioners

Robert R. DeCosta, Chairman
Rick Atherton
Matt Fee
Tobias Glidden
Dawn E. Hill Holdgate



16 Broad Street
Nantucket, Massachusetts 02554

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

C. Elizabeth Gibson
Town & County Manager

*AGENDA FOR THE MEETING OF THE
BOARD OF SELECTMEN
FEBRUARY 3, 2016 - 6:00 PM
PUBLIC SAFETY FACILITY COMMUNITY ROOM
4 FAIRGROUNDS ROAD
NANTUCKET, MASSACHUSETTS
AMENDED FEBRUARY 1, 2016*

I. CALL TO ORDER

II. BOARD ACCEPTANCE OF AGENDA

III. ANNOUNCEMENTS

1. The Board of Selectmen Meeting is Being Video/Audio Recorded.
2. Town Offices and the Landfill will be Closed Monday, February 15, 2016 in Observation of President's Day.

*IV. PUBLIC COMMENT**

*V. NEW BUSINESS**

VI. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

1. Approval of Payroll Warrant for Week Ending January 31, 2016.
2. Approval of Treasury Warrants for February 3, 2016.
3. Approval of Pending Contracts for February 3, 2016 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

VII. CONSENT ITEMS

1. Gift Acceptances: Planning and Land Use Services (PLUS); Human Services (Saltmarsh Senior Center).
2. Appointment: Nantucket Mosquito Control Commission.

VIII. CITIZEN/DEPARTMENTAL REQUESTS

1. Request for Approval of Change of Manager of Annual All-Alcoholic Beverages Restaurant License for Sea Dog Nantucket, LLC d/b/a Nixs Brew Pub from James Agnew, Manager to Eduardo Fernandez, Manager, for Premises Located at 15 South Water Street.
2. Housing Nantucket: Request for Waiver of Sewer Connection Permit Fees and Sewer Privilege Fees for Six Affordable Rental Housing Units Located at 75B Old South Road and 7 Surfside Road.

IX. TOWN MANAGER'S REPORT

1. Review of Revised Film Policy (Continued from January 20, 2016).

X. SELECTMEN'S REPORTS/COMMENT

1. Housing Nantucket: Update on School View Cottages (7 Surfside Road) Development Project.
2. Committee Reports.

XI. PUBLIC HEARINGS

1. Public Hearing to Consider Appeal of Mary Jane MacLean and Anne Jennings of Historic District Commission (HDC) approval of Certificate of Appropriateness (COA) No. 65034, with Regard to the Property Location of 341A Madaket Road, Nantucket, Map 60.2.4, Parcel 64.5.

XII. ADJOURNMENT

** Identified on Agenda Protocol Sheet.*

Board of Selectmen Agenda Protocol:

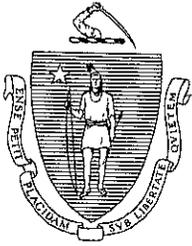
- **Roberts Rules:** *The Board of Selectmen follows Roberts Rules of Order to govern its meetings as per the Town Code and Charter.*
- **Public Comment:** *For bringing matters of public interest to the attention of the Board. The Board welcomes concise statements on matters that are within the purview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

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

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

EXHIBIT 1
AGREEMENTS TO BE EXECUTED BY TOWN MANAGER
UNLESS RESOLUTION OF DISAPPROVAL BY BOARD OF SELECTMEN
February 3, 2016

Type of Agreement/Description	Department	With	Amount	Other Information	Source of Funding
Grant	Fire Dept.	Commonwealth of Massachusetts	(\$4,237)	Student Awareness of Fire Education (S.A.F.E.) Program grant	n/a
Grant	Fire Dept.	Commonwealth of Massachusetts	(\$2,716)	Senior SAFE fire prevention training grant	n/a
Service Agreement	Human Resources	DuPont Storage Systems	\$3,750	Modification of existing vault storage system for confidential records	Professional Services



CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LT. GOVERNOR

DANIEL BENNETT
SECRETARY

The Commonwealth of Massachusetts
Executive Office of Public Safety and Security
Department of Fire Services

P.O. Box 1025 ~ State Road

Stow, Massachusetts 01775

(978) 567-3100 Fax: (978) 567-3121

www.mass.gov/dfs



STEPHEN D. COAN
STATE FIRE MARSHAL

January 11, 2016

Chief Paul Rhude
Nantucket Fire Department
131 Pleasant Street
Nantucket MA 02554

Dear Chief Rhude:

I am pleased to inform you that your FY 2016 Student Awareness of Fire Education (S.A.F.E.) and Senior SAFE grant applications have been approved for funding. The Nantucket Fire Department has been awarded \$4,237.00 for your S.A.F.E. grant and \$2,716.00 for Senior SAFE.

Be sure to alert your treasurer and to check with them to ensure receipt of the funds. We expect the funds to be electronically distributed on or about January 20, 2016.

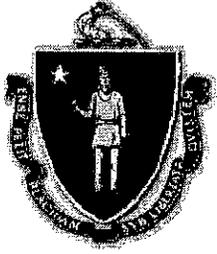
All grantees are required to submit the FY 2015 year-end report to DFS by January 31, 2016. If there are any unexpended funds, the grantee may apply for a one-time 6-month extension, which will be part of the year-end report form. At the close of the single 6-month extension, all unexpended funds must be returned to the Commonwealth. At this time, any prior year remaining funds must be returned to the Commonwealth.

Twenty-one years ago, the Administration, advocated for the creation of the S.A.F.E. Program. Since that time average annual child fire deaths have been reduced by 70%. Two years ago, the S.A.F.E. program was expanded to offer funds to local communities in support of senior fire prevention training. Seniors are the most vulnerable of populations at risk of fire related deaths. Senior SAFE is aimed at educating seniors on fire prevention, general home safety and how to be better prepared in the event of a fire. It is our hope that with this opportunity we can recreate the success with our older population that we have had with children.

I thank you for your commitment to the S.A.F.E. program and for your continuing efforts to promote fire prevention for all citizens. If you have any questions, please feel free to contact Cynthia Ouellette at (978) 567-3381 or the S.A.F.E. staff at (978) 567-3388.

Sincerely,

Stephen D. Coan
State Fire Marshal



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

CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

January 7, 2016

Chief Paul Rhude
Nantucket Fire Department
131 Pleasant Street
Nantucket, MA 02554

Dear Chief Rhude:

Congratulations! We are pleased to inform you that the Nantucket Fire Department has been awarded \$4,237.00 for Student Awareness of Fire Education (S.A.F.E.) and \$2,716.00 for Senior SAFE grants. We look forward to working with you and your community on this public fire and life safety initiative.

Additional correspondence, including all the necessary documents needed to execute this award will be provided by the Executive Office of Public Safety and Security, Department of Fire Services within the next two weeks.

Feel free to contact Cynthia Ouellette at cynthia.ouellette@state.ma.us if you have any questions.

Sincerely,

Handwritten signatures of Governor Charles D. Baker and Lieutenant Governor Karyn E. Polito.

Governor Charles D. Baker

Lt. Governor Karyn E. Polito



Planning and Land Use Services

Building ▪ Historic District Commission ▪ Planning Board ▪ Zoning Board of Appeals

January 26, 2016

Town of Nantucket Board of Selectmen
Attn: Bob DeCosta, Chairman
16 Broad Street
Nantucket, MA 02554

Re: #7824 White Hart Lane Subdivision – 24 Boulevard (Map 80 Parcel 84)

Dear Chairman DeCosta:

During their review of the proposed subdivision located at 24 Boulevard (Map 80 Parcel 84) the Planning Board and the applicant agreed to an \$8,000.00 donation towards the cost for pedestrian improvements within the vicinity of Boulevard in lieu of the construction of a sidewalk or bike path within the roadway layout. On behalf of the Planning Board, please schedule the acceptance of the enclosed gift of \$8,000.00 for a Board of Selectmen meeting at your earliest convenience. As you are aware, there are on-going pedestrian infrastructure improvements in the Boulevard vicinity that could benefit from this additional funding.

If necessary, Planning staff will attend the Board of Selectmen meeting to answer any questions you may have regarding this matter.

Sincerely,

Leslie Woodson Snell, AICP, LEED AP
Deputy Director of Planning, PLUS

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING



GAUGHEN, GAUGHEN, LANE & HERNANDO
528 Broad Street, Weymouth, MA 02189
(781) 335 0374
2015 CONVEYANCING ACCOUNT

HINGHAM INST FOR SAVINGS
53-7037/2113

16568

10/9/2015

PAY TO THE ORDER OF Town of Nantucket

\$ ****8,000.00**

Eight Thousand and 00/100***** DOLLARS

PROTECTED AGAINST FRAUD

Town of Nantucket
37 Washington ST
Nantucket, MA 02554



MEMO For: Bike Path
14386 Vieth 24 Boulevard Nantucket -P-L

⑈016568⑈ ⑆211370370⑆0 27 001 090⑈

GAUGHEN, GAUGHEN, LANE & HERNANDO

Town of Nantucket

14386 Vieth 24 Boulevard Nantucket -P-L

10/9/2015

16568

8,000.00

2015-Conveyance

14386 Vieth 24 Boulevard Nantucket -P-L

8,000.00

Details on Back
Intuitive CheckLock™ Secure Check



Planning and Land Use Services

Building ▪ Historic District Commission ▪ Planning Board ▪ Zoning Board of Appeals

December 9, 2015

Town of Nantucket Board of Selectmen
Attn: Bob DeCosta, Chairman
16 Broad Street
Nantucket, MA 02554

Re: 100 Low Beach Road donation from Alice Rochat

Dear Chairman DeCosta:

During their review of the second dwelling located at 100 Low Beach Road (Map 75-24, 25 and 27) the Planning Board agreed to a \$15,000.00 donation towards the cost for pedestrian improvements within the vicinity of Low Beach Road in lieu of the construction of a sidewalk or bike path within the roadway layout. On behalf of the Planning Board, please schedule the acceptance of the enclosed gift of \$15,000.00 for a Board of Selectmen meeting at your earliest convenience.

If necessary, Planning staff will attend the Board of Selectmen meeting to answer any questions you may have regarding this matter.

Sincerely,

Leslie Woodson Snell, AICP, LEED AP
Deputy Director of Planning, PLUS

TOPS FORM 45800 ©

RECEIPT

DATE 12-10-15

7142

RECEIVED FROM Paul Santos / George F. Rochat

ADDRESS

DOLLARS \$ 15,000 -

FOR RE: 2nd Dwelling contribution for future work on Low Beach Pdr

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID	15,000 00	CHECK	✓
BALANCE DUE		MONEY ORDER	

PLUS - 2 Fairgrounds Rd
BY Catherine Owen

GEORGE F ROCHAT
101 MOUNTAINTOP RD
BERNARDSVILLE NJ 07924

Cash Management Account®

539

87-176/843
30

11/22/15 DATE

PAY TO THE ORDER OF Town of Nantucket PLUS \$15,000⁰⁰/₁₀₀

Fifteen thousand 00/100

Merrill Lynch
Wealth Management®

Bank of America

FOR PLUS - 2nd dwelling approval GFRochat

⑆084301767⑆ 041173501132⑆0539



MEMO

Date: January 26, 2016

TO: Rick Atherton

FROM: Laura Stewart, Saltmarsh Senior Center, Program Coordinator

RE: Request for acceptance of gift

I am writing to request acceptance of the following gift donation:

From Richard and Maureen Herman: \$100.00 to the Saltmarsh Senior Center

From Visco Pumping, Inc.: \$250.00 to the Saltmarsh Senior Center

From Janice Davis: \$ 100.00 to the Saltmarsh Senior Center

From Joan Altruder: \$100.00 to the Saltmarsh Senior Center

Thank you,

Laura Stewart

from the desk of.....

**Laura Stewart
Program Coordinator,
Senior Services
81 Washington Street
Nantucket, MA 02554
508-228-4490**

**phone: 508-228-4490
fax: 508-325-5366
e-mail: lstewart@nantucket-ma.gov**

From: [Libby Gibson](#)
To: [Erika Mooney](#)
Subject: RE: Mosquito Control Commission
Date: Friday, January 29, 2016 11:53:17 AM

ok

C. Elizabeth Gibson
Town Manager
Town of Nantucket
(508) 228-7255

From: Erika Mooney
Sent: Friday, January 29, 2016 11:41 AM
To: Libby Gibson
Subject: Mosquito Control Commission
Importance: High

Libby:

Chapter 209 of the Acts of 2014 established the Nantucket Mosquito Control Commission. In looking at the Act in preparation of drafting a letter re: the membership for the state, it came to my attention that Ashley Erisman was never formally appointed to the commission by the BOS. When it used to be the local Mosquito Committee, we had representatives from BOH and ConCom. I didn't realize that representatives are no longer part of the membership. So when Sarah Oktay, who was the ConCom rep, was not reappointed to the ConCom last June, we had the ConCom appoint another representative. This shouldn't have really happened. We should have advertised the vacancy. That being said, I figure if the BOS officially appoint her (ideally on Feb. 3??) she should be all set through the end of her term, which is up this June. Can we add that to the Feb. 3 agenda? Maybe under consent, as a housekeeping matter?

Erika

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

Mosquito Control Commission

Ashley Erisman		2016
Helene M. Weld, RN		2017
VACANT		2018
Charles Stott		2019
Mark L. Palmer		2020
Kara Buzanoski	Staff Liaison	



The Commonwealth of Massachusetts
 Alcoholic Beverages Control Commission
 239 Causeway Street
 Boston, MA 02114
www.mass.gov/abcc

For Reconsideration

FORM 43
MUST BE SIGNED BY LOCAL LICENSING AUTHORITY

076200203

ABCC License Number

Nantucket

City/Town

February 3, 2016

Local Approval Date

TRANSACTION TYPE (Please check all relevant transactions):

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> New License | <input type="checkbox"/> New Officer/Director | <input type="checkbox"/> Pledge of License | <input type="checkbox"/> Change Corporate Name |
| <input type="checkbox"/> Transfer of License | <input type="checkbox"/> Change of Location | <input type="checkbox"/> Pledge of Stock | <input type="checkbox"/> Seasonal to Annual |
| <input checked="" type="checkbox"/> Change of Manager | <input type="checkbox"/> Alteration of Licensed Premises | <input type="checkbox"/> Transfer of Stock | <input type="checkbox"/> Change of License Type |
| <input type="checkbox"/> Cordials/Liqueurs Permit | <input type="checkbox"/> Issuance of Stock | <input type="checkbox"/> New Stockholder | <input type="checkbox"/> Other <input type="text"/> |
| <input type="checkbox"/> 6-Day to 7-Day License | <input type="checkbox"/> Management/Operating Agreement | <input type="checkbox"/> Wine & Malt to All Alcohol | |

Name of Licensee

EIN of Licensee

D/B/A

Manager

ADDRESS:

CITY/TOWN:

STATE

ZIP CODE

Annual or Seasonal

Category: (All Alcohol; Wine & Malt; Wine, Malt & Cordials; Wine; Malt)

Type: (Restaurant, Club, Package Store, General On Premises, Etc.)

Granted under Special Legislation? Yes No

If Yes,

Chapter

Year

Complete Description of Licensed Premises:

Main entrance from South Water Street to first floor bar area. Table seating to the left and right of bar. Dining room and kitchen located in center and rear of first floor. Emergency exits from dining room and kitchen into rear parking area situated on Easy Street. The second floor contains an office, records room and dry storage.

Application Filed:

Date & Time

Advertised:

Date & Attach Publication

Abutters Notified: Yes No

Licensee Contact Person for Transaction

Phone:

ADDRESS:

CITY/TOWN:

STATE

ZIP CODE

Remarks:

The Local Licensing Authorities By:



Alcoholic Beverages Control Commission
 Ralph Sacramone
 Executive Director

ABCC Remarks:



The Commonwealth of Massachusetts
 Alcoholic Beverages Control Commission
 239 Causeway Street
 Boston, MA 02114
 www.mass.gov/abcc

MANAGER APPLICATION

All proposed managers are required to complete a Personal Information Form, and attach a copy of the corporate vote authorizing this action and appointing a manager.

1. LICENSEE INFORMATION:

Legal Name of Licensee: Business Name (dba):

Address:

City/Town: State: Zip Code:

ABCC License Number: (If existing licensee) Phone Number of Premise:

2. MANAGER INFORMATION:

A. Name: B. Cell Phone Number:

C. List the number of hours per week you will spend on the licensed premises:

3. CITIZENSHIP INFORMATION:

A. Are you a U.S. Citizen: Yes No B. Date of Naturalization: C. Court of Naturalization:

(Submit proof of citizenship and/or naturalization such as U.S. Passport, Voter's Certificate, Birth Certificate or Naturalization Papers)

4. BACKGROUND INFORMATION:

A. Do you now, or have you ever, held any direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages? Yes No

If yes, please describe:

B. Have you ever been the Manager of Record of a license to sell alcoholic beverages that has been suspended, revoked or cancelled? Yes No

If yes, please describe:

C. Have you ever been the Manager of Record of a license that was issued by this Commission? Yes No

If yes, please describe:

D. Please list your employment for the past ten years (Dates, Position, Employer, Address and Telephone):

I hereby swear under the pains and penalties of perjury that the information I have provided in this application is true and accurate:

Signature

Date

Additional Space

Please note which question you are using this space for.

January 2015 - Present: Nix's Brew Pub, Chef De Cuisine, Nix's Brew Pub, 15 South Water Street, Nantucket MA 02554, 508-68

May 2015 - December 2015: Chef De Cuisine, Nix's Newburyport, 10 Center Street, Newburyport, MA, 978-462-6652

November 2013 - April 2015: Chef Tourant, 3 Restaurant, 461 W. Central Street, Franklin, MA 508-528-6333

May 2013 - August 2013- Cook, Not Your Average Joes, 40 Pleasant Valley Street, Methuen, MA, 978-974-0015

February 2013 - May 2013: Intern, The Country Club, 191 Clyde Street, Chestnut Hill, MA 617-566-0240

May 2012 - September 2012: Cafe Manager, The Country Club, 191 Clyde Street, Chestnut Hill, MA, 617-566-0240

August 2010 - August 2011, Line Cook, The Sports Depo, 206 W Main Street, Goergetown MA, 978-769-5128

**CORPORATE CERTIFICATE
OF
SEA DOG NANTUCKET, LLC**

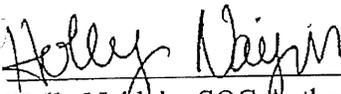
The undersigned being an authorized signatory of Sea Dog Nantucket, LLC, organized under the laws of the Commonwealth of Massachusetts (The "Company") hereby certifies as follows:

1. That the undersigned is a Secretary of the Commonwealth ("SOC") of Massachusetts authorized signatory of the Company,
2. That as of this date, the Company is in full force and effects and is authorized to transact business in the Commonwealth of Massachusetts,
3. That the undersigned has been directly and duly authorized by all of the Members of the Company to file this Change of Manager Petition with the Alcohol Beverages Control Commission for the Commonwealth of Massachusetts (The "ABCC"),
4. That the undersigned has been directed and duly authorized by the Members to execute any and all documents and perform any and all acts to effectuate the foregoing, all upon such terms and provisions as the undersigned deems appropriate.

Executed under seal this 18th day of January, 2016

Sea Dog Nantucket, LLC

By:



Holly Najdzin, SOC Authorized Signatory

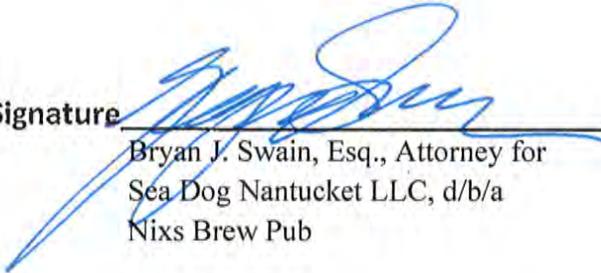
CHANGE OF MANAGER/COVER SHEET

Business name Sea Dog Nantucket LLC, d/b/a Nixs Brew Pub
hereinafter referred to as "the Company"

Please specify *in detail* the reason you are filing for new manager:

The pending manager, Emily Hobson, unexpectedly quit without giving proper notice. Eduardo Fernandez
has assumed all responsibilities related to managing this liquor license while his application to become the new
manger is pending.

Authorized Signature


Bryan J. Swain, Esq., Attorney for
Sea Dog Nantucket LLC, d/b/a
Nixs Brew Pub

Date

1/13/2016

Print Close Window

Certificate of Completion

This Certificate of Completion of
eTIPS On Premise 2.0
For coursework completed on January 14, 2016
provided by Health Communications, Inc.
is hereby granted to:

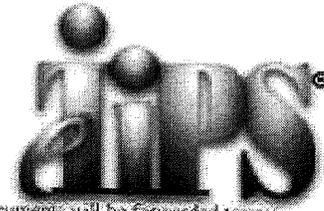
Eduardo Fernandez

Certification to be sent to:

15 S Water St
Nantucket MA, 02554-3554 USA



HEALTH COMMUNICATIONS INC.



This document is not proof of TIPS certification. It signifies only that you have completed the course. Valid certification documents will be forwarded to you.



75 Old South Rd. • P.O. Box 3149 • Nantucket, MA 02584 • Tel: 508.228.4422 • Fax: 508.228.4915 • www.housingnantucket.org

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

January 28, 2016

RE: Request to Waive Sewer Connection Fees at 7 Surfside Road and 75 Old South Road

Dear Chairman DeCosta and Members of Board of Selectmen:

Housing Nantucket is excited to bring five affordable rental housing units online in the next few months, and we plan to bring an additional two units online within a few years. We respectfully request the Selectmen waive the sewer connection fees for these community housing units.

Three of these units are at 75B Old South Road, in the building relocated from 50 Union Street as part of the Town, Land Bank, Affordable Housing Trust Fund, and Housing Nantucket's joint efforts. This former duplex has been outfitted with an ancillary one bedroom apartment in the basement. The structure will require three privilege and connection fees amounting to \$25,000. Will you please grant a waiver for these fees?

We are also requesting a waiver of three sewer fees at 7 Surfside Road. We hope to eventually develop this property with four structures, and we need to stub accordingly. Three connection fees totaling \$25,000 are necessary to accommodate the four dwellings (there is one existing connection). Would you be willing to authorize waiving these fees as well?

Our construction projects operate on lean budgets and are created primarily through Community Preservation Act funding. Because our non-profit is dedicated to creating affordable housing solely on Nantucket, we rely heavily on collaborative community effort. The Selectmen play an instrumental leadership role in our projects, and we ask for your continued support.

Housing Nantucket envisions a Nantucket community where all residents have access to safe, cost-appropriate housing that meets their needs. The rental housing at 7 Surfside and 75 Old South Road brings us closer to this vision, and your help is greatly appreciated.

Thank you.

Sincerely,

Anne Kuszpa, Executive Director

Housing Nantucket Sewer Fee Waivers

75B Old South Road

Sewer Connections

\$2,000 x 3 connections = \$6,000

Sewer Privilege Fee

\$6,322.15 x 3 connections = \$18,966.45

For a total of \$24,966.45

7 Surfside Road

Sewer Connections

\$2,000 x 3 connections = \$6,000

Sewer Privilege Fee

\$6,322.15 x 3 connections = \$18,966.45

For a total of \$24,966.45



TOWN OF NANTUCKET

TOWN ADMINISTRATION

FILM, VIDEO, AND PHOTOGRAPHY POLICY

Effective date: XXXX

I. POLICY STATEMENT:

Commercial Film, Video and Photography companies and productions may be permitted to use property under the control of the Town of Nantucket for approved projects.

II. PURPOSE:

Nantucket has long been a highly-sought after location for commercial film, video, and photography companies and the Town of Nantucket supports these industries and encourages their use of the island. It is recognized that these industries can provide both direct and indirect economic benefit to the Town.

Due to the Town's size, location, historical significance, fragile natural resources, and seasonal tourist demands, such activity requires regulation to ensure that impacts on vehicle and pedestrian traffic, safety of bystanders and crew are protected and that the least possible disruption to the community occurs.

This policy applies to all Town properties including Park and Recreation properties, excluding Airport, Water Company and Public School properties. The guidelines and regulations contained herein apply to all commercial filming activity. Additional conditions may be attached to individual permit based on impact.

III. ADMINISTRATION:

All commercial film, video, or photography requests must be approved by the Board of Selectmen. This policy is administered by Town Administration on behalf of the Board of Selectmen. The Town Manager or his/her designee shall be the initial contact for all filming and photography projects and is responsible for managing requests. Required fees and ancillary permits associated with the production must be approved prior to filming.

IV. RULES AND REGULATIONS:

- 1) PERMIT REQUIRED: A Film Permit shall be required (but not limited to) the following conditions:
 - a. For Film, Photography or Video production for commercial purposes on or from Town of Nantucket property.
 - b. For productions involving the use of, or impacting upon public property, traffic flow, pedestrian movement, public facilities, parks, sidewalks, street areas or the temporary use of private property in a manner that significantly varies from its current land use or creates a public disturbance (i.e. noise; parking; special effects).
 - c. Student productions filming for non-commercial and educational purposes may be exempt from some fees but are still required to file an application.
 - d. As determined by Board of Selectmen in consideration of impact to the Community, Businesses, and Natural Resources.

- 2) PERMIT NOT REQUIRED: A Film Permit shall NOT be required as follows:
 - a. Credentialed members of the media such as reporters, photographers or cameramen in the employ of a newspaper, news service, radio or television broadcasting station, or similar entity engaged in on the spot broadcasting, reporting or photographing of news of general public.
 - b. Private social events such as weddings.
 - c. Wedding and Family Portraits, etc.
 - d. Amateur photographers; tourists, etc.
 - e. Nantucket based non-profit organizations.
 - f. EXCEPTION: If such exempted activities result in adverse impacts on adjacent properties from, but not limited to, such activities as the use of explosions, noise from firearms, bullhorns, pyrotechnics, car chases, sirens, lighting apparatus, after hour filming, parking, and obstruction of public access.
- 3) RESTRICTIONS
 - a. Commercial Filming or photography in the Downtown and 'Sconset Historic Districts is strictly regulated with minimal productions allowed from Memorial Day to Labor Day. All applications for filming during the Spring and Summer Season must be received by May 1 for consideration by the Board of Selectmen.
 - b. Night shooting between the hours of 10:00 p.m. and 7:00 a.m. is restricted without the prior approval from the Board of Selectmen at a Public Hearing. The Downtown Business District may also be restricted during certain hours due to considerations such as impact to pedestrian and vehicle traffic, and business interruption.
- 4) INSURANCE:
 - a. All productions are required to submit an original, signed Certificate of Insurance, in an amount of \$1,000,00 minimum per instance of claim for general liability for the duration of the production, with the "Town of Nantucket" listed as additional insured. The following name and address should appear on the certificate of insurance:

Town of Nantucket
16 Broad Street
Nantucket, MA 02554
 - b. Additional coverage may be required for productions with significant impact on public property and/or natural resources and those with extensive special effects.
 - c. Student projects may be exempt from the insurance requirement. Student applicants should provide an original signed letter on school letterhead from their Instructor, department head or dean of college stating the student's name(s), title of the project, purpose of the project, and confirmation that the project is an official school assignment covered by the school's liability insurance policies.

V. APPLICATION PROCESS

- 1) TIMELINE: Initial inquires for filming or photography on Town property must be submitted via the Town's online Application as follows:
 - a. No later than **Sixty (60) days** prior to the date of anticipated filming. Permission may be denied if the request cannot be accommodated within the available time frame.
 - b. For small film shoots, student films, etc., a Thirty (30) day notice is required.
 - c. May 1 for all filming requests to occur between Memorial Day and Labor Day.

- 2) APPLICATION: Applicants must be prepared to provide the following information:
- a. The name, address and phone number of the person who will be in charge of the activity and responsible for its conduct.
 - b. The name and telephone number of the dedicated contact person and his/her backup who will be on-site during production.
 - c. A production schedule to include the proposed commencement and termination dates and times of scheduled filming or photography, including preparation, set-up and final clean-up.
 - d. General outline of the action(s), approximate number of production vehicles, cast and crew members, as well as any stunts or special effects;
 - e. Specific locations and proposed alterations to Town property, including a map highlighting the areas, with specific details for requests to film or shoot in the Historic Districts (Nantucket's Core District and Siasconset).
- 3) REVIEW/APPROVAL:
- a. Once the online Film and Photography Application has been received, appropriate Town staff will be informed and a production/event meeting with the commercial film or photography company will be required to review the request and to determine any concerns or special requirements. The availability of the requested Town properties will also be determined at this time, as well as the need for required insurance, fees and ancillary permits.
 - b. Police Details may be required as determined by the Chief of Police or designee. Fees for Police Details are determined annually by contract between the Nantucket Police Department and the Town of Nantucket and are billed separately from Permit Fees.
 - c. The commercial film, video, or photography company will be required to appear before the Board of Selectmen in order to obtain the necessary permit(s).
 - d. Affected residents and businesses as determined by the Board and/or staff must be notified in advance of any filming. To ensure minimal disruption, this notification letter must include the duration and location of the filming and any planned interference with pedestrian or vehicular traffic. In the event of business interruption, there should be consultation with the business associate(s) and/or individual businesses to determine if any compensation is required.
 - e. Once approved by the Board of Selectmen, a Filming/Photography Permit will be prepared by Town Administration and the Licensing Agent that will list all insurance, fees and ancillary permits required.

FILM POLICY FEE PROPOSAL

FEE CATEGORY	CURRENT FEE	PROPOSED FEE
ADMINISTRATIVE FEES		
Application Fee	\$20	\$25
Filming Revisions to Original Permit	N/A	\$25/revision
Parking Fees for Core District/Overnight	N/A	TBD
(Assessment of Parking Fees to be determined based on location; time of year; impact on businesses/neighborhood; size and number of vehicles.)		
Commercial Film License Daily Fee	N/A	\$100/day
(When filming on Private Property. Assessment of Fee based on impact to public property; public safety; abutters; production vehicle parking; blocking of roads/parking from production vehicles/equipment.)		
COMMERCIAL FILMING ON PUBLIC PROPERTY FEES		
Video/B-Roll/Photography Daily Fee	N/A	\$100/day
Small (Under 10) Production Daily Fee	N/A	\$500/day/April-Oct. \$350/day/Nov.-March
Large (Crew Over 10) Production Daily Fee	\$1000	\$1000/day/April-Oct. \$750/day/Nov.-March
(Size category by determination of Events Committee/BOS. To include entire production team; equipment and total impact to the community.)		
NOT FOR PROFIT FILMING ON PUBLIC PROPERTY FEES:		
Not for Profit Production (Off-Island Org.)	N/A	\$150/day/April-Oct. \$100/day/Nov.-March
Not For Profit Production (Nantucket Org.)	N/A	N/A
Student Film	N/A	\$25 Application Fee

The above fees are for film permits only and do not include other permits, fees, licenses, or location fees that may be required by other agencies.

ROGER MERVIS
Attorney-At-Law

246 Walnut Street
Newton, MA 02460

Tel 617-558-9654
Fax 617-641-9606
Email: rmervis@aol.com

By Hand Delivery and First-Class Mail

December 16, 2015

Ed Toole, Chairman
Nantucket Zoning Board of Appeals
2 Fairgrounds road
Nantucket, MA 02554

Re: Housing Nantucket
Application of Comprehensive Permit
File No. 34 - 15

Dear Mr. Toole:

On behalf of NHA Properties, Inc., doing business as Housing Nantucket ("HN"), I hereby notify the Nantucket Zoning Board of Appeals ("ZBA") that HN has decided to withdraw its application for a Comprehensive Permit for the development of two additional affordable housing units at 7 Surfside Road, Nantucket, Massachusetts (the "Property"). Although HN greatly appreciates the support and assistance of the ZBA and its staff throughout the hearing process, HN has regretfully concluded that this project poses a variety of potentially insurmountable practical and financial challenges that are incompatible with HN's existing policies, programmatic philosophy, and goals.

HN does intend to complete the siting and renovation of the two affordable housing units that are currently located on the Property, which were the subject of a Special Permit granted by the ZBA earlier this year. In this regard, HN hopes to have both units occupied by income-eligible households by the Summer, 2016.

Sincerely,



Roger Mervis

cc: Alana Murphy, DHCD
Anne Kuszpa, HN

APPEALS PROCEDURE before the Board of Selectmen

The appeal to the Board of Selectmen concerns the HDC decision and is not a new hearing of the matter already heard by the HDC. No new information may be brought forth during the appeal process before the Board of Selectmen. Any information not previously submitted to the HDC will not be allowed.

1. The chairman opens the public hearing and may outline the procedure to be followed including the time allotment for the statements and rebuttals.
2. The appellant states his/her case and the reason for the appeal.
3. The Historic District Commission defines its position.
4. Rebuttals follow.
5. Public comment may be taken although any separate interests that may be expressed will not become part of the argument.
6. The chairman invites questions from the Board and closes the public hearing.
7. The Board makes a decision or may take the matter under advisement.
8. A written decision is prepared for Board signature.

**HDC Appeal
341A
Madaket
Road**

JOSEPH M. GUAY
ATTORNEY AT LAW

108 Surfside Road
P.O. Box 1294
Nantucket, Massachusetts 02554-1294

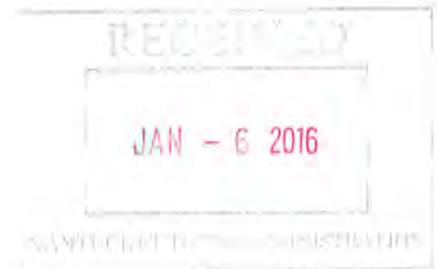
Telephone (508) 825-9099
Facsimile (508) 825-9199
E-Mail: JosephMGuay@aol.com

John C. Cartwright, Esquire
Ann E. Rascati, Esquire
of Counsel
Hyannis, Massachusetts

January 6, 2016

VIA HAND DELIVERY

Robert DeCosta, Chairman
Town of Nantucket Board of Selectmen
Nantucket Town and County Building
16 Broad Street
Nantucket, Massachusetts 02554



RE: Oak Hill Investments, LLC
341A Madaket Road, Nantucket, Massachusetts
HDC Certificate of Appropriateness No. 65034
Map 60.2.4, Parcel 64.5

Dear Chairman DeCosta:

My office represents Mary Jane MacLean and Anne Jennings (referred to herein in the singular as "MacLean/Jennings"). Maclean/Jennings own real estate located at 341 Madaket Road, Nantucket, Massachusetts, as evidenced by Certificate of Title No. 15516. Oak Hill Investments, LLC (referred to herein as "Oak Hill") owns the adjoining real estate located at 341A Madaket Road, Nantucket, Massachusetts (referred to herein as the "Oak Hill Property"), as evidenced by Certificate of Title No. 25763.

On December 22, 2015, the Nantucket Historic District Commission (referred to herein as "HDC") issued Certificate of Appropriateness No. 65034 (referred to herein as "Certificate #65034") on the Oak Hill HDC Application for a proposed coastal bank staircase and split rail fence to be constructed upon the Oak Hill Property. Certificate #65034 was filed with the Nantucket Town Clerk on December 28, 2015. MacLean/Jennings, as an adjoining property owner and aggrieved abutter, hereby appeals the decision by the HDC and respectfully requests that the Board of Selectmen (referred to herein as the "Board") schedule a hearing on the MacLean/Jennings appeal.

HDC Certificate #65034 approved construction of a staircase to be sited entirely within a protected water resource area (over a coastal bank) with a landing at the top of the coastal bank and a landing platform at the base of the coastal bank and within an existing salt marsh. The Oak Hill staircase design plan that was approved by the HDC on December 22, 2015, was submitted by Emeritus Development, Ltd., dated December 22, 2015, and is marked Exhibit "A", and attached to Certificate #65034.

MacLean/Jennings, through counsel, attended the HDC public hearings on the Oak Hill Application and objected and opposed the proposed staircase. Additionally, MacLean/Jennings delivered letters dated November 3, 2015 and December 21, 2015, in opposition to the proposed staircase on the Oak Hill Property.

MacLean/Jennings maintain that:

1. Nantucket Zoning Bylaw, Nantucket Zoning Code, Sections 139-22B and 139-2:

The Oak Hill proposed staircase is sited entirely within protected water resource areas (over a coastal bank) and has a terminus and attached landing platform at the base of the coastal bank and within a salt marsh. Nantucket Zoning Code, Section 139-22B, prohibits the construction of any new docks, piers and wharves and shall mean and include, as provided under Section 139-2, "... any structure, floating or fixed, attached or adjacent to land, and placed in or and extending into coastal inland waters (in the case of tidal waters, seaward of the mean high tide line) and which is designed, or is suitable for use, for access to vessels, or for swimming or any other similar recreational, commercial or educational purpose".

The proposed "staircase to nowhere" approved by the HDC is a structure with an 11 X 8 landing platform at the base of the coastal bank and within an existing salt marsh. The staircase and attached landing platform is a prohibited structure and will not serve to provide water access to Hither Creek. Furthermore, the prohibited structure will have the harmful consequence of facilitating pedestrian trampling of the existing thickly vegetated salt marsh from the staircase landing platform to Hither Creek. The proposed staircase will directly contribute to alter and disturb, if not destroy, the natural and undisturbed salt marsh bordering the Oak Hill Property and adjoining MacLean/Jennings land. The proposed staircase is distinguished from neighboring waterfront properties with staircases connecting to piers and docks on Hither Creek as shown by the aerial photos included herewith. The HDC approved proposed staircase structure is prohibited under the Nantucket Zoning Code and is inappropriate and unprecedented.

2. Commonwealth of Massachusetts Department of Environmental Management - Wetland Determination Order under MGL, Chapter 130, Section 105:

The Oak Hill Property is subject to and encumbered by a Wetland Determination Order under Land Court Document No. 25766. The Order was intended to protect public and private property and regulate and restrict coastal wetlands in the Town and County of Nantucket. The Order allows for certain activities and uses related to passive outdoor recreation activities but also provides, under Section 4E, that "no person shall perform any act or use any coastal wetland in a manner which would destroy the natural vegetation of the coastal wetland ...".

The Oak Hill staircase and 11 X 8 landing platform, as proposed to be constructed and sited within a coastal wetland, will cause an unnecessary and adverse impact upon the protected salt marsh as such structure will provide and encourage pedestrian traffic and the dragging of boats, kayaks, or other watercraft or recreational vessels over the salt marsh to Hither Creek.

Robert DeCosta, Chairman
Town of Nantucket Board of Selectmen
January 6, 2016
Page Three

Maclean/Jennings respectfully request that the Board vacate HDC Certificate #65034.

Enclosed herewith please find:

1. Certified copy of Oak Hill HDC Certificate of Appropriateness No. 65034
2. HDC Minutes for October 27, 2015, November 3, 2015, November 17, 2015, December 15, 2015 and December 22, 2015
3. Aerial photos of Hither Creek and waterfront properties
4. MacLean/Jennings Correspondence to HDC dated November 3, 2015 and December 21, 2015
5. Check to the Inquirer and Mirror Newspaper in the amount of \$266.90.

I am available for a Board appeal hearing in the months of February (with the exception of February 10th, 2016) and March (with the exception of March 16th and 23rd, 2016).

Thank you for your cooperation and attention.

Very truly yours,



Joseph M. Guay

JMG:imd

Enclosures

cc: Ms. Mary Jane MacLean
Ms. Anne Jennings
Mark Voigt, Administrator, Nantucket Historic District Commission

CERTIFICATE NO: 65034

DATE ISSUED: 12/22/15

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: 60.2.4 PARCEL N^o: 64.5
Street & Number of Proposed Work: 341 A Madaket Rd
Owner of record: Oak Hill Investments
Mailing Address: 341 A Madaket Rd
Nantucket, MA, 02554
Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Development
Mailing Address: 8 Williams Ln
Nantucket MA 02554
Contact Phone #: 5083254995 E-mail: matte.emeritusdevelopment.com

FOR OFFICE USE ONLY		CR# <u>2374</u>
Date application received:	<u>10/16/15</u>	Fee Paid: \$ <u>25.00</u>
Must be acted on by:	<u>12/31/15</u>	
Extended to:	<u>5/22/16</u>	
Approved:	<u>[Signature]</u>	
Disapproved:	_____	
Chairman:	<u>[Signature]</u>	
Member:	_____	
Member:	<u>[Signature]</u>	
Member:	<u>[Signature]</u>	
Member:	_____	
Notes - Comments - Restrictions - Conditions	<u>See at Good 12/22/2015 at meeting.</u>	

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: ADD LEACH STAIRS, ADD 3015 RAIL FENCE
- 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

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.

ATTEST: A TRUE COPY

[Signature]

NANTUCKET TOWN CLERK

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: 33'0"
Type: SPLIT WOOD
Length: 855 ft

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

Gutters: Wood Aluminum Copper Leaders (material) _____

Leaders (material and size):

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

Trim: A. Wood Pine Redwood Cedar Other _____

B. Treatment Paint Natural to weather Other _____

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

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

Windows*: Double Hung Casement All Wood Other _____

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

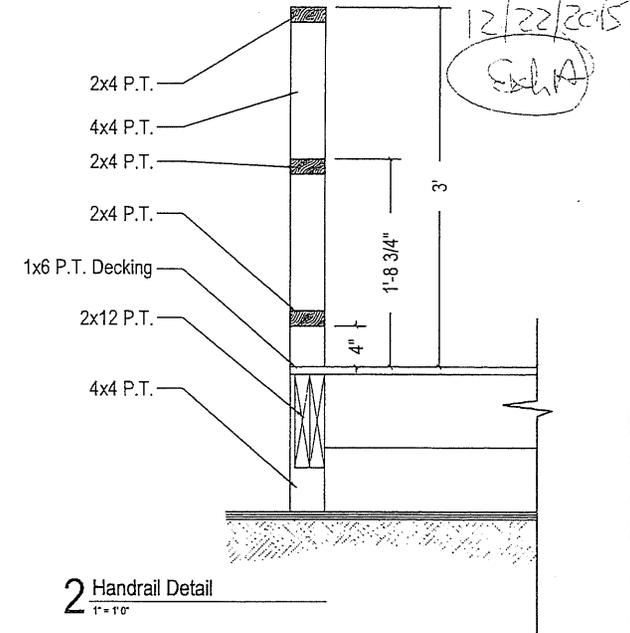
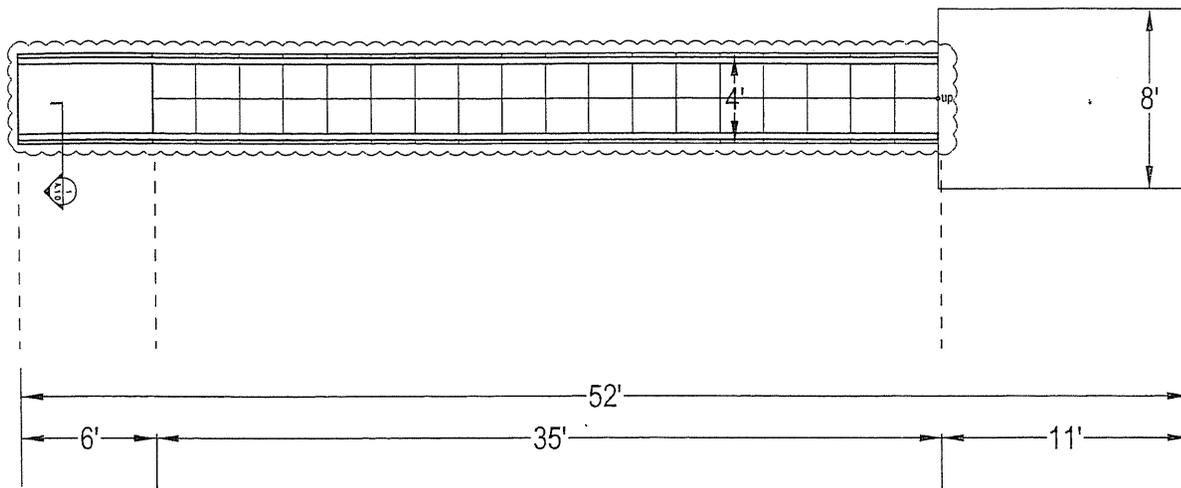
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 10/15/15

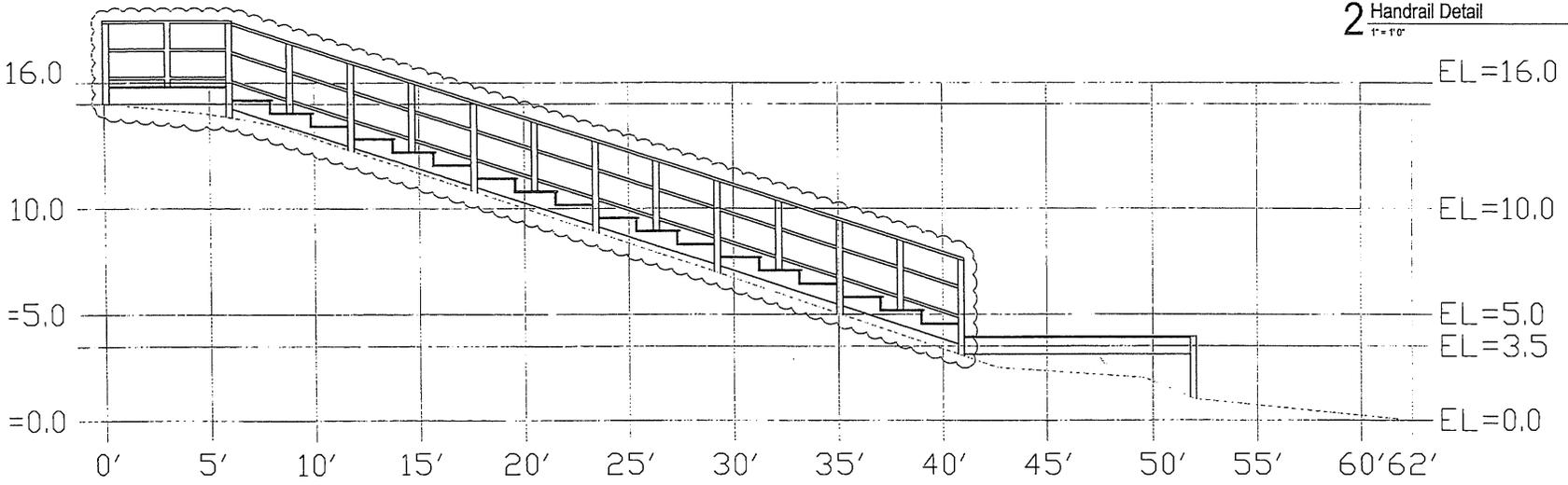
Signature of owner of record [Signature]

Signed under penalties of perjury

1 Proposed Stairs
3/16" = 1'0"



2 Handrail Detail
1" = 1'0"



Proposed Minutes for December 22, 2015

OAK

HILL

Investment

10. Madaket Milk, LLC	343 Madaket Road	Fenestration changes	60.2.4-63	SMRD
Sitting	Williams, Coombs, Glazer, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Steve Roethke, S.M. Roethke Design – Reviewed changes made per previous concerns. Jivko Kalpazanov			
Public	None			
Concerns (6:55)	Glazer – The north and west doors should all be the same to match the 2 nd -floor doors, which are a better proportion. North elevation, the left doors shouldn't have a gable portico. Coombs – Agrees with what's been said. Okay with the north elevation left pediment. Oliver – Likes the north elevation left gable. Agrees with what's been said as long as the doors have similar patterns. Williams – North elevation, the shed dormer fenestration should mirror the door-window pattern on the right.			
Motion	Motion to Approve through staff with the west & north elevation 1 st -floor French doors to match the 2 nd -floor doors in dimensions; north elevation, center doors to be aligned under doors above. (Coombs)			
Vote	Carried unanimously		Certificate #	65032
11. Meyer, Allen	9 Flintlock Road	Add&alter existing dwelling	75-95	Topham Design
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Joe Topham, Topham Design – Reviewed changes made per previous concerns.			
Public	None			
Concerns (7:06)	No concerns.			
Motion	Motion to Approve. (Pohl)			
Vote	Carried unanimously		Certificate #	65033
Break 7:09 p.m. to 7:16 p.m.				
12. Rattner	55 Hummock Pond Road	New garage	56-4	Emeritus
Sitting	Williams, Coombs, Pohl, Glazer, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern, Emeritus Development – Last discussion was predominantly about placement of the garage.			
Public	None			
Concerns (7:16)	Williams – This is too far forward on a wide open lot. Pohl – This is getting too formal for this area with guest parking and owners parking areas. Glazer – Agrees with Ms Williams and Mr. Pohl. Oliver – Had suggested this move back to be in line with the house. Agrees with what's been said. Coombs – Agrees.			
Motion	Motion to Hold for revisions.			
Vote	Carried unanimously		Certificate #	
13. Oak Hill Investments	341A Madaket Road	Add beach stairs/fence	60.2.4-64.5	Emeritus
Sitting	Williams, Glazer, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern, Emeritus Development – Submitted a revised version at the table showing changes made per previous concerns. Post are to be pressure treated and steps natural to weather mahogany.			
Public	None			
Concerns (7:21)	Williams – Noted a letter of concern that addresses issues not under HDC purview. This has to have the platform at the bottom. Oliver – Prefers the one with no deck at the bottom.			
Motion	Motion to Approve through staff Exhibit A dated 12/22/2015. (Glazer)			
Vote	Carried 3-0		Certificate #	65034

Proposed Minutes for December 15, 2015

3. Oak Hill Investments	341A Madaket Road	Add beach stairs/fence	60.2.4-64.5	Emeritus
Sitting	Williams, Glazer, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern, Emeritus Development – Reviewed changes made per previous concerns. This design of the vertical rise comports to the existing topography per Conservation Commission requirements.			
Public	Joe Guay, for McLean/Jennings, 341 Madaket Road – He is on record as in opposition to the staircase and remains in opposition. Suggested it might not be appropriate to have a staircase that does not extend to a body of water.			
Concerns (7:56)	Williams – The landings look bigger; the number of risers before a platform is normally more than 8 steps. If it hugs the grade by no more than a foot, it wouldn't have 8-foot posts and minimize the view and eliminate the need for a railing. Glazer – She would like to see the walk closer to the ground: low rise and wide steps.			
Motion	Motion to Hold for revisions. (Glazer)			
Vote	Carried unanimously			
		Certificate #		
4. Ram Island J.J.C	27 Monomoy Road	New garage	54-207	JMS Architect
Sitting	Williams, McLaughlin, Glazer, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Chip Stahl – Reviewed changes made per previous concerns.			
Public	None			
Concerns (8:05)	Williams – The left side was fixed to look more normal coming up the driveway. The site plan and GIS were submitted but are now missing. Oliver – He addressed everything we asked. McLaughlin – He wants to see the site plan; this is an incomplete application.			
Motion	Motion to Approve. (Oliver)			
Vote	Carried unanimously			
		Certificate #	64993	
5. Quinn, Justin	4 Micheme Lane	New dwelling	67-162.1	Ethan McMorrow
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Justin Quinn – Reviewed changes made per previous concerns. This has a cottage eave.			
Public	None			
Concerns (8:11)	Williams – This is the old site plan; we need a corrected site plan and the previous submission. "This" piece is still there. Can't have the door there. North elevation, the roof breaks in one place and the wall in another; it is only a 1-foot break. This is visible on the north, south, and east. The massing is atypical for this area. The "A" windows are much too big; they should be the "G" windows. Pohl – The north elevation break is two feet. This is a 1-story bungalow and he believes it fits in the neighborhood. The "A" windows should be reduced in width; doesn't think they need to be as small as the "G" windows. Coombs – She likes this. The "A" windows should come down one size but not as far as the "G"; that would leave too much shingle showing. Glazer – Agrees with Mr. Pohl and Ms. Coombs; the "Gs" are too small. Minor adjustments and she has no problems. McLaughlin – Don't have the in-fill sections; need to see the cross sections. He likes the low design. Williams – She has a problem with this house; it has massing we've never seen and never approved. The left addition should not come forward of the front door and is longer than the main mass. The "A" windows are way too big; the "G" windows are appropriate for these small short walls. East elevation, the "E" windows shouldn't face the road; the right wall should have a corner board and on the left broken. West elevation, the entire right corner is nothing but glass. This is not appropriate for Micheme.			
Motion	Motion to Approve through staff with all the "A" windows to be "G" windows. (McLaughlin)			
Vote	Carried 4-1//Williams opposed			
		Certificate #	64994	

OLD

Proposed Minutes for November 17, 2015

26. Oak Hill Investments **341A Madaket Road** Add beach stairs & fence 60.2.4-64.5 Emeritus

Sitting Williams, Glazer, Camp, Oliver
 Alternates None
 Recused None
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing Matt MacEachern, Emeritus Development – Reviewed information about other stairs in the area. It is irrelevant that this dock stops short of the water and use is not HDC purview. Contends the owner is entitle to stairs. The decision should be about aesthetics only.
 Public Joe Guay, for McLean/Jennings, 341 Madaket Road
 Concerns (8:49) Williams – The relevant question is are there any decks with platforms that don't end at a dock; the answer is 'no'; this would be creating something totally new on Hither Creek. If the platform were removed and the stairs kept closer to the ground following the grade it would disappear.
 Oliver – Agrees; this is a massive, complicated form that will stick out. The photos show boardwalks that are completely different.
 Glazer – Agrees with what's been said; this is so not like the others shown in the photos. HDC can consider context. This is very contemporary and highly detailed.
 Motion **Motion to Hold for revisions. (Camp)**
 Vote Carried unanimously

Certificate #

~~27. Wise, Peter 16 Cliff Road New garage apartment 42.4.4-69 Emeritus~~

~~Sitting Williams, Pohl, Glazer, Camp, Oliver
 Alternates None
 Recused None
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing Matt MacEachern, Emeritus Development – Submitted revised drawings at the table. Reviewed the revised plans.
 Public None
 Concerns (8:59) Williams – The cupola is inappropriate on a carriage house. The cross gable is huge and the dormer needs fixing.
 Glazer – The pent roof over the garage doors is too much. The front gable is too wide.
 Camp – Would like to see it simplified, reduced in height, and for it to relate to the main building more.
 Oliver – Thinks the it should be a house with the garage on the side as a 1-story accessory.
 Pohl – Likes Ms Oliver's idea of segregating the garage off. This looks huge because it is very busy.
 Motion **Motion to Hold for revisions. (Glazer)**
 Vote Carried unanimously~~

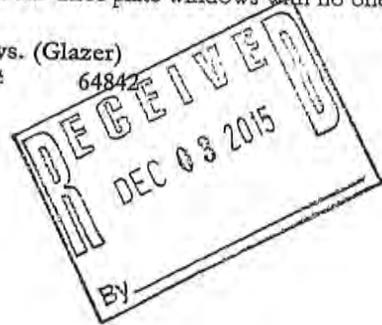
Certificate #

~~28. Nantucket Bank 100 Pleasant Street Dormers, fen & pergolas 55-145 Emeritus~~

~~Sitting Williams, Pohl, Glazer, Camp
 Alternates None
 Recused None
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing Matt MacEachern, Emeritus Development – Reviewed changes made per previous concerns.
 Public None
 Concerns (9:07) Pohl – Removing the shutters off the ganged windows helps define the main mass.
 Williams – North elevation, a piece is cut off the drawing. Doesn't understand the three plate windows with no one there.
 Motion **Motion to Approve through staff with no shutters on the ganged windows. (Glazer)**
 Vote Carried unanimously~~

Certificate #

64842



Proposed Minutes for November 3, 2015

15. Dannheim, Eric 97 Low Beach Road New dwelling 75-31.2 Emeritus

Sitting Williams, Pohl, Glazer, Camp

Alternates None

Recused None

Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.

Representing Matt MacEachern, Emeritus Development – Presented revised drawings at the table. Reviewed changes made.

Public None

Concerns (6:44) Williams - South elevation, the 2nd-floor left, the four French doors should be reduced to two doors with windows ungangled. West elevation, the right dormer does not meet the setback and meeting rails don't align. The eaves are almost the same all the way around the structure. The flush dormers don't work and not all meeting rails don't align; this is a big, monolithic, 2-story structure. Doesn't agree about the "E" windows being added to the south elevation. The plate heights need to come down. She is not going to approve a 25X12.5 deck on the front of a house.
 Glazer – The original iteration of the south elevation 2nd-floor porch was one French door flanked by two windows; should go back to that. This front elevation 16-foot long shed dormer competes with the main mass; should get rid of some of the dormers and make the house simpler. Agrees about the south elevation French doors; the dormer is too big relative to the main mass. East elevation, the façade was so much simpler in the original submission. Agrees this has become too complicated.
 Camp – The thread of the initial south elevation has been lost; 4 windows over the front door is too many; maybe a bay would be more interesting; the large shed dormer should be reduced to 1 door with two flanking windows. North elevation, the "E" windows should be introduced to the 1st-floor south.
 Pohl – There is one other house past this so frequency of travel down the road will be minimal. It is large and agrees that it has strayed from the original simplicity. Appreciates the reduction in the size of the roof walk and the porch.

Motion Motion to Hold for revisions. (Camp)

Vote Carried unanimously

Certificate #

16. Oak Hill Investments 341A Madaket Road Hardscape: beach str & fence 60.2.4-64.5 Emeritus

Sitting Williams, McLaughlin, Glazer, Camp, Oliver

Alternates None

Recused None

Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.

Representing Matt MacEachern, Emeritus Development – Presented dimensions at the table. Feels "stairway to nowhere" is an inaccurate characterization.

Brian Swain, for Rick Beaudette, Vaughan, Dale, Hunter and Beaudette, P.C. – The Conservation Commission appeal has nothing to do with HDC jurisdiction.

Public None

Concerns (7:06) Williams – The Conservation Commission application went to superior court. She does not want this to go to appeal. Complained about the number of appeals she has attended before the Board of Selectmen; claims the Selectmen are not supporting the HDC decisions. She does not want to decide this with all the other problems the project has going on with other regulatory boards. Stated that several years ago, HDC said no to stairs on this property due to the proximity of another set of stairs on the abutting property; she is still not in favor of stairs in this location. Reviewed a prior application for "stairway to nowhere" in Madaket. HDC needs to know what this looks like from the water.

Glazer – Not in favor of two sets of stairs side-by-side; the majority of homes along the inlet don't have staircases and she doesn't want to see a precedent start, especially when this won't have a dock.

Camp – Agrees with Ms Glazer.

Oliver – Contextually, she doesn't know the location and scale of this is in relation to the abutter's. Also, this seems to be a stairway to nowhere. The abutting staircase is simple and weathered in; this is very complicated.

McLaughlin – Architecturally speaking this is an appropriate wooden walkway and so approvable. Doesn't believe it can be denied because "there are too many."

Motion Motion to Hold for revisions and additional information. (Camp)

Vote Carried unanimously

Certificate #

Break 7:26 to 7:36 p.m.

012

Proposed Minutes for October 27, 2015

10. Oak Hill Investments 341A Madaket Road Hardscape:beachstairs&fence 60.2.4-64.5 Emeritus

Sitting Williams, McLaughlin, Glazer, Camp, Oliver

Alternates None

Recused None

Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.

Representing Matt MacEachern, Emeritus Development – Presented project

Public Joseph Guay, for Mary Jane McLean 341 Madaket Road – The project is greater than just the stairs; he's curious if this board takes property applications piecemeal or as one. The stairs are to get over the coastal bank and stops landward of the salt marsh; they are beach stairs that go nowhere.

Concerns (5:55) Williams – The top landing doesn't match and the size of the other landings isn't noted. Don't have details of the railings, balusters, material, etc. She would like to see the overall project, and the board not be nickel and dimed. Need to know where sets of stairs on abutting properties are located.

McLaughlin – The stairs measure 56 feet long.

Camp – Doesn't understand why we're dealing with stairs when we don't know the over plan for the lot.

Glazer – Asked if these stairs relate to those on 343 Madaket Road, anyway; thinks they should relate visually.

Motion Motion to Hold for more information and complete elevation of the stairs. (McLaughlin)

Vote Carried unanimously Certificate #

11. Clarfield Financial 3 Lincoln Avenue New cabana 30-140 Botticelli & Pohl

Sitting Williams, Glazer, Camp, Oliver

Alternates None

Recused None

Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.

Representing Julie Jordin, The Garden Design Company – Reviewed changes made per previous concerns.

Public None

Concerns (6:07) Williams – The cabana should be all natural to weather so it will disappear.

Oliver – There is a pergola that is white.

Motion Motion to Approve through staff with correct plans. (Camp)

Vote Carried unanimously Certificate # 64702

12. DiMartino, Joe 6 Grand Avenue Rev.61104: A/C in front 73.3.1-130 Mike Sweeney

Sitting Williams, McLaughlin, Glazer, Camp, Oliver

Alternates None

Recused None

Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.

Representing None

Public None

Concerns No comments at this time.

Motion Motion to Hold for representation. (Glazer)

Vote Carried unanimously Certificate #

13. Quidnet Development 26 Quidnet Path New dwelling – Lot 6 21-53 A. Falkenstein

Sitting Williams, McLaughlin, Glazer, Camp, Oliver

Alternates None

Recused None

Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.

Representing Russell Simpson

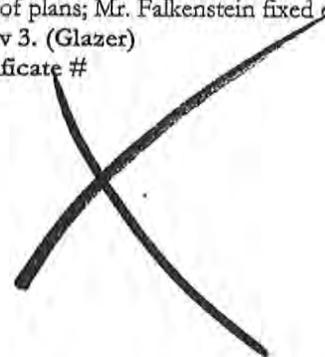
Public None

Concerns (6:12) Williams – The site plan is no longer correct. This is not the right set of plans; Mr. Falkenstein fixed everything.

Motion Motion to Hold for the correct set of plans and to come back Nov 3. (Glazer)

Vote Carried unanimously Certificate #

RECEIVED
OCT 29 2015
BY _____





Existing Stairs,
Wooden pats and
Docks

Proposed Staircase

1 Satellite Image - A
not to scale

1524

Oak Hill Investments
341A Madaket Rd
Nantucket, MA, 02554

HDC Submission A.2.1
Satellite Image
11/ 12/ 15



8 Williams Lane Nantucket, MA 02554
P 508 325 4595
F 508 325 4960
www.emeritusdevelopment.com



Existing Stairs,
Wooden pats and
Docks

1 Satellite Image - B
not to scale

1524

Oak Hill Investments
341A Madaket Rd
Nantucket, MA, 02554

HDC Submission A.2.2
Satellite Image
11/ 12/ 15



8 Williams Lane Nantucket MA 02554
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Facsimile (508) 825-9199
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P.O. Box 1294
Nantucket, Massachusetts 02554-1294

John C. Cartwright, Esquire
Ann E. Rascati, Esquire
of Counsel
Hyannis, Massachusetts

December 21, 2015

VIA EMAIL (czarinalinda@comcast.net)
and HAND DELIVERY

Linda F. Williams, Chair
Nantucket Historic District Commission
Two Fairgrounds Road
Nantucket, Massachusetts 02554

RE: Applicant - Oak Hill Investments, LLC
HDC Application – staircase/hardscape/fence
Old Business – December 22, 2015
Map 60.2.4, Parcel 64.5

Dear Chairperson Williams:

This letter confirms that my office represents Mary Jane MacLean and Anne Jennings (“MacLean/Jennings”). Maclean/Jennings owns the real estate located at 341 Madaket Road, Nantucket, Massachusetts. The Applicant, Oak Hill Investments, LLC (“Oak Hill”), owns the adjoining real estate located at 341A Madaket Road, Nantucket, Massachusetts (“Locus”). The Oak Hill Locus was created by a division and reconfiguration of the MacLean/Jennings real estate and thereafter conveyed with a permanent and non-exclusive view easement encumbering portion(s) of the Locus.

As attorney for MacLean/Jennings, I appeared before the Nantucket Historic District Commission (“HDC”) at the initial public hearing on October 27, 2015, on the Oak Hill Application for a proposed staircase/hardscape/fence. Thereafter, I appeared at subsequent HDC public hearings during the months of November and December, 2015, and also delivered a letter to you as HDC Chair dated November 3, 2015, in opposition to the Oak Hill Application. Further, I informed the HDC that the proposed staircase is the subject of a civil action filed by MacLean/Jennings and pending before the Nantucket Superior Court on appeal of a Permit and Order of Conditions issued to Oak Hill by the Nantucket Conservation Commission.

The MacLean/Jennings objection and opposition to the Oak Hill Application for a proposed staircase/hardscape/fence is as follows:

1. “Staircase to Nowhere” – The proposed staircase is sited entirely within a protected water resource area (over a coastal bank) and has a terminus and landing at the base of the coastal bank and within a salt marsh. The Nantucket Zoning Code, Section 139-22B, prohibits the construction of any new docks, piers and wharves. For this reason, the proposed “staircase to nowhere” will not serve to provide water access to Hither Creek and will have the harmful consequence of facilitating pedestrian trampling of the existing thickly vegetated salt marsh from

Linda F. Williams, Chair
Nantucket Historic District Commission
December 21, 2015
Page Two

the proposed staircase landing to Hither Creek thereby directly contributing to the alteration and disturbance of the natural water resource area. Contrary to the representation by Oak Hill and the determination by the Conservation Commission, it is the position of MacLean/Jennings that the staircase is not water dependent and should not be constructed within the protected coastal bank and salt marsh water resource areas. The Oak Hill Application should be denied in that the proposed staircase will not provide direct access to Hither Creek and is inappropriate and unprecedented.

2. Deeded View Easement – As aforementioned, the Oak Hill Locus was created by a division and reconfiguration of the MacLean/Jennings real estate at 341 Madaket Road. The Locus is encumbered by a view easement that provides:

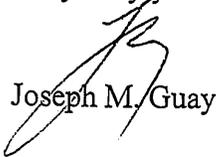
“Subject to a permanent and non-exclusive view easement which prohibits any and all structures and/or vegetation with a height greater than eight (8’) feet from existing grade ...”

The view easement affects Lot 24, Land Court Plan 14672-J and Lot 26, Land Court Plan 14672-K which are portions of the Oak Hill Locus. The view easement was included and intended for the benefit of MacLean/Jennings and the successors in title ownership and interest to the MacLean/Jennings property at 341 Madaket Road. The Oak Hill proposed staircase is sited entirely within Lot 26 on the Locus which is subject to the view easement prohibiting structures within such Locus area.

For the foregoing reasons, MacLean/Jennings hereby renew their objection and opposition to the staircase proposed to be constructed by Applicant on the Oak Hill Locus at 341A Madaket Road. **MacLean/Jennings respectfully request that: (i) the Oak Hill Application is denied by the HDC or, in the alternative, (ii) the HDC take no action and table the Oak Hill Application until there is a final disposition of the MacLean/Jennings appeal of the Nantucket Conservation Commission Permit and Order of Conditions pending before the Nantucket Superior Court.**

Thank you for your consideration.

Very truly yours,


Joseph M. Guay

JMG:lmd
Enclosures

cc: Matthew R. MacEachern/Emeritus Development	matt@emeritusdevelopment.com
Matthew J. Downey, Esquire	law@downeypc.com
Ms. Mary Jane MacLean	mjmaclea34@gmail.com
Ms. Anne Jennings	amj2@aol.com
John Hedden/HDC Administrator	jhedden@nantucket-ma.gov

JOSEPH M. GUAY
ATTORNEY AT LAW

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Nantucket, Massachusetts 02554-1294

John C. Cartwright, Esquire
Ann E. Rascati, Esquire
of Counsel
Hyannis, Massachusetts

November 3, 2015

VIA EMAIL (czarinalinda@comcast.net)
and HAND DELIVERY

Linda F. Williams, Chair
Nantucket Historic District Commission
Two Fairgrounds Road
Nantucket, Massachusetts 02554

RE: Oak Hill Investments, LLC
HDC Application – hardscape & staircase/fence
Old Business – November 3, 2015
Map 60.2.4, Parcel 64.5

Dear Chairperson Williams:

This office represents Mary Jane MacLean and Anne Jennings (“MacLean/Jennings”). Maclean/Jennings owns the real estate located at and known and numbered as 341 Madaket Road, Nantucket, Massachusetts. Oak Hill Investments, LLC (“Oak Hill”) owns the real estate located at and known and numbered as 341A Madaket Road, Nantucket, Massachusetts (“Locus”).

Oak Hill submitted an application before the Nantucket Historic District Commission (“HDC”) for approval of hardscape and staircase/fence to be constructed over a coastal bank on the Locus. At the initial HDC public hearing on October 27, 2015, I appeared on behalf of the abutters MacLean/Jennings and voiced opposition to the HDC application and specifically objected to the proposed staircase over the coastal bank. As Chairperson, you inquired as to whether Oak Hill had obtained prior approval by the Nantucket Conservation Commission (“ConCom”) for the staircase. I informed you and the HDC members that, notwithstanding opposition by MacLean/Jennings, the applicant Oak Hill had obtained approval by the ConCom and the ConCom had issued a permit and Order of Conditions for a development project proposed by Oak Hill for the Locus that included a site plan showing building footprints for a proposed dwelling, deck with outdoor shower, and pool - together with the proposed staircase to be constructed over the coastal bank.

As you may recall, I objected to the Oak Hill HDC application as such application was limited to the proposed staircase and omitted and failed to inform the HDC that the staircase was only one piece of the grand development plan intended to be constructed by Oak Hill on the Locus. I thought it was appropriate and incumbent upon the applicant Oak Hill to make an HDC submission that contains all relevant information and materials including detailed plans and

Linda F. Williams, Chair
Nantucket Historic District Commission
November 3, 2015
Page Two

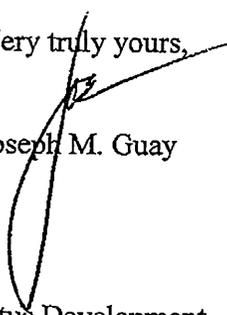
specifications (and siting of such structures) for the entire development project for the Locus that provides for the construction of a new dwelling, deck with outdoor shower and pool as Oak Hill had represented and shown in the Oak Hill Notice of Intent filed with the ConCom.

I also objected to the Oak Hill HDC application for the proposed staircase in that the staircase is intended to be constructed over a coastal bank and sited entirely within a coastal bank protected resource area and within a 25 foot and 50 foot salt marsh buffer zone. Moreover, the staircase does not provide access to water, namely, Hither Creek. The "stairway to nowhere" has a landing at the base of the coastal bank and on the landward side of an existing salt marsh. The staircase serves no purpose and unnecessarily creates an adverse impact upon the coastal bank and salt marsh protected water resource areas by facilitating pedestrian activities with resulting alteration and disturbance of natural and presently undisturbed vegetated wetland areas.

My office, on behalf of MacLean/Jennings, filed a civil Complaint before the Nantucket Superior Court on appeal of the ConCom permit and Order of Conditions approving the Oak Hill Notice of Intent. The civil Complaint is in the nature of certiorari review and also includes a count relative to a private deed view easement. The Complaint provides more detailed assertions and objections to the ConCom Order of Conditions relative to the proposed Oak Hill development project on the Locus. A copy of the Complaint with attached exhibits is enclosed herewith. MacLean/Jennings reference the statements and assertions contained in the Complaint, and specifically Paragraphs 23-28 of the Complaint, in their opposition and objection to the Oak Hill HDC application, insofar as such opposition and objection is relevant to HDC administrative review and consideration of the pending Oak Hill HDC application for construction of the proposed coastal bank staircase. Moreover, as deemed relevant and applicable by the HDC, Maclean/Jennings respectfully reference the statements and assertions contained in the Nantucket Superior Court Complaint in opposition and objection to all future HDC applications submitted by Oak Hill in connection with its intended development project and future construction of a dwelling, deck with outdoor shower and pool on the Locus.

Thank you for your consideration.

Very truly yours,


Joseph M. Guay

JMG:imd
Enclosures

cc: Richard P. Beaudette, Esquire
Matthew R. MacEachern/Emeritus Development
Matthew J. Downey, Esquire
Ms. Mary Jane MacLean
Ms. Anne Jennings

rick@vdhlaw.com
matt@emeritusdevelopment.com
law@downeypc.com
mjmaclean34@gmail.com
amj2@aol.com

HDC file
341A Madaket Road

CERTIFICATE NO: 65034

DATE ISSUED: 12/22/15

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°: 60.2.4 PARCEL N°. 64.5
Street & Number of Proposed Work: 341 A Madaket Rd
Owner of record: Oak Hill Investments
Mailing Address: 341 A Madaket Rd
Nantucket, MA, 02554
Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Development
Mailing Address: 8 Williams Ln
Nantucket MA 02554
Contact Phone #: 5083254995 E-mail: matte@emeritusdevelopment.com

FOR OFFICE USE ONLY	
Date application received: <u>10/16/15</u>	Fee Paid: \$ <u>25.00</u>
Must be acted on by: <u>12/31/15</u>	
Extended to: <u>6/22/16</u>	
Approved: _____	Disapproved: _____
Chairman: _____	
Member: _____	
Member: <u>Valleri</u>	
Member: <u>Hillier</u>	
Member: _____	
Notes - Comments - Restrictions - Conditions <u>See A dated 12/22/2015 at meeting.</u>	

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 ADD BEACH STAIRS, ADD SPLIT RAIL FENCE

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ 1st floor 2nd floor
Width: _____ Sq. Footage 2nd floor: _____ Size: _____ 1st floor 2nd floor
Sq. Footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____
Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

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

- REVISIONS***
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: <u>3'0"</u>
Type: <u>SPLIT WOOD</u>
Length: <u>855 ft.</u>

* 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 10/15/15 Signature of owner of record _____ Signed under penalties of perjury

01a

Proposed Minutes for October 27, 2015

10. Oak Hill Investments 341A Madaket Road Hardscape:beachstairs&fence 60.2.4-64.5 Emeritus

Sitting Williams, McLaughlin, Glazer, Camp, Oliver

Alternates None

Recused None

Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.

Representing **Matt MacEachern**, Emeritus Development – Presented project

Public **Joseph Guay**, for Mary Jane McLean 341 Madaket Road – The project is greater than just the stairs; he’s curious if this board takes property applications piecemeal or as one. The stairs are to get over the coastal bank and stops landward of the salt marsh; they are beach stairs that go nowhere.

Concerns (5:55) **Williams** – The top landing doesn’t match and the size of the other landings isn’t noted. Don’t have details of the railings, balusters, material, etc. She would like to see the overall project, and the board not be nickel and dimed. Need to know where sets of stairs on abutting properties are located.
McLaughlin – The stairs measure 56 feet long.
Camp – Doesn’t understand why we’re dealing with stairs when we don’t know the over plan for the lot.
Glazer – Asked if these stairs relate to those on 343 Madaket Road in anyway; thinks they should relate visually.

Motion **Motion to Hold for more information and complete elevation of the stairs. (McLaughlin)**

Vote Carried unanimously Certificate #

11. Clarfield Financial 3 Lincoln Avenue New cabana 30-140 Botticelli & Pohl

Sitting Williams, Glazer, Camp, Oliver

Alternates None

Recused None

Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.

Representing **Julie Jordin**, The Garden Design Company – Reviewed changes made per previous concerns.

Public None

Concerns (6:07) **Williams** – The cabana should be all natural to weather so it will disappear.
Oliver – There is a pergola that is white.

Motion **Motion to Approve through staff with correct plans. (Camp)**

Vote Carried unanimously Certificate # 64702

12. DiMartino, Joe 6 Grand Avenue Rev.61104: A/C in front 73.3.1-130 Mike Sweeney

Sitting Williams, McLaughlin, Glazer, Camp, Oliver

Alternates None

Recused None

Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.

Representing None

Public None

Concerns No comments at this time.

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

Vote Carried unanimously Certificate #



13. Quidnet Development 26 Quidnet Path New dwelling – Lot 6 21-53 A. Falkenstein

Sitting Williams, McLaughlin, Glazer, Camp, Oliver

Alternates None

Recused None

Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.

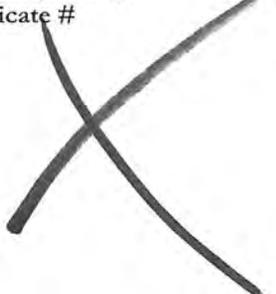
Representing Russell Simpson

Public None

Concerns (6:12) **Williams** – The site plan is no longer correct. This is not the right set of plans; Mr. Falkenstein fixed everything.

Motion **Motion to Hold for the correct set of plans and to come back Nov 3. (Glazer)**

Vote Carried unanimously Certificate #

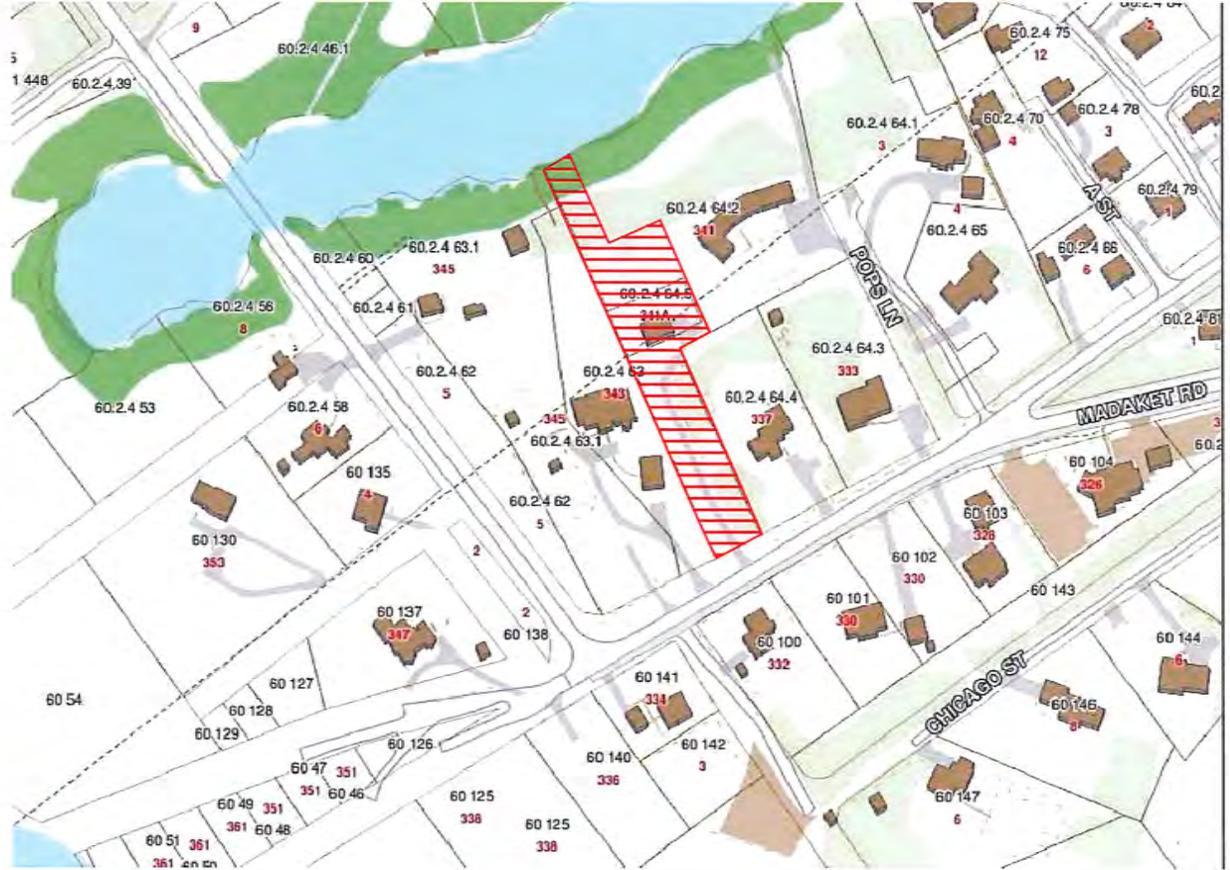


1 Locus

not to scale

N/F
RICHARD
A.
&
JOANNE
FAIN
MAP
60.2.4,
PARCEL
64.4

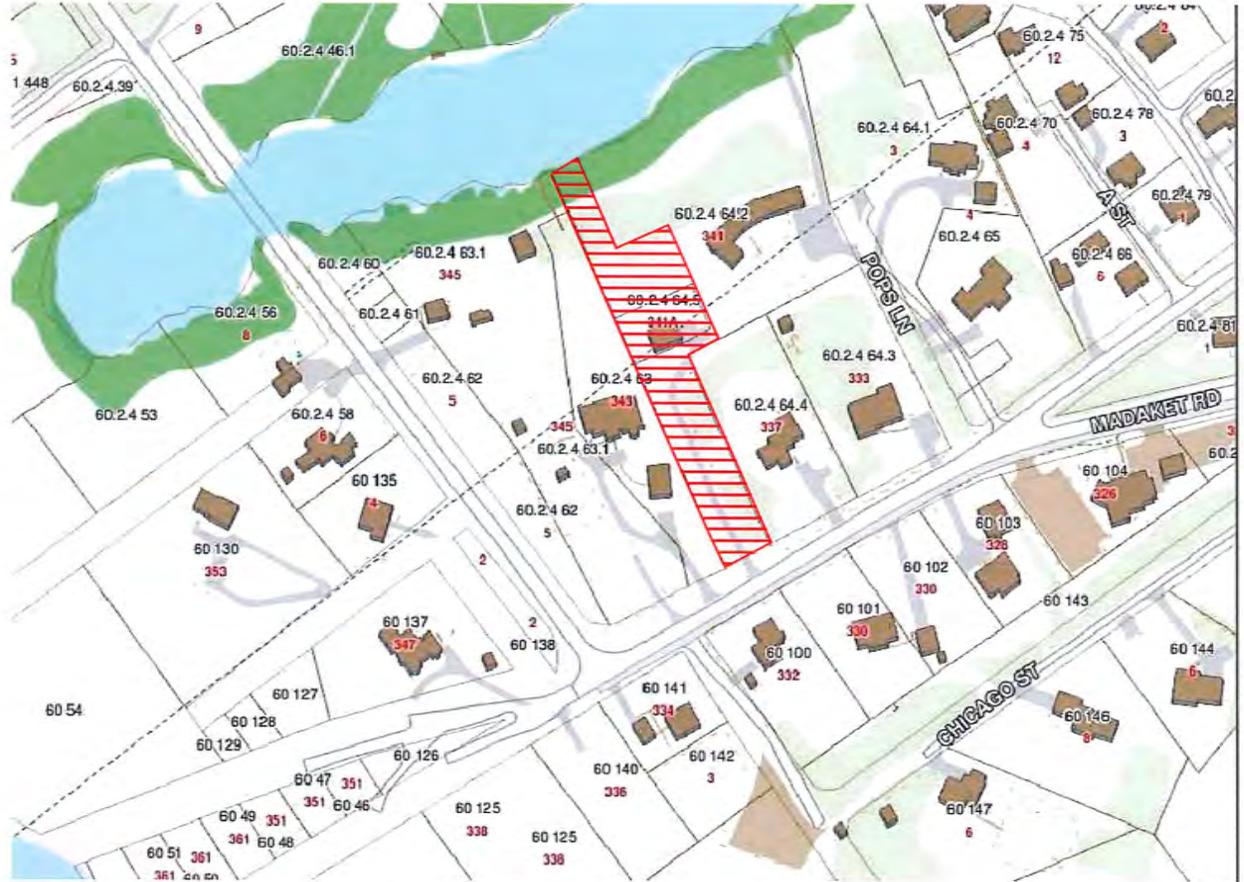
RECEIVED
OCT 29 2015



1 Locus

not to scale

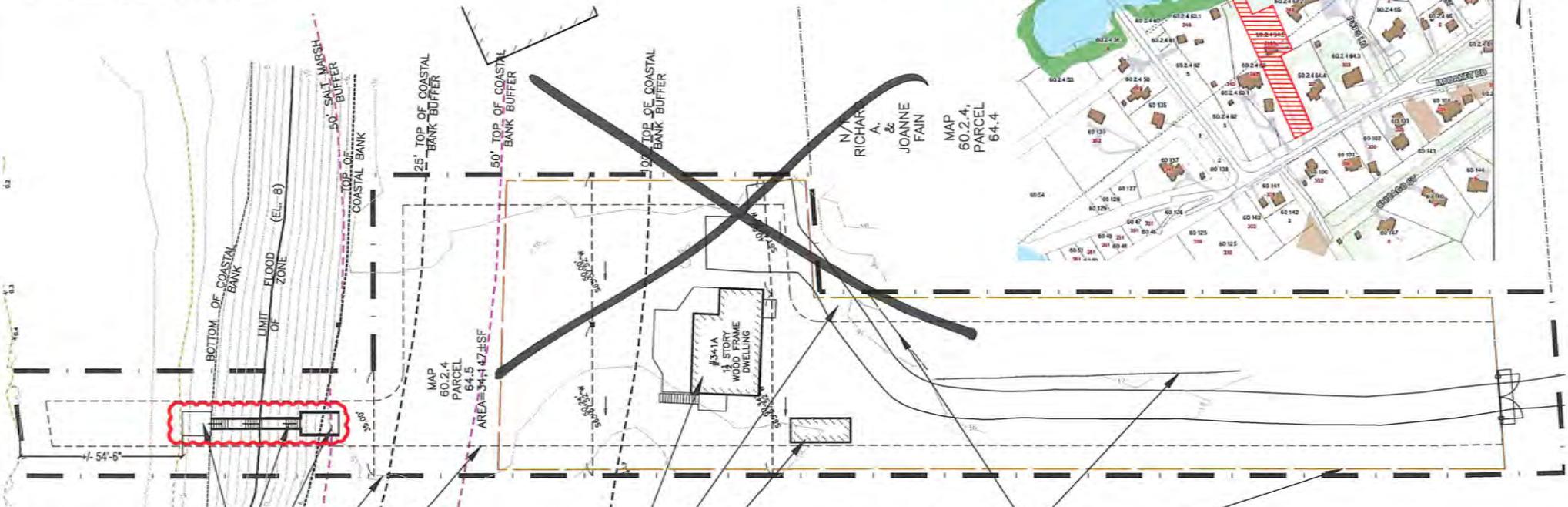
N/F
RICHARD
A.
&
JOANNE
FAIN
MAP
60.2.4,
PARCEL
64.4



Oak Hill Investments

341 A Madaket Rd
Nantucket, MA, 02554

1 Locus
not to scale



- Proposed Landing
- Proposed Stairs
- Proposed Landing
- Property Line /typ./
- Line of Set Back /typ./

- Existing House
- Existing Driveway
- Shed

- Demolish Existing Fence
- Proposed New Split Wood Fence w/ Gate / typ./

MAP 60.2.4, PARCEL 64.5
AREA = 341.147 ± SF

N/RICHARD A. & JOANNE FAIN
MAP 60.2.4, PARCEL 64.4



N/F MADAKET MILK, LLC.
MAP 60.2.4, PARCEL 63

2 Site Plan
1/32" = 1' 0"

Proposed Minutes for November 17, 2015

26. Oak Hill Investments 341A Madaket Road Add beach stairs & fence 60.2.4-64.5 Emeritus

Sitting Williams, Glazer, Camp, Oliver

Alternates None

Recused None

Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.

Representing **Matt MacEachern**, Emeritus Development – Reviewed information about other stairs in the area. It is relevant that this dock stops short of the water and use is not HDC purview. Contends the owner is entitle to stairs. The decision should be about aesthetics only.

Public Joe Guay, for McLean/Jennings, 341 Madaket Road

Concerns (8:49) **Williams** – The relevant question is are there any decks with platforms that don't end at a dock; the answer is 'no'; this would be creating something totally new on Hither Creek. If the platform were removed and the stairs got closer to the ground following the grade it would disappear.
Oliver – Agrees; this is a massive, complicated form that will stick out. The photos show boardwalks that are completely different.
Glazer – Agrees with what's been said; this is so not like the others shown in the photos. HDC can consider context. This is very contemporary and highly detailed.

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

Vote Carried unanimously Certificate #

27. Wise, Peter 16 Cliff Road New garage apartment 42.4.4-69 Emeritus

Sitting Williams, Pohl, Glazer, Camp, Oliver

Alternates None

Recused None

Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.

Representing **Matt MacEachern**, Emeritus Development – Submitted revised drawings at the table. Reviewed the revised plans.

Public None

Concerns (8:59) **Williams** – The cupola is inappropriate on a carriage house. The cross gable is huge and the dormer needs fixing.
Glazer – The pent roof over the garage doors is too much. The front gable is too wide.
Camp – Would like to see it simplified, reduced in height, and for it to relate to the main building more.
Oliver – Thinks the it should be a house with the garage on the side as a 1-story accessory.
Pohl – Likes Ms Oliver's idea of segregating the garage off. This looks huge because it is very busy.

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

Vote Carried unanimously Certificate #

28. Nantucket Bank 100 Pleasant Street Dormers, fen & pergolas 55-145 Emeritus

Sitting Williams, Pohl, Glazer, Camp

Alternates None

Recused None

Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.

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

Public None

Concerns (9:07) **Pohl** – Removing the shutters off the ganged windows helps define the main mass.
Williams – North elevation, a piece is cut off the drawing. Doesn't understand the three plate windows with no one there.

Motion **Motion to Approve through staff with no shutters on the ganged windows. (Glazer)**

Vote Carried unanimously Certificate # 64842

Oak Hill
 Invest 12/31/15

Proposed Minutes for December 8, 2015

22. Rattner	55 Hummock Pond Road	New garage	56-4	Emeritus
Sitting	Williams, Coombs, Pohl, Glazer, Oliver			
Alternates	Camp			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	John Hayford, Emeritus Development			
Public	None			
Concerns (8:45)	<p>Williams – This is still on the street in front of the house that is 200 feet from the road on a lot is completely open. We had told him to move it back.</p> <p>Everyone agrees it should not be on the road though the design is appropriate.</p>			
Motion	Motion to Hold for a change in the location. (Coombs)			
Vote	Carried unanimously		Certificate #	
23. Oak Hill Investments	341A Madaket Road	Add beach stairs & fence	60.2.4-64.5	Emeritus
Sitting	Williams, Glazer, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	John Hayford , Emeritus Development – If the middle platforms are eliminated, the top and bottom platforms have to be enlarged.			
Public	None			
Concerns (8:47)	<p>Discussion about reducing the platforms and the overall length of the structure.</p> <p>Oliver – There is wire railing instead of wood.</p> <p>Williams – No wire railing.</p>			
Motion	Motion to Hold for revisions. (Glazer)			
Vote	Carried unanimously		Certificate #	
24. Fogarty, Brian	10 Uncatena Street	New dwelling	80-16	Emeritus
Sitting	Williams, Coombs, Pohl, Glazer, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	John Hayford , Emeritus Development – Reviewed changes made per previous concerns.			
Public	None			
Concerns (8:51)	<p>Williams – This is not a better idea; it has gone in the wrong direction. The 12/12 pitch is not working. There is too much blank wall space. East elevation, the transom dormer is inappropriate. This should not be more than 25 feet tall.</p> <p>Coombs – This is 28 feet tall; it should come down.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously		Certificate #	
25. Wise, Peter	16 Cliff Road	New garage/apartment	42.4.4-69	Emeritus
Sitting	Williams, Pohl, Glazer, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	John Hayford , Emeritus Development – Reviewed the proposal as related to the previous approval.			
Public	Matt Kuhnert , HSAB – The board discussed garage/apartments not exceeding 150% of the gross floor area of the garage. The basement, 1 st -floor, and 2 nd -floor living space exceed that percentage so it does not qualify as a garage/apartment. Stated he did not have the cited code at hand.			
Concerns (8:55)	<p>Williams – This has no architectural relationship to the main structure. Read HSAB comments. This needs to be a simple carriage house, an ancillary structure; this is huge. The eaves are too high; it's too tall; too many different types of windows. The gables hanging off are a big problem.</p> <p>Pohl – He had never heard of the 150% rule. He doesn't think it is fair to include the sub grade. Either this should look like a carriage house or tie back to the main house.</p> <p>Oliver – The access to the lower level should probably be interior. Asked where that 150% came from; she had never heard of that.</p> <p>Camp – Would like to see the main house.</p>			
Motion	Motion to Hold for revisions and further information. (Camp)			
Vote	Carried unanimously		Certificate #	

Oak Hill Invest

12/31/15

Proposed Minutes for December 15, 2015

3. Oak Hill Investments 341A Madaket Road Add beach stairs/fence 60.2.4-64.5 Emeritus
 Sitting Williams, Glazer, Oliver
 Alternates None
 Recused None
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing **Matt MacEachern**, Emeritus Development – Reviewed changes made per previous concerns. This design of the vertical rise comports to the existing topography per Conservation Commission requirements.
 Public **Joe Guay**, for McLean/Jennings, 341 Madaket Road – He is on record as in opposition to the staircase and remains in opposition. Suggested it might not be appropriate to have a staircase that does not extend to a body of water.
 Concerns (7:56) **Williams** – The landings look bigger; the number of risers before a platform is normally more than 8 steps. If it hugs the grade by no more than a foot, it wouldn't have 8-foot posts and minimize the view and eliminate the need for a railing.
Glazer – She would like to see the walk closer to the ground: low rise and wide steps.
 Motion **Motion to Hold for revisions. (Glazer)**
 Vote Carried unanimously Certificate #

4. Ram Island LLC 27 Monomoy Road New garage 54-207 JMS Architect
 Sitting Williams, McLaughlin, Glazer, Oliver
 Alternates None
 Recused None
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing **Chip Stahl** – Reviewed changes made per previous concerns.
 Public None
 Concerns (8:05) **Williams** – The left side was fixed to look more normal coming up the driveway. The site plan and GIS were submitted but are now missing.
Oliver – He addressed everything we asked.
McLaughlin – He wants to see the site plan; this is an incomplete application.
 Motion **Motion to Approve. (Oliver)**
 Vote Carried unanimously Certificate # 64993

5. Quinn, Justin 4 Micheme Lane New dwelling 67-162.1 Ethan McLaughlin
 Sitting Williams, Coombs, McLaughlin, Pohl, Glazer
 Alternates None
 Recused None
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing **Justin Quinn** – Reviewed changes made per previous concerns. This has a cottage eave.
 Public None
 Concerns (8:11) **Williams** – This is the old site plan; we need a corrected site plan and the previous submission. This "piece is still there. Can't have the door there. North elevation, the roof breaks in one place and the wall in another; it is only a 1-foot break. This is visible on the north, south, and east. The massing is atypical for this area. The "A" windows are much too big; they should be the "G" windows.
Pohl – The north elevation break is two feet. This is a 1-story bungalow and he believes it fits in the neighborhood. The "A" windows should be reduced in width; doesn't think they need to be as small as the "G" windows.
Coombs – She likes this. The "A" windows should come down one size but not as far as the "G"; that would leave too much shingle showing.
Glazer – Agrees with Mr. Pohl and Ms Coombs; the "Gs" are too small. Minor adjustments and she has not problems.
McLaughlin – Don't have the in-fill sections; need to see the cross sections. He likes the low design.
Williams – She has a problem with this house; it has massing we've never seen and never approved. The left addition should not come forward of the front door and is longer than the main mass. The "A" windows are way too big; the "G" windows are appropriate for these small short walls. East elevation, the "E" windows shouldn't face the road; the right wall should have a corner board and on the left broken. West elevation, the entire right corner is nothing but glass. This is not appropriate for Micheme.
 Motion **Motion to Approve through staff with all the "A" windows to be "G" windows. (McLaughlin)**
 Vote Carried 4-1//Williams opposed Certificate # 64994

OAK HILL

Investment
 6/22/16

Proposed Minutes for December 22, 2015

Oak Hill Investment

10. Madaket Milk, LLC	343 Madaket Road	Fenestration changes	60.2.4-63	SMRD
Sitting	Williams, Coombs, Glazer, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Steve Roethke, S.M. Roethke Design – Reviewed changes made per previous concerns. Jivko Kalpazanov			
Public	None			
Concerns (6:55)	<p>Glazer – The north and west doors should all be the same to match the 2nd-floor doors, which are a better proportion. North elevation, the left doors shouldn't have a gable portico.</p> <p>Coombs – Agrees with what's been said. Okay with the north elevation left pediment.</p> <p>Oliver – Likes the north elevation left gable. Agrees with what's been said as long as the doors have similar pattern.</p> <p>Williams – North elevation, the shed dormer fenestration should mirror the door-window pattern on the right.</p>			
Motion	Motion to Approve through staff with the west & north elevation 1st-floor French doors to match the 2nd-floor doors in dimensions; north elevation, center doors to be aligned under doors above. (Coombs)			
Vote	Carried unanimously	Certificate #	65032	
11. Meyer, Allen	9 Flintlock Road	Add&alter existing dwelling	75-95	Topham Design
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Joe Topham, Topham Design – Reviewed changes made per previous concerns.			
Public	None			
Concerns (7:06)	No concerns.			
Motion	Motion to Approve. (Pohl)			
Vote	Carried unanimously	Certificate #	65033	
Break 7:09 p.m. to 7:16 p.m.				
12. Rattner	55 Hummock Pond Road	New garage	56-4	Emeritus
Sitting	Williams, Coombs, Pohl, Glazer, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern, Emeritus Development – Last discussion was predominantly about placement of the garage.			
Public	None			
Concerns (7:16)	<p>Williams – This is too far forward on a wide open lot.</p> <p>Pohl – This is getting too formal for this area with guest parking and owners parking areas.</p> <p>Glazer – Agrees with Ms Williams and Mr. Pohl.</p> <p>Oliver – Had suggested this move back to be in line with the house. Agrees with what's been said.</p> <p>Coombs – Agrees.</p>			
Motion	Motion to Hold for revisions.			
Vote	Carried unanimously	Certificate #		
13. Oak Hill Investments	341A Madaket Road	Add beach stairs/fence	60.2.4-64.5	Emeritus
Sitting	Williams, Glazer, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern, Emeritus Development – Submitted a revised version at the table showing changes made per previous concerns. Post are to be pressure treated and steps natural to weather mahogany.			
Public	None			
Concerns (7:21)	<p>Williams – Noted a letter of concern that addresses issues not under HDC purview. This has to have the platform at the bottom.</p> <p>Oliver – Prefers the one with no deck at the bottom.</p>			
Motion	Motion to Approve through staff Exhibit A dated 12/22/2015. (Glazer)			
Vote	Carried 3-0	Certificate #	65034	

10. Oak Hill Investments	341A Madaket Road	Hardscape:beachstairs&fence	60.2.4-64.5	Emeritus
Sitting	Williams, McLaughlin, Glazer, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern , Emeritus Development – Presented project			
Public	Joseph Guay , for Mary Jane McLean 341 Madaket Road – The project is greater than just the stairs; he's curious if this board takes property applications piecemeal or as one. The stairs are to get over the coastal bank and stops landward of the salt marsh; they are beach stairs that go nowhere.			
Concerns (5:55)	Williams – The top landing doesn't match and the size of the other landings isn't noted. Don't have details of the railings, balusters, material, etc. She would like to see the overall project, and the board not be nickel and dimed. Need to know where sets of stairs on abutting properties are located. McLaughlin – The stairs measure 56 feet long. Camp – Doesn't understand why we're dealing with stairs when we don't know the over plan for the lot. Glazer – Asked if these stairs relate to those on 343 Madaket Road in anyway; thinks they should relate visually.			
Motion	Motion to Hold for more information and complete elevation of the stairs. (McLaughlin)			
Vote	Carried unanimously	Certificate #		
11. Clarfield Financial	3 Lincoln Avenue	New cabana	30-140	Botticelli & Pohl
Sitting	Williams, Glazer, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Julie Jordin , The Garden Design Company – Reviewed changes made per previous concerns.			
Public	None			
Concerns (6:07)	Williams – The cabana should be all natural to weather so it will disappear. Oliver – There is a pergola that is white.			
Motion	Motion to Approve through staff with correct plans. (Camp)			
Vote	Carried unanimously	Certificate #	64702	
12. DiMartino, Joe	6 Grand Avenue	Rev.61104: A/C in front	73.3.1-130	Mike Sweeney
Sitting	Williams, McLaughlin, Glazer, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns	No comments at this time.			
Motion	Motion to Hold for representation. (Glazer)			
Vote	Carried unanimously	Certificate #		
13. Quidnet Development	26 Quidnet Path	New dwelling – Lot 6	21-53	A. Falkenstein
Sitting	Williams, McLaughlin, Glazer, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Russell Simpson			
Public	None			
Concerns (6:12)	Williams – The site plan is no longer correct. This is not the right set of plans; Mr. Falkenstein fixed everything.			
Motion	Motion to Hold for the correct set of plans and to come back Nov 3. (Glazer)			
Vote	Carried unanimously	Certificate #		

Oak Hill

Hill

Invest

12/31/15

Proposed Minutes for October 20, 2015

23. Richmnd/Glowacki	20 Dave Kim Lane	Move garage to 6 Perry Lane	68-57	F. Scarcille
24. Glowacki, Walter	6 Perry Lane	Move garage on from 20 DK	67-425.3	F. Scarcille
25. Richmnd/Glowacki	20 Dave Kim Lane	Move structure to 6 Perry Ln	68-57	F. Scarcille
26. Glowacki, Walter	4 Perry Lane	Move garage on from 20 DK	67-425.4	F. Scarcille
27. Glowacki, Walter	4 Perry Lane	Hardscape: fencing & apron	67-425.4	F. Scarcille
28. Glowacki, Walter	6 Perry Lane	Hardscape: fencing & apron	67-425.3	F. Scarcille

Sitting Williams, Coombs, Pohl, Camp, Glazer

Alternates Oliver

Recused None

Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.

Representing **Frances Scarcille** – Noted that this is very involved and was willing to hold for the beginning of the next meeting.

Public None

Concerns (9:41) **Williams** – Asked Ms Scarcille if she was willing to be moved to the next regular meeting.

Motion **Motion to Hold for beginning of October 27 meeting. (Coombs)**

Vote Carried unanimously Certificate #

VI. NEW BUSINESS

1. Motta, Joseph 38 Cliff Road Roof-red cedar & clapboard 42.4.4-73 Self

Sitting Williams, Coombs, Pohl, Camp, Oliver

Alternates None

Recused Glazer

Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.

Representing None

Public None

Concerns (9:43) **Williams** – Going to red cedar roof on this house; also it looks like it had clapboard at some point and is the type of structure that would have had clapboard.

Pohl – Right now the house is all white except for the natural to weather shingles. Suggested another color for the clapboard.

Motion **Motion to Hold for further information and to come back on October 27. (Camp)**

Vote Carried unanimously Certificate #

2. Oak Hill Investments 341A Madaket Road Hardscape:beach str& fence 60.2.4-64.5 Emeritus

Sitting Williams, Coombs, Pohl, Camp, Oliver

Alternates Glazer

Recused None

Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.

Representing None

Public None

Concerns Staff – Mr. MacEachern requested this be held.

Motion **Motion to Hold for October 27 at applicant's request. (Camp)**

Vote Carried unanimously Certificate #

VII. VIEWS

1. Breglio, John 11 Hussey Street Hardscape:walls,walks& patio 42.3.4-104

Sitting Williams, Coombs, Pohl, Camp, Glazer

Alternates Oliver

Recused None

Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.

Representing None

Public None

Concerns (9:46) **Williams** – This property runs along Hussey Street; that isn't marked on the plans. We don't do bluestone caps, especially on a cobblestone wall. The outdoor shower is freestanding. Concerned about the damned raised planter in the middle. The patio reduced back where it squares off, the planter and the bluestone cap and arbor on the road and outdoor shower would come off.

Pohl – They have done a lot of landscaping; the yard is dug way down.

Glazer – She drove by it today and everything is ripped apart. The brick patio should be behind the curve. Basement steps are going the wrong way; they should swap locations with the garbage.

Coombs – Agrees about the patio.

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

Vote Carried unanimously Certificate #

Proposed Minutes for October 20, 2015

23. Richmnd/Glowacki	20 Dave Kim Lane	Move garage to 6 Perry Lane	68-57	F. Scarcille
24. Glowacki, Walter	6 Perry Lane	Move garage on from 20 DK	67-425.3	F. Scarcille
25. Richmnd/Glowacki	20 Dave Kim Lane	Move structure to 6 Perry Ln	68-57	F. Scarcille
26. Glowacki, Walter	4 Perry Lane	Move garage on from 20 DK	67-425.4	F. Scarcille
27. Glowacki, Walter	4 Perry Lane	Hardscape: fencing & apron	67-425.4	F. Scarcille
28. Glowacki, Walter	6 Perry Lane	Hardscape: fencing & apron	67-425.3	F. Scarcille

Sitting Williams, Coombs, Pohl, Camp, Glazer

Alternates Oliver

Recused None

Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.

Representing **Frances Scarcille** – Noted that this is very involved and was willing to hold for the beginning of the next meeting.

Public None

Concerns (9:41) **Williams** – Asked Ms Scarcille if she was willing to be moved to the next regular meeting.

Motion **Motion to Hold for beginning of October 27 meeting. (Coombs)**

Vote Carried unanimously

Certificate #

VI. NEW BUSINESS

1. Motta, Joseph 38 Cliff Road Roof-red cedar & clapboard 42.4.4-73 Self

Sitting Williams, Coombs, Pohl, Camp, Oliver

Alternates None

Recused Glazer

Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.

Representing None

Public None

Concerns (9:43) **Williams** – Going to red cedar roof on this house; also it looks like it had clapboard at some point and is the type of structure that would have had clapboard.

Pohl – Right now the house is all white except for the natural to weather shingles. Suggested another color for the clapboard.

Motion **Motion to Hold for further information and to come back on October 27. (Camp)**

Vote Carried unanimously

Certificate #

2. Oak Hill Investments 341A Madaket Road Hardscape:beach str& fence 60.2.4-64.5 Emeritus

Sitting Williams, Coombs, Pohl, Camp, Oliver

Alternates Glazer

Recused None

Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.

Representing None

Public None

Concerns Staff – Mr. MacEachern requested this be held.

Motion **Motion to Hold for October 27 at applicant's request. (Camp)**

Vote Carried unanimously

Certificate #

VII. VIEWS

1. Breglio, John 11 Hussey Street Hardscape:walls,walks& patio 42.3.4-104

Sitting Williams, Coombs, Pohl, Camp, Glazer

Alternates Oliver

Recused None

Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.

Representing None

Public None

Concerns (9:46) **Williams** – This property runs along Hussey Street; that isn't marked on the plans. We don't do bluestone caps, especially on a cobblestone wall. The outdoor shower is freestanding. Concerned about the damned raised planter in the middle. The patio reduced back where it squares off, the planter and the bluestone cap and arbor on the road and outdoor shower would come off.

Pohl – They have done a lot of landscaping; the yard is dug way down.

Glazer – She drove by it today and everything is ripped apart. The brick patio should be behind the curve. Basement steps are going the wrong way; they should swap locations with the garbage.

Coombs – Agrees about the patio.

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

Vote Carried unanimously

Certificate #

Lester E. Riordan III, J.D., LL.M.
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November 3, 2015

BY ELECTRONIC AND FACSIMILE

Linda F. Williams, Chair
Nantucket Historic District Commission
Two Fairgrounds Road
Nantucket, Massachusetts 02554

Re: OAK HILL INVESTMENTS, LLC;
HDC APPLICATION – HARDSCAPE & STAIRCASE/FENCE
OLD BUSINESS – NOVEMBER 3, 2015
MAP 60.2.1, PARCEL 64.5

Dear Chairperson Williams:

I represent Mr. Charles Ryan and Madaket Milk, LLC., relative to the above captioned matter. Due to my own scheduling issues, I am unable to attend tonight's scheduled meeting of the Nantucket Historical District Commission. As such, I am submitting this letter to record our objection to the application of Oak Hill Investments, LLC relative to the proposed development of 341A Madaket Road (Locus). Oak Hill seeks hardscape and a staircase/fence to be constructed over a coastal bank on the Locus.

Mr. Ryan, through the Limited Liability Company, owns the real estate located at 343-345 Madaket Road. Mr. Ryan also leases (and previously owned) the property and structure known as Madaket Millie's. As you may know, Mr. Ryan gifted this property to Nantucket to ensure long-term historical preservation. Both Mr. Ryan's property as well as the leased property abuts Hither Creek. Obviously, the above application together with the entire development will have a significant impact on Mr. Ryan.

On behalf of my client, please note the following objection:

The proposed staircase is to be constructed over the costal bank, situated entirely within a costal bank protected resource area and also within the salt marsh buffer zone. The landing is situated on the base of the coastal bank and on the landward side of the salt marsh. It is clear that the staircase does not provide access to water. This is understandable as the applicant is prohibited from erection of a dock, pier or wharf pursuant to Nantucket Zoning Code, Section 139-22B. In fact, the stated purpose of the

Linda F. Williams, Chair
November 3, 2015

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staircase (as set forth in the NOI application to the Nantucket Conservation Commission at page 2) is to provide complete water access to the Hither Creek.

The proposal doesn't just facilitate pedestrian activity in the protected area – it necessitates it. The proposal contemplates foot traffic upon the coastal bank and salt marsh as the only way to access the water – with the resulting damage to the presently undisturbed vegetated wetland areas. In short, the applicant intends to create a beach between the landing and the low tide mark to achieve the stated purpose of access to Hither Creek. I would suggest to you that the application is an end run around the zoning ordinance. In reality, assuming they qualify, the applicant should seek a zoning variance if the landing is really “water dependent.”

In addition, it is very clear that this application is a piecemeal segment of a much larger and more ambitious development. We agree with Attorney Guay (on behalf of Ms. MacLean and Ms. Jennings) that it is incumbent upon this applicant to disclose the entire project to the Commission. This means, at a minimum, that the applicant should be required to file the site plan and related materials showing the scope of the entire project – the building footprints for the proposed dwelling and deck, the outdoor shower, the proposed pool, the upper landing for the proposed stairway, the stairway and the lower landing.¹

I specifically request that the commission table the proposal until such a time as the entire plan can be considered in its entirety.

I apologize for my inability to attend the Commission meeting today. I greatly appreciate your consideration of this objection. If you have any questions please give me a call at 978-341-0404. Respectfully submitted.

Very truly yours,

/s/ Lester E. Riordan III

Lester E. Riordan III

¹ I should note that Mr. Ryan has water access via a stairway. He also has a pool on his property. In anticipation of arguments that Oak Hill's project is remotely similar or that Mr. Ryan is not in the position to object, I should point out that Mr. Ryan complied with all special, building and zoning requirements and conditions. Mr. Ryan's stairs do not impair the salt marsh or coastal bank. The pool was constructed quite a distance away from the resource area. In addition, Mr. Ryan has a proven conservation record – amply demonstrated by the gift of Madaket Millie's to Nantucket – including the discussions regarding public access and protections to Hither Creek.

Linda F. Williams, Chair
November 3, 2015

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LER/jb

cc: Joseph M. Guay, Esquire
Richard P. Beaudette, Esquire
Matthew J. Downey, Esquire

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December 21, 2015

VIA EMAIL (czarinalinda@comcast.net)
and HAND DELIVERY

Linda F. Williams, Chair
Nantucket Historic District Commission
Two Fairgrounds Road
Nantucket, Massachusetts 02554

RE: Applicant - Oak Hill Investments, LLC
HDC Application – staircase/hardscape/fence
Old Business – December 22, 2015
Map 60.2.4, Parcel 64.5

Dear Chairperson Williams:

This letter confirms that my office represents Mary Jane MacLean and Anne Jennings (“MacLean/Jennings”). Maclean/Jennings owns the real estate located at 341 Madaket Road, Nantucket, Massachusetts. The Applicant, Oak Hill Investments, LLC (“Oak Hill”), owns the adjoining real estate located at 341A Madaket Road, Nantucket, Massachusetts (“Locus”). The Oak Hill Locus was created by a division and reconfiguration of the MacLean/Jennings real estate and thereafter conveyed with a permanent and non-exclusive view easement encumbering portion(s) of the Locus.

As attorney for MacLean/Jennings, I appeared before the Nantucket Historic District Commission (“HDC”) at the initial public hearing on October 27, 2015, on the Oak Hill Application for a proposed staircase/hardscape/fence. Thereafter, I appeared at subsequent HDC public hearings during the months of November and December, 2015, and also delivered a letter to you as HDC Chair dated November 3, 2015, in opposition to the Oak Hill Application. Further, I informed the HDC that the proposed staircase is the subject of a civil action filed by MacLean/Jennings and pending before the Nantucket Superior Court on appeal of a Permit and Order of Conditions issued to Oak Hill by the Nantucket Conservation Commission.

The MacLean/Jennings objection and opposition to the Oak Hill Application for a proposed staircase/hardscape/fence is as follows:

1. “Staircase to Nowhere” – The proposed staircase is sited entirely within a protected water resource area (over a coastal bank) and has a terminus and landing at the base of the coastal bank and within a salt marsh. The Nantucket Zoning Code, Section 139-22B, prohibits the construction of any new docks, piers and wharves. For this reason, the proposed “staircase to nowhere” will not serve to provide water access to Hither Creek and will have the harmful consequence of facilitating pedestrian trampling of the existing thickly vegetated salt marsh from

the proposed staircase landing to Hither Creek thereby directly contributing to the alteration and disturbance of the natural water resource area. Contrary to the representation by Oak Hill and the determination by the Conservation Commission, it is the position of MacLean/Jennings that the staircase is not water dependent and should not be constructed within the protected coastal bank and salt marsh water resource areas. The Oak Hill Application should be denied in that the proposed staircase will not provide direct access to Hither Creek and is inappropriate and unprecedented.

2. Deeded View Easement – As aforementioned, the Oak Hill Locus was created by a division and reconfiguration of the MacLean/Jennings real estate at 341 Madaket Road. The Locus is encumbered by a view easement that provides:

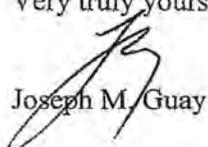
"Subject to a permanent and non-exclusive view easement which prohibits any and all structures and/or vegetation with a height greater than eight (8') feet from existing grade ..."

The view easement affects Lot 24, Land Court Plan 14672-J and Lot 26, Land Court Plan 14672-K which are portions of the Oak Hill Locus. The view easement was included and intended for the benefit of MacLean/Jennings and the successors in title ownership and interest to the MacLean/Jennings property at 341 Madaket Road. The Oak Hill proposed staircase is sited entirely within Lot 26 on the Locus which is subject to the view easement prohibiting structures within such Locus area.

For the foregoing reasons, MacLean/Jennings hereby renew their objection and opposition to the staircase proposed to be constructed by Applicant on the Oak Hill Locus at 341A Madaket Road. **McLean/Jennings respectfully request that: (i) the Oak Hill Application is denied by the HDC or, in the alternative, (ii) the HDC take no action and table the Oak Hill Application until there is a final disposition of the McLean/Jennings appeal of the Nantucket Conservation Commission Permit and Order of Conditions pending before the Nantucket Superior Court.**

Thank you for your consideration.

Very truly yours,


Joseph M. Guay

JMG:imd
Enclosures

cc:	Matthew R. MacEachern/Emeritus Development	matt@emeritusdevelopment.com
	Matthew J. Downey, Esquire	law@downeypc.com
	Ms. Mary Jane MacLean	mjmaclea34@gmail.com
	Ms. Anne Jennings	amj2@aol.com
	John Hedden/HDC Administrator	jhedden@nantucket-ma.gov

December 22, 2015

**By Electronic Mail and
By Hand**

Linda Williams, Chair
Nantucket Historic District Commission
Two Fairgrounds Road
Nantucket, MA 02554

**RE: Applicant – Oak Hill Investments, LLC
HDC Application – Staircase/Hardscape/Fence
Old Business – December 22, 2015
Map 60.2.4, Parcel 64.5**

Dear Ms. Williams:

We represent Oak Hill Investments, LLC, which has an application pending for a proposed staircase/hardscape and a fence at its property at 341A Madaket Road. I am writing in response to a letter from Attorney Joseph Guay dated December 22, 2015, urging the Commission to deny or stay the Oak Hill application.

Attorney Guay cites two reasons why the Oak Hill application should be denied or stayed:

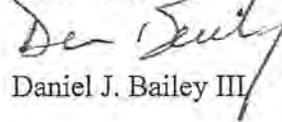
1. The Nantucket Conservation Commission erroneously approved the staircase as a water dependent use; and
2. The proposed staircase is prohibited by a view easement in favor of Mr. Guay's clients Mary Jean MacLean and Anne Jennings (MacLean/Jennings).

The Historic District Commission does not have authority to deny an application for the reasons stated by Mr. Guay. First, the Nantucket Conservation Commission has decided that the staircase is water dependent. The HDC has no authority to make decisions regarding the water dependency of structures and uses. MacLean/Jennings has filed an appeal of the Conservation Commission's decision in Nantucket Superior Court – that is the forum for deciding whether the Commission was wrong, not the HDC.

Nor does the Historic District Commission have the authority (or the expertise) to determine the terms of an easement or any other real estate interest. This is an oft-repeated smokescreen thrown up by opponents to permit applications – “the proposed work would affect my easement/lease/access/etc., etc.” It is very well settled law that permitting boards do not have the authority to determine property rights – if the applicant presents prima facie evidence of ownership, then the board can look no further. Property rights are for the courts to determine. As the chairperson may well remember, a similar issue was raised by Shawkemo Ducklands LLC in the Pippin’s Way subdivision case, and the Land Court held that the Nantucket Planning Board did not have the obligation or the authority to evaluate claims of competing property rights.

The Historic District Commission should ignore McLean/Jennings’ arguments and act in accordance with its authority under the Nantucket Historic District Commission Act.

Sincerely yours,

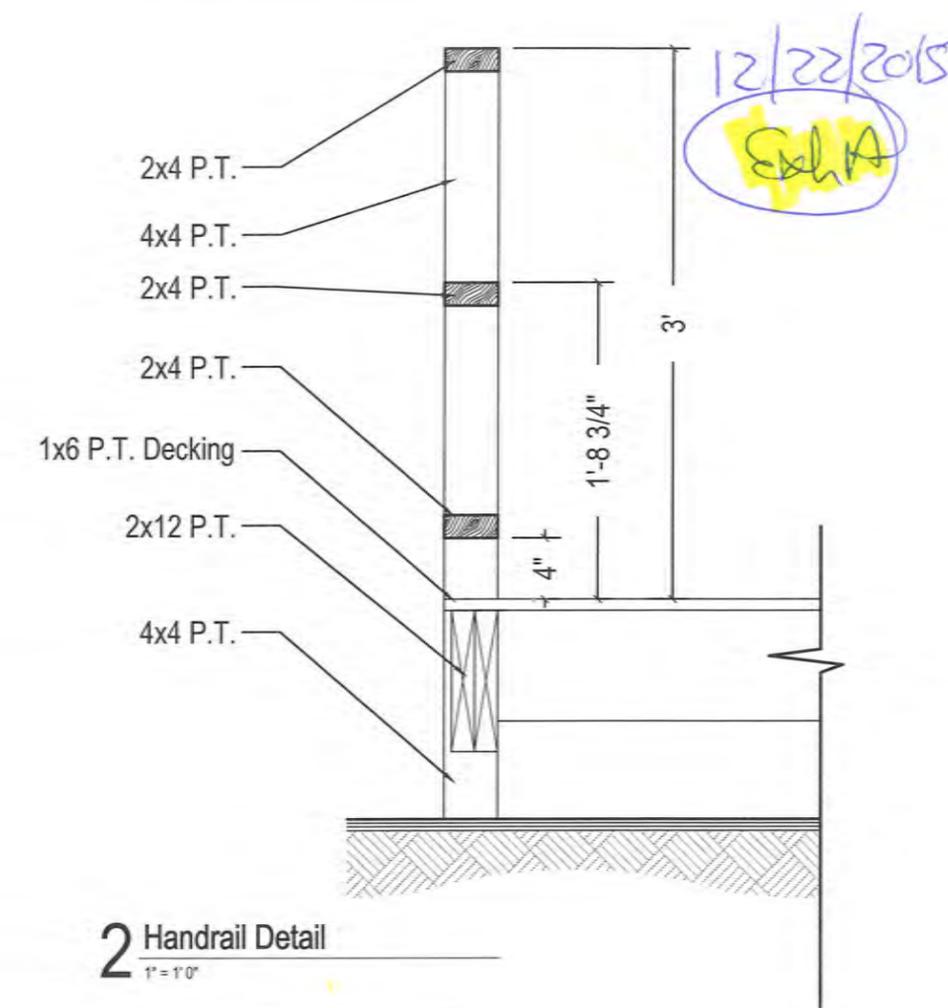
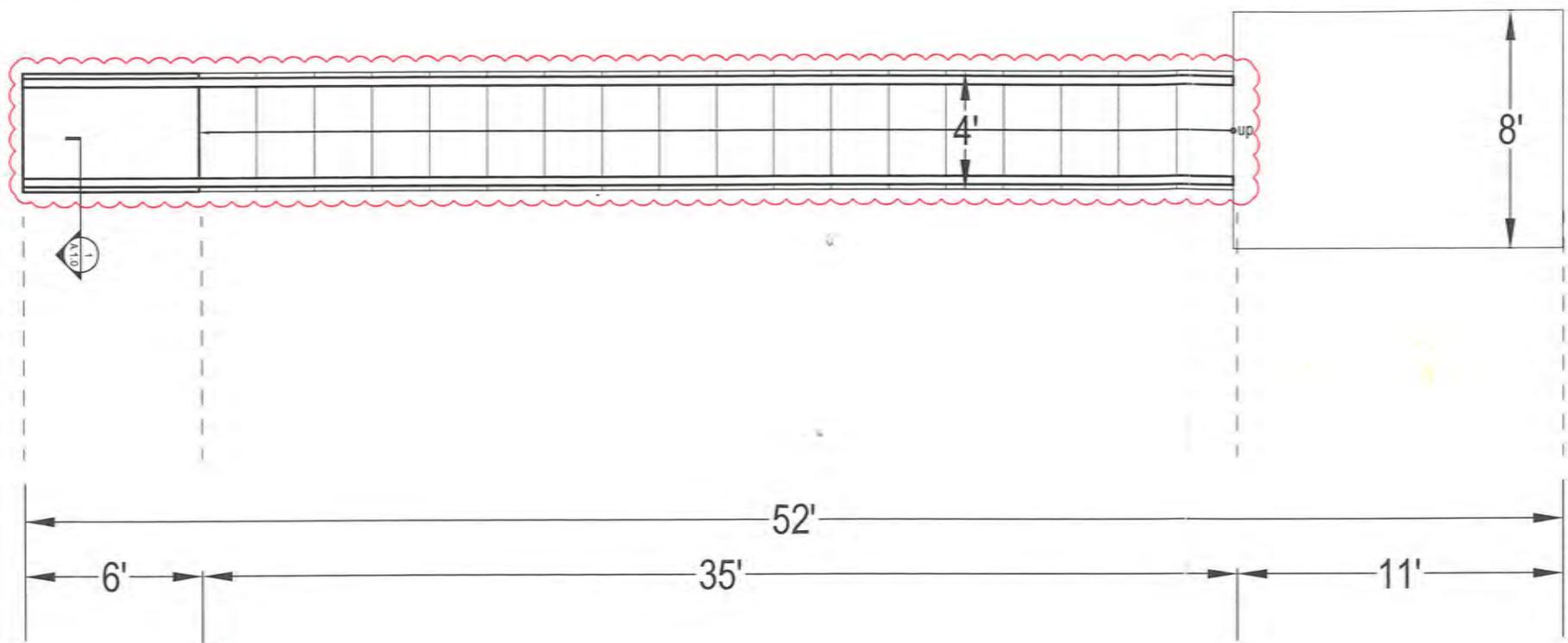


Daniel J. Bailey III

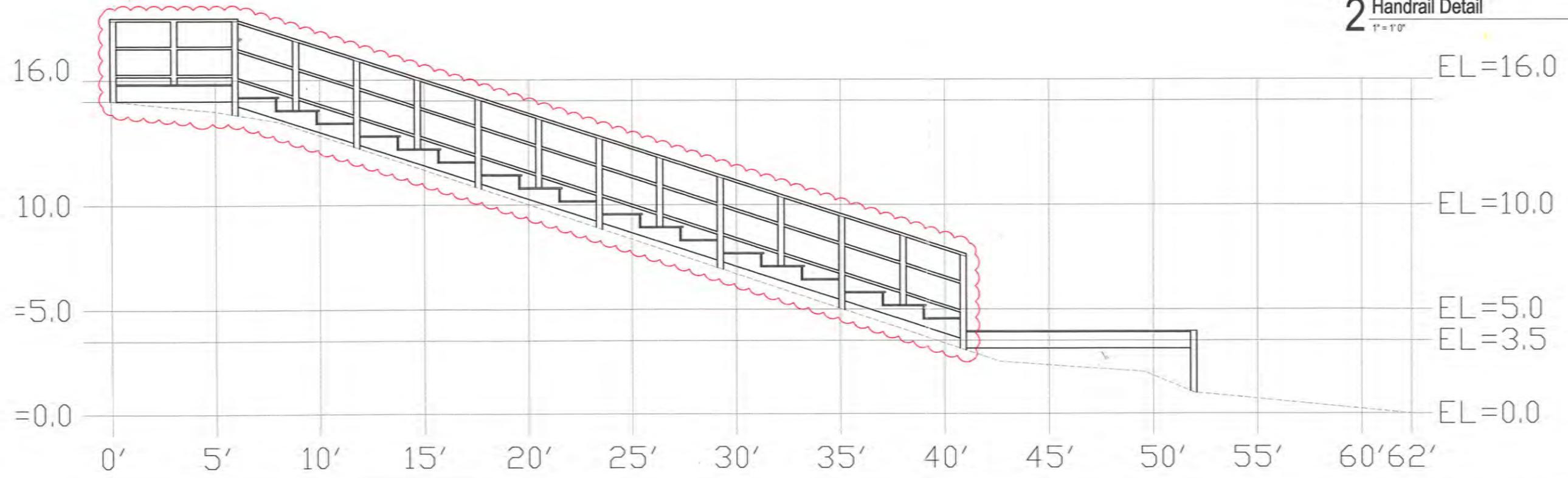
DJB/smg

cc: M. Ryan Wagner
Joseph Guay, Esq.

1 Proposed Stairs
3/16" = 1' 0"



2 Handrail Detail
1" = 1' 0"



01a

Proposed Minutes for October 27, 2015

10. Oak Hill Investments 341A Madaket Road Hardscape:beachstairs&fence 60.2.4-64.5 Emeritus

Sitting Williams, McLaughlin, Glazer, Camp, Oliver

Alternates None

Recused None

Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.

Representing **Matt MacEachern**, Emeritus Development – Presented project

Public **Joseph Guay**, for Mary Jane McLean 341 Madaket Road – The project is greater than just the stairs; he’s curious if this board takes property applications piecemeal or as one. The stairs are to get over the coastal bank and stops landward of the salt marsh; they are beach stairs that go nowhere.

Concerns (5:55) **Williams** – The top landing doesn’t match and the size of the other landings isn’t noted. Don’t have details of the railings, balusters, material, etc. She would like to see the overall project, and the board not be nickel and dimed. Need to know where sets of stairs on abutting properties are located.
McLaughlin – The stairs measure 56 feet long.
Camp – Doesn’t understand why we’re dealing with stairs when we don’t know the over plan for the lot.
Glazer – Asked if these stairs relate to those on 343 Madaket Road in anyway; thinks they should relate visually.

Motion **Motion to Hold for more information and complete elevation of the stairs. (McLaughlin)**

Vote Carried unanimously Certificate #

11. Clarfield Financial 3 Lincoln Avenue New cabana 30-140 Botticelli & Pohl

Sitting Williams, Glazer, Camp, Oliver

Alternates None

Recused None

Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.

Representing **Julie Jordin**, The Garden Design Company – Reviewed changes made per previous concerns.

Public None

Concerns (6:07) **Williams** – The cabana should be all natural to weather so it will disappear.
Oliver – There is a pergola that is white.

Motion **Motion to Approve through staff with correct plans. (Camp)**

Vote Carried unanimously Certificate # 64702

12. DiMartino, Joe 6 Grand Avenue Rev.61104; A/C in front 73.3.1-130 Mike Sweeney

Sitting Williams, McLaughlin, Glazer, Camp, Oliver

Alternates None

Recused None

Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.

Representing None

Public None

Concerns No comments at this time.

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

Vote Carried unanimously Certificate #



13. Quidnet Development 26 Quidnet Path New dwelling – Lot 6 21-53 A. Falkenstein

Sitting Williams, McLaughlin, Glazer, Camp, Oliver

Alternates None

Recused None

Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.

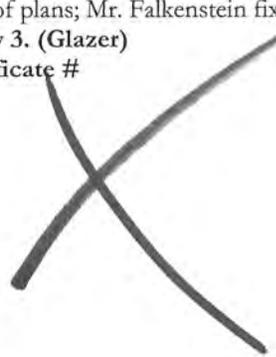
Representing Russell Simpson

Public None

Concerns (6:12) **Williams** – The site plan is no longer correct. This is not the right set of plans; Mr. Falkenstein fixed everything.

Motion **Motion to Hold for the correct set of plans and to come back Nov 3. (Glazer)**

Vote Carried unanimously Certificate #



Proposed Minutes for November 3, 2015

15. Dannheim, Eric 97 Low Beach Road New dwelling 75-31.2 Emeritus
 Sitting Williams, Pohl, Glazer, Camp
 Alternates None
 Recused None
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing **Matt MacEachern**, Emeritus Development – Presented revised drawings at the table. Reviewed changes made.
 Public None
 Concerns (6:44) **Williams** - South elevation, the 2nd-floor left, the four French doors should be reduced to two doors with windows ungangled. West elevation, the right dormer does not meet the setback and meeting rails don't align. The eaves are almost the same all the way around the structure. The flush dormers don't work and not all meeting rails don't align; this is a big, monolithic, 2-story structure. Doesn't agree about the "E" windows being added to the south elevation. The plate heights need to come down. She is not going to approve a 25X12.5 deck on the front of a house.

Glazer – The original iteration of the south elevation 2nd-floor porch was one French door flanked by two windows; should go back to that. This front elevation 16-foot long shed dormer competes with the main mass; should get rid of some of the dormers and make the house simpler. Agrees about the south elevation French doors; the dormer is too big relative to the main mass. East elevation, the façade was so much simpler in the original submission. Agrees this has become too complicated.

Camp – The thread of the initial south elevation has been lost; 4 windows over the front door is too many; maybe a bay would be more interesting; the large shed dormer should be reduced to 1 door with two flanking windows. North elevation, the "E" windows should be introduced to the 1st-floor south.

Pohl – There is one other house past this so frequency of travel down the road will be minimal. It is large and agrees that it has strayed from the original simplicity. Appreciates the reduction in the size of the roof walk and the porch.

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

Vote Carried unanimously

Certificate #

16. Oak Hill Investments 341A Madaket Road Hardscape: beach str & fence 60.2.4-64.5 Emeritus

Sitting Williams, McLaughlin, Glazer, Camp, Oliver

Alternates None

Recused None

Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.

Representing **Matt MacEachern**, Emeritus Development – Presented dimensions at the table. Feels "stairway to nowhere" is an inaccurate characterization.

Brian Swain, for Rick Beaudette, Vaughan, Dale, Hunter and Beaudette, P.C. – The Conservation Commission appeal has nothing to do with HDC jurisdiction.

Public None

Concerns (7:06) **Williams** – The Conservation Commission application went to superior court. She does not want this to go to appeal. Complained about the number of appeals she has attended before the Board of Selectmen; claims the Selectmen are not supporting the HDC decisions. She does not want to decide this with all the other problems the project has going on with other regulatory boards. Stated that several years ago, HDC said no to stairs on this property due to the proximity of another set of stairs on the abutting property; she is still not in favor of stairs in this location. Reviewed a prior application for "stairway to nowhere" in Madaket. HDC needs to know what this looks like from the water.

Glazer – Not in favor of two sets of stairs side-by-side; the majority of homes along the inlet don't have staircases and she doesn't want to see a precedent start, especially when this won't have a dock.

Camp – Agrees with Ms Glazer.

Oliver – Contextually, she doesn't know the location and scale of this is in relation to the abutter's. Also, this seems to be a stairway to nowhere. The abutting staircase is simple and weathered in; this is very complicated.

McLaughlin – Architecturally speaking this is an appropriate wooden walkway and so approvable. Doesn't believe it can be denied because "there are too many."

Motion **Motion to Hold for revisions and additional information. (Camp)**

Vote Carried unanimously

Certificate #

Break 7:26 to 7:36 p.m.



26. Oak Hill Investments 341A Madaket Road Add beach stairs & fence 60.2.4-64.5 Emeritus

Sitting Williams, Glazer, Camp, Oliver
 Alternates None
 Recused None
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing **Matt MacEachern**, Emeritus Development – Reviewed information about other stairs in the area. It is relevant that this dock stops short of the water and use is not HDC purview. Contends the owner is entitle to stairs. The decision should be about aesthetics only.
 Public Joe Guay, for McLean/Jennings, 341 Madaket Road
 Concerns (8:49) **Williams** – The relevant question is are there any decks with platforms that don't end at a dock; the answer is 'no' this would be creating something totally new on Hither Creek. If the platform were removed and the stairs kept closer to the ground following the grade it would disappear.
 Oliver – Agrees; this is a massive, complicated form that will stick out. The photos show boardwalks that are completely different.
 Glazer – Agrees with what's been said; this is so not like the others shown in the photos. HDC can consider context. This is very contemporary and highly detailed.
 Motion **Motion to Hold for revisions. (Camp)**
 Vote Carried unanimously Certificate #

27. Wise, Peter 16 Cliff Road New garage apartment 42.4.4-69 Emeritus

Sitting Williams, Pohl, Glazer, Camp, Oliver
 Alternates None
 Recused None
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing **Matt MacEachern**, Emeritus Development – Submitted revised drawings at the table. Reviewed the revised plans.
 Public None
 Concerns (8:59) **Williams** – The cupola is inappropriate on a carriage house. The cross gable is huge and the dormer needs fixing.
 Glazer – The pent roof over the garage doors is too much. The front gable is too wide.
 Camp – Would like to see it simplified, reduced in height, and for it to relate to the main building more.
 Oliver – Thinks the it should be a house with the garage on the side as a 1-story accessory.
 Pohl – Likes Ms Oliver's idea of segregating the garage off. This looks huge because it is very busy.
 Motion **Motion to Hold for revisions. (Glazer)**
 Vote Carried unanimously Certificate #

28. Nantucket Bank 100 Pleasant Street Dormers, fen & pergolas 55-145 Emeritus

Sitting Williams, Pohl, Glazer, Camp
 Alternates None
 Recused None
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing **Matt MacEachern**, Emeritus Development – Reviewed changes made per previous concerns.
 Public None
 Concerns (9:07) **Pohl** – Removing the shutters off the ganged windows helps define the main mass.
 Williams – North elevation, a piece is cut off the drawing. Doesn't understand the three plate windows with no one there.
 Motion **Motion to Approve through staff with no shutters on the ganged windows. (Glazer)**
 Vote Carried unanimously Certificate # 64842

Oak Hill
 Invest
 12/31/15

Proposed Minutes for December 8, 2015

22. Rattner	55 Hummock Pond Road	New garage	56-4	Emeritus
Sitting	Williams, Coombs, Pohl, Glazer, Oliver			
Alternates	Camp			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	John Hayford, Emeritus Development			
Public	None			
Concerns (8:45)	<p>Williams – This is still on the street in front of the house that is 200 feet from the road on a lot is completely open. We had told him to move it back.</p> <p>Everyone agrees it should not be on the road though the design is appropriate.</p>			
Motion	Motion to Hold for a change in the location. (Coombs)			
Vote	Carried unanimously		Certificate #	
23. Oak Hill Investments	341A Madaket Road	Add beach stairs & fence	60.2.4-64.5	Emeritus
Sitting	Williams, Glazer, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	John Hayford , Emeritus Development – If the middle platforms are eliminated, the top and bottom platforms have to be enlarged.			
Public	None			
Concerns (8:47)	<p>Discussion about reducing the platforms and the overall length of the structure.</p> <p>Oliver – There is wire railing instead of wood.</p> <p>Williams – No wire railing.</p>			
Motion	Motion to Hold for revisions. (Glazer)			
Vote	Carried unanimously		Certificate #	
24. Fogarty, Brian	10 Uncatena Street	New dwelling	80-16	Emeritus
Sitting	Williams, Coombs, Pohl, Glazer, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	John Hayford , Emeritus Development – Reviewed changes made per previous concerns.			
Public	None			
Concerns (8:51)	<p>Williams – This is not a better idea; it has gone in the wrong direction. The 12/12 pitch is not working. There is too much blank wall space. East elevation, the transom dormer is inappropriate. This should not be more than 25 feet tall.</p> <p>Coombs – This is 28 feet tall; it should come down.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously		Certificate #	
25. Wise, Peter	16 Cliff Road	New garage/apartment	42.4.4-69	Emeritus
Sitting	Williams, Pohl, Glazer, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	John Hayford , Emeritus Development – Reviewed the proposal as related to the previous approval.			
Public	Matt Kuhnert , HSAB – The board discussed garage/apartments not exceeding 150% of the gross floor area of the garage. The basement, 1 st -floor, and 2 nd -floor living space exceed that percentage so it does not qualify as a garage/apartment. Stated he did not have the cited code at hand.			
Concerns (8:55)	<p>Williams – This has no architectural relationship to the main structure. Read HSAB comments. This needs to be a simple carriage house, an ancillary structure; this is huge. The eaves are too high; it's too tall; too many different types of windows. The gables hanging off are a big problem.</p> <p>Pohl – He had never heard of the 150% rule. He doesn't think it is fair to include the sub grade. Either this should look like a carriage house or tie back to the main house.</p> <p>Oliver – The access to the lower level should probably be interior. Asked where that 150% came from; she had never heard of that.</p> <p>Camp – Would like to see the main house.</p>			
Motion	Motion to Hold for revisions and further information. (Camp)			
Vote	Carried unanimously		Certificate #	

Oak Hill Invest

12/8/15

Proposed Minutes for December 15, 2015

3. Oak Hill Investments	341A Madaket Road	Add beach stairs/fence	60.2.4-64.5	Emeritus
Sitting	Williams, Glazer, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern , Emeritus Development – Reviewed changes made per previous concerns. This design of the vertical rise comports to the existing topography per Conservation Commission requirements.			
Public	Joe Guay , for McLean/Jennings, 341 Madaket Road – He is on record as in opposition to the staircase and remains in opposition. Suggested it might not be appropriate to have a staircase that does not extend to a body of water.			
Concerns (7:56)	Williams – The landings look bigger; the number of risers before a platform is normally more than 8 steps. If it hugs the grade by no more than a foot, it wouldn't have 8-foot posts and minimize the view and eliminate the need for a railing. Glazer – She would like to see the walk closer to the ground: low rise and wide steps.			
Motion	Motion to Hold for revisions. (Glazer)			
Vote	Carried unanimously	Certificate #		
4. Ram Island LLC	27 Monomoy Road	New garage	54-207	JMS Architect
Sitting	Williams, McLaughlin, Glazer, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Chip Stahl – Reviewed changes made per previous concerns.			
Public	None			
Concerns (8:05)	Williams – The left side was fixed to look more normal coming up the driveway. The site plan and GIS were submitted but are now missing. Oliver – He addressed everything we asked. McLaughlin – He wants to see the site plan; this is an incomplete application.			
Motion	Motion to Approve. (Oliver)			
Vote	Carried unanimously	Certificate #	64993	
5. Quinn, Justin	4 Micheme Lane	New dwelling	67-162.1	Ethan McLaughlin
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Justin Quinn – Reviewed changes made per previous concerns. This has a cottage eave.			
Public	None			
Concerns (8:11)	Williams – This is the old site plan; we need a corrected site plan and the previous submission. This piece is still there. Can't have the door there. North elevation, the roof breaks in one place and the wall in another; this is only a 1-foot break. This is visible on the north, south, and east. The massing is atypical for this area. The "A" windows are much too big; they should be the "G" windows. Pohl – The north elevation break is two feet. This is a 1-story bungalow and he believes it fits in the neighborhood. The "A" windows should be reduced in width; doesn't think they need to be as small as the "G" windows. Coombs – She likes this. The "A" windows should come down one size but not as far as the "G"; that would leave too much shingle showing. Glazer – Agrees with Mr. Pohl and Ms Coombs; the "Gs" are too small. Minor adjustments and she has not problems. McLaughlin – Don't have the in-fill sections; need to see the cross sections. He likes the low design. Williams – She has a problem with this house; it has massing we've never seen and never approved. The left addition should not come forward of the front door and is longer than the main mass. The "A" windows are way too big; the "G" windows are appropriate for these small short walls. East elevation, the "E" windows shouldn't face the road; the right wall should have a corner board and on the left broken. West elevation, the entire right corner is nothing but glass. This is not appropriate for Micheme.			
Motion	Motion to Approve through staff with all the "A" windows to be "G" windows. (McLaughlin)			
Vote	Carried 4-1//Williams opposed	Certificate #	64994	

O

Hill

Invest

9/22/16

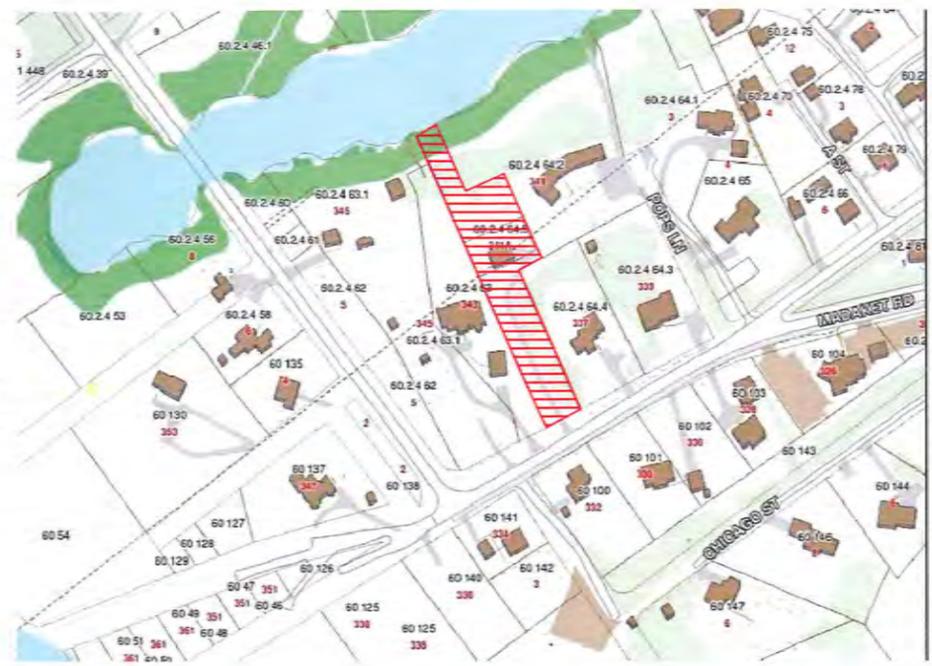
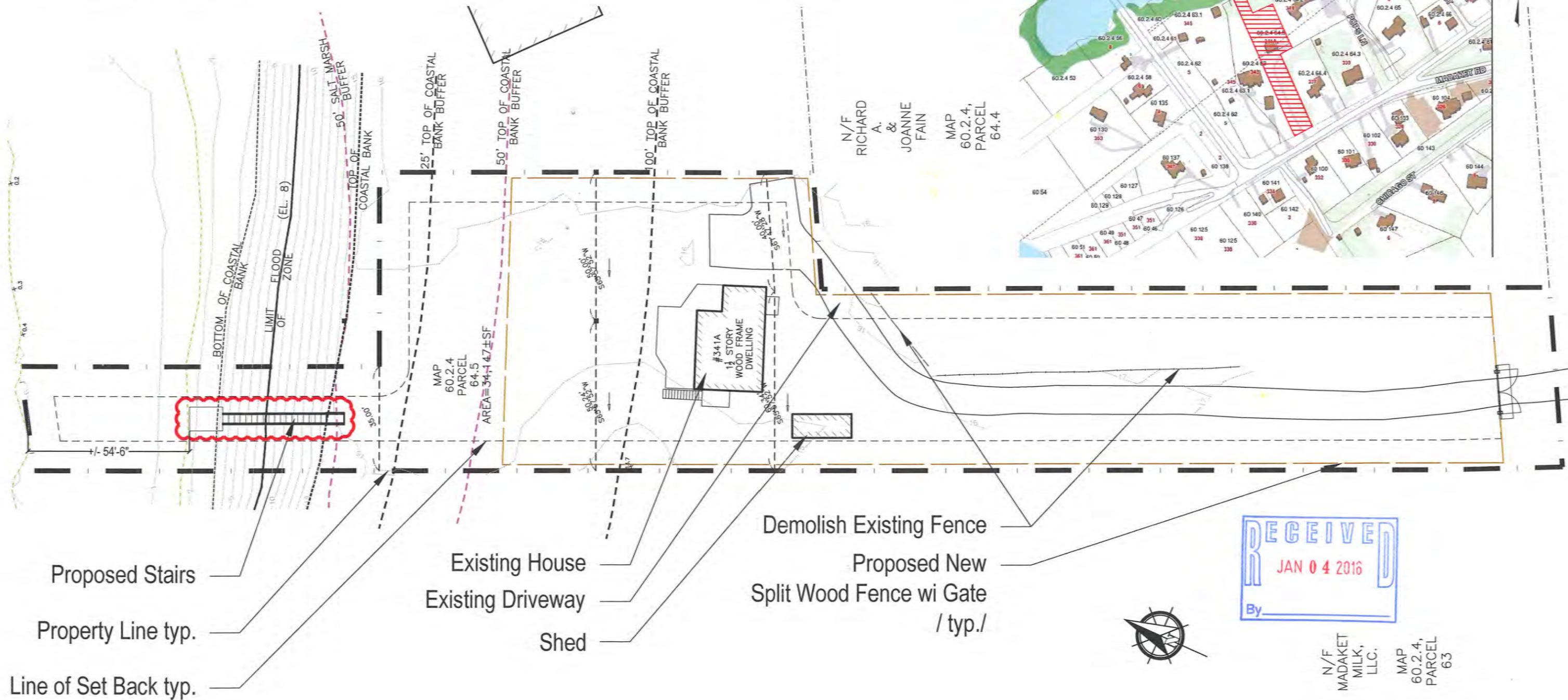
Oak Hill Investment

10. Madaket Milk, LLC	343 Madaket Road	Fenestration changes	60.2.4-63	SMRD
Sitting	Williams, Coombs, Glazer, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Steve Roethke , S.M. Roethke Design – Reviewed changes made per previous concerns, Jivko Kalpazanov			
Public	None			
Concerns (6:55)	<p>Glazer – The north and west doors should all be the same to match the 2nd-floor doors, which are a better proportion. North elevation, the left doors shouldn't have a gable portico.</p> <p>Coombs – Agrees with what's been said. Okay with the north elevation left pediment.</p> <p>Oliver – Likes the north elevation left gable. Agrees with what's been said as long as the doors have similar pattern.</p> <p>Williams – North elevation, the shed dormer fenestration should mirror the door-window pattern on the right.</p>			
Motion	Motion to Approve through staff with the west & north elevation 1st-floor French doors to match the 2nd-floor doors in dimensions; north elevation, center doors to be aligned under doors above. (Coombs)			
Vote	Carried unanimously		Certificate #	65032
11. Meyer, Allen	9 Flintlock Road	Add&alter existing dwelling	75-95	Topham Design
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Joe Topham , Topham Design – Reviewed changes made per previous concerns.			
Public	None			
Concerns (7:06)	No concerns.			
Motion	Motion to Approve. (Pohl)			
Vote	Carried unanimously		Certificate #	65033
Break 7:09 p.m. to 7:16 p.m.				
12. Rattner	55 Hummock Pond Road	New garage	56-4	Emeritus
Sitting	Williams, Coombs, Pohl, Glazer, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern , Emeritus Development – Last discussion was predominantly about placement of the garage.			
Public	None			
Concerns (7:16)	<p>Williams – This is too far forward on a wide open lot.</p> <p>Pohl – This is getting too formal for this area with guest parking and owners parking areas.</p> <p>Glazer – Agrees with Ms Williams and Mr. Pohl.</p> <p>Oliver – Had suggested this move back to be in line with the house. Agrees with what's been said.</p> <p>Coombs – Agrees.</p>			
Motion	Motion to Hold for revisions.			
Vote	Carried unanimously		Certificate #	
13. Oak Hill Investments	341A Madaket Road	Add beach stairs/fence	60.2.4-64.5	Emeritus
Sitting	Williams, Glazer, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern , Emeritus Development – Submitted a revised version at the table showing changes made per previous concerns. Post are to be pressure treated and steps natural to weather mahogany.			
Public	None			
Concerns (7:21)	<p>Williams – Noted a letter of concern that addresses issues not under HDC purview. This has to have the platform at the bottom.</p> <p>Oliver – Prefers the one with no deck at the bottom.</p>			
Motion	Motion to Approve through staff Exhibit A dated 12/22/2015. (Glazer)			
Vote	Carried 3-0		Certificate #	65034

Oak Hill Investments

341 A Madaket Rd
Nantucket, MA, 02554

1 Locus
not to scale

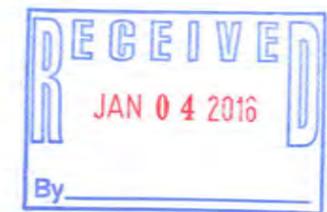


N/F RICHARD A. & JOANNE FAIN
MAP 60.2.4, PARCEL 64.4

MAP 60.2.4 PARCEL 64.5
AREA 34,147 SF

#341A
1 1/2 STORY WOOD FRAME DWELLING

Demolish Existing Fence
Proposed New Split Wood Fence wi Gate / typ./



N/F MADAKET MILK, LLC.
MAP 60.2.4, PARCEL 63

2 Site Plan
1/32" = 1' 0"

1524

Oak Hill Investments
341A Madaket Rd
Nantucket, MA, 02554

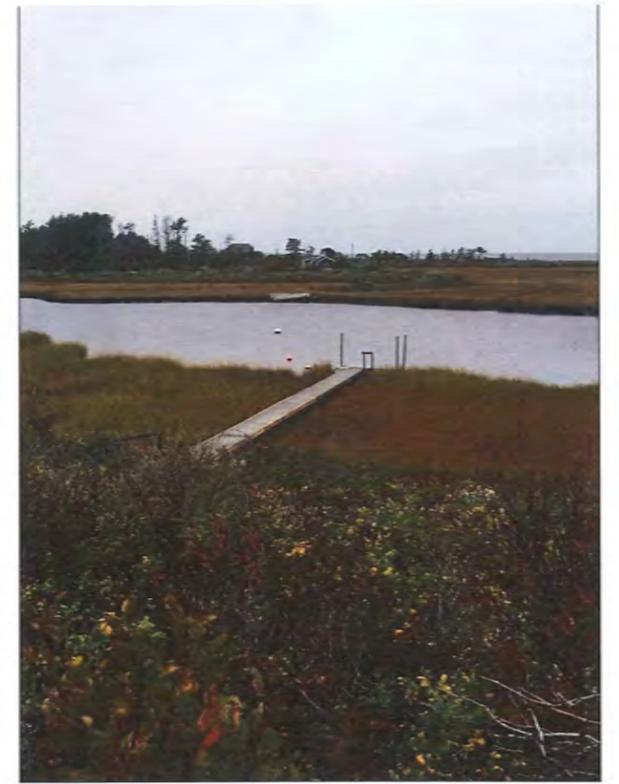
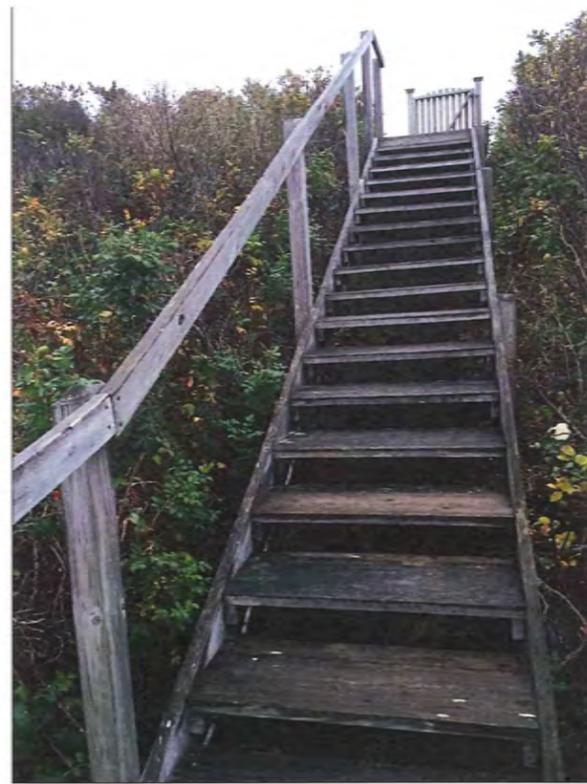
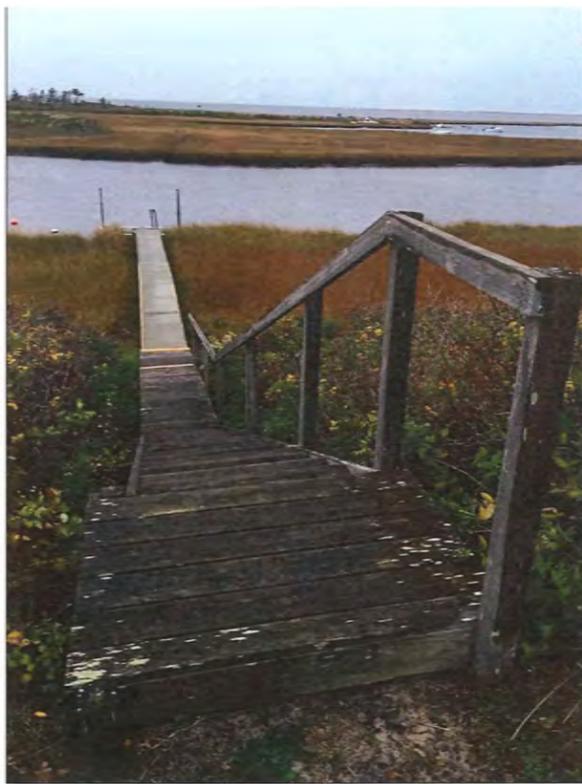
Zoning Information

Map & Parcel	60.2.4/64.5	Min. Lot Size	20,000 sq. ft.*
Current Zoning	VR	Allowable G.C.	10%
Minimum Frontage	100 ft.	Lot Size	34,147 SF +/-
Front Setback	20 ft.		
Side Setback	10 ft.		
Rear Setback	10 ft.		

HDC Submission G.1.0
Stairs / Fence
01/04/15



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1 343 Madaket Existing Stairs
not to scale

2 Split Rail Fence
not to scale

1524

Oak Hill Investments
341A Madaket Rd
Nantucket, MA, 02554

Zoning Information

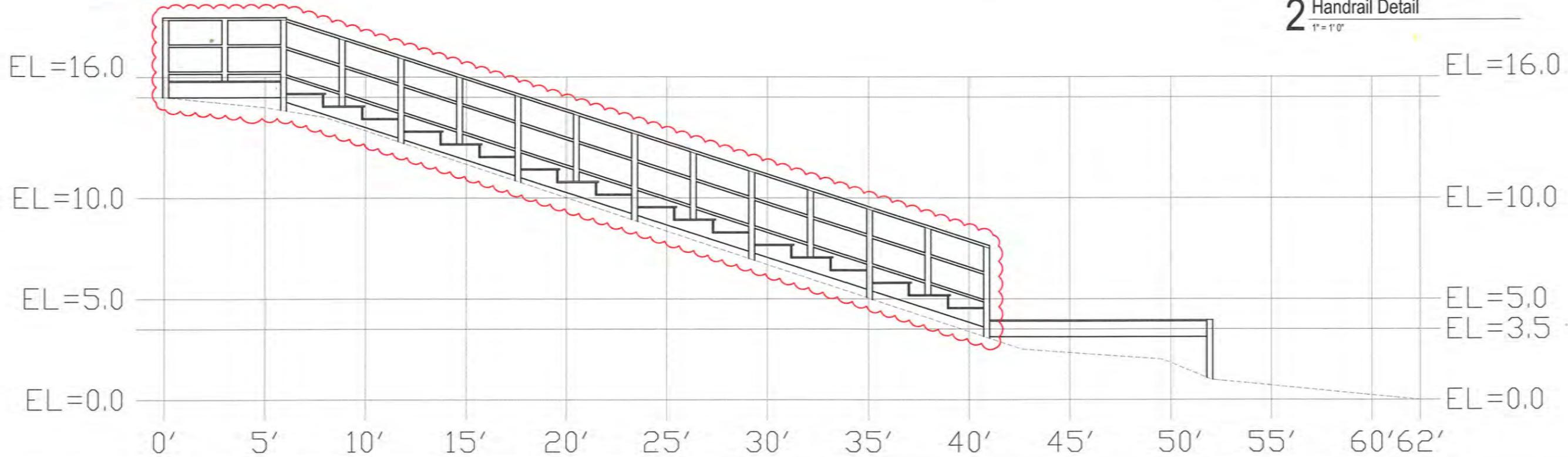
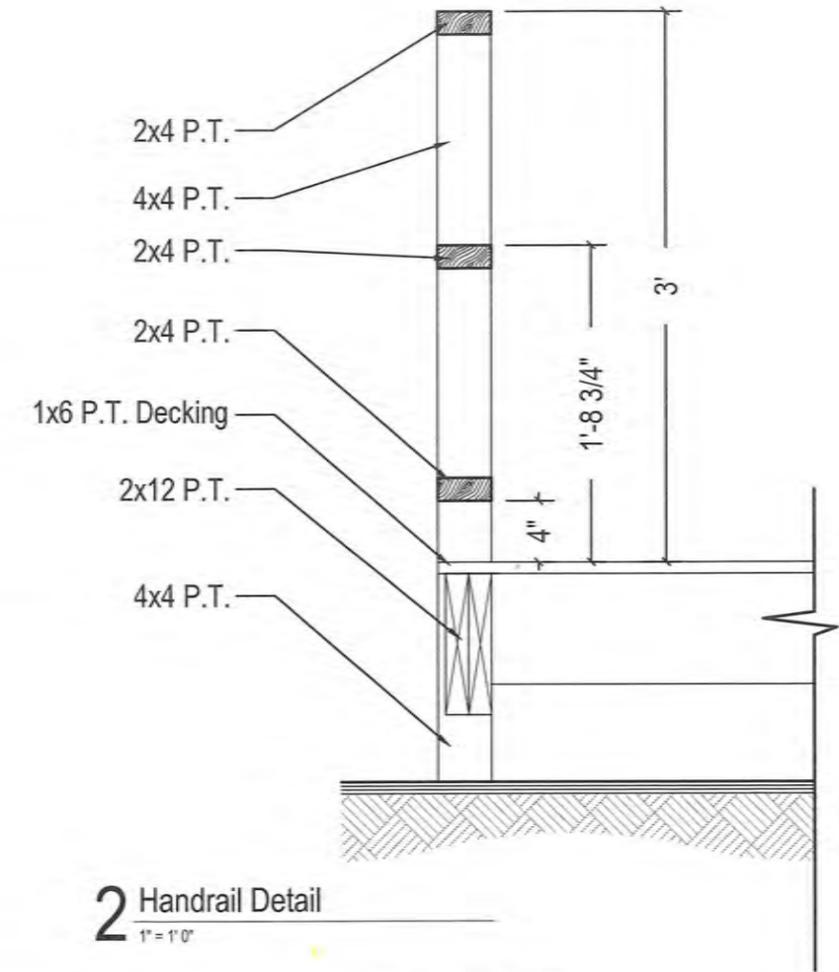
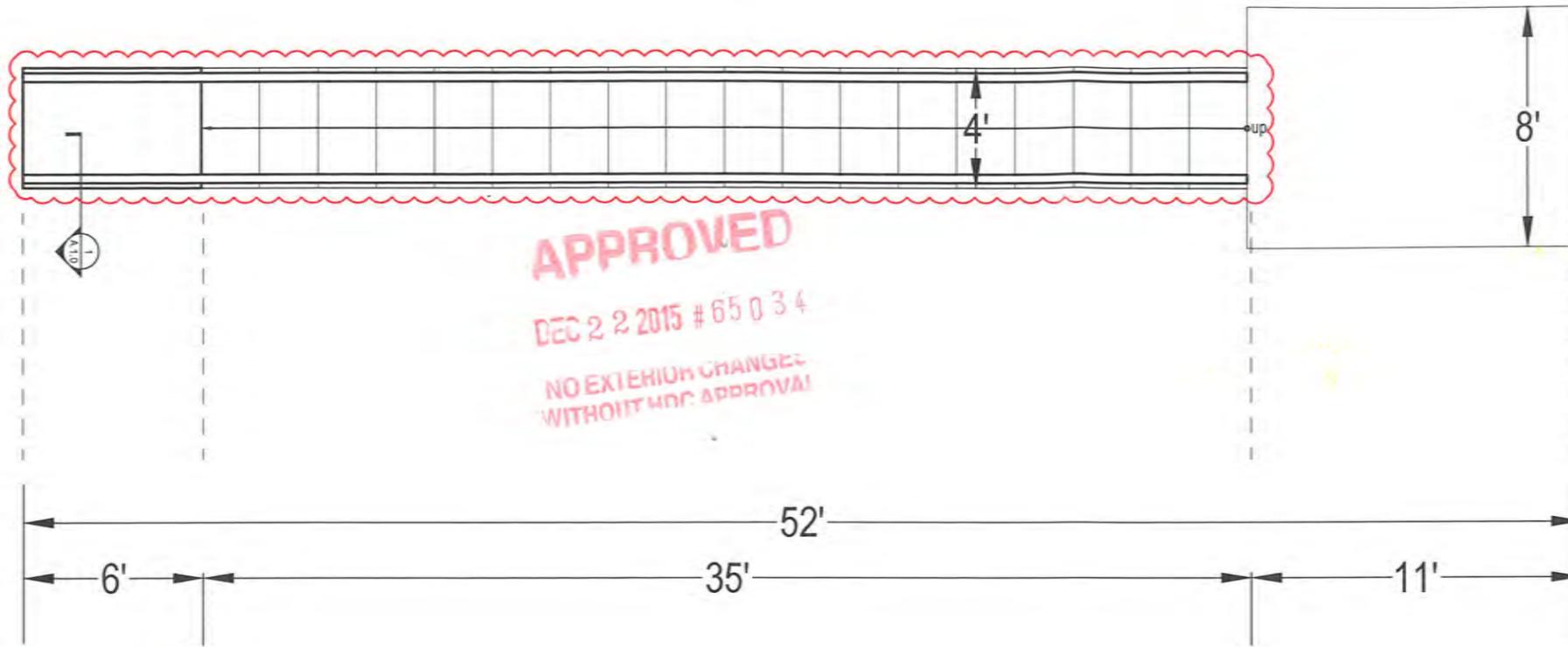
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HDC Submission A.1.0
Existing Stairs
01/04/16



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1 Proposed Stairs
3/16" = 1' 0"



1524

Oak Hill Investments
341A Madaket Rd
Nantucket, MA, 02554

Zoning Information

Map & Parcel	60.2.4/64.5	Min. Lot Size	20,000 sq. ft.*
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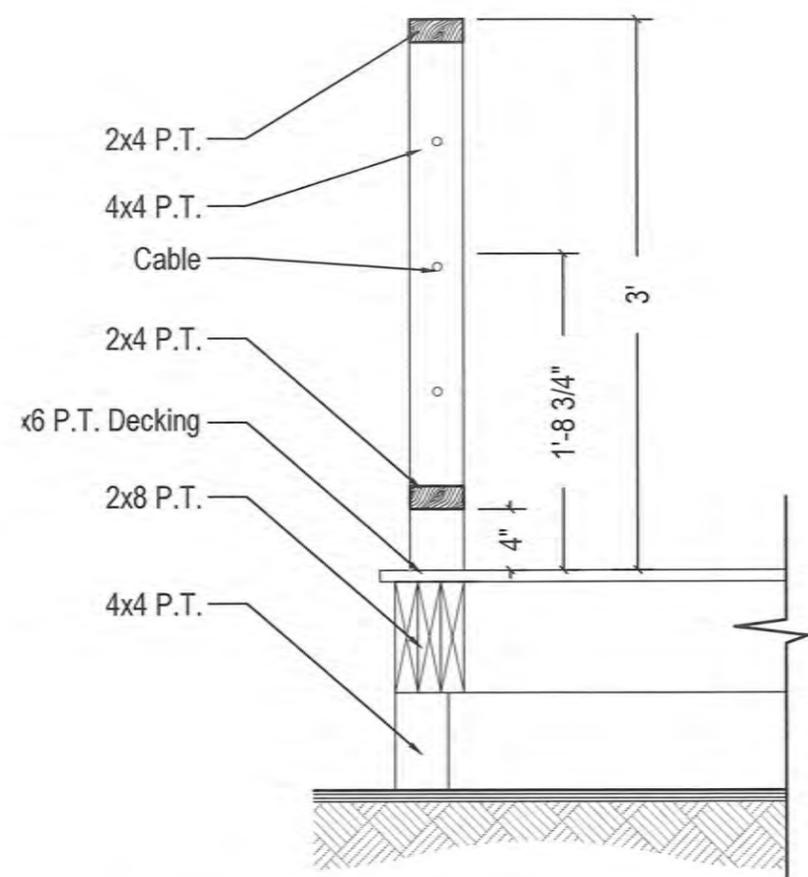
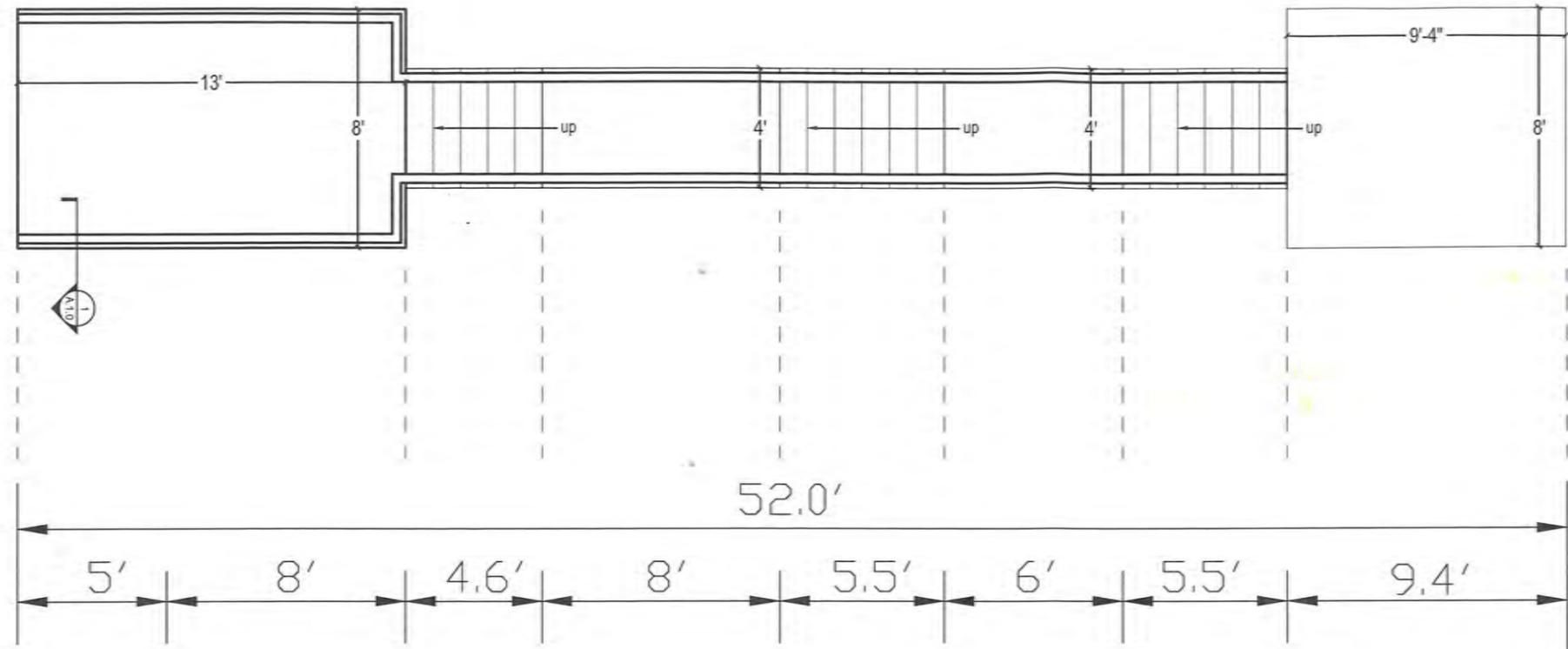
HDC Submission A.1.1
Stairs / Fence
01/04/16



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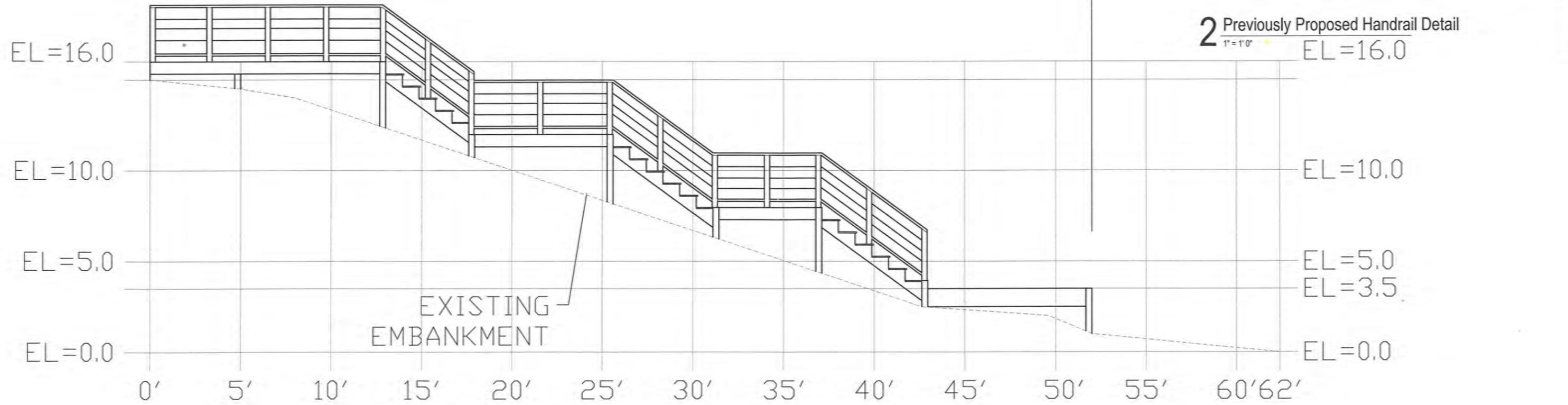
1 Previously Proposed Stairs

3/16" = 1' 0"



2 Previously Proposed Handrail Detail

1" = 1' 0"



1524

Oak Hill Investments
341A Madaket Rd
Nantucket, MA, 02554

Zoning Information			
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Minimum Frontage	100 ft.	Lot Size	34,147 SF +/-
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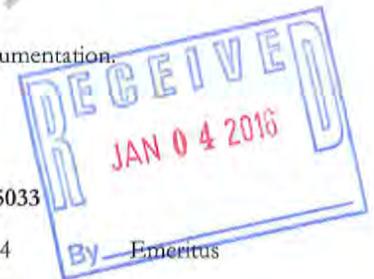
HDC Submission A.1.2
Stairs / Fence
01/04/16



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Proposed Minutes for December 22, 2015

10. Madaket Milk, LLC	343 Madaket Road	Fenestration changes	60.2.4-63	SMRD
Sitting	Williams, Coombs, Glazer, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Steve Roethke , S.M. Roethke Design – Reviewed changes made per previous concerns.			
Public	Jivko Kalpazanov			
Concerns (6:55)	<p>Glazer – The north and west doors should all be the same to match the 2nd-floor doors, which are a better proportion. North elevation, the left doors shouldn't have a gable portico.</p> <p>Coombs – Agrees with what's been said. Okay with the north elevation left pediment.</p> <p>Oliver – Likes the north elevation left gable. Agrees with what's been said as long as the doors have similar patterns.</p> <p>Williams – North elevation, the shed dormer fenestration should mirror the door-window pattern on the right.</p>			
Motion	Motion to Approve through staff with the west & north elevation 1st-floor French doors to match the 2nd-floor doors in dimensions; north elevation, center doors to be aligned under doors above. (Coombs)			
Vote	Carried unanimously		Certificate #	65032
11. Meyer, Allen	9 Flintlock Road	Add&alter existing dwelling	75-95	Topham Design
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Joe Topham , Topham Design – Reviewed changes made per previous concerns.			
Public	None			
Concerns (7:06)	No concerns.			
Motion	Motion to Approve. (Pohl)			
Vote	Carried unanimously		Certificate #	65033
Break 7:09 p.m. to 7:16 p.m.				
12. Rattner	55 Hummock Pond Road	New garage	56-4	
Sitting	Williams, Coombs, Pohl, Glazer, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern , Emeritus Development – Last discussion was predominantly about placement of the garage.			
Public	None			
Concerns (7:16)	<p>Williams – This is too far forward on a wide open lot.</p> <p>Pohl – This is getting too formal for this area with guest parking and owners parking areas.</p> <p>Glazer – Agrees with Ms Williams and Mr. Pohl.</p> <p>Oliver – Had suggested this move back to be in line with the house. Agrees with what's been said.</p> <p>Coombs – Agrees.</p>			
Motion	Motion to Hold for revisions.			
Vote	Carried unanimously		Certificate #	
13. Oak Hill Investments	341A Madaket Road	Add beach stairs/fence	60.2.4-64.5	Emeritus
Sitting	Williams, Glazer, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern , Emeritus Development – Submitted a revised version at the table showing changes made per previous concerns. Post are to be pressure treated and steps natural to weather mahogany.			
Public	None			
Concerns (7:21)	<p>Williams – Noted a letter of concern that addresses issues not under HDC purview. This has to have the platform at the bottom.</p> <p>Oliver – Prefers the one with no deck at the bottom.</p>			
Motion	Motion to Approve through staff Exhibit A dated 12/22/2015. (Glazer)			
Vote	Carried 3-0		Certificate #	65034



OLD

HDC Meeting Date: Dec 08th, 2015.

341 Madaket Rd; Oak Hill Investments / Emeritus
Development

Map 62.2.4; Parcel 64.5;

Add beach stairs, Add split fence



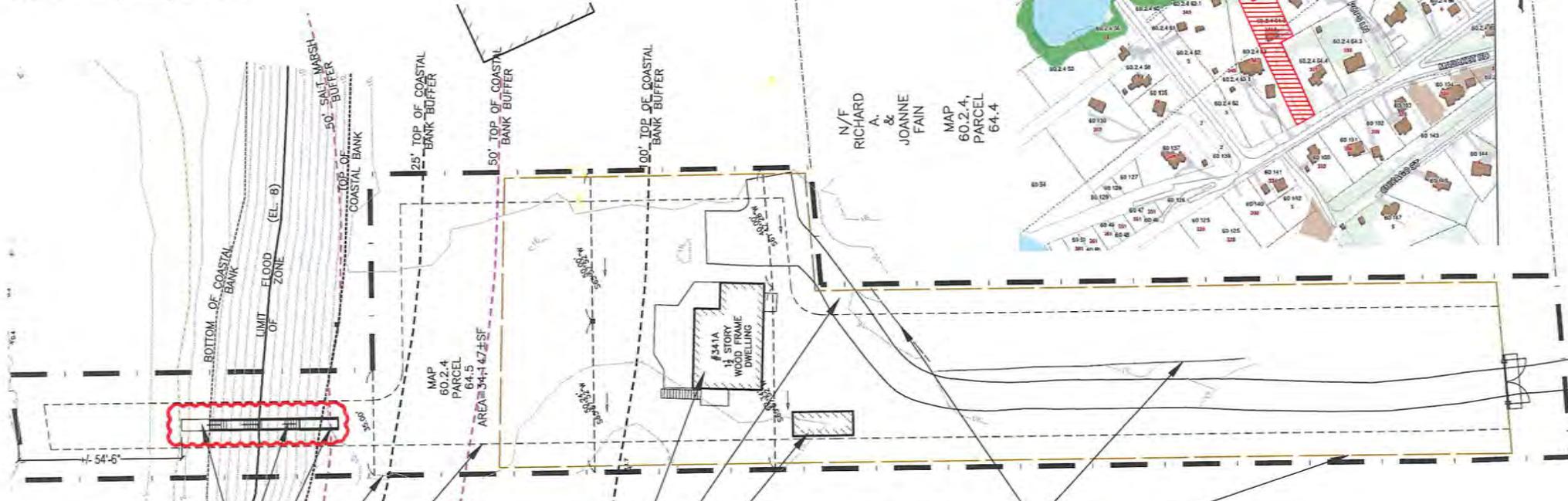
Oak Hill Investments

341 A Madaket Rd
Nantucket, MA, 02554

1 Locus
not to scale



N/F
RICHARD
A.
&
JOANNE
FAIN
MAP
60.2.4,
PARCEL
64.4



- Proposed Landing
- Proposed Stairs
- Proposed Landing
- Property Line /typ./
- Line of Set Back /typ./

- Existing House
- Existing Driveway
- Shed

- Demolish Existing Fence
- Proposed New Split Wood Fence w/ Gate / typ./



2 Site Plan
1/2" = 1' 0"

N/F
MADAKET
MILK,
LLC.
MAP
60.2.4,
PARCEL
63

OLD

Proposed Minutes for December 15, 2015

3. Oak Hill Investments 341A Madaket Road Add beach stairs/fence 60.2.4-64.5 Emeritus

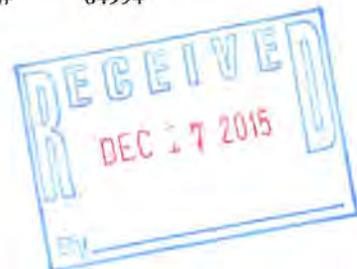
Sitting Williams, Glazer, Oliver
 Alternates None
 Recused None
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing **Matt MacEachern**, Emeritus Development – Reviewed changes made per previous concerns. This design of the vertical rise comports to the existing topography per Conservation Commission requirements.
 Public **Joe Guay**, for McLean/Jennings, 341 Madaket Road – He is on record as in opposition to the staircase and remains in opposition. Suggested it might not be appropriate to have a staircase that does not extend to a body of water.
 Concerns (7:56) **Williams** – The landings look bigger; the number of risers before a platform is normally more than 8 steps. If it hugs the grade by no more than a foot, it wouldn't have 8-foot posts and minimize the view and eliminate the need for a railing.
Glazer – She would like to see the walk closer to the ground: low rise and wide steps.
 Motion **Motion to Hold for revisions. (Glazer)**
 Vote Carried unanimously **Certificate #**

4. Ram Island LLC 27 Monomoy Road New garage 54-207 JMS Architect

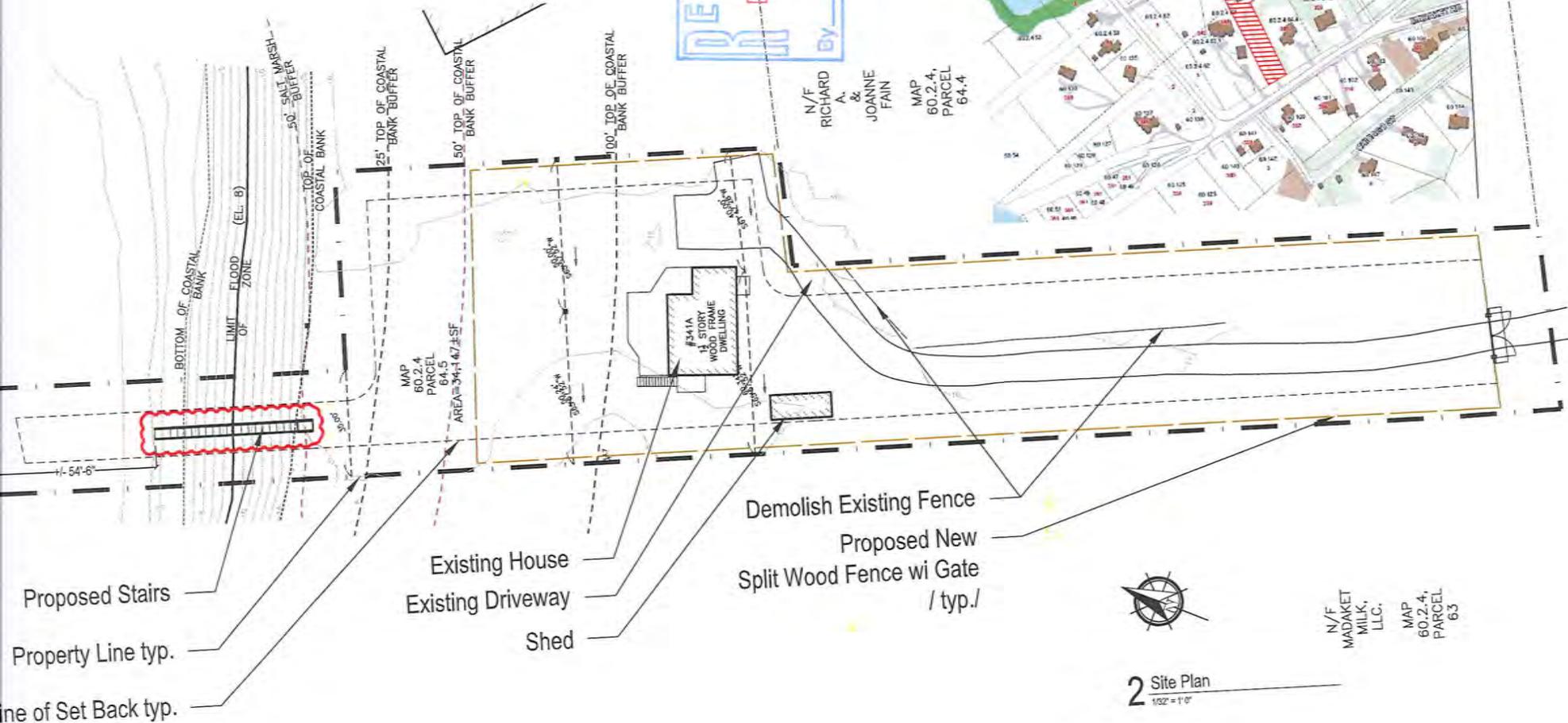
Sitting Williams, McLaughlin, Glazer, Oliver
 Alternates None
 Recused None
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing **Chip Stahl** – Reviewed changes made per previous concerns.
 Public None
 Concerns (8:05) **Williams** – The left side was fixed to look more normal coming up the driveway. The site plan and GIS were submitted but are now missing.
Oliver – He addressed everything we asked.
McLaughlin – He wants to see the site plan; this is an incomplete application.
 Motion **Motion to Approve. (Oliver)**
 Vote Carried unanimously **Certificate # 64993**

5. Quinn, Justin 4 Micheme Lane New dwelling 67-162.1 Ethan McMorrow

Sitting Williams, Coombs, McLaughlin, Pohl, Glazer
 Alternates None
 Recused None
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing **Justin Quinn** – Reviewed changes made per previous concerns. This has a cottage eave.
 Public None
 Concerns (8:11) **Williams** – This is the old site plan; we need a corrected site plan and the previous submission. "This" piece is still there. Can't have the door there. North elevation, the roof breaks in one place and the wall in another; it is only a 1-foot break. This is visible on the north, south, and east. The massing is atypical for this area. The "A" windows are much too big; they should be the "G" windows.
Pohl – The north elevation break is two feet. This is a 1-story bungalow and he believes it fits in the neighborhood. The "A" windows should be reduced in width; doesn't think they need to be as small as the "G" windows.
Coombs – She likes this. The "A" windows should come down one size but not as far as the "G"; that would leave too much shingle showing.
Glazer – Agrees with Mr. Pohl and Ms Coombs; the "Gs" are too small. Minor adjustments and she has not problems.
McLaughlin – Don't have the in-fill sections; need to see the cross sections. He likes the low design.
Williams – She has a problem with this house; it has massing we've never seen and never approved. The left addition should not come forward of the front door and is longer than the main mass. The "A" windows are way too big; the "G" windows are appropriate for these small short walls. East elevation, the "E" windows shouldn't face the road; the right wall should have a corner board and on the left broken. West elevation, the entire right corner is nothing but glass. This is not appropriate for Micheme.
 Motion **Motion to Approve through staff with all the "A" windows to be "G" windows. (McLaughlin)**
 Vote Carried 4-1//Williams opposed **Certificate # 64994**



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10. Oak Hill Investments	341A Madaket Road	Hardscape:beachstairs&fence	60.2.4-64.5	Emeritus
Sitting	Williams, McLaughlin, Glazer, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern , Emeritus Development – Presented project			
Public	Joseph Guay , for Mary Jane McLean 341 Madaket Road – The project is greater than just the stairs; he's curious if this board takes property applications piecemeal or as one. The stairs are to get over the coastal bank and stop landward of the salt marsh; they are beach stairs, that go nowhere.			
Concerns (5:55)	Williams – The top landing doesn't match and the size of the other landings isn't noted. Don't have details of the railings, balusters, material, etc. She would like to see the overall project, and the board not be nickel and dimed. Need to know where sets of stairs on abutting properties are located. McLaughlin – The stairs measure 56 feet long. Camp – Doesn't understand why we're dealing with stairs when we don't know the over plan for the lot. Glazer – Asked if these stairs relate to those on 343 Madaket Road in anyway; thinks they should relate visually.			
Motion	Motion to Hold for more information and complete elevation of the stairs. (McLaughlin)			
Vote	Carried unanimously	Certificate #		
11. Clarfield Financial	3 Lincoln Avenue	New cabana	30-140	Botticelli & Pohl
Sitting	Williams, Glazer, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Julie Jordin , The Garden Design Company – Reviewed changes made per previous concerns.			
Public	None			
Concerns (6:07)	Williams – The cabana should be all natural to weather so it will disappear. Oliver – There is a pergola that is white.			
Motion	Motion to Approve through staff with correct plans. (Camp)			
Vote	Carried unanimously	Certificate #	64702	
12. DiMartino, Joe	6 Grand Avenue	Rev.61104: A/C in front	73.3.1-130	Mike Sweeney
Sitting	Williams, McLaughlin, Glazer, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns	No comments at this time.			
Motion	Motion to Hold for representation. (Glazer)			
Vote	Carried unanimously	Certificate #		
13. Quidnet Development	26 Quidnet Path	New dwelling – Lot 6	21-53	A. Falkenstein
Sitting	Williams, McLaughlin, Glazer, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Russell Simpson			
Public	None			
Concerns (6:12)	Williams – The site plan is no longer correct. This is not the right set of plans; Mr. Falkenstein fixed everything.			
Motion	Motion to Hold for the correct set of plans and to come back Nov 3. (Glazer)			
Vote	Carried unanimously	Certificate #		

Oak Hill

Hill

Invest

12/31/15

Proposed Minutes for October 20, 2015

23. Richmnd/Glowacki	20 Dave Kim Lane	Move garage to 6 Perry Lane	68-57	F. Scarcille
24. Glowacki, Walter	6 Perry Lane	Move garage on from 20 DK	67-425.3	F. Scarcille
25. Richmnd/Glowacki	20 Dave Kim Lane	Move structure to 6 Perry Ln	68-57	F. Scarcille
26. Glowacki, Walter	4 Perry Lane	Move garage on from 20 DK	67-425.4	F. Scarcille
27. Glowacki, Walter	4 Perry Lane	Hardscape: fencing & apron	67-425.4	F. Scarcille
28. Glowacki, Walter	6 Perry Lane	Hardscape: fencing & apron	67-425.3	F. Scarcille
Sitting	Williams, Coombs, Pohl, Camp, Glazer			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Frances Scarcille – Noted that this is very involved and was willing to hold for the beginning of the next meeting.			
Public	None			
Concerns (9:41)	Williams – Asked Ms Scarcille if she was willing to be moved to the next regular meeting.			
Motion	Motion to Hold for beginning of October 27 meeting. (Coombs)			
Vote	Carried unanimously			Certificate #

VI. NEW BUSINESS

1. Motta, Joseph	38 Cliff Road	Roof-red cedar & clapboard	42.4.4-73	Self
Sitting	Williams, Coombs, Pohl, Camp, Oliver			
Alternates	None			
Recused	Glazer			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns (9:43)	Williams – Going to red cedar roof on this house; also it looks like it had clapboard at some point and is the type of structure that would have had clapboard. Pohl – Right now the house is all white except for the natural to weather shingles. Suggested another color for the clapboard.			
Motion	Motion to Hold for further information and to come back on October 27. (Camp)			
Vote	Carried unanimously			Certificate #

2. Oak Hill Investments	341A Madaket Road	Hardscape:beach str& fence	60.2.4-64.5	Emeritus
Sitting	Williams, Coombs, Pohl, Camp, Oliver			
Alternates	Glazer			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns	Staff – Mr. MacEachern requested this be held.			
Motion	Motion to Hold for October 27 at applicant's request. (Camp)			
Vote	Carried unanimously			Certificate #

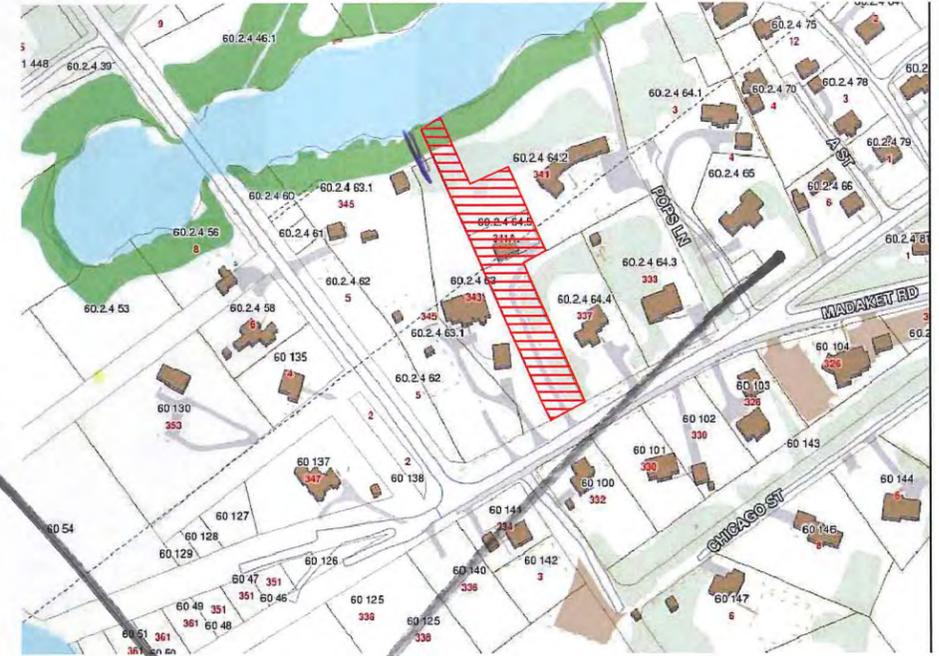
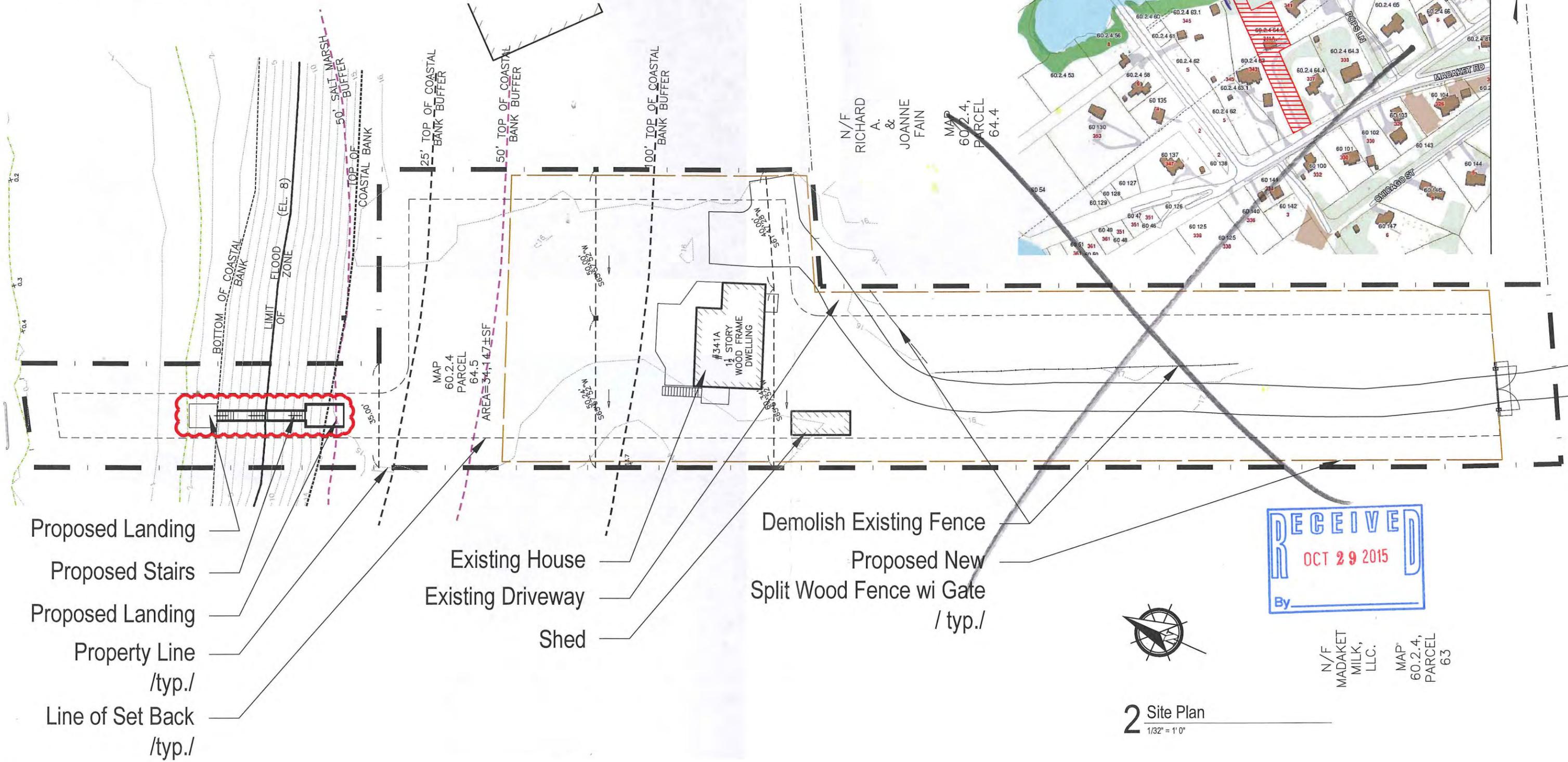
VII. VIEWS

1. Breglio, John	11 Hussey Street	Hardscape:walls,walks& patio	42.3.4-104	
Sitting	Williams, Coombs, Pohl, Camp, Glazer			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns (9:46)	Williams – This property runs along Hussey Street; that isn't marked on the plans. We don't do bluestone caps, especially on a cobblestone wall. The outdoor shower is freestanding. Concerned about the damned raised planter in the middle. The patio reduced back where it squares off, the planter and the bluestone cap and arbor on the road and outdoor shower would come off. Pohl – They have done a lot of landscaping; the yard is dug way down. Glazer – She drove by it today and everything is ripped apart. The brick patio should be behind the curve. Basement steps are going the wrong way; they should swap locations with the garbage. Coombs – Agrees about the patio.			
Motion	Motion to Hold for representation. (Camp)			
Vote	Carried unanimously			Certificate #

Oak Hill Investments

341 A Madaket Rd
Nantucket, MA, 02554

1 Locus
not to scale



RECEIVED
OCT 29 2015
By

N/F
MADAKET
MILK,
LLC.
MAP
60.2.4,
PARCEL
63



2 Site Plan
1/32" = 1' 0"

1524

Oak Hill Investments
341A Madaket Rd
Nantucket, MA, 02554

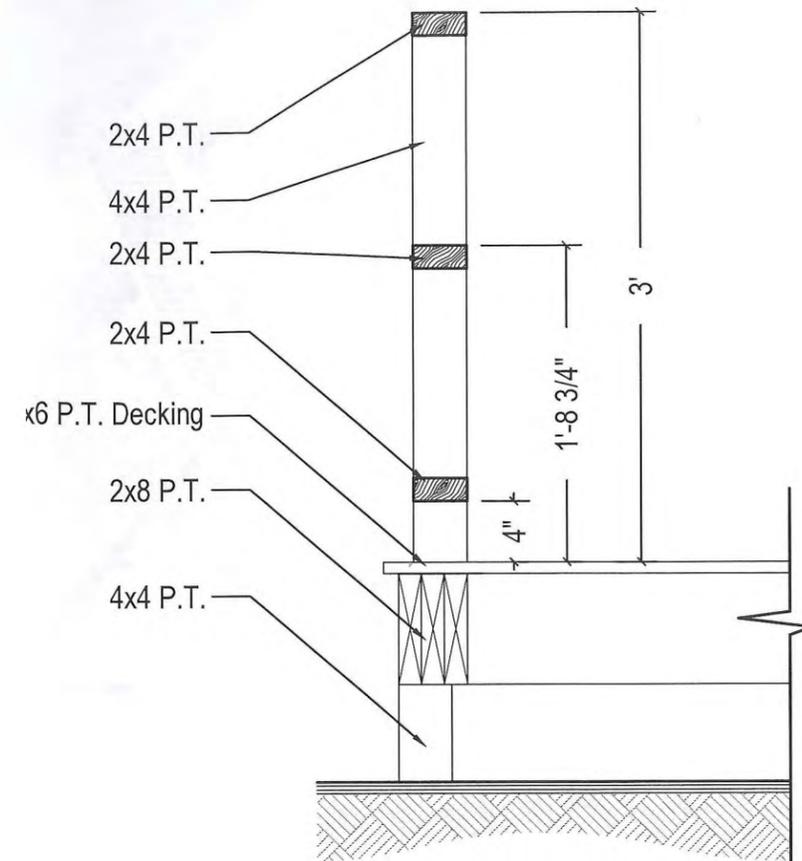
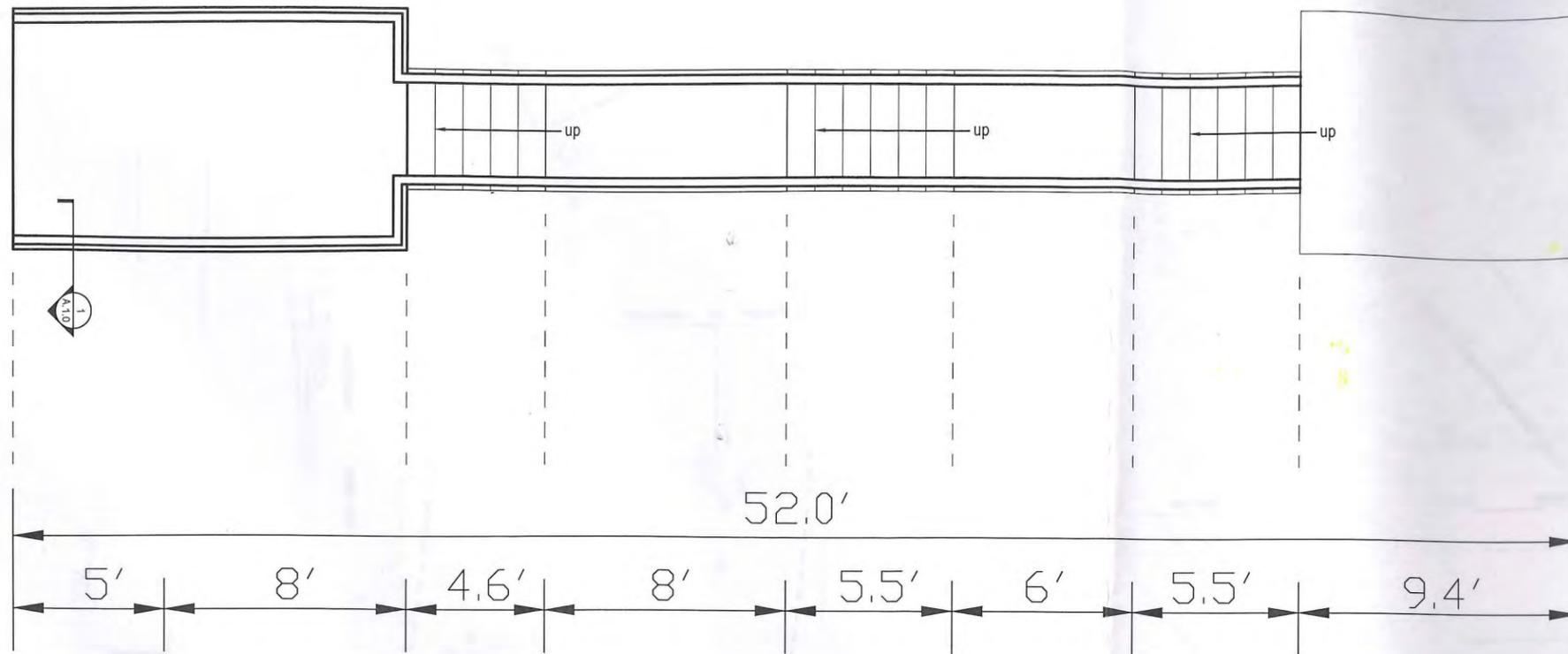
Zoning Information

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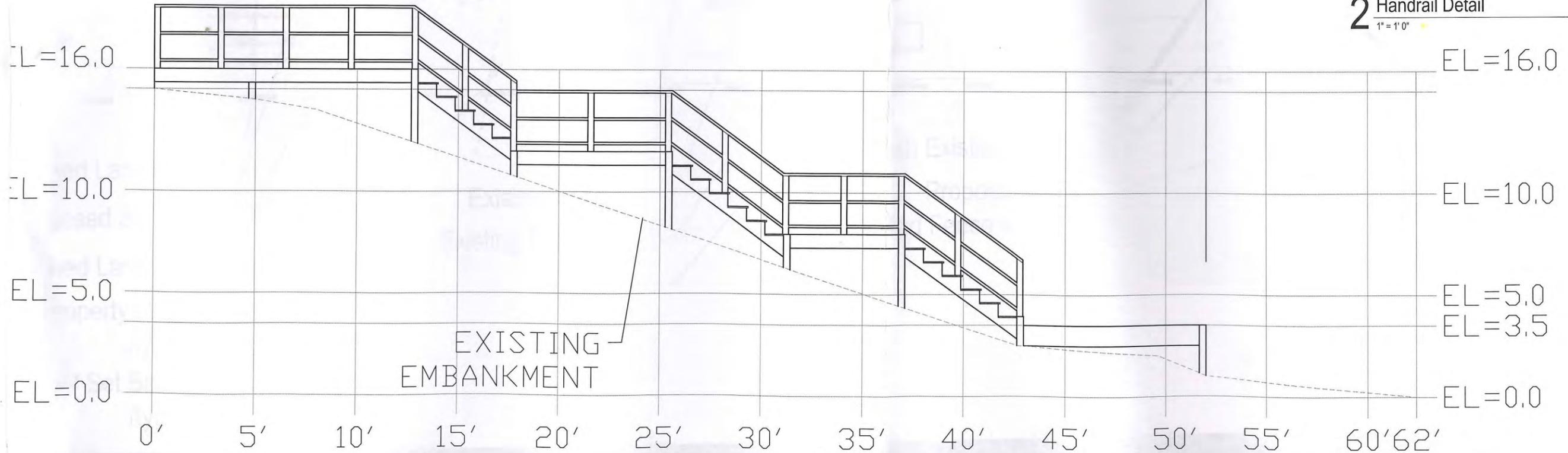
HDC Submission G.1.0
Stairs / Fence
10/ 29/ 15

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1 Proposed Stairs
3/16" = 1' 0"



2 Handrail Detail
1" = 1' 0"



15224

Oak Hill Investments
341A Madaket Rd
Nantucket, MA, 02554

Zoning Information

Map & Parcel	60.2.4/64.5	Min. Lot Size	20,000 sq. ft.*
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HDC Submission A.1.1
Stairs / Fence
10/29/15



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OLD

Proposed Minutes for November 17, 2015

26. Oak Hill Investments 341A Madaket Road Add beach stairs & fence 60.2.4-64.5 Emeritus

Sitting Williams, Glazer, Camp, Oliver

Alternates None

Recused None

Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.

Representing **Matt MacEachern**, Emeritus Development – Reviewed information about other stairs in the area. It is irrelevant that this dock stops short of the water and use is not HDC purview. Contends the owner is entitle to stairs. The decision should be about aesthetics only.

Public Joe Guay, for McLean/Jennings, 341 Madaket Road

Concerns (8:49) **Williams** – The relevant question is are there any decks with platforms that don't end at a dock; the answer is 'no'; this would be creating something totally new on Hither Creek. If the platform were removed and the stairs kept closer to the ground following the grade it would disappear.
Oliver – Agrees; this is a massive, complicated form that will stick out. The photos show boardwalks that are completely different.
Glazer – Agrees with what's been said; this is so not like the others shown in the photos. HDC can consider context. This is very contemporary and highly detailed.

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

Vote Carried unanimously Certificate #

27. Wise, Peter 16 Cliff Road New garage apartment 42.4.4-69 Emeritus

Sitting Williams, Pohl, Glazer, Camp, Oliver

Alternates None

Recused None

Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.

Representing **Matt MacEachern**, Emeritus Development – Submitted revised drawings at the table. Reviewed the revised plans.

Public None

Concerns (8:59) **Williams** – The cupola is inappropriate on a carriage house. The cross gable is huge and the dormer needs fixing.
Glazer – The pent roof over the garage doors is too much. The front gable is too wide.
Camp – Would like to see it simplified, reduced in height, and for it to relate to the main building more.
Oliver – Thinks the it should be a house with the garage on the side as a 1-story accessory.
Pohl – Likes Ms Oliver's idea of segregating the garage off. This looks huge because it is very busy.

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

Vote Carried unanimously Certificate #

28. Nantucket Bank 100 Pleasant Street Dormers, fen & pergolas 55-145 Emeritus

Sitting Williams, Pohl, Glazer, Camp

Alternates None

Recused None

Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.

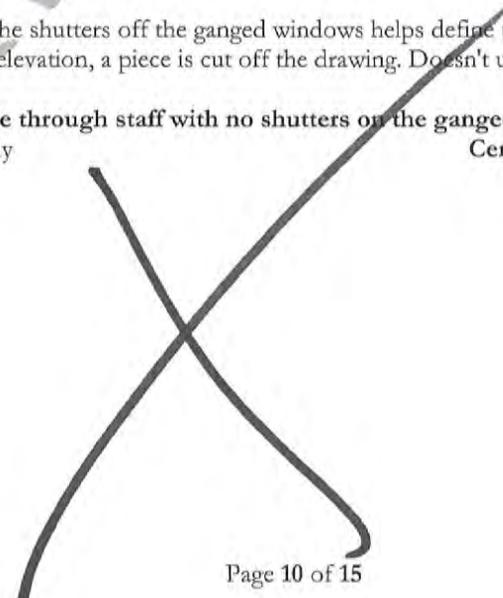
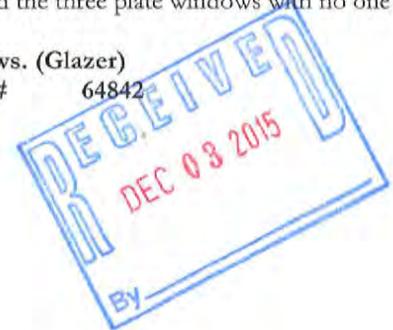
Representing **Matt MacEachern**, Emeritus Development – Reviewed changes made per previous concerns.

Public None

Concerns (9:07) **Pohl** – Removing the shutters off the ganged windows helps define the main mass.
Williams – North elevation, a piece is cut off the drawing. Doesn't understand the three plate windows with no one there.

Motion **Motion to Approve through staff with no shutters on the ganged windows. (Glazer)**

Vote Carried unanimously Certificate # 64842



Anton Dimov

From: Matthew MacEachern
Sent: Thursday, November 19, 2015 1:17 PM
To: Anton Dimov
Subject: FW: HDC

Emeritus Development Ltd.
8 Williams Lane
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F: 508.325.8960
www.emeritusdevelopment.com

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From: M. Ryan Wagner [<mailto:m.ryan.wagner@gmail.com>]
Sent: Wednesday, November 18, 2015 12:37 PM
To: Matthew MacEachern <Matt@emeritusdevelopment.com>
Subject: Fwd: HDC

Begin forwarded message:

From: Dan Mulloy <dmulloy@sitedesigneng.com>
Date: November 18, 2015 at 12:19:29 PM EST
To: "M. Ryan Wagner" <m.ryan.wagner@gmail.com>
Subject: RE: HDC

The landings are necessary to keep the stairs off the ground. The ConCom typically asks for a 12" to 18" offset from grade. The problem here is that the grade is very gradual so we need the landings to push the stairs out and off the bank. If we got rid of the middle landing we would have to make the top landing bigger. Making any major changes would also require an eventual update to ConCom which we want to avoid since they are appealing that one.

From: M. Ryan Wagner [<mailto:m.ryan.wagner@gmail.com>]
Sent: Wednesday, November 18, 2015 11:31 AM
To: Dan Mulloy <dmulloy@sitedesigneng.com>
Subject: Fwd: HDC

Thoughts?

----- Forwarded message -----

From: Matthew MacEachern <Matt@emeritusdevelopment.com>
Date: Wed, Nov 18, 2015 at 11:20 AM
Subject: HDC
To: "M. Ryan Wagner" <m.ryan.wagner@gmail.com>

Ryan,

HDC requested revisions to the stairs. The attorney showed up again – but I think we neutralized him as much as possible. The board is asking if we can eliminate the landings at the top and mid run of the stairs. Don't know if that's a Dan question. Wanted to run it by you first.

Let me know what you think.

Best,
Matt

Emeritus Development Ltd.

8 Williams Lane

Nantucket, MA 02554

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Planning and Land Use Services (PLUS) HISTORIC DISTRICT COMMISSION

established 1955

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

Fax: 508.228.7298

COMMISSIONERS

Linda Williams
Chairman

Kristine Glazer

Ray Pohl

Diane Coombs
Vice Chairman

John McLaughlin

ASSOCIATE COMMISSIONERS

Abigail Camp

Val Oliver

STAFF

Mark W. Voigt
Administrator
mvoigt@nantucket-ma.gov

EXTENSION AGREEMENT

Date Signed: 12/15/2015

Map: 60.24 Parcel 64.5

Address of Property: 341 A MODERATED RD

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

WELL HILL INVESTMENTS

Scope of Work:

Beach stakes

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

June 22, 2016
Month/day/year of extension termination

[Signature]
Signature of Applicant/Owner/Representative

[Signature]
Please print name of signatory

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°: 60.2.4 PARCEL N°: 64.5
 Street & Number of Proposed Work: 341 A Madaket Rd
 Owner of record: Oak Hill Investments
 Mailing Address: 341 A Madaket Rd
Nantucket, MA, 02554
 Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Development
 Mailing Address: 8 Williams Ln
Nantucket MA 02554
 Contact Phone # 5083254995 E-mail: matte.emeritusdevelopment.com

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 ADD BEACH STAIRS, ADD 3015 RAIL FENCE
 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: (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.) _____

Fence: Height: 3'0"
 Type: SP15 WOOD
 Length: 855 ft

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

Gutters: Wood Aluminum Copper Leaders (material) _____

Leaders (material and size):

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

Trim: A. Wood Pine Redwood Cedar Other _____

B. Treatment Paint Natural to weather Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
 Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

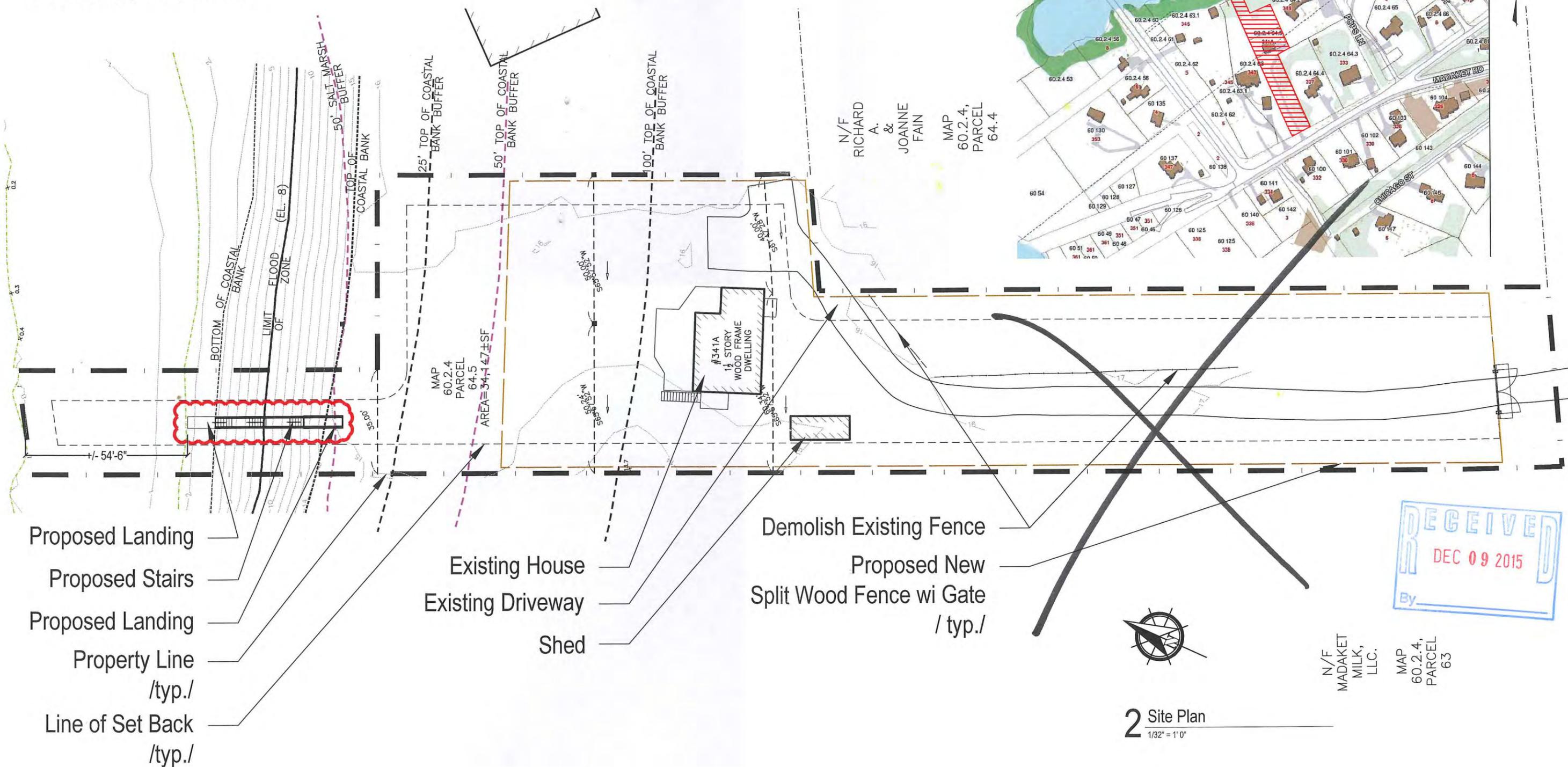
* Attach manufacturer's color samples if color is not from HDC approval list.

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

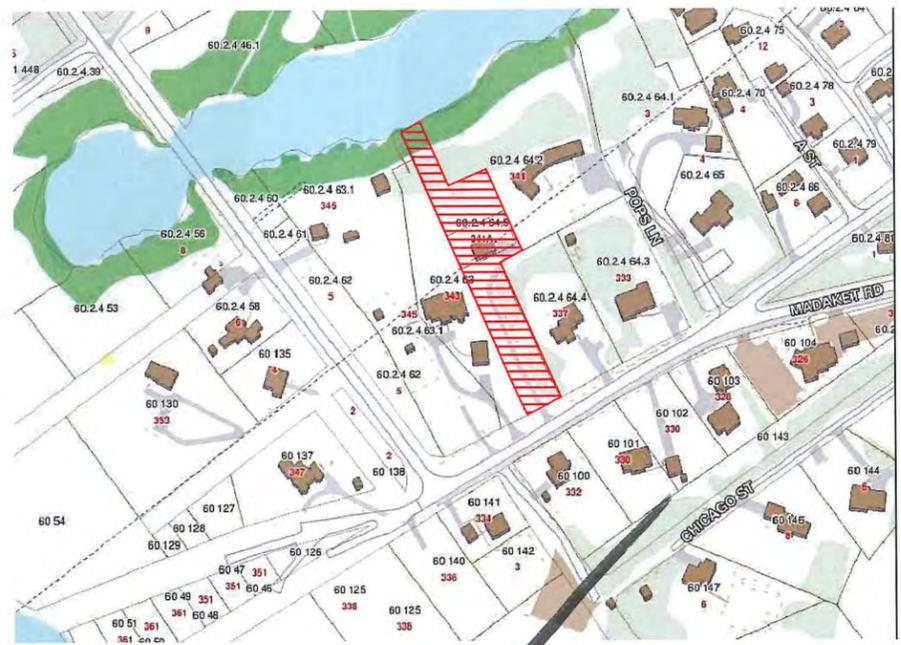
Date 10/15/15 Signature of owner of record [Signature] Signed under penalties of perjury

Oak Hill Investments

341 A Madaket Rd
Nantucket, MA, 02554



1 Locus
not to scale



- Proposed Landing
- Proposed Stairs
- Proposed Landing
- Property Line /typ./
- Line of Set Back /typ./

- Existing House
- Existing Driveway
- Shed

- Demolish Existing Fence
- Proposed New Split Wood Fence w/ Gate / typ./



2 Site Plan
1/32" = 1' 0"

N/F MADAKET MILK, LLC.
MAP 60.2.4, PARCEL 63

1524

Oak Hill Investments
341A Madaket Rd
Nantucket, MA, 02554

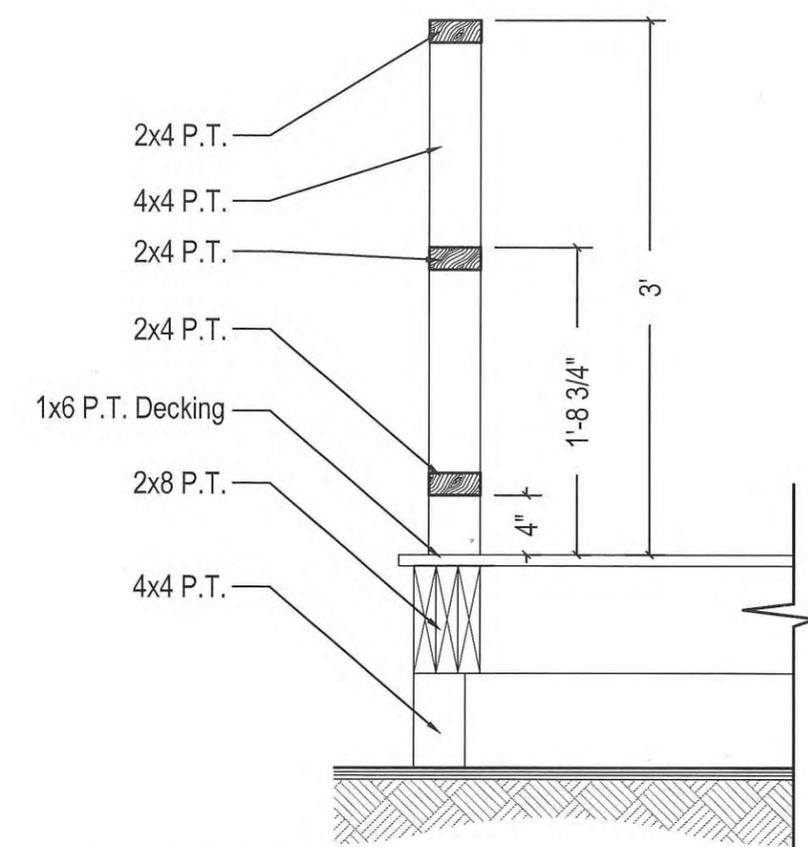
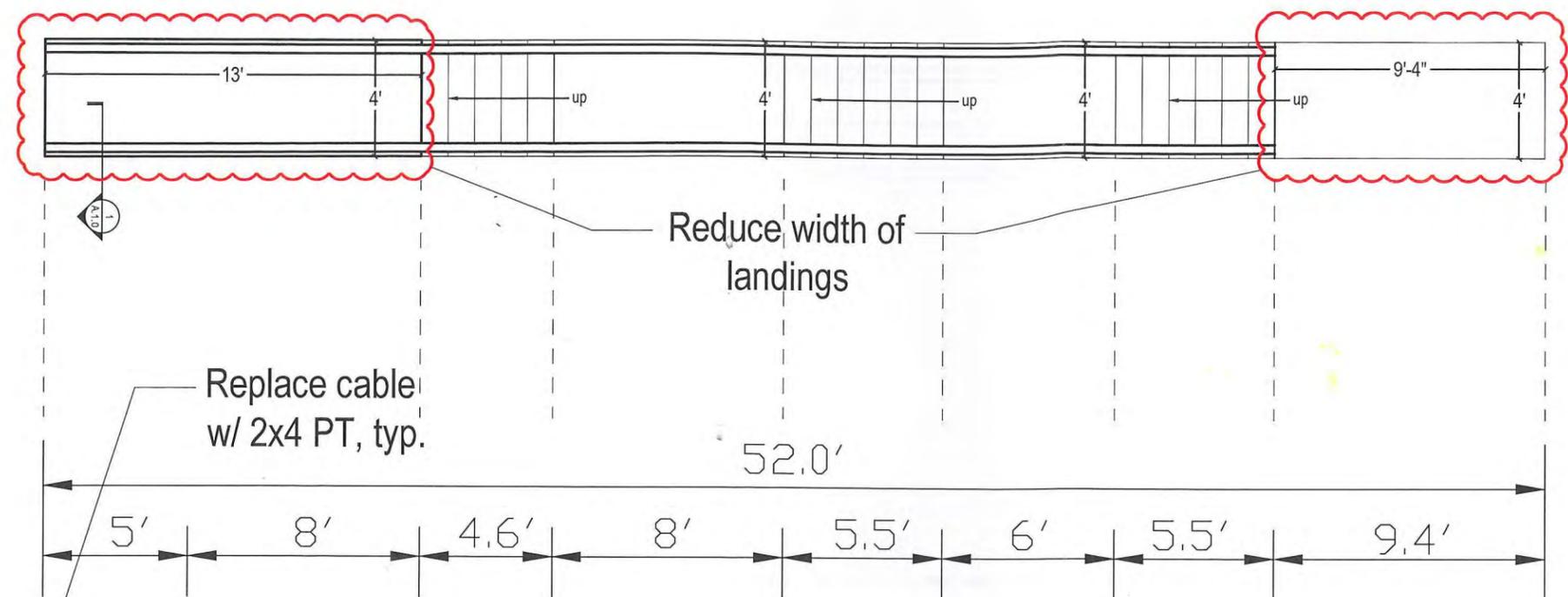
Zoning Information			
Map & Parcel	60.2.4/64.5	Min. Lot Size	20,000 sq. ft.*
Current Zoning	VR	Allowable G.C.	10%
Minimum Frontage	100 ft.	Lot Size	34,147 SF +/-
Front Setback	20 ft.		
Side Setback	10 ft.		
Rear Setback	10 ft.		

HDC Submission G.1.0
Stairs / Fence
12/09/15

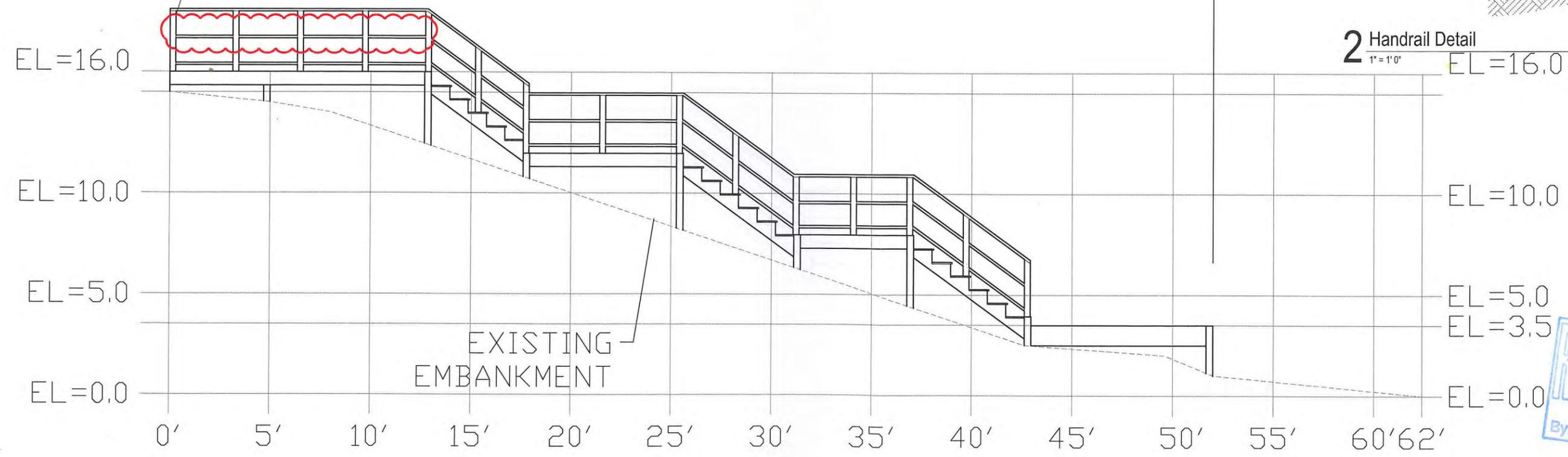


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1 Proposed Stairs
3/16" = 1' 0"



2 Handrail Detail
1" = 1' 0" EL=16.0



1524

Oak Hill Investments
341A Madaket Rd
Nantucket, MA, 02554

Zoning Information

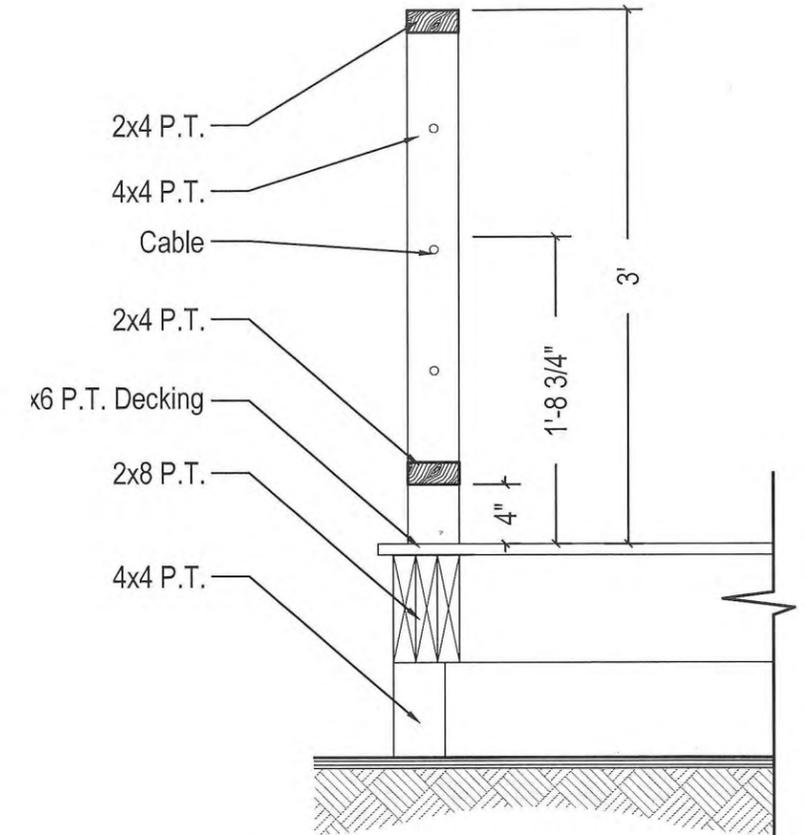
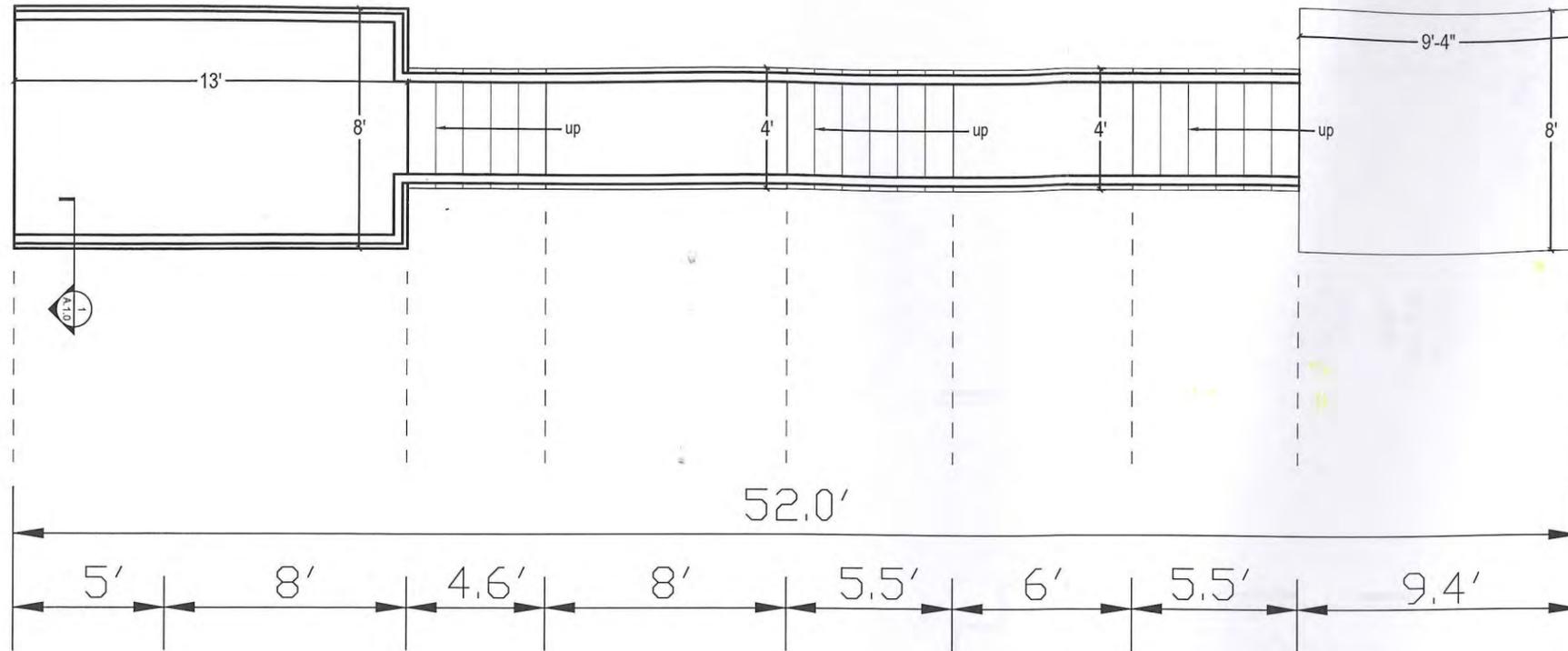
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HDC Submission A.1.1
Stairs / Fence
12/ 09/ 15

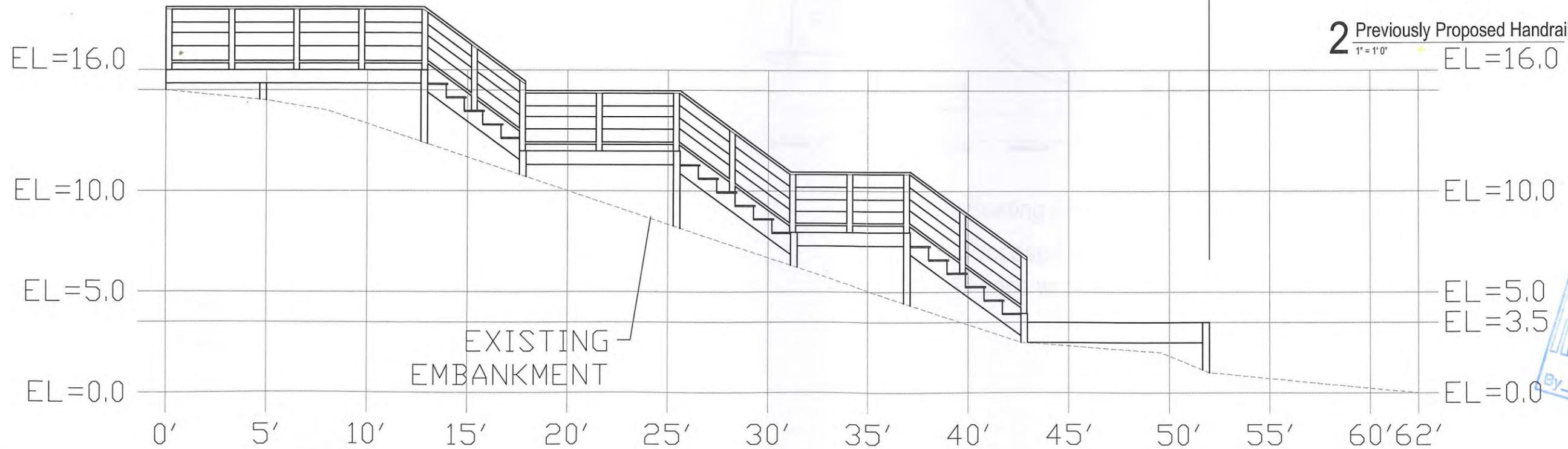
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Development Ltd.

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1 Previously Proposed Stairs
3/16" = 1' 0"



2 Previously Proposed Handrail Detail
1" = 1' 0" EL = 16.0



1524

Oak Hill Investments
341A Madaket Rd
Nantucket, MA, 02554

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HDC Submission A.1.2

Stairs / Fence
12/ 09/ 15

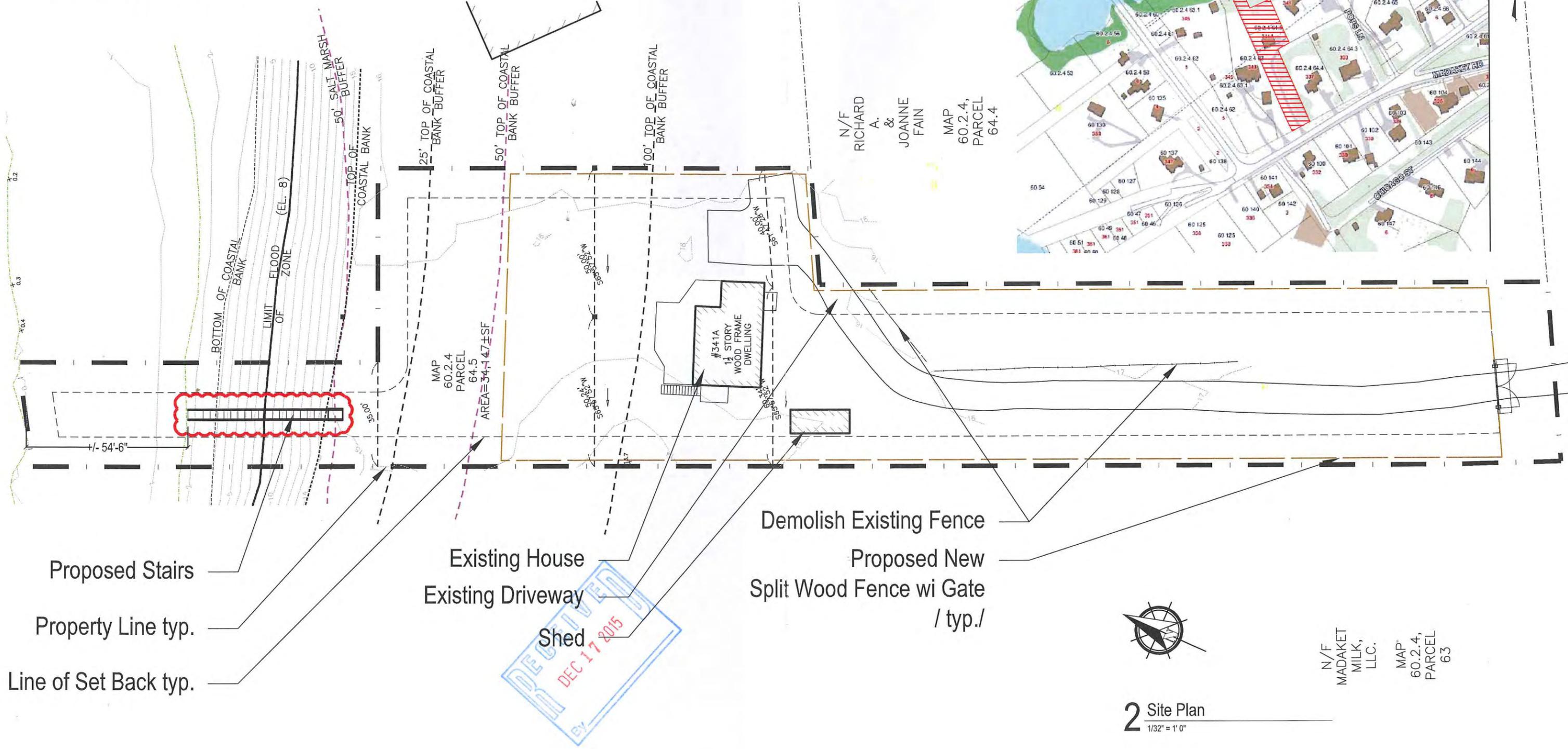
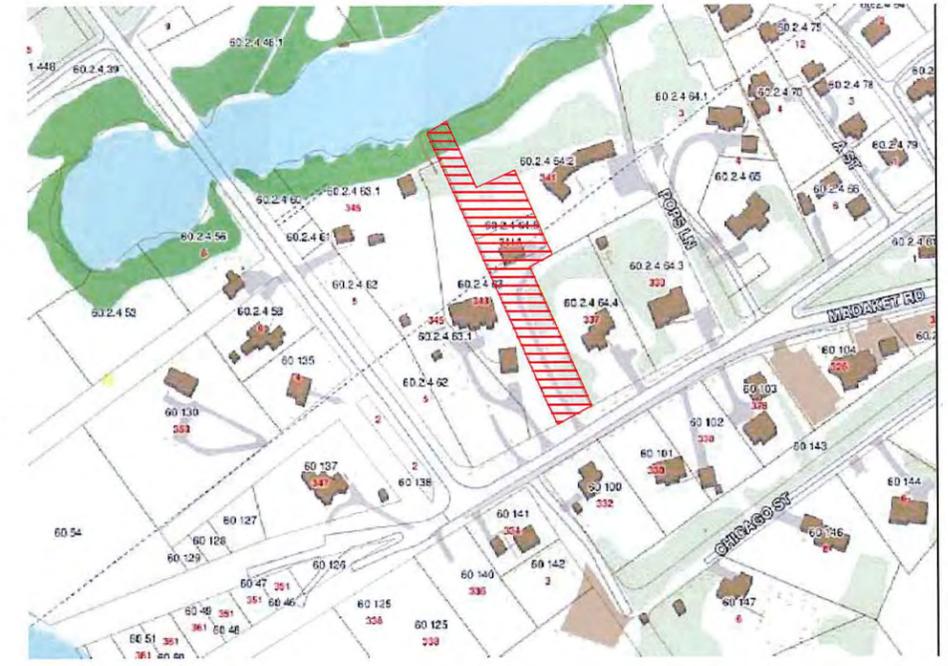


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Oak Hill Investments

341 A Madaket Rd
Nantucket, MA, 02554

1 Locus
not to scale



Proposed Stairs
Property Line typ.
Line of Set Back typ.

Existing House
Existing Driveway
Shed

Demolish Existing Fence
Proposed New Split Wood Fence w/ Gate / typ./



N/F MADAKET MILK, LLC.
MAP 60.2.4, PARCEL 63

2 Site Plan
1/32" = 1' 0"

1524

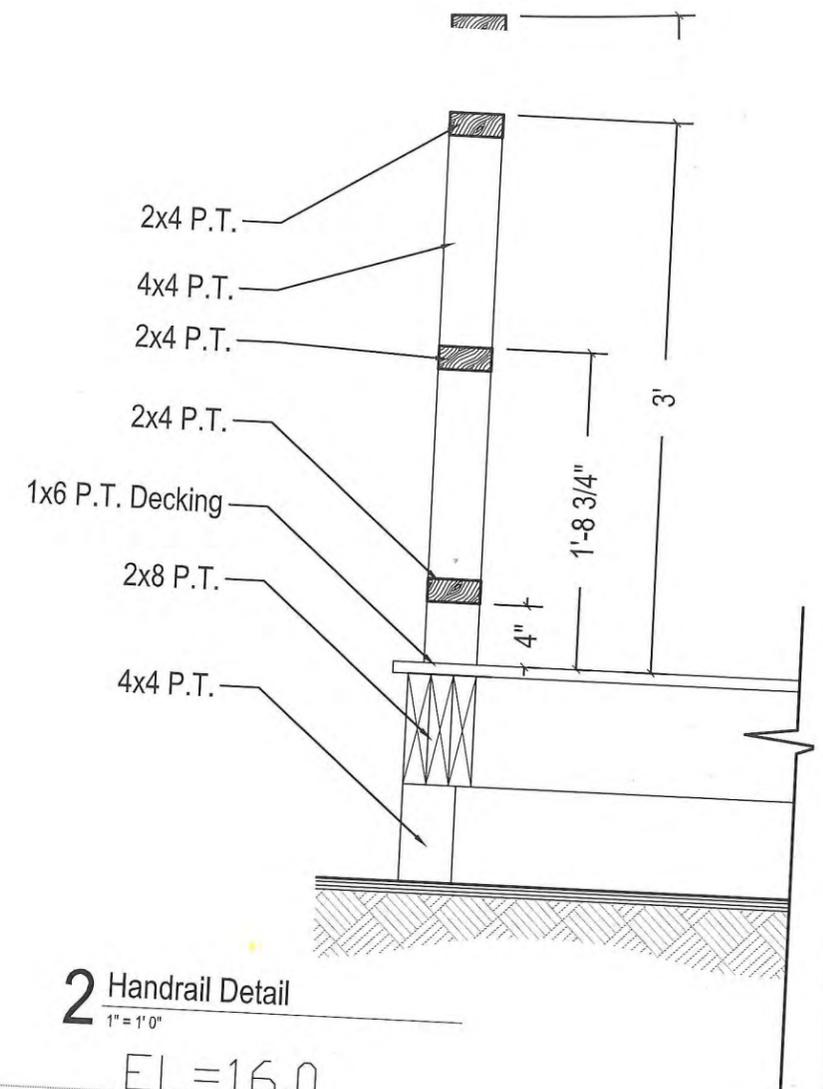
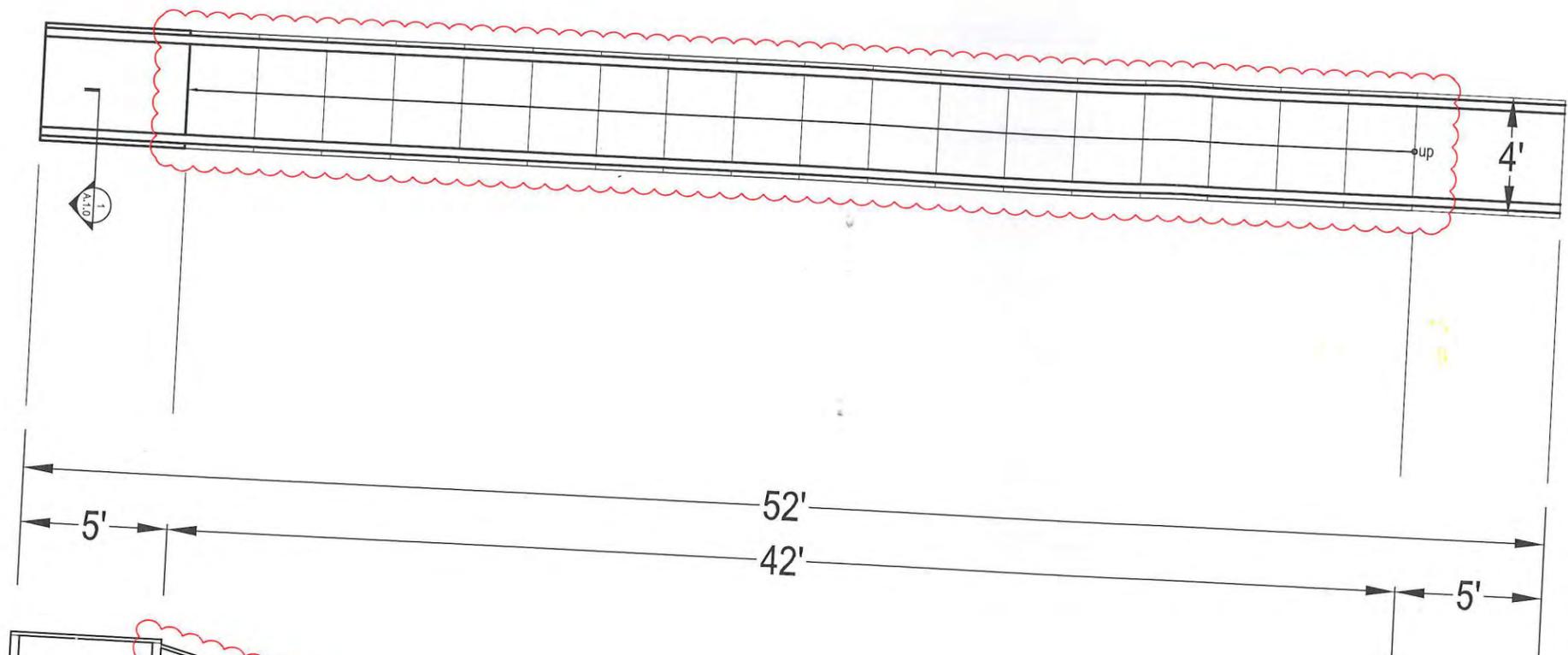
Oak Hill Investments
341A Madaket Rd
Nantucket, MA, 02554

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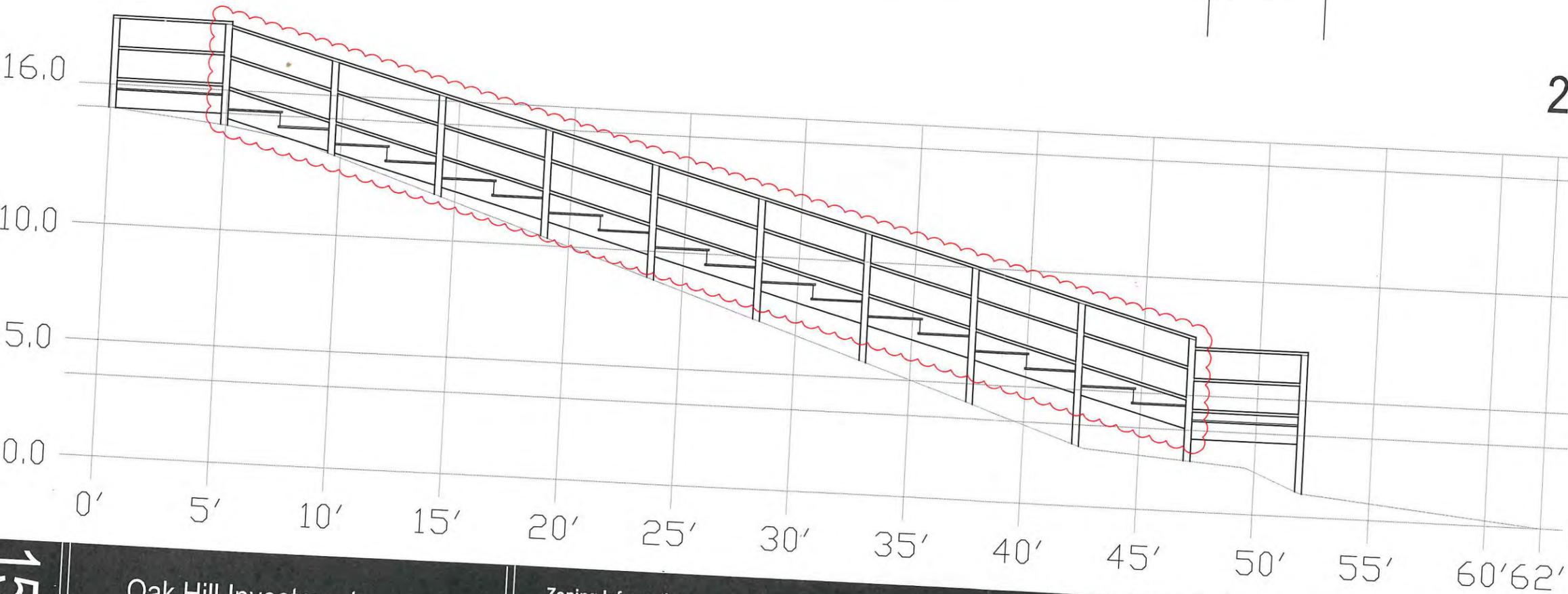
HDC Submission G.1.0
Stairs / Fence
12/ 16 / 15

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1 Proposed Stairs
3/16" = 1' 0"



2 Handrail Detail
1" = 1' 0"



EL=16.0
EL=10.0
EL=5.0
EL=3.5
EL=0.0



15224

Oak Hill Investments
341A Madaket Rd
Nantucket, MA, 02554

Zoning Information

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HDC Submission A.1.1
Stairs / Fence
12/ 17 / 15

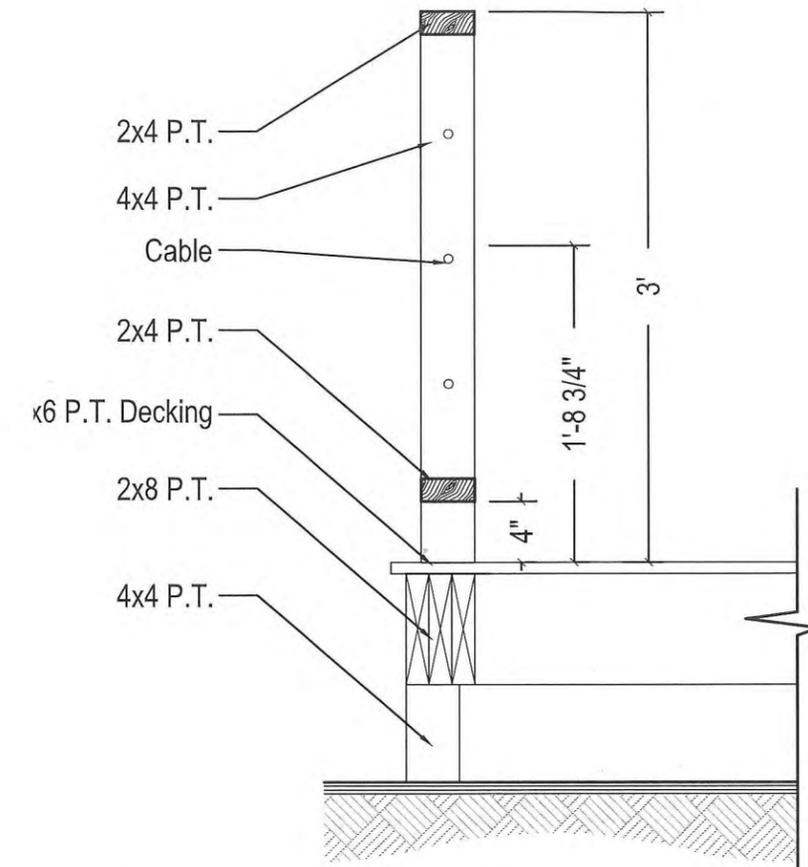
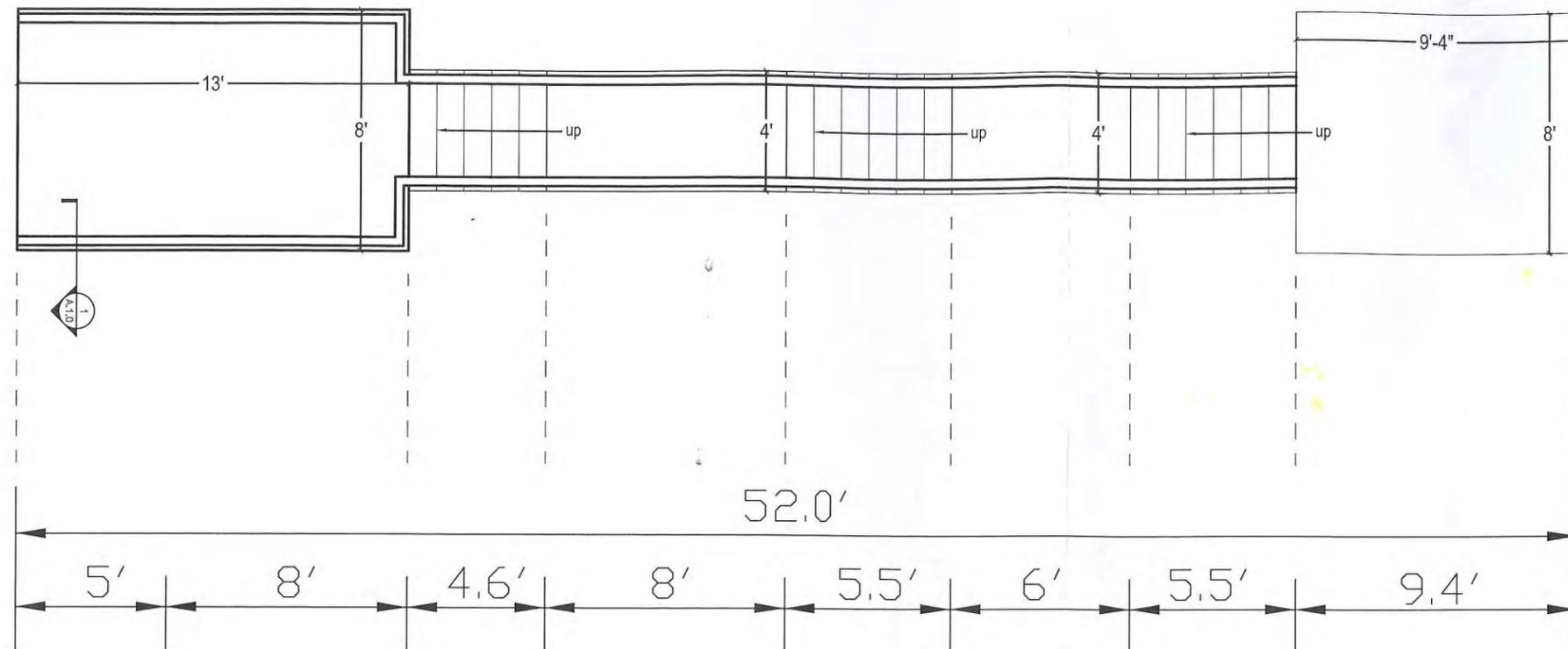


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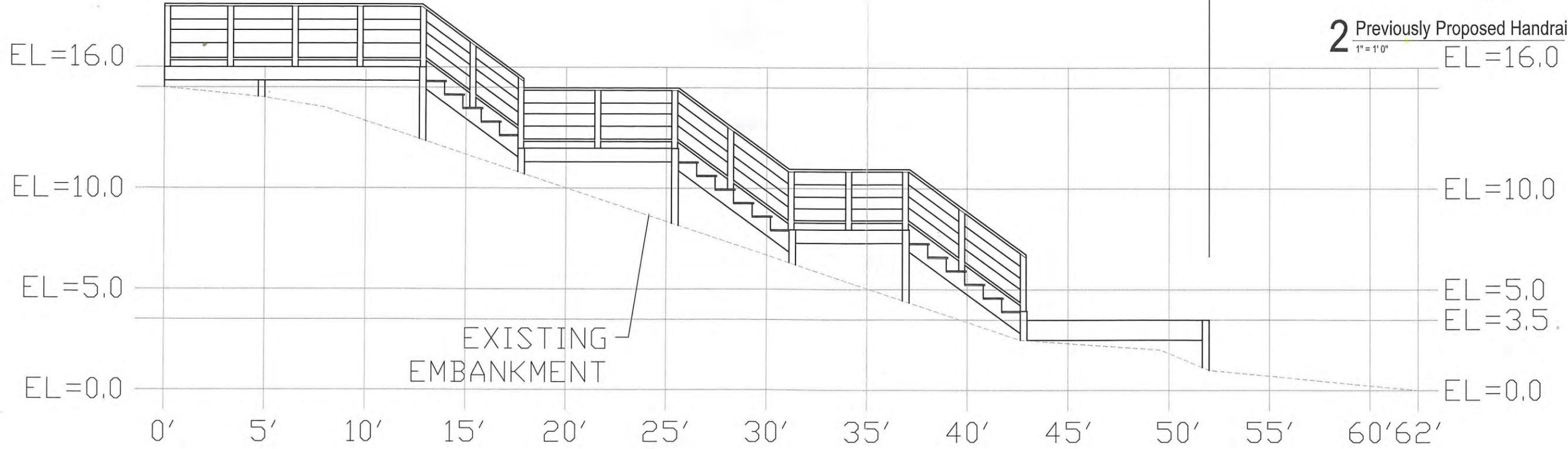
1 Previously Proposed Stairs

3/16" = 1' 0"



2 Previously Proposed Handrail Detail

1" = 1' 0"



1524
Oak Hill Investments
 341A Madaket Rd
 Nantucket, MA, 02554

Zoning Information

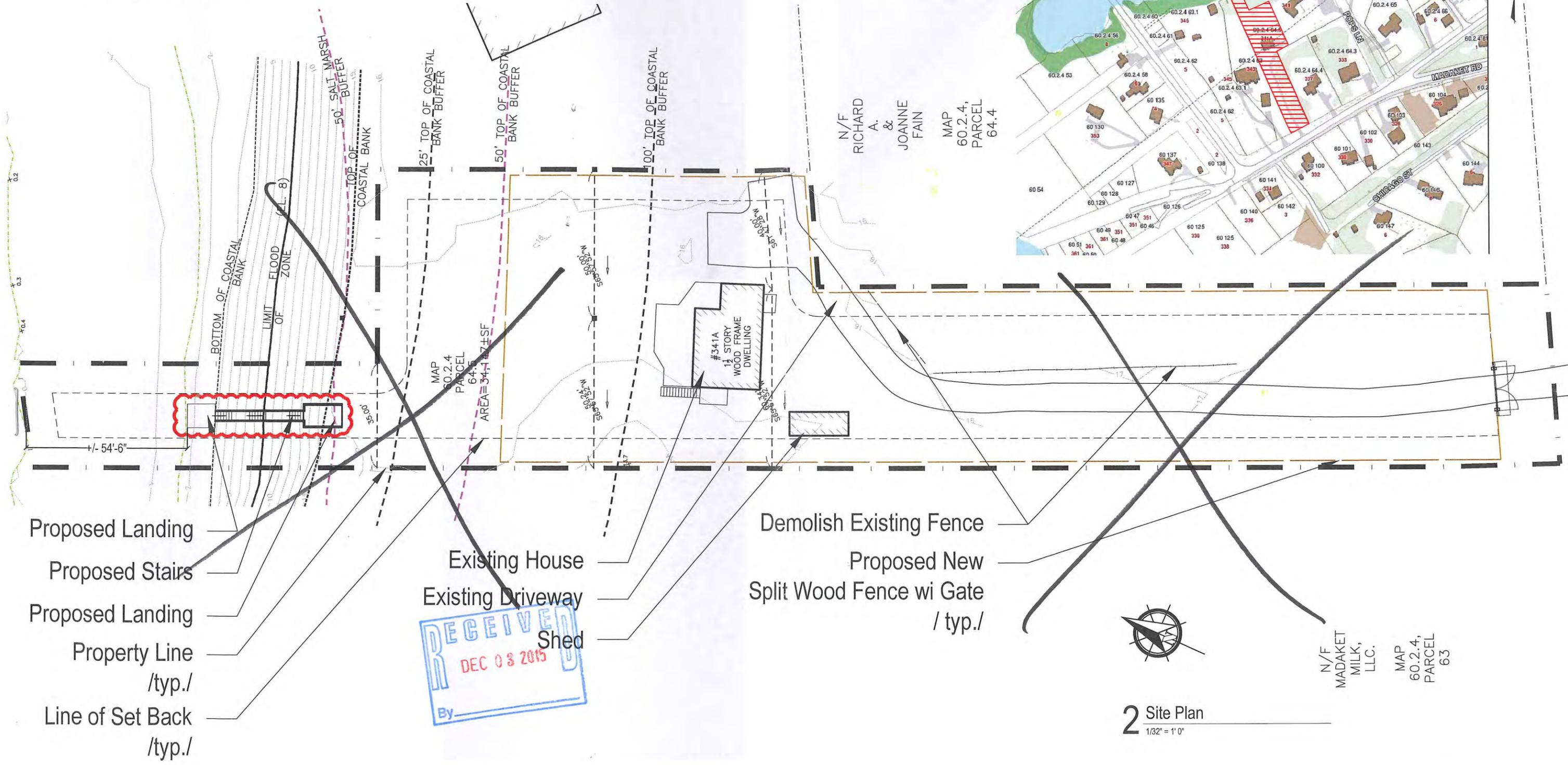
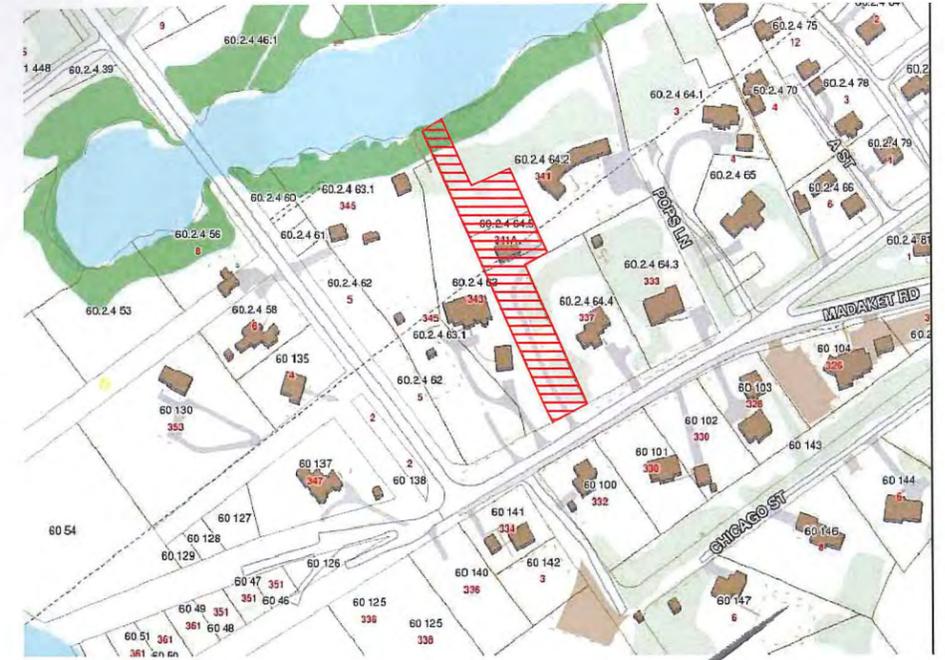
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HDC Submission A.1.2
 Stairs / Fence
 12/ 16 / 15

Oak Hill Investments

341 A Madaket Rd
Nantucket, MA, 02554

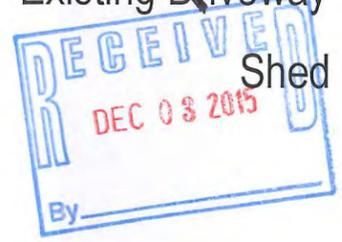
1 Locus
not to scale



- Proposed Landing
- Proposed Stairs
- Proposed Landing
- Property Line /typ./
- Line of Set Back /typ./

Existing House
Existing Driveway
Shed

Demolish Existing Fence
Proposed New Split Wood Fence w/ Gate / typ./



2 Site Plan
1/32" = 1' 0"

N/F MADAKET MILK, LLC. MAP 60.2.4, PARCEL 63

N/F RICHARD A. & JOANNE FAIN MAP 60.2.4, PARCEL 64.4

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Oak Hill Investments
341A Madaket Rd
Nantucket, MA, 02554

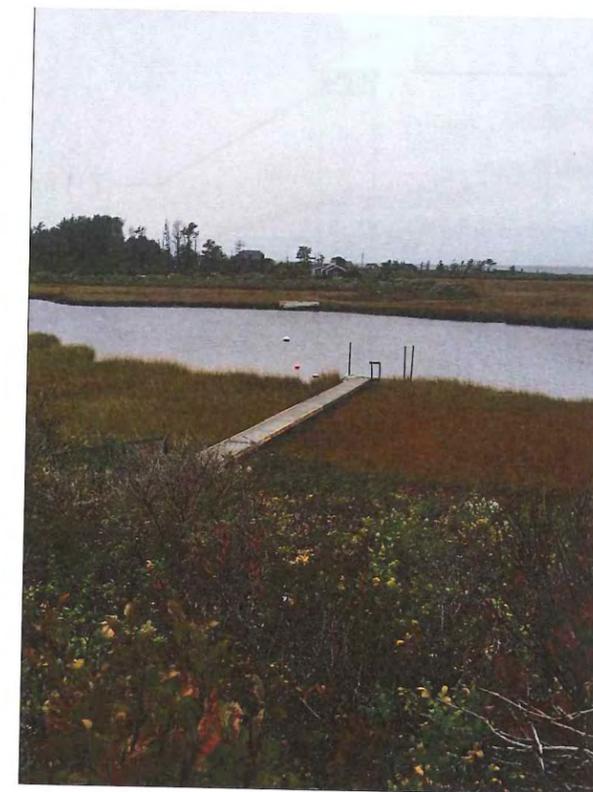
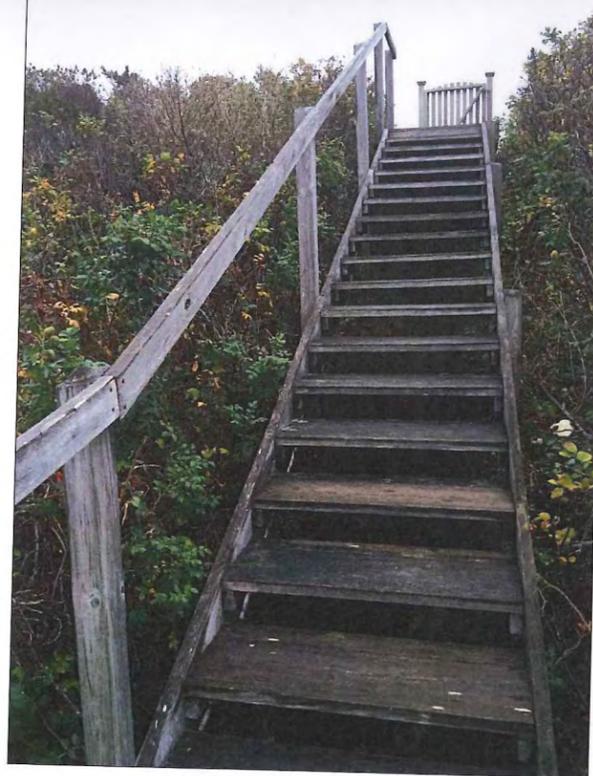
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HDC Submission G.1.0
Stairs / Fence
12/03/15



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1 343 Madaket Existing Stairs
not to scale

2 Split Rail Fence
not to scale

Oak Hill Investments
341A Madaket Rd
Nantucket, MA, 02554

Zoning Information

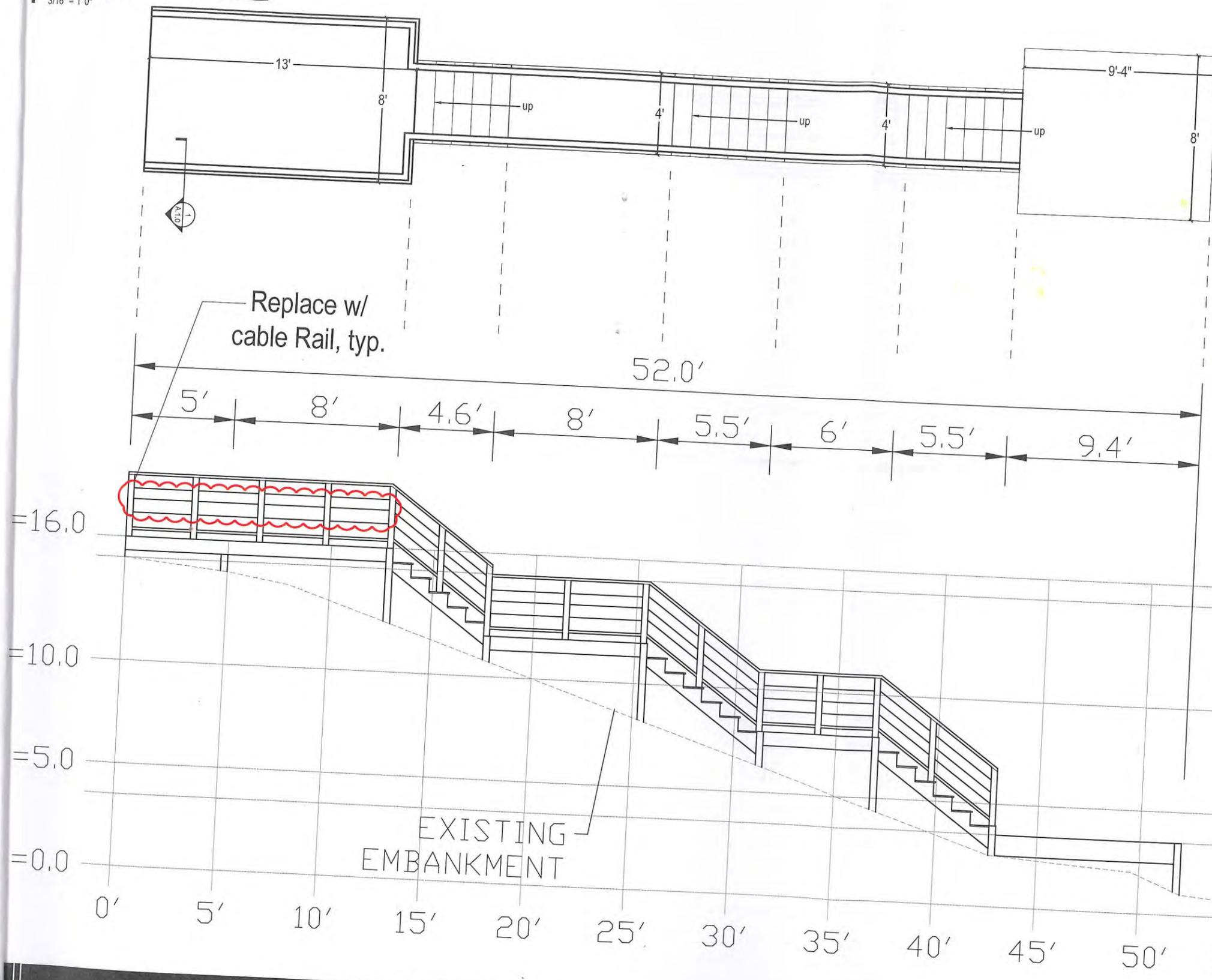
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HDC Submission A.1.0
Existing Stairs
12/03/15

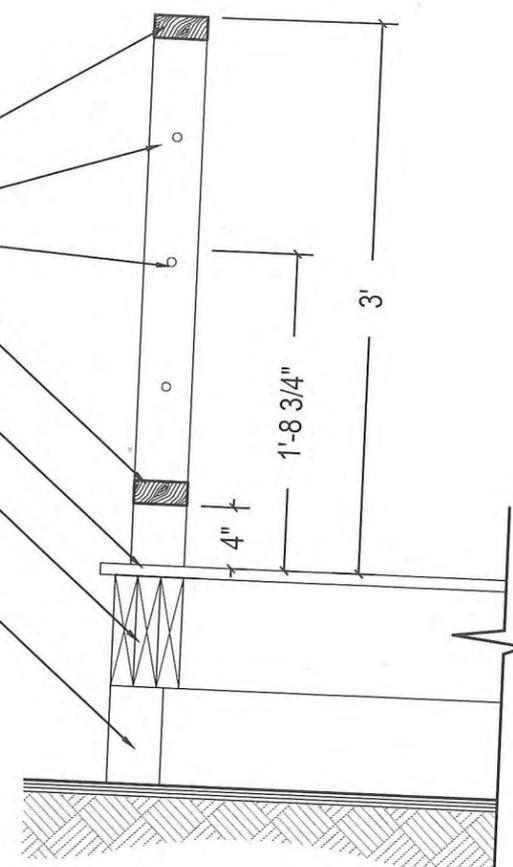


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1 Proposed Stairs
3/16" = 1' 0"



- 2x4 P.T.
- 4x4 P.T.
- Cable
- 2x4 P.T.
- 1x6 P.T. Decking
- 2x8 P.T.
- 4x4 P.T.



2 Handrail Detail
1" = 1' 0" EL=16.0

Oak Hill Investments
341A Madaket Rd
Nantucket, MA, 02554

Zoning Information

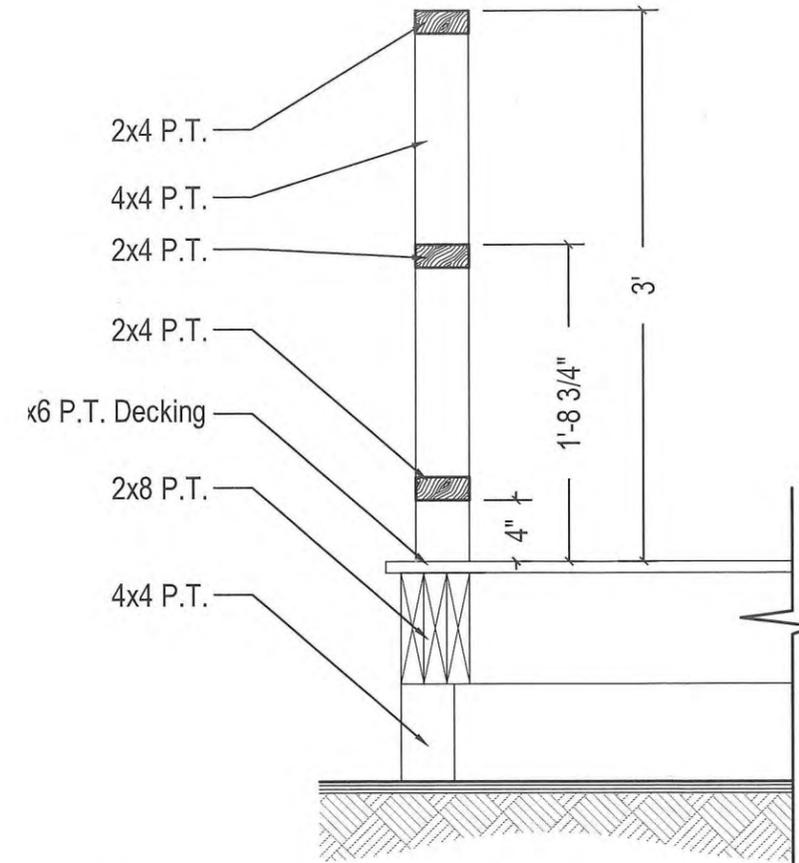
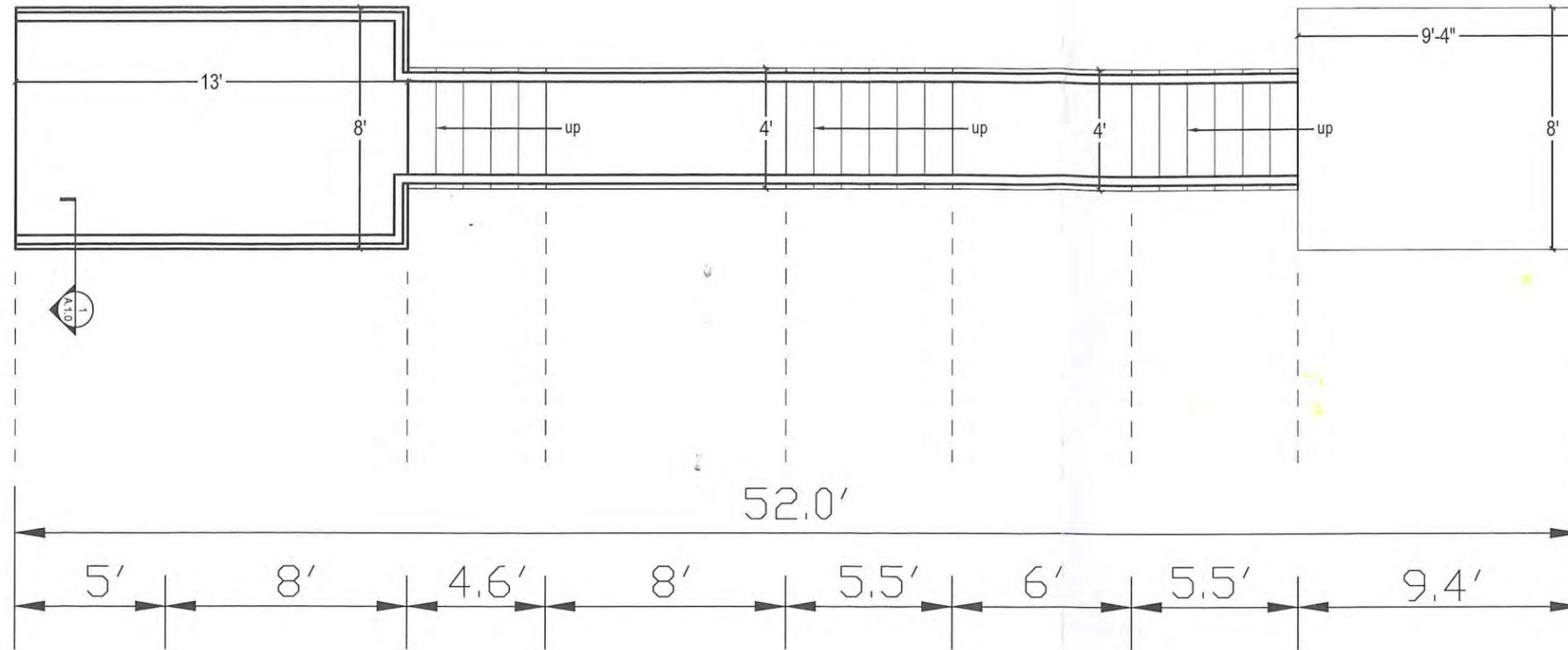
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HDC Submission A.1.1
Stairs / Fence
12/03/15

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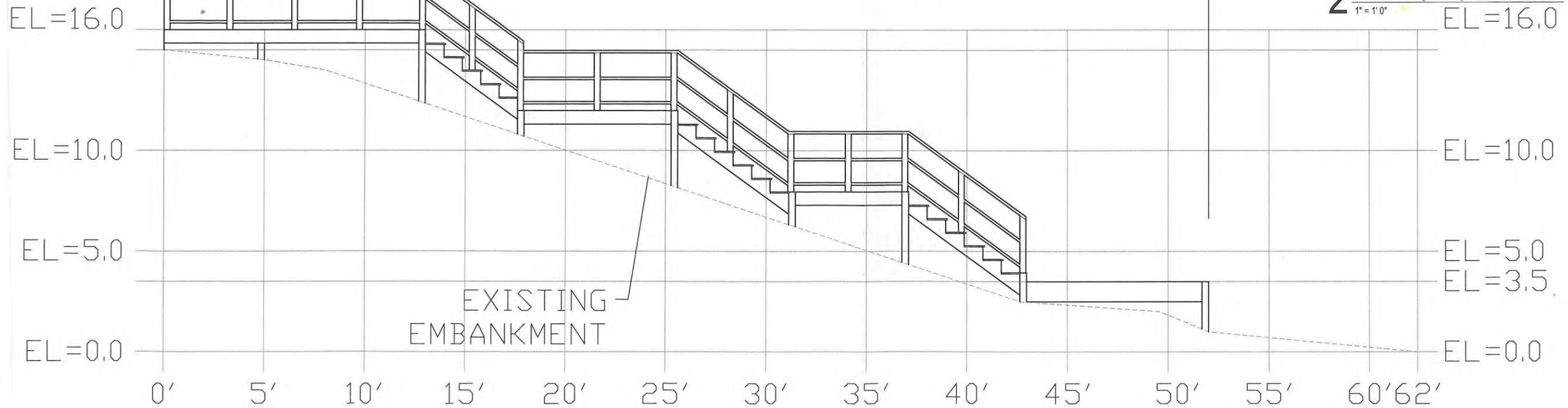
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3/16" = 1' 0"



2 Previously Proposed Handrail Detail

1" = 1' 0"



1524

Oak Hill Investments
341A Madaket Rd
Nantucket, MA, 02554

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HDC Submission A.1.2

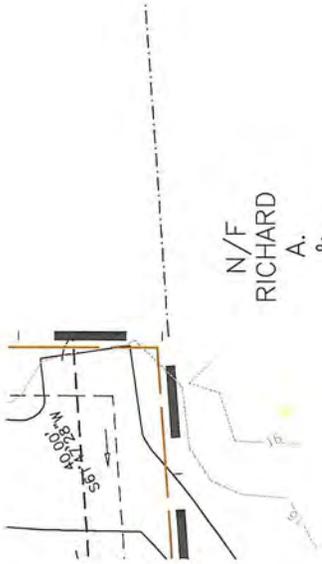
Stairs / Fence
12/ 03/ 15



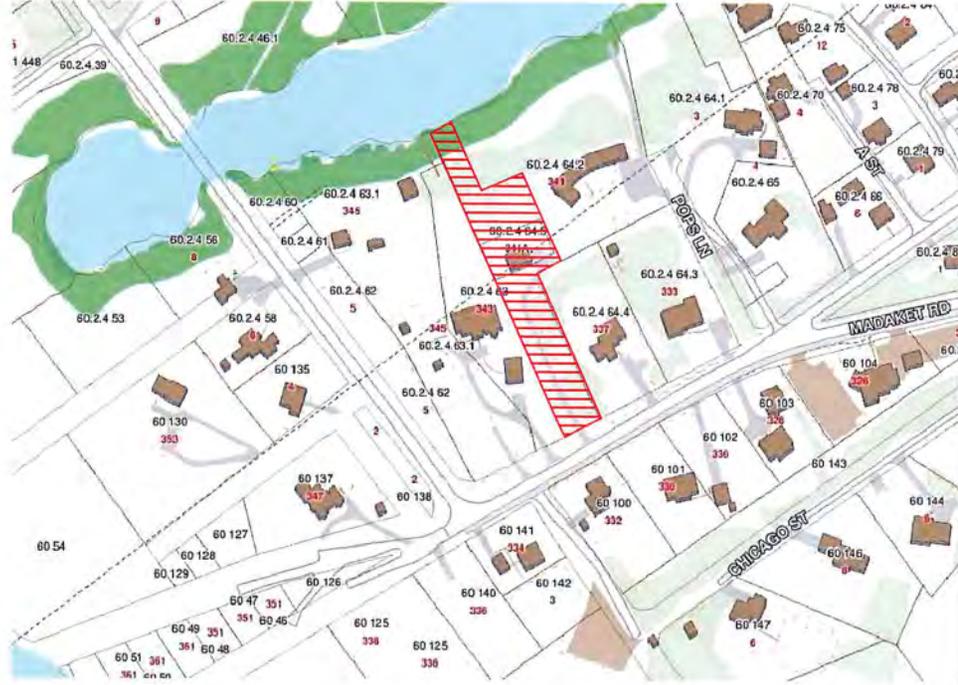
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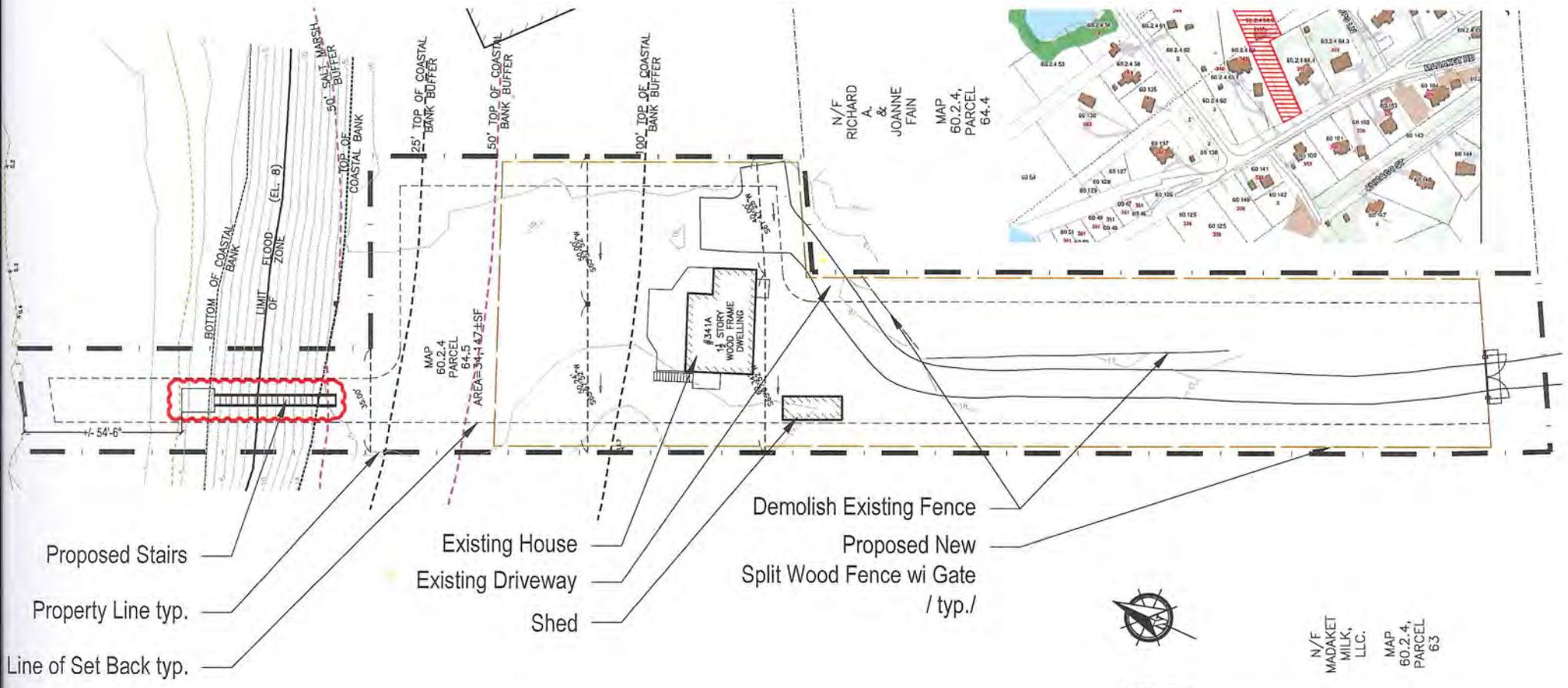
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JAN 04 2013
By

1 Locus
not to scale



N/F
RICHARD
A.
&
JOANNE
FAIN
MAP
60.2.4,
PARCEL
64.4





N/F
 RICHARD
 A.
 &
 JOANNE
 FAIN
 MAP
 60.2.4,
 PARCEL
 64.4



N/F
 MADAKET
 MILK,
 LLC.
 MAP
 60.2.4,
 PARCEL
 63

2 Site Plan
 1/32" = 1' 0"