



TOWN OF NANTUCKET BOARD OF APPEALS NANTUCKET, MA 02554

Agenda
(Subject to Change)

Thursday, February 11, 2016

1:00 PM

4 Fairgrounds Road

Public Safety Facility – Community Room

➤ **CALL TO ORDER:**

1

➤ **APPROVAL OF THE AGENDA:**

➤ **APPROVAL OF THE MINUTES:**

Pages 3 - 8

- January 14, 2016

➤ **OLD BUSINESS:**

Pages 10 - 16

- 04-16 Donald J. Mackinnon, Trustee of Nantucket 106 Surfside Realty Trust – *a/k/a* SURFSIDE COMMONS 40B 106 Surfside Road Mackinnon
Extended Close of Public Hearing deadline September 30, 2016 (180 days from Initial Public Hearing with Extension)
Decision Action deadline November 10, 2016 (40 days from close of Public Hearing)
CONTINUED TO APRIL 14, 2016

➤ **NEW BUSINESS:**

Pages 18 - 28

- 05-16 William J. Stone, II 8 Atlantic Avenue Jensen
Action deadline May 11, 2016
Applicant is requesting Special Permit relief pursuant Zoning Bylaw Section 139-16.C(2) to validate unintentional front and rear yard setback intrusions, both of which relate to the siting of stoops and stairs required by Building Code. In the alternative and to the extent necessary, the applicant seeks modification of prior Variance relief to validate the site of the dwelling. The Locus, an undersized lot of record created pursuant to M.G.L. Chapter 41 Section 81L, is situated at 8 Atlantic Avenue, is shown on Assessor's Map

Posted with Town Clerk on February 5, 2016
Posting # 122

55 Parcel 18, and as Lot 62 on Plan No. 2011-5. Evidence of owner's title is recorded at Book 1234, Page 237 on file at the Nantucket County Registry of Deeds. The site is zoned Residential 1 (R-1).

- 06-16 1620 Capital, LLC 25 Broadway Brescher
Action deadline May 11, 2016

Pages 29 - 52

Applicant is requesting Special Permit relief pursuant to Zoning By-law Section 139-33.A(1) to allow the alteration of a pre-existing nonconforming structure by lifting the structure to install a new foundation, adding new second floor dormers, and extending the existing one-story entry to two stories. While the height will increase from 20 feet to 21 feet, the footprint will not change. The property and pre-existing nonconforming duplex thereon are nonconforming with respect to lot area, setbacks, ground cover ratio, and use. The proposed alterations will not increase the pre-existing nonconformities. The Locus, an undersized lot of record, is situated at 25 Broadway, and is shown on Assessor's Map 73.1.3 as Parcel 108. Evidence of owner's title is recorded at Book 1489, Page 190 on file at the Nantucket County Registry of Deeds. The site is zoned Sconset Old Historic (SOH).

- 07-16 William H. Ranney and Lori A. Ranney 3 Swayze Drive Brescher
Action deadline May 11, 2016

Pages 53 - 80

Applicant is requesting Special Permit relief pursuant to Nantucket Zoning Bylaw Section 139-16.C.(1) to reduce the side yard setback from ten (10) feet to five (5) feet. In the alternative, the Applicant is requesting Variance relief pursuant to Section 139-32 from the intensity regulations in Section 139-16 to validate the air conditioning unit sited approximately 6.4 feet from the side yard lot line. The Locus is situated at 3 Swayze Drive, is shown on Assessor's Map 66 as Parcel 153, and as Lot 74 upon Land Court Plan No. 28933-L. Evidence of owner's title is registered at Certificate of Title 25935 on file at the Nantucket County District of the Land Court. The site is zoned Residential 10 (R-10).

2

- 08-16 Centre of Town, LLC 35 Centre Street Philbrick
Action deadline May 11, 2016

Pages 81 - 98

Applicant is requesting the rescission of any conditions related to specific uses in prior Zoning Board of Appeals decisions. Variance relief pertaining to the rear yard setback shall remain in effect. The initial Variance, allowing construction of an office building within the rear yard setback, was further modified to validate the siting of mechanical units also within the rear yard setback. The current use (bakery with an on-site commercial kitchen and retail sales) and proposed use (addition of seating) of the property are allowed by right in the CDT. No exterior renovations are planned. The Locus is situated at 35 Centre Street, is shown on Assessor's Map 42.3.1 as Parcel 3, and upon Plan File 44-A. Evidence of owner's title is recorded at Book 1220, Page 86 on file at the Nantucket County Registry of Deeds. The site is zoned Commercial Downtown (CDT).

➤ **ADJOURNMENT.**



ZONING BOARD OF APPEALS

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Ed Toole (Chair), Lisa Botticelli (Vice chair), Susan McCarthy (Clerk), Michael J. O'Mara, Kerim Koseatac
Alternates: Mark Poor, Geoff Thayer, Jim Mondani

~~ MINUTES ~~

Thursday, January 14, 2016

Public Safety Facility, 4 Fairgrounds Road, Community Room –1:00 p.m.

Called to order at 1:04 p.m.

Staff in attendance: Eleanor Antonietti, Zoning Administrator; Leslie Snell, Planning Director; Terry Norton, Town Minutes Taker
Attending Members: Toole, Botticelli, McCarthy, O'Mara, Koseatac, Poor, Thayer, Mondani
Absent: None
Late Arrivals: Botticelli, 1:08 p.m.
Early Departures: None
Town Consultants: Ilana Quirk, Kopelman and Paige, P.C.; Ed Marchant, 40B Consultant (by remote participation)

Agenda adopted by unanimous consent

I. APPROVAL OF MINUTES

1. December 10, 2015: **Motion to Approve.** (made by: O'Mara) (seconded by: Koseatac) Carried 5-0

II. OLD BUSINESS

1. 34-15 NHA Properties, Inc., *d/b/a* Housing Nantucket School View Cottages 7 Surfside Road Kuszpa/Mervis
WITHDRAWAL WITHOUT PREJUDICE

Sitting Toole, McCarthy, O'Mara, Koseatac
Documentation File with associated plans, photos and required documentation
Representing **Anne Kuszpa**, Housing Nantucket Executive Director – It has been determined this is not a viable option at this site. Reviewed the project. Costs began to escalate precluding maintaining an affordable rent. The uncertain timeline made it impossible to commit to owners donating the structures. Have decided to withdraw the permit.

Public None
Discussion None
Motion **Motion to Accept the withdrawal without prejudice.** (made by: O'Mara) (seconded by: Koseatac)
Vote Carried 4-0

2. 32-15 Paul S. Jensen, as Trustee of 23 Sankaty Road Realty Trust 23 Sankaty Road Jensen
Sitting Toole, McCarthy, O'Mara, Koseatac, Poor

Documentation File with associated plans, photos and required documentation
Representing **Paul Jensen** – Demolition of non-conforming structure on a non-conforming lot. Was encouraged to transfer this lot into another lot under separate ownership. Have done that and now asking the board to deny with the finding there is a clear definition of ownership and so this application as unnecessary due to the definition of ownership. Prefers a denial with a statement why. The properties are under different trusts owned separately by relatives, not husband and wife.

Public **Cormac Collier**, Executive Director, Nantucket Land Council – He is concerned about how a statement that there is a clear delineation of ownership would affect other applications. In his opinion, the owners are the same.
Steven Cohen, Cohen & Cohen Law PC – As a general proposition, the bylaw creates a title problem for all these lots where a structure is being demolished for new construction because there is a momentary empty lot next to a lot where there is a question of common ownership. The issue with a merger is both ownership and control. What is important is that the board makes a finding as to whether or not there is common ownership and control. He recommends the board make a positive motion granting the relief.

Discussion (1:10) **Antonietti** – Could make a motion to deny or make a determination that this is unnecessary.
Quirk – In the event the board denies finding that no relief is necessary, the ultimate determination is up to the Zoning Enforcement Officer. If anyone is dissatisfied with that, his determination can be appealed. The board has the ability to grant the relief as requested; if you take negative action, you can't give opinion on the question of ownership and control. Can also accept a withdrawal without prejudice.

Motion **Motion to Grant the relief as requested.** (made by: O'Mara) (seconded by: Koseatac)
Vote Carried 4-1//Poor opposed

III. NEW BUSINESS

1. 01-16 Anne N. Apgar & Mahlon Apgar, Trustees of 22 Broadway Jensen

Broadway Trust
 Applicant is requesting Special Permit relief pursuant to Zoning Bylaw Section 139-33.A(1) to allow the alteration of the pre-existing nonconforming dwelling by adding a second story dormer and window within the setback area. The Locus, having double frontage on Center Street and Broadway, is nonconforming as to lot size and frontage and the dwelling is non-conforming with respect to all setbacks. The proposed alteration will result in an upward extension of the pre-existing nonconforming southerly side yard setback. The Locus, an undersized lot situated at 22 Broadway, is shown on Assessor's Map 73.1.3 Parcel 117. Evidence of owner's title is recorded at Book 1503, Page 116 on file at the Nantucket County Registry of Deeds. The site is zoned Sconset Old Historic (SOH).

Sitting Toole, Botticelli, McCarthy, O'Mara, Koseatac
 Documentation File with associated plans, photos and required documentation
 Representing **Paul Jensen** – A permit to allow addition of a flush 2nd-floor dormer just inside the setback. It is an increase in volume in the setback but not the footprint. Asked that relief be granted.

Public None
 Concerns **Toole** – An abutter submitted a letter of support.
 Discussion about conditions.

Motion **Motion to Grant relief as requested.** (made by: Botticelli) (seconded by: McCarthy)
 Vote Carried unanimously

2. 02-16 Daniel G. Counihan 11 Swain Street Jensen

Applicant is requesting Special Permit relief pursuant to Zoning By-law Section 139-33.A(1) to allow the alteration of a pre-existing nonconforming dwelling by relocating the building eleven (11) feet closer to the front yard lot line, placing the building on a new higher foundation, and building a small addition to the northwest corner of the dwelling. The dwelling, as so altered, will not increase the pre-existing nonconformities. In addition, a pre-existing nonconforming shed which is currently sited over the westerly lot line will be removed, thus eliminating said nonconformity. The Locus is nonconforming as to lot size and frontage and the dwelling is non-conforming with respect to side yard setbacks. The Locus, an undersized lot of record created pursuant to M.G.L. Chapter 41 Section 81L, is situated at 11 Swain Street (portion), is shown on Assessor's Map 42.4.1 as Parcel 77 (portion), and as Lot A on Plan No. 2015-90. Evidence of owner's title is recorded at Book 1186, Page 296 on file at the Nantucket County Registry of Deeds. The site is zoned Residential 1 (R-1).

Sitting Toole, McCarthy, Koseatac, Poor, Thayer
 Documentation File with associated plans, photos and required documentation
 Representing **Paul Jensen** – For a Special Permit to pick up the house and move forward onto a new foundation above the flood plain and extend off the back; will maintain the existing side setbacks; no other changes to the structure. The shed will be removed.

Public None
 Concerns (1:29) None
 Motion **Motion to Approve the application as requested taking into consideration no construction in the summer.** (made by: Koseatac) (seconded by: Thayer)
 Vote Carried unanimously

3. 03-16 Brandt C. Gould & Gabrielle M. Gould 15 Mar

Applicant is requesting Special Permit relief pursuant Zoning Bylaw Section 139-16.C(2) to validate an unintentional westerly side yard setback intrusion. The siting of a pool and associated equipment, installed in 2015, was reasonably based on a licensed survey. The pool is sited as close as 18.4 feet from the side yard lot line and the pool equipment as close as 17.7 feet, where a twenty (20) foot setback is required. In the alternative, and to the extent necessary, Applicant requests relief by Variance pursuant to Section 139-32 to allow said setback intrusions. A thirty-four (34) square foot shed, currently sited within the southerly rear yard setback, will be moved out of the twenty (20) foot required setback. The Locus is situated at 15 Margaret's Way, is shown on Assessor's Map 20 as Parcel 64, and as Lot 86 upon Land Court Plan No. 6283-8. Evidence of owner's title is registered at Certificate of Title 21420 on file at the Nantucket County District of the Land Court. The site is zoned Limited Use General 3 (LUG-3).

Sitting Toole, McCarthy, Koseatac, Poor, Thayer
 Documentation File with associated plans, photos and required documentation
 Representing **Steven Cohen**, Cohen & Cohen Law PC – A corner of the pool and equipment is located inside the 20-foot setback. Asking for relief for an unintentional encroachment. The cost of moving the pool and equipment would be astronomical.
Gabrielle Gould – They thought everything was measured correctly.

Public None
 Concerns (1:32) **Koseatac** – Asked if the pool construction company messed up, they should be liable.
 Discussion about how the encroachment happened.
Poor – There was a similar issue several years ago; at that time, this board asked the homeowner to attempt a land swap with the neighbor.
Koseatac – Is willing to overlook it but doesn't want to see others coming in using the same excuse; surveyors should be used to mark the location for the pool.
Thayer – Asked if there is a site plan showing the approved location of the pool. It looks like the pool fence is over the property line.

Motion **Motion to Approve the relief as requested with the fence relocated within the property line and moving the 34 SF shed out of the setback.** (made by: Thayer) (seconded by: Koseatac)
Vote Carried 4-1//Poor opposed
4. 04-16

Donal

106 Surfside Road Mackinnon

The Applicant is seeking a Comprehensive Permit in accordance with M.G.L. Chapter 40B, as approved by Massachusetts Housing Partnership, in order to allow a multi-family project consisting of 56 rental apartments with fourteen (14) to be designated as affordable units. The apartments will be arranged in two 2½ story buildings with thirteen units each and two 3½ story buildings with fifteen (15) units each. There will be a total of two 1-bedroom units, forty two 2-bedroom units, and twelve 3-bedroom units. The project will also include a clubhouse and pool. If approved, the property will be permanently deed-restricted for the purpose of providing affordable year-round housing. The file with a copy of the complete list of requested waivers is available at the Zoning Board of Appeals office at 2 Fairgrounds Road between the hours of 7:30 A.M. and 4:30 P.M., Monday through Friday or via link to posting on Town of Nantucket website below: <http://www.nantucket-ma.gov/DocumentCenter/Home/View/10990>. The Locus, situated at 106 Surfside Road, is shown on Assessor's Map 67 as Parcel 80. Locus is also shown as Block 22 on Plan File 3-D and as Parcels 7 -11 (inclusive) on Plan No. 2014-52. Evidence of owner's title is recorded in Book 1410, Page 205 and Book 1488 Page 213, both on file at the Nantucket County Registry of Deeds. The site is zoned Limited Use General 2 (LUG-2) and Limited Use General 3 (LUG-3).

Sitting Toole, Botticelli, McCarthy, O'Mara, Koseatac
Documentation File with associated plans, photos and required documentation
Representing **Donald J. MacKinnon**, Atlantic Development – Provided an overview of how this development meets the 40B conditions and the architectural treatment of the buildings and layout of the project.
Steve Schwartz, Goulston & Storrs – Described the 40B process from the developer's perspective. One issue is the question of waivers: in his opinion, waivers follow the plan. Under regulations, they are not required to obtain waivers for special permit.
Joshua Swerling, Bohler Engineering – Reviewed the design of the project: 4 buildings, 2 with 15 units and 2 with 13 units; clubhouse and pool with amenities; 92 surface parking and 8 garaged spaces; drainage report is included which was determined as adequate; Town water and sewer tied in at Fairgrounds Road; underwent a coordinated review; and details on erosion and sediment control.

Margret Murphy
Public Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP
Deborah Timmermann, Surfside resident
Peter Fenn, counsel for Nantucket Land Council
Linda Williams, Historic District Commission (HDC) Chair; Affordable Housing Trust Fund Chair; Housing Quality Vice Chair; Planning Board Vice Chair
Joseph Guay, Brian & Linda Davis at 108 Surfside Road and Mary Beth Ferro, 104 Surfside Road
Linda Davis, 108 Surfside Road
Doug Bryans, 105 Surfside Road
Steve Calabrese, 2 Morgan Square
Dave LaFleur, 104 Surfside Road

Concerns (1:47) **Koseatac** – There is a letter from the Board of Selectmen (BOS) dated 11/5/2015 to Massachusetts Housing Partnership (MHP).
Toole – In the letter, the BOS noted that there are some issues and asked MHP not to issue the project eligibility letter. MHP issued the letter. A traffic study was included in the application. This board is interested in a peer review by its own consultants. There is a question about whether or not this board can provide the right to tie into the sewer; it is not in the sewer district. There is a long list of requested waivers which might or might not end up being germane.
Timmermann – She feels that Surfside is the only area that has received all 40B and affordable housing and that is putting an unfair burden on the area. According to the master plan, Surfside is considered country with 2-acre lots and the density will totally change the feel of the island. At Town Meeting it was hammered out where sewer could be added onto and this is beyond the sewer district. In her opinion, \$2,000 a month is not affordable.
Fenn – He believes the question to extend the sewer will have to go to Town Meeting. The site is small and tight in an area that is rural in character. The Land Council has been involved in protection of the Boy Scout Camp property, which abuts this site. This is in the wellhead protection district and merits ZBA concern. Disagrees that site control has been determined; this site was been augmented by the acquisition of paper roads from the Town; deeds with the Town maintain controls. Do not think the stormwater runoff plan is adequate. Urges the ZBA to hire a stenographer and to obtain a peer review to be paid for by the developer. They will submit a list of consultants they believe will be useful to the ZBA through process.
Toole – Asked if the audio and video recordings are adequate. The board will be asking for a peer review.
Quirk – Yes. A transcript is necessary only if there is no audio or video.
Schwartz – On the issue of site control, the regulations are clear that the issue is conclusively determined. He has never seen a peer review for title and a peer review by a legal expert is not a reviewer the applicant can be asked to pay for.

- Quirk** – Agrees that site control is determined by the project eligibility letter. The subsidizing agency is aware of the issue. Agrees with Attorney Schwartz that site control is not under ZBA jurisdiction.
- Toole** – Asked about what if, after discussion, ZBA felt there wasn't site control.
- Quirk** – *Per se* it is not in ZBA jurisdiction; if there's new information, the board can gather it and have Town Counsel send it to the subsidizing agency. It has happened that the subsidizing agency has rescinded the eligibility.
- Toole** – If someone in the audience feels there is a site control issue, the board is willing to hear the argument. Asked the board if this issue should be flushed out today in the event there might be site control issues.
- Quirk** – Recommended that the board encourage each individual to issue all concerns in writing so that the board can study the specific information in order to determine whether or not to send a letter to the subsidizing agency.
- Marchant** – This board will want to determine which concerns might be critical issues; this should be addressed as well as the sewer district extension. If they aren't addressed in a timely manner, they will cause delays later in the process.
- Botticelli** – Asked if there is a plan that shows the three paper roads in question.
- MacKinnon** – Reviewed the location of the paper roads and their status in regards to this parcel.
- Snell** – Explained the yard-sale program.
- Reade** – Without regard to bidding process, the parcels in question were made available through the yard sale process and the applicant acquired the parcels. Site control should not be an issue; he will provide any necessary certification of title.
- MacKinnon** – Stated that 106 Nantucket Surfside Realty Trust owns the entire property; Surfside Commons LLC is the applicant.
- O'Mara** – Wants to hear more about other issues.
- Toole** – Suggested everyone submit their site control concerns in writing through ZBA staff to be reviewed prior to the next meeting.
- McCarthy** – Asked what happens to the process if a private property owner brings a lawsuit against Nantucket 106 over the proposed work.
- Quirk** – That would be separate to this process. If there is new information in regards to site control, the letter would be sent but the process continues.
- Williams** – There were other agencies that sent letters of concern to the state; she will ensure those are included in the file. As has been the case in the past, there should a PowerPoint® presentation of the plans so that the audience can see what the board sees. In the past, an escrow was required for peer review and that should be done. Planning Board voted to make a comment at this hearing prior to a formal review on concerns: parking, failed intersection at Surfside and Fairgrounds, density, infrastructure improvements, and impact on the area.
- Guay** – His clients have submitted letters of opposition to the project; it is important for the board to familiarize itself to all the letters submitted to MHP. Asked that all those letters be made part of the record. This 40B project is not for free-standing residents; apartment buildings are not in character with other projects on this Island in regards to density, massing, height and traffic. This board should give careful scrutiny on any requests for waivers and whether or not they are appropriate. He believes that the applicant should explain why they should receive the waivers and that it is appropriate for the applicant to pay for further studies going forward. Asked the board to consider this as unique and separate from other 40B projects on the island.
- Antonietti** – In regards to payment of peer reviews, an engineering escrow account has been established.
- Koseatac** – Asked how long a typical traffic study lasts to be thorough.
- Burns** – A traffic study is a sampling; time of year is important. He verified the date and times for the study.
- McCarthy** – In regards to letters about this project, those should all go through Ms Antonietti.
- Toole** – If the density were to change, some of the data points; the traffic study should be done.
- Botticelli** – She realizes that the summer traffic is heaviest but she anticipates this to be a year-round development. The traffic study should include a time when school is in session and other year-round activities are taking place.
- O'Mara** – Two days in the summer won't be sufficient.
- Marchant** – That is why a professional traffic engineer should do the traffic impact analysis study to ensure it complies with the accepted methodology.
- Toole** – Sewer is a large issue and whether or not the ZBA has the right to grant a waiver. If the ZBA were to decide they can't grant the waiver without going to Town meeting, would that be reason to cease?
- Quirk** – No, the relief could be granted with the condition that that be obtained. Recommends the attorneys write their opinions and submit them to be provided to the public and applicant.
- Toole** – There is a question as to whether or not tying into water is an expense to be paid for by the applicant.
- MacKinnon** – The physical cost of installing the pipe is included and along with some level of connection fees although we are seeking a waiver from fees.
- Toole** – The density issue has a large impact on design, parking, and the site plan. There doesn't appear to be enough parking to meet zoning.
- Botticelli** – This design is totally incongruous and out of character with Nantucket. She has a lot of concerns about the scale and therefore the density of the buildings. The 3 bedroom apartments are basically the den of a 2-bedroom being called a bedroom.

Toole – He has concern about the grading; he would like to see site sections that show what is happening. This doesn't seem to have any sensitivity to the neighborhood or Nantucket in general. Design aesthetics are at the forefront of every project.

O'Mara – He can't remember any 40B that didn't end up at the HDC or at least seek out their advice.

Toole – The ZBA is able to not grant the waiver or ask them to seek an opinion from HDC.

Schwartz – Legally they are not required to go before any board. They can choose to take the suggestion; their waiver request was over-inclusive. As the process proceeds, they are happy to speak with Town Counsel about the waiver requests. They are requesting a waiver from the local bylaws.

Marchant – If the project is approved, the building inspector will be need to comfortable with the project proceeding; there would be a condition in the comprehensive permit that states the applicant must comply with all local rules except for those specifically waived in this decision. He feels discussion of waivers at this time is premature; they evolve throughout the hearing. The Building Inspector would review compliance with the building code and compliance with terms of the comprehensive permit. The ZBA in this case fill the role of all the boards. Right now you should focus on issues that are perceived to be critical; design is an important issue. Waivers are discussed toward the middle or end of the process.

Quirk – There are two issues here: what permits are necessary and what waivers have been requested. She concurs this board doesn't have the jurisdiction to compel them to go to the HDC but can ask them to and come back with a memo about the revised design. Could also have a joint meeting with the HDC to go over the design. Granting the waiver would mean there is no Certificate of Appropriateness.

Schwartz – If there is a requirement to appear before a separate local board to get a separate approval for the project, it is within the purview of this board to request that. If there are performance specific requirements in a local bylaw, they need to comply or request a waiver. If the HDC doesn't have specific requirements, just general requirements, we are not subject to that process.

Further discussion about the developer meeting with the standards of the HDC and how that might be accomplished.

Toole – Everything all boils down to the density. Asked Mr. MacKinnon if he's willing to look at the density issue.

MacKinnon – There was a bit of a density analysis included in the PEL application but not included in the comprehensive permit. They looked at Island neighborhoods with square footage that could be compared to this site; those were mostly in downtown and 'Sconset; they all have density in excess of 30,000 square feet per acre. That level of density doesn't exist in Surfside.

Fenn – There is a lot of work to be done. This is a very rural area of the island with 2-acre zoning. He doesn't know of any residential structure that is 55 feet tall on the Island. 40B are designed to be of higher density but it needs to be explored by this board.

Toole – Do have that density study. He feels this proposal is a little "heavy handed" and hopes before the next meeting there will be some reduction in the project made.

Botticelli – This would need thicker buffering between the lawn and the proposed new bike path. The plan as shown doesn't have enough room. The structures are too tall and too vertical.

Toole – He has a problem with cutting up the land and grading just to put in two basement apartments.

Davis – A group of Surfside-area residents are in opposition to this project. There is an apparent disregard by the developer for the uniqueness of Nantucket, the Surfside Area Plan, the Master Plan, the Wellhead Recharge District, and the HDC. There is no other development like this and there should not be. This is a precedent for the future of the island.

Toole – One building shows basement storage; asked if that is for the residents.

MacKinnon – There is an elevator for handicapped (H/C) access for the residents.

Toole – Another design issue is the clubhouse and the pool.

Timmermann – This is not an RC zone and doesn't think the "health" club is appropriate in the area; that is a business. This is a residential area and the proposed density is beyond reason.

MacKinnon – The clubhouse is for the residents and their guests only. Another element included in the *pro forma* is that out of the 56 units, 14 are affordable and one market-rate unit is for a live-in manager to have someone on site 24-7.

McCarthy – Asked about mail delivery.

Toole – The scale of this seems inappropriate; the main mass is 2 ½ stories; more sensitivity should be shown for the area.

Bryans – Questions who benefits financially from this project; he doesn't feel it benefits Nantucket or Surfside. He asks the board to think about whether or not this is good for the environment and the area and who will benefit. He gets the feeling that it is accepted this is going to happen and the project can't be stopped.

Toole – Nothing is a foregone conclusion. Asked Town Counsel to explain the 40B process and the limitations and constraints.

Quirk – This is a comprehensive permit application under 40B; the 40B statute provides that unless there is not a safe harbor available to the Town, the board is faced with an application it is required to evaluate. It is up to the board to decide if there are concerns that outweigh the need for affordable housing. The board would then have to show how the local concerns outweigh that regional need and there is no reasonable mitigation to address those concerns.

Marchant – At the current time, the percentage of qualified affordable units is less than 3%, which doesn't put the ZBA in a strong position. The financial review for 40B projects is now done at the end of the process; the technical measure of

economics is that if a condition required by the board causes the return of the project to be less than the 10 year treasury rate plus 450 basis points; that could be considered to make the project uneconomical. The project can be denied, approved, or approved with conditions. Denying puts the Town in a difficult position if the applicant appeals to MHP. He recommends there is a need to negotiate a project everyone will be happy with. Reiterated how difficult a position the ZBA members are in; this isn't like the planning board which can deny a project for not complying with the bylaws. Here the board has to balance whether it is better to negotiate a deal or go to the Housing Appeals Committee (HAC). Noted that the HAC very often decides in favor of the applicant unless there is a clear health or safety or other local issue that overrides the need for affordable housing.

Quirk – Reiterated that there needs to be a local concern that outweighs the need. The burden of proof is on the ZBA.
Calabrese – The impact of this on the future economic well-being of the island. It is so out of keeping, asked if it would be possible to have a peer review of the economic impact this could have.

Quirk – That is an excellent point; the reason local decisions are made by local members is because you are familiar with the local conditions. It would be worthwhile for the board to gather information and have a record about welfare of the island in terms of the life blood of tourism industry and the impact this could have on that given the location.

LaFleur – Well water is a concern. Encourages the board to review the hydrology report and engineer run-off report. Cited a case where a 40B was overturned because of water safety.

Quirk – That said where there was a local regulation and there are specific performance standards for that watershed area. In that case the local concern to protect the well water out-weighed the need for affordable housing. You would look at every local requirement and if there is a local concern that outweighs the need.

Toole – Asked for a site visit to be arranged with the lot line staked and building locations and height poles or balloons, better graphical representation of what's being proposed.
Discussion about a site visit to which the public might be invited to attend with the caveat that there would be no discussion or comments.

Williams – Asked that the HDC be informed when it will take place so that they might also attend.

Toole – Will need a motion to get comments from the various departments. Would want those comments at least a week before the next meeting to allow time to review it.
Discussion on the motion.

Motion **Motion to Request information and comments from all other applicable boards and departments by February 22.** (made by: Koseatac) (seconded by: O'Mara)

Vote Carried unanimously
Discussion about dates for the site visit and alternative meetings. Continued to the next regular meeting.

Reade – This won't actually go forward at the meeting but a date would be set for the next hearing.

Toole – Comments should be submitted by February 22. The site visit scheduled for Feb. 2 at 12:30 p.m.

Motion **Motion to Continue to February 11.** (made by: Botticelli) (seconded by: O'Mara)

Vote Carried unanimously

Motion **Motion to Accept the 30-day extension.** (made by: McCarthy) (seconded by: Koseatac)

Vote Carried unanimously

IV. ADJOURNMENT

Motion to Adjourn: 4:42 p.m.

Submitted by:
Terry L. Norton

OLD

BUSINESS

106 SURFSIDE RD.

40B

COMPREHENSIVE PERMIT

FILE No. 04-16

CONTINUED TO

APRIL 14, 2016



TOWN OF NANTUCKET BOARD OF APPEALS NANTUCKET, MA 02554

File No. 04 - 16

Map 87 Parcel 80

This agreement to extend the time limit for the Board of Appeals to make a decision, hold a public hearing, or to take other action concerning the application of: SURFSIDE COMMONS - 40B

Donald J. Mackinnon, Trustee, Nantucket 106 Surfside Realty Trust

Pursuant to the provisions of the ~~Act of 1967, Chapter 40A, amending the State Zoning Act, Chapter 40B~~ of the Massachusetts General Laws, Applicant(s)/Petitioner(s) and the Zoning Board of Appeals hereby agree to extend the time limit to add 760 CMR 56

- For a public hearing on the application
- For a written decision
- For other action: Extend the 180 day period to close the public hearing

Such application is:

- An appeal from the decision of any administrative official
- A petition for a special permit
- A petition for a variance
- An extension
- A modification
- A comprehensive permit application

The new time limit shall be midnight on September 30, 2016 which is not earlier than a time limit set by statute or bylaw.

The Applicant (s), attorney, or agent for the Applicant represented to be duly authorized to act in this matter for the applicant, in executing this agreement waives any rights under the Nantucket Zoning Bylaw and the State Zoning Act, as amended, to the extent, but only to the extent, inconsistent with this agreement.

Ann Schwitz, Attorney for Applicant
For Applicant (s)

For Zoning Board of Appeals

Effective Date of Agreement

Town Clerk Stamp:



PAID PAID
DEC 18 2015
BY: CA

TOWN OF NANTUCKET
BOARD OF APPEALS
NANTUCKET, MA 02554

RECEIVED
DEC 18 2015
By: CA

APPLICATION

Fee: ~~\$450.00~~ \$3,800

File No. 04-16

(\$1,000 + \$50/unit x 56 units = \$3,800)

Owner's name(s): Donald J. MacKinnon, Trustee, Nantucket 106 Surfside Realty Trust

Mailing address: 6 Young's Way, Nantucket, MA 02554

Phone Number: 508-228-3128 E-Mail: wag@readelaw.com

Applicant's name(s): Surfside Commons LLC

Mailing Address: c/o Atlantic Development, 62 Derby Street, Hingham, MA 02043

Phone Number: 781-741-5005 E-Mail: DJM@AtlanticDevelopment.com

Locus Address: 106 Surfside Road Assessor's Map/Parcel: 67 - 80

Land Court Plan/Plan Book & Page/Plan File No.: Plan No. 2014-52⁽¹⁾

Deed Reference/Certificate of Title: (2) Zoning District LUG 2 & LUG 3

Uses on Lot- Commercial: None Yes (describe)

Residential: Number of dwellings 1 Duplex Apartments

Date of Structure(s): all pre-date 7/72 or 1981

Building Permit Numbers:

Previous Zoning Board Application Numbers:

- (1) Parcels 67 - 80, 7, 8, 9, 10 & 11
- (2) Book 1410 pg. 205 and Book 1488 pg. 213

TOWN CLERK

NANTUCKET

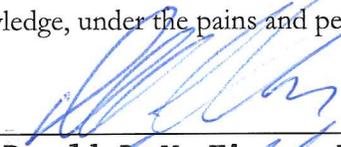
18PM 3:33:19

DEC 18 2015

State below or attach a separate addendum of specific special permits or variance relief applying for:

see attached Surfside Commons Application for Comprehensive Permit

I certify that the information contained herein is substantially complete and true to the best of my knowledge, under the pains and penalties of perjury.

SIGNATURE:  _____ Owner*
Donald J. MacKinnon, Trustee, Nantucket 106 Surfside Realty Trust

SIGNATURE:  _____ Applicant/Attorney/Agent*
Donald J. MacKinnon, President, Atlantic Development, Manager of Surfside

*If an Agent is representing the Owner or the Applicant, please provide a signed proof of agency. **Commons LLC**

OFFICE USE ONLY

Application received on: __/__/__ By: _____ Complete: _____ Need Copies: _____
Filed with Town Clerk: __/__/__ Planning Board: __/__/__ Building Dept.: __/__/__ By: _____
Fee deposited with Town Treasurer: __/__/__ By: _____ Waiver requested: _____
Granted: __/__/__ Hearing notice posted with Town Clerk: __/__/__ Mailed: __/__/__
I&M __/__/__ & __/__/__ Hearing(s) held on: __/__/__ Opened on: __/__/__
Continued to: __/__/__ Withdrawn: __/__/__ Decision Due By: __/__/__
Made: __/__/__ Filed w/Town Clerk: __/__/__ Mailed: __/__/__

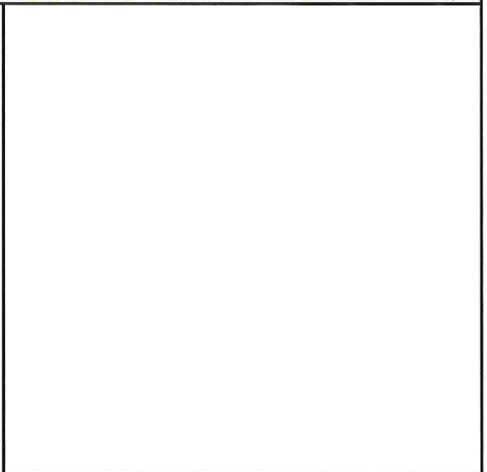


Property Information	
Property ID	67 80
Location	106 SURFSIDE RD
Owner	GIFFORD WHITNEY A TRST



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

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



< (/?latlng=41.2576%2C-70.0874&selected=%5B%2267%25208

106 SURFSIDE RD

Street View

(<https://maps.google.com/maps?z=1&hl=en-US&gl=US&mapclient=apiv3>)

Google Directions (<https://maps.google.com?da>)

Google Maps Link
 (<https://www.google.com/maps/@41.257883>)

Town and County of Nantucket (<http://nantu>)

Property Record Card (<http://gis.vgsi.com/na>
 Pid=5346)

Property ^

Address 106 SURFSIDE RD

ID 67 80

Ownership ^

Name GIFFORD WHITNEY A TRST

Co-Owner NANTUCKET 106
Name SURFSIDE REALTY TR

Address PO BOX 2669 NANTUCKET,
MA 02584

Valuation ^

Total \$1,051,900

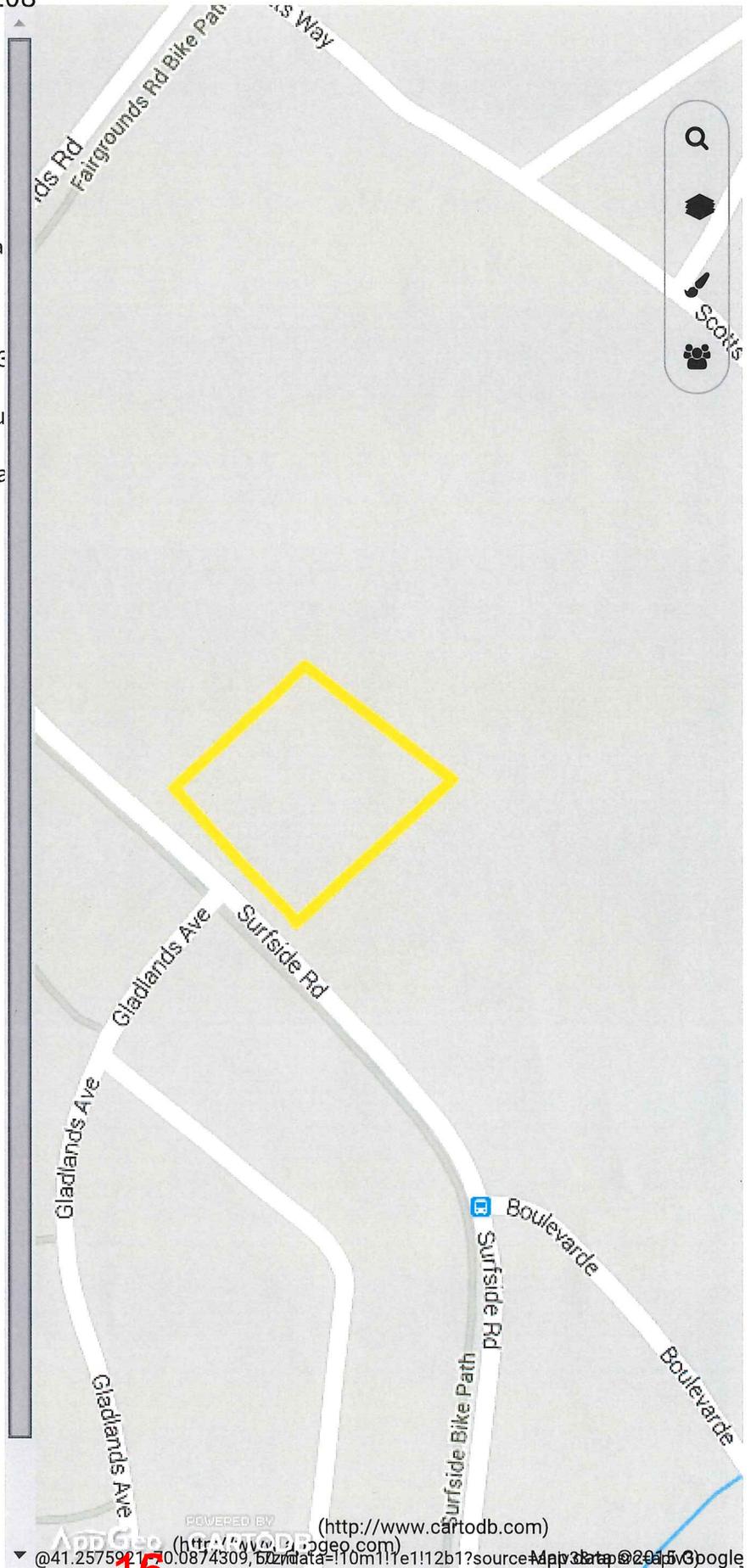
Land \$510,700

Last Sale \$1,200,000 on 2013-10-30

Book/Page 01410/0205

Land ^

Area 1.64 AC



NEW

BUSINESS

WILLIAM J. STONE, III

8 ATLANTIC AVENUE

FILE No. 05-16



PAID
JAN 11 2016
PAID
BY: _____

M. H.
Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

**TOWN OF NANTUCKET
BOARD OF APPEALS
NANTUCKET, MA 02554**

JAN 12 2016 PM 3:10

APPLICATION

Fee: \$450.00

File No. 05-16

Owner's name(s): William J. Stone, II

Mailing address: C/O Cohen & Cohen Law, PC, PO Box 786, Nantucket, MA 02554

Phone Number: 508-228-0337 E-Mail: paul@cohenlegal.net

Applicant's name(s): same

Mailing Address: _____

Phone Number: _____ E-Mail: _____

Locus Address: 8 Atlantic Ave Assessor's Map/Parcel: 55/18

Land Court Plan/Plan Book & Page/Plan File No.: Lot 2, Plan No 2011-5

Deed Reference/Certificate of Title: 1234/237 Zoning District R-1

Uses on Lot- Commercial: None Yes (describe) _____

Residential: Number of dwellings 1 Duplex _____ Apartments _____

Date of Structure(s): all pre-date 7/72 Yes or _____

Building Permit Numbers: 247-12

Previous Zoning Board Application Numbers: ZBA File No. 2011-11

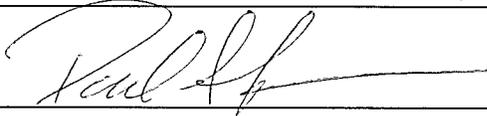
RECEIVED
JAN 12 2016
Zoning Board of Appeals

State below or attach a separate addendum of specific special permits or variance relief applying for:

See Addendum attached hereto and made a part hereof

I certify that the information contained herein is substantially complete and true to the best of my knowledge, under the pains and penalties of perjury.

SIGNATURE: _____ Owner*

SIGNATURE:  Applicant/Attorney/Agent*

*If an Agent is representing the Owner or the Applicant, please provide a signed proof of agency.

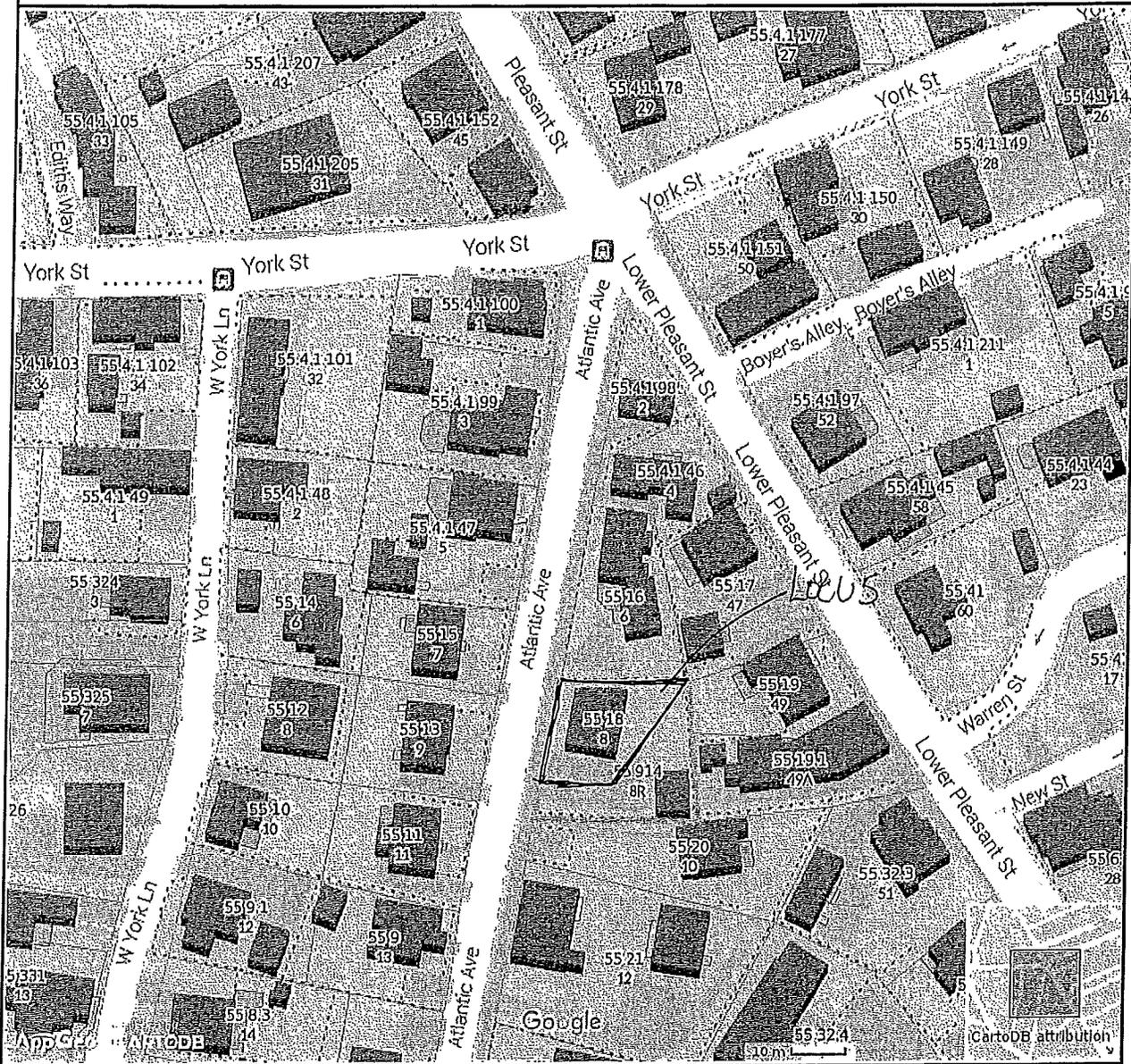
OFFICE USE ONLY

Application received on: __/__/__ By: _____ Complete: _____ Need Copies: _____
Filed with Town Clerk: __/__/__ Planning Board: __/__/__ Building Dept.: __/__/__ By: _____
Fee deposited with Town Treasurer: __/__/__ By: _____ Waiver requested: _____
Granted: __/__/__ Hearing notice posted with Town Clerk: __/__/__ Mailed: __/__/__
I&M __/__/__ & __/__/__ Hearing(s) held on: __/__/__ Opened on: __/__/__
Continued to: __/__/__ Withdrawn: __/__/__ Decision Due By: __/__/__
Made: __/__/__ Filed w/Town Clerk: __/__/__ Mailed: __/__/__

Addendum
(Special Permit/Variance Application – 8 Atlantic Ave)

Owner/Applicant is seeking relief by SPECIAL PERMIT under Nantucket Zoning By-law Section 139-16C(2) to validate an unintentional setback intrusion of 4.0 feet into required front yard of 10 feet and an unintentional setback intrusion of 0.9 feet into required rear yard of 5 feet, by the dwelling on the Locus. Said intrusions being the stoops and stairs required by the application of Building Code during the renovation of the dwelling under Building Permit 247-12. In the alternative and to extent required, the Owner/Applicant seeks a modification of the Variance relief in ZBA File 2011-11 to validate the siting of the dwelling on the Locus.

The Locus is nonconforming property containing about 3131 square feet of area in a district that requires a minimum lot size of 5,000 square feet. The Premises is located at **8 ATLANTIC AVENUE**, Lot 2 on Plan No. 2011-5, and Assessor's Map 55, Parcel 18. The Locus is zoned R-1.



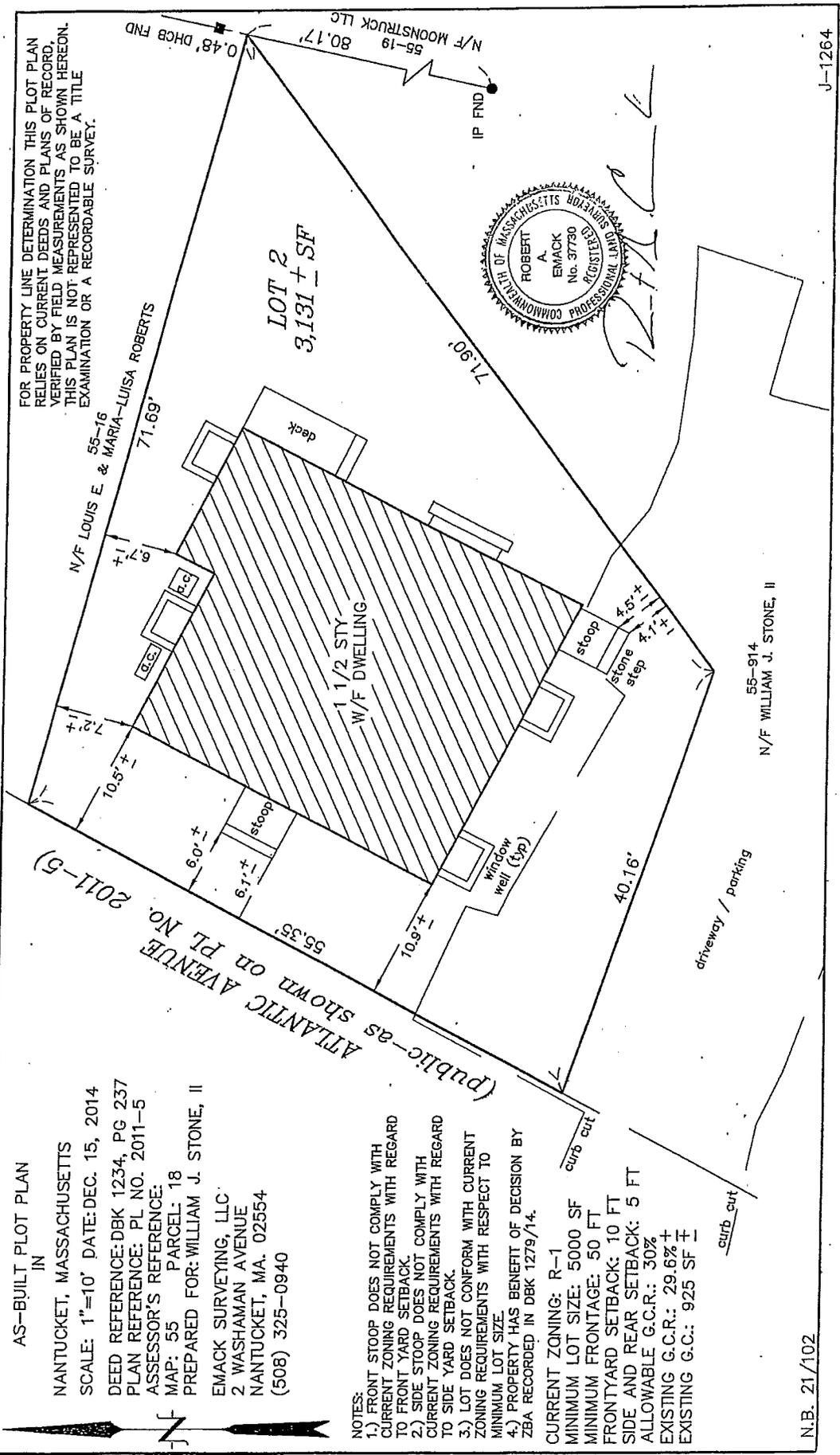
Property Information	
Property ID	55 18
Location	8 ATLANTIC AV
Owner	STONE WILLIAM J II



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Parcels updated December, 2014
Propertles updated January, 2015



FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.



AS-BUILT PLOT PLAN
 IN
 NANTUCKET, MASSACHUSETTS
 SCALE: 1"=10' DATE: DEC. 15, 2014
 DEED REFERENCE: DBK 1234, PG 237
 PLAN REFERENCE: PL NO. 2011-5
 ASSESSOR'S REFERENCE:
 MAP: 55 PARCEL: 18
 PREPARED FOR: WILLIAM J. STONE, II
 EMACK SURVEYING, LLC
 2 WASHAMAN AVENUE
 NANTUCKET, MA. 02554
 (508) 325-0940

- NOTES:
- 1.) FRONT STOOP DOES NOT COMPLY WITH CURRENT ZONING REQUIREMENTS WITH REGARD TO FRONT YARD SETBACK.
 - 2.) SIDE STOOP DOES NOT COMPLY WITH CURRENT ZONING REQUIREMENTS WITH REGARD TO SIDE YARD SETBACK.
 - 3.) LOT DOES NOT CONFORM WITH CURRENT ZONING REQUIREMENTS WITH RESPECT TO MINIMUM LOT SIZE.
 - 4.) PROPERTY HAS BENEFIT OF DECISION BY ZBA RECORDED IN DBK 1279/14.

CURRENT ZONING: R-1
 MINIMUM LOT SIZE: 5000 SF
 MINIMUM FRONTAGE: 50 FT
 FRONTYARD SETBACK: 10 FT
 SIDE AND REAR SETBACK: 5 FT
 ALLOWABLE G.C.R.: 30%
 EXISTING G.C.R.: 29.6% ±
 EXISTING G.C.: 925 SF ±

N.B. 21/102
 55-914
 N/F WILLIAM J. STONE, II
 J-1264

DUPLICATE
1/7/2014

COMMONWEALTH OF MASSACHUSETTS

MAP 55 PARCEL 18

**TOWN OF NANTUCKET
BUILDING DEPARTMENT**

Office of the Building Inspector

Fee \$2022.00

No. 247-12

MARCH 8 ~~2011~~ 2012

BUILDING PERMIT

THIS PERMIT CERTIFIES THAT WILLIAM STONE HAS

PERMISSION TO DEMO IN PART, RENO & ADD TO 1DU; NEW BASEMENT 903 SQ' 1ST, 806 SQ' 2ND

6 BEDROOMS, 3 BATHS LOCATED ON 8 ATLANTIC AVE PROVIDED

THAT THE PERSON ACCEPTING THIS PERMIT SHALL CONFORM TO THE TERMS OF THE APPLICATION ON FILE IN THE BUILDING DEPARTMENT AND TO THE PROVISIONS OF THE STATUTES AND THE ORDINANCES RELATING TO THE CONSTRUCTION, MAINTENANCE AND INSPECTION OF BUILDINGS IN THE TOWN OF NANTUCKET, AND THE MASSACHUSETTS STATE BUILDING CODE 780 CMR 8th EDITION.

A CERTIFICATE OF OCCUPANCY WILL BE ISSUED UPON RETURN OF THIS PERMIT ONLY AFTER ALL THE REQUIRED INSPECTIONS HAVE BEEN SIGNED AND DATED BY THE APPROPRIATE INSPECTOR.

THIS PERMIT SHALL BECOME INVALID SIX MONTHS FROM THE DATE OF ISSUE IF THE WORK PERMITTED HAS NOT COMMENCED OR IS NOT PROGRESSING CONTINUOUSLY TO COMPLETION AS FAR AS REASONABLY PRACTICABLE.

PERSONS CONTRACTING WITH UNREGISTERED CONTRACTORS DO NOT HAVE ACCESS TO THE GUARANTY FUND 780 CMR/MGL c142A

THIS CARD MUST BE DISPLAYED IN A CONSPICUOUS PLACE ON THE PREMISES.

ATD Reed

5. IDENTIFICATION - To be completed by all applicants

Name	Mailing address - Number, street, city and state	Zip Code	Telephone No.
1. Owner or Lessee	William Stone #42 8th St #4304 Charlestown, MA 02129	02129	338-319-8068
2. Contractor	Print Name: Fred CARNEY Signature: Fred Carney	Builder's License: CS 78857	Date: 3/11/11
3. Contact Person	Chris Grimes 33 Mags Ln, Nantucket, MA 02554	Date: 1/14/11	508-685-9100

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as this authorized agent and we agree to conform to all applicable laws of this jurisdiction.

Signature of applicant: *Chris Grimes* Address: 33 Mags Ln, Nantucket, MA 02554 Telephone #: 508-685-9100

6. PLAN REVIEW RECORD - For Office Use

Plans Review Required	HISTORIC DISTRICTS COMMISSION	ok	55855	1-2-11
SEPTIC				
SEWER		ok	4916	1-14-11
WATER WELL COMPLETION REPORT				
CONSERVATION COMMISSION				
FIRE CHIEF				
OVER-THE-ROAD (Board of Selectmen)				
ROAD OPENING PERMIT (DPW)				
PLUMBING				
ELECTRICAL				

DO NOT WRITE BELOW THIS LINE

7. VALIDATION

Building Permit Issued _____

Building Permit Fee \$222

Date of Issuance of Certificate of Occupancy _____

FOR DEPARTMENT USE ONLY

Use Group _____

Occupancy Load _____

Census No. 434

Approved by: *ADD BOB* 1-22-11
Building Commissioner

RECEIVED MAY 16 2011 NANTUCKET BUILDING DEPT

RECEIVED MAR 14 2011 NANTUCKET ZONING DEPT

247-12
3182012
BUILDING PERMIT NUMBER

APPLICATION FOR BUILDING PERMIT

IMPORTANT - Applicant to complete all items in Sections 1, 2, 3, 4, and 5

1. LOCATION OF BUILDING

OWNERS NAME (print): Stone, Bill
Last, First Middle Initial
8 Atlantic Ave, Nantucket, MA 02554
No. Street
Assessor's Map No. 55-18

2. TYPE AND COST OF BUILDING - All applicants complete Parts A-E

A. TYPE OF IMPROVEMENT	B. OWNERSHIP	D. DIMENSIONS
<input type="checkbox"/> New Building	<input checked="" type="checkbox"/> Private	Dimensions of Structure
<input type="checkbox"/> Addition	<input type="checkbox"/> Public	First Floor Area: 803 sq. ft.
<input checked="" type="checkbox"/> Alteration		Second Floor Area: 806 sq. ft.
<input type="checkbox"/> Repair, replacement		Third Floor Area: 1708 sq. ft.
<input checked="" type="checkbox"/> Demolition		Full Floor Area: 801 (FINISHED)
<input type="checkbox"/> Moving		+ DECK 137 sq. ft.

C. COST
TOTAL COST OF IMPROVEMENT: \$225,000

E. PROPOSED USE
Residential
 One Family
 Studio
 Two or more family - Enter number of units _____
 Hotel, Motel, Dormitory enter number of units _____
 Second Dwelling
 Garage
 Pool
 Other - Specify _____

Detail scope of work by floor & provide the square footages.
TOTAL = 2547 sq. ft.
1st floor Replacement, some new walls
2nd floor Replacement, some new walls
will add Basement (finished)
All new windows
(PARTIAL DEMO (RENOVATION))

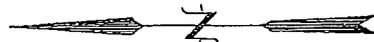
3. SELECTED CHARACTERISTICS OF BUILDING

F. PRINCIPLE TYPE OF FRAME	H. TYPE OF SEWAGE DISPOSAL	K. ACCESSORY HEAT SOURCE
<input checked="" type="checkbox"/> Wood frame	<input checked="" type="checkbox"/> Public	No. of fireplaces 0
<input type="checkbox"/> Other - Specify _____	<input type="checkbox"/> Private (septic tank, etc.)	No. of Wood Stoves 0
G. PRINCIPLE TYPE OF HEATING	I. TYPE OF WATER SUPPLY	Other GAS
<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Public	
<input type="checkbox"/> Oil	<input type="checkbox"/> Private (well)	
<input type="checkbox"/> Other - Specify _____	J. SMOKE DETECTORS	
	No. of Detectors per code	
	See Plan for Location	
		L. RESIDENTIAL BUILDINGS
		Number of Bedrooms 6
		Number of Bathrooms 3
		Full 3 Partial

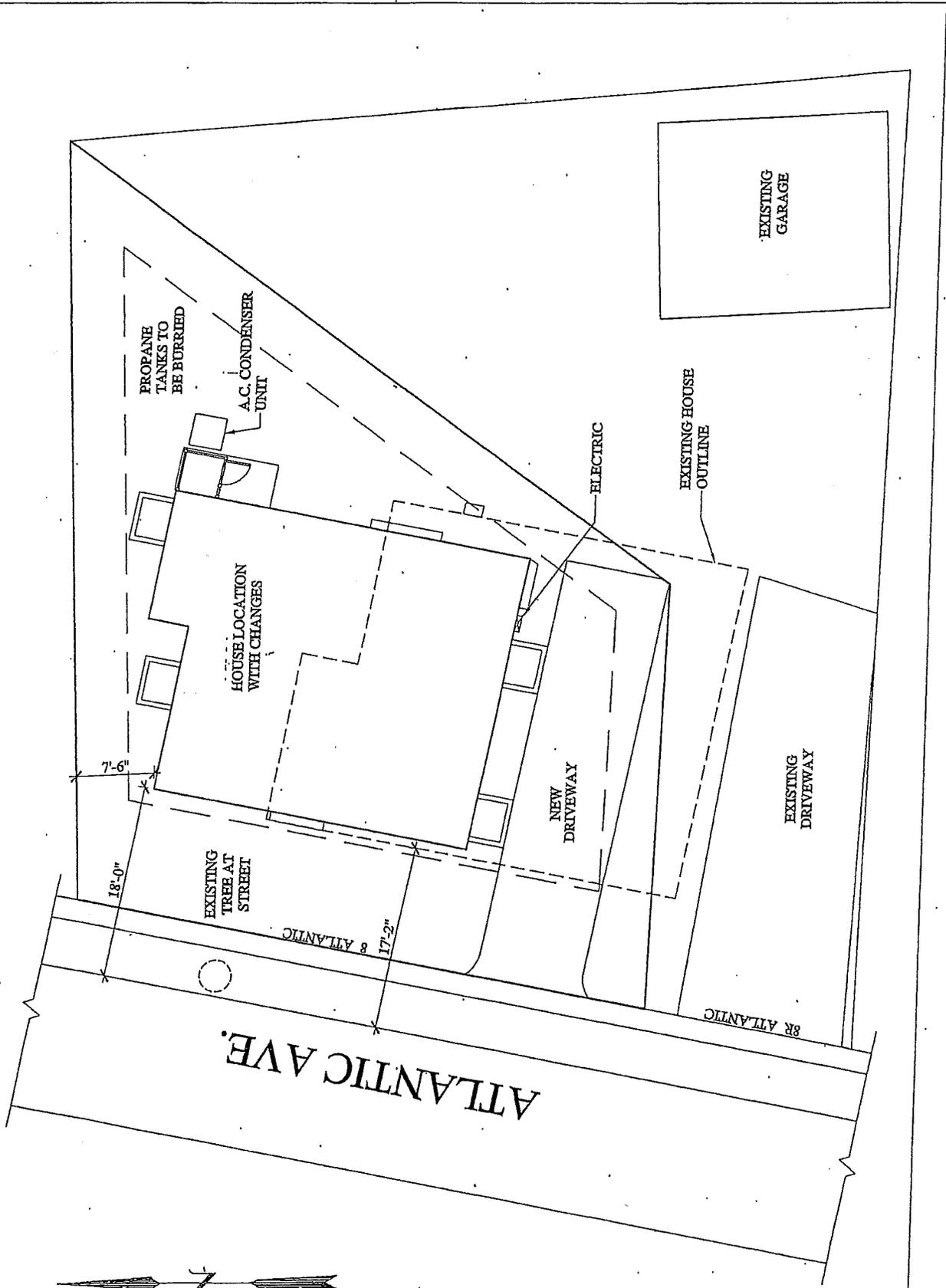
SITE PLAN

NOSCALE

B



11/2/11



✓
\$48.00

Town of Nantucket
Zoning Board of Appeals

RECEIVED
BOARD OF ASSESSORS
JAN 12 2016
TOWN OF
NANTUCKET, MA

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

PROPERTY OWNER... *William Stone II*
MAILING ADDRESS... *42 Eight St. Apt. 5303 Charlestown, MA*
PROPERTY LOCATION... *8 Atlantic Avenue* *02129*
ASSESSOR MAP/PARCEL... *55 18*
SUBMITTED BY... *CCRPC - Vanessa*

SEE ATTACHED PAGES

I certify that the foregoing is a list of all persons who are owners of abutting property, owners of land directly opposite on any public or private street or way; and abutters of the abutters and all other land owners within 300 feet of the property line of owner's property, as they appear on the most recent applicable tax list (M.G.L. c. 40A, Section 11 and Zoning Code Chapter 40A, Section 139-29B (2)).

1-12-2016
DATE

Julia M. Langman
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

ABBUYERS LISTING
NANTUCKET, MA

Map	Block	Lot	Unit	Owner's Name	Co Owner's Name	Address	City	ST Zip	Parcel Location
55		8		MCGRADY PATRICIA F		17 ATLANTIC AVE	NANTUCKET	MA 02554	17 ATLANTIC AV
55		8	1	MCGRADY JOHN F JR		17 ATLANTIC AVE	NANTUCKET	MA 02554	18 W YORK LN
55		8	2	MCGRADY PATRICIA F TR		17 ATLANTIC AVE	NANTUCKET	MA 02554	16 W YORK LN
55		8	3	MCGRADY PATRICIA L	PAT & JACK REALTY TRUST	14 WEST YORK LANE	NANTUCKET	MA 02554	14 W YORK LN
55		8	4	MCGRADY PAMELA F ETAL		17 ATLANTIC AVENUE	NANTUCKET	MA 02554	15 ATLANTIC AV
55		9		GARRISON LUCINDA B		12 W YORK LN	NANTUCKET	MA 02554	13 ATLANTIC AV
55		9	1	HART CHARLES W		44 PUNCH BOWL DR	NANTUCKET	MA 02554	12 W YORK LN
55		10		EMERLING FRANK G & JEAN S		33 UPPER HOLLOW RD	FALMOUTH	MA 02540	10 W YORK LN
55		11		MAISON CHARLOTTE LOUISA	STILLWATERS NOMINEE TRUST	PO BOX 297	STOWE	VT 05672-4519	11 ATLANTIC AV
55		12		WAYLAND DANIEL SNELL TRST ETAL		PO BOX 2805	NANTUCKET	MA 02554	8 W YORK LN
55		13		SEADLIST RICHARD A & CLAIRE H TRST		1713 GREENWAY DR	NANTUCKET	MA 02554	9 ATLANTIC AV
55		14		CAREY PETER O & ELIZABETH K		CONCORD	FREDERICKSBURG	VA 22041	6 W YORK LN
55		15		THOMAS BARBARA T	C/O MCGILLIN MARGARET M & FRANCIS X	68 CONCORD TURNPIKE	CONCORD	MA 01742	7 ATLANTIC AV
55		16		ROBERTS LOUIS E & MARIA-LUISA		85 CEDAR TERR	MILTON	MA 02186	6 ATLANTIC AV
55		17		GLIDDEN JESSIE M TRST	47 PLEASANT ST REALTY TRST	37 CENTER STREET	NANTUCKET	MA 02554	47 PLEASANT ST
55		17	1	PREVETE RAYMOND & LORRAINE TRST	PREVETE NOMINEE TRUST	813 EBLE MOON BAY DRIVE	CROTON	NY 10520	47 PLEASANT ST
55		17	2	OLIVER LESLIE A		1093 CHESTNUT ST	NEWTON	MA 02464	47- PLEASANT ST
55		18		STONE WILLIAM J II		42 EIGHTH ST APT 5302	CHARLESTOWN	MA 02129	8 ATLANTIC AV
55		19		MOONSTRUCK LLC		35 ALDEN ROAD	SWAMPSCOTT	MA 01907	49 PLEASANT ST
55		20	1	PALERMO JOHN J & JULIE A		8 HILLSIDE ROAD	BOXFORD	MA 01921	49A PLEASANT ST
55		21		PERRY MANUEL J JR &		10 ATLANTIC AVE	NANTUCKET	MA 02554	10 ATLANTIC AV
55		22		BUTLER LINDSEY	MARK S & LOPEZ VIRGINIA F	12 ATLANTIC AV	NANTUCKET	MA 02554	12 ATLANTIC AV
55		23		GALSCHNEIDER PAUL		P O BOX 576	NANTUCKET	MA 02554	14 ATLANTIC AV
55		24		16 ATLANTIC AVE LLC		49 LINDA CT	NANTUCKET	MA 02554	16 ATLANTIC AV
55		24	1	KAY ANNIE B		PO BOX 1555	NANTUCKET	MA 02554	18 ATLANTIC AV #1
55		24	2	SHERAN THOMAS TR		920 HAVEN AVE	OCEAN CITY	NJ 08226	4 GARDNER PERRY LN
55		29		WILSON C LEO & DONNA N		PO BOX 2951	NANTUCKET	MA 02584	53 PLEASANT ST
55		30		OROURKE PAUL M & ELIZABETH O		120 FAIRWAY ROAD	CHESTNUT HILL	MA 02467	7 GARDNER PERRY LN
55		32	1	MASON WALTERIEL S		3711 SAN FILIPE R D # 8H	HOUSTON	TX 77027	5 GARDNER PERRY LN
55		32	2	5 GARDNER PERRY LANE LLC		920 HAVEN AVE	OCEAN CITY	NO 08226	3 GARDNER PERRY LN
55		32	3	WILSON CHARLES LEO & DONNA N		5125 CHEVY CHASE PARKWAY	WASHINGTON	DC 20008	51 PLEASANT ST
55		32	4	LURIE DEAN KEVIN & MICHELE B		20 ROWES WAREH TWN HSE 1	BOSTON	MA 02110	1 GARDNER PERRY LN
55		33		NANTUCKET ART HOUSE LLC		1825 TOWNSHIP LINE RD	BLADE BELL	PA 19422	2 GARDNER PERRY LN
55		41		BALDASSANO WILLIAM V & BONNIE		60 PLEASANT ST	NANTUCKET	MA 02554	60 PLEASANT ST
55		42		MURPHY KAREN L		BOX 1829	NANTUCKET	MA 02554	17 NEW ST
55		43	1	GRENNAN EDWARD S JR ETAL	C/O REPO PRODUCTS	4485 ATLANTA RD	SMYRNA	GA 30080	13 NEW ST
55		43	2	FELDBERG ELAINE Z		318 SPEAR STREET #5L	SAN FRANCISCO	CA 94105	14 WARREN ST
55		43	3	FARRENKOPF AMY M		87 MILLIS RD	NORTH SALEM	NY 10560-2300	16 WARREN ST
55		44		WARSAW HARRIS & SUSAN S		ONE LAVRELL STREET	CHARLESTOWN	MA 02129	26 NEW ST
55		44		GROVES LINDA J		131 EAST 66TH STREET	NEW YORK	NY 10021	22 NEW ST
55		45		ULM FAMILY 2012 GST TRUST		5 W YORK LN	NANTUCKET	MA 02554	5 W YORK LN
55		323		CAMPBELL ERNEST W & HANNEKE		3 W YORK LN	NANTUCKET	MA 02554	3 W YORK LN
55		324		CAMPBELL SHELBY C		3 W YORK LN	NANTUCKET	MA 02554	7 W YORK LN
55		325		CAMPBELL SHELBY C		84 LIBERTY ST	WESTMOUTH	MA 02554	9 W YORK LN
55		326		DELUZE KENNETH A & FERNANDES MARY T	NANTUCKET TRUST				

1/12/2016 12:20:53 PM

1620 CAPITAL, LLC

25 BROADWAY

FILE No. 06-16

FEB 1 2016 PM 1:30

PAID
PAID PAID
JAN 19 2016
BY: 29266 \$450 ds

Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

**TOWN OF NANTUCKET
BOARD OF APPEALS
NANTUCKET, MA 02554**

Zoning Board of Appeals
JAN 19 2016
RECEIVED

APPLICATION

Fee: \$450.00

File No. 06-16

Owner's name(s): **1620 Capital, LLC**

Mailing address: **579 Washington Street, Whitman, MA 02382**

Phone Number: 508-228-0771

E-Mail: John@gliddenandglidden.com

Applicant's name(s): **Same**

Mailing Address:

Phone Number: 508-228-0771

E-Mail: John@gliddenandglidden.com

Locus Address: **25 Broadway, 'Sconset**

Assessor's Map/Parcel: **73.1.3/108**

~~Land Court Plan/Plan Book & Page/Plan File No.:~~ **N/A**

Deed Reference/Certificate of Title: **Book 1489, Page 190** Zoning District: **SOH**

Uses on Lot- Commercial: **No** Yes (describe) _____

Residential: Number of dwellings: **1** Duplex X Apartments _____

Date of Structure(s): **Pre-1972**

Building Permit Numbers:

Previous Zoning Board Application Numbers: **N/A**

State below or attach a separate addendum of specific special permits or variance relief applying for:

I certify that the information contained herein is substantially complete and true to the best of my knowledge, under the pains and penalties of perjury.

SIGNATURE: _____ Owner*

SIGNATURE: _____
Applicant/Attorney/Agent*

*If an Attorney or other Agent is representing the Owner or the Applicant, please provide a signed proof of agency.

OFFICE USE ONLY

Application received on: __/__/__ By: _____ Complete: _____ Need Copies: _____
Filed with Town Clerk: __/__/__ Planning Board: __/__/__ Building Dept.: __/__/__ By: _____
Fee deposited with Town Treasurer: __/__/__ By: _____ Waiver requested: _____
Granted: __/__/__ Hearing notice posted with Town Clerk: __/__/__ Mailed: __/__/__
I&M: __/__/__ & __/__/__ Hearing(s) held on: __/__/__ Opened on: __/__/__
Continued to: __/__/__ Withdrawn: __/__/__ Decision Due By: __/__/__
Made: __/__/__ Filed w/Town Clerk: __/__/__ Mailed: __/__/__

Exhibit A

The Owner/Applicant, 1620 Capital, LLC (hereinafter referred to as "1620") is the owner of 25 Broadway, 'Sconset ("the Premises") by virtue of a Deed recorded in Book 1489, Page 190. Applicant is requesting Special Permit relief pursuant to Nantucket Zoning Bylaw Section 139-33.A.(1)(a) to alter a preexisting nonconforming structure.

The Premises, and pre-existing nonconforming duplex thereon, is nonconforming with respect to lot area, setbacks, ground cover ratio, and use. The lot, a lot of record, is undersized for the 'Sconset Old Historic ("SOH") zoning district, having a lot size of 1,803 square feet in a zoning district that requires a minimum lot size of 5,000 square feet. However, because the lot is a lot of record, the undersized lot is grandfathered and has preexisting nonconforming status with respect to the intensity regulations of the Nantucket Zoning Bylaw.

The structure upon the Premises, a pre-existing nonconforming duplex with approximately 1,085 square feet of ground cover, is nonconforming with respect to side and rear yard setbacks. The structure is sited approximately 0.5 feet from the northerly side yard lot line, 0.9 feet from the easterly rear yard lot line, and 0.6 from the southerly side yard lot line in a district that requires a five (5) foot rear and side yard setback. The structure has a ground cover ratio of approximately 60.2% in a district that requires a maximum ground cover ratio of 50%. The structure is also a duplex and is a validly grandfathered two-family residence. However, since duplexes are not allowed in SOH zoning, this use is considered nonconforming as well. Said use was in existence since before the adoption of the Zoning Bylaw. The structure has been sited in its present location since prior to the adoption of the Zoning Bylaw and the setback and ground cover violations thereon are considered grandfathered and have preexisting nonconforming status with respect to the intensity regulations of the Nantucket Zoning Bylaw.

The Applicant proposes to alter the structure by lifting the structure to place a new foundation beneath the existing footprint and by adding two second floor dormers to the West elevation, adding a dormer to the second floor and extending the existing one-story entry to two stories along the East elevation. As a result, the footprint will not change, however, the height of the structure will increase from 20 feet to 21 feet at its highest point. Said alterations have been approved by virtue of Historic District Commission Certificate of Appropriateness No. 65026.

Therefore, because the proposed alteration does not increase the nonconforming nature of the lot or structure because the lot area, ground cover ratio, and setback intrusions are not affected as a result of the proposed alteration, nor is the duplex use, the proposed alteration will not be substantially more detrimental to the neighborhood than the existing nonconforming structure and Special Permit relief may be granted relief may be granted to allow the Applicant to alter the preexisting nonconforming structure in accordance with Historic District Commission Certificate of Appropriateness No. 65026

by adding the new foundation, increasing the height from 20 feet to 21 feet, adding dormers, and extending the one-story entry to two stories.



Property Information

Property ID 73.1.3.108
Location 25 BROADWAY
Owner WELTON CHARLES E TRST

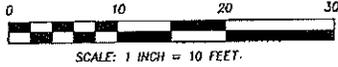


**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

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

Parcels updated December, 2014
 Properties updated January, 2015

PLAN NO. 22, PAGE 81



SCALE: 1 INCH = 10 FEET.

ZONING CLASSIFICATION: SOH

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

EXISTING GROUND COVER RATIO = 60.2 %

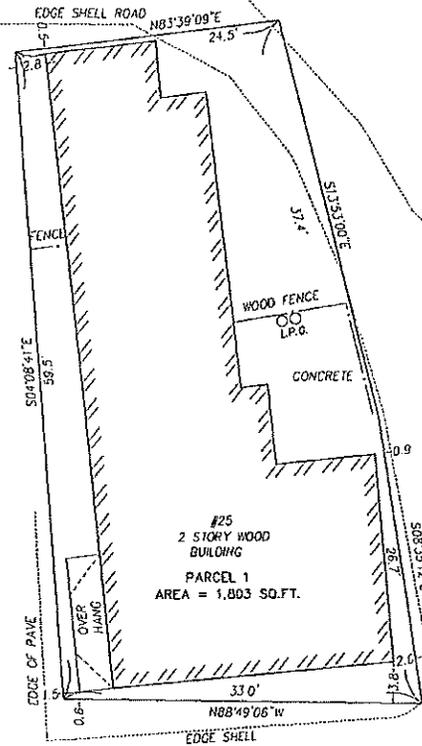
I CERTIFY THAT THE BUILDING IS
LOCATED AS SHOWN HEREON AND
THAT THE PROPERTY IS IN ZONE "X"
AS SHOWN ON F.I.R.M. 25019CD114G

JOSEPH MARCKLINGER P.L.S.

FOR MORTGAGE PLOT PLAN PURPOSES ONLY

BROADWAY

MARION STREET



FRONT STREET

TUCKER STREET
(WAY)

MORTGAGE PLOT PLAN
NANTUCKET, MA.

(NANTUCKET COUNTY)

SCALE 1 IN. = 10 FT

25 BROADWAY

JUNE 28, 2015

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

PLAN FILE: 29-B DEED BOOK 963, PAGE 14
ASSESSORS MAP 73.1.3, PARCEL 108
OWNER: FAITH SULLIVAN, TRUSTEE WELTON FAMILY NOMINEE TRUST
PREPARED FOR: 1620 CAPITOL LLC

CERTIFICATE NO: 65026

DATE ISSUED: 11/12/15

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°: 4313 PARCEL N°: 108
Street & Number of Proposed Work: 25 BROADWAY, SCITUSET, MA
Owner of record: 1020 CAPITAL, LLC
Mailing Address: 525 WASHINGTON STREET
WHITMAN, MA 02882
Contact Phone #: 781-635-4601 E-mail: GEORGE.VANATERS@COMCAST.NET

AGENT INFORMATION (if applicable)

Name: NAUTUCKET ARCHITECTURE GROUP
Mailing Address: STEVIE @ NAUTUCKETARCHITECTURE.COM
1 WEST CREEK ROAD
Contact Phone #: 508 223 5623 E-mail:

FOR OFFICE USE ONLY
Date application received: 11/12/15 Fee Paid: \$ 201.10
Must be acted on by: 11/28/15
Extended to:
Approved: [Signature] Disapproved:
Chairman: [Signature]
Member: [Signature]
Member: [Signature]
Member: [Signature]
Notes - Comments - Restrictions - Conditions
E - 1st - 2nd Floor - call EXIST WOODEN
N - 1st - call WOODEN STAIRS - EXISTING
W - 2nd Floor Bay - call STAIR CENTER

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 RENOVATION
Size of Structure or Addition: Length: 58'-6 1/2" Sq. Footage 1st floor: 995 sq/ft Decks/Patio: Size: 1st floor 2nd floor
Width: 29'-3/4" Sq. Footage 2nd floor: 1016 sq/ft Size: 1st floor 2nd floor
Sq. Footage 3rd floor:
Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0
Height of ridge above final finish grade: North 21'-0" South 21'-0" East 21'-0" West 21'-0"

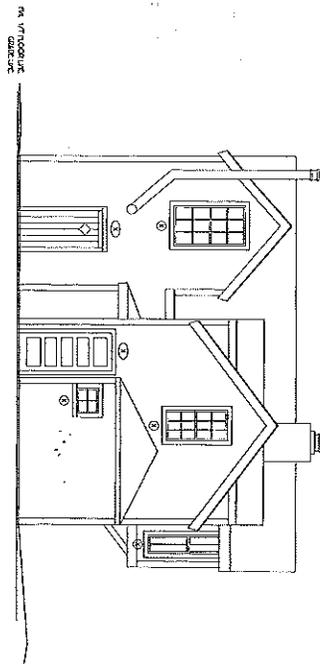
Additional Remarks
Historic Name: The Hope Chest REVISIONS: 1. East Elevation ADD A DORNER / DOOR AND WINDOW CHANGES
Original Date: 1880 (describe) 2. South Elevation ADD A WINDOW / ORIGINAL BARKETS AND SKRTERS
Original Builder: 3. West Elevation ADD TWO DORLERS AND EXTENDED EXISTING 1 STORY -> 2 STORY
Is there an HDC survey form for this building attached? Yes N/A 4. North Elevation WINDOW CHANGES, ADD EXTENDED EX. 1 STORY TO 2 STORY
*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

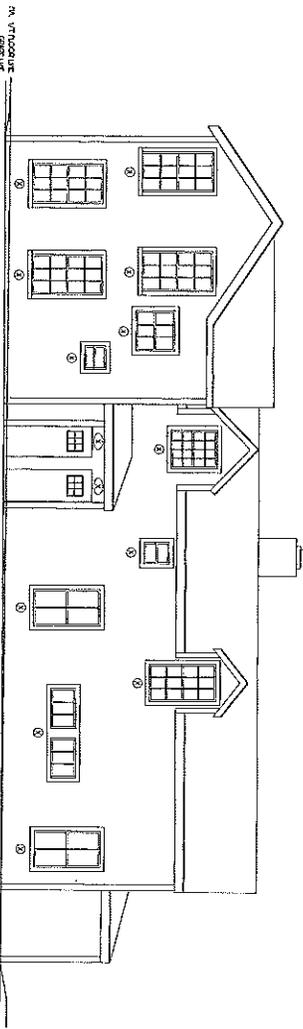
Foundation: Height Exposed 9" Block Block Parged Brick (type) Poured Concrete Piers
Masonry Chimney: Block Parged Brick (type) EXIST Other
Roof Pitch: Main Mass 1/12 Secondary Mass 1/12 Dormer 1/12 Other
Roofing material: Asphalt 3-Tab Architectural
 Wood (Type: Red Cedar, White Cedar, Shakes, etc.)
Skylights (flat only): Manufacturer NA 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 EX Rake EX Soffit (Overhang) EX Corner boards EX Frieze
Window Casing 5/4 x 4 Door Frame 5/4 x 4 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 NA Material _____
Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.
COLORS
Sidewall NAT TO WOOD Clapboard (if applicable) _____ Roof NAT TO WOOD
Trim NAT TO CEDAR Sash NAT TO CEDAR Doors COTTAGE RED
Deck _____ Foundation _____ Fence _____ Shutters _____
* Attach manufacturer's color samples if color is not from HDC approval list.

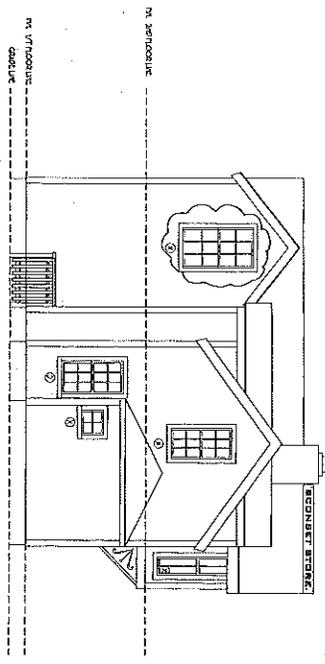
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.
Date 11/15/15 Signature of owner of record [Signature] Signed under penalties of perjury



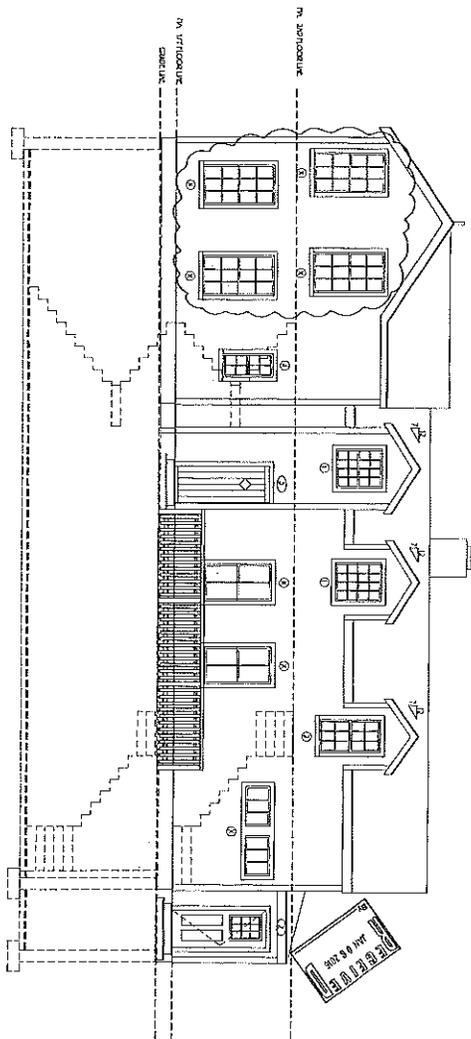
13 EXISTING NORTH ELEVATION
SCALE 1/4" = 1'-0"



15 EXISTING EAST ELEVATION
SCALE 1/4" = 1'-0"



14 PROPOSED NORTH ELEVATION
SCALE 1/4" = 1'-0"



16 PROPOSED EAST ELEVATION
SCALE 1/4" = 1'-0"

APPROVED
E-2 2017 18123
NANTUCKET ARCHITECTURE GROUP LTD.
11/15/17 10:28 AM

PREPARED
DATE 08/18/17

HDC 4

REVISIONS FOR:
1020 CAPITAL LLC
25 BROADWAY, NANTUCKET, MA
MAP: 73.1.3 PARCEL 108

REVISIONS FOR:
1020 CAPITAL LLC
25 BROADWAY, NANTUCKET, MA
MAP: 73.1.3 PARCEL 108

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NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

10.00

Town of Nantucket
Zoning Board of Appeals

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

PROPERTY OWNER..... 1600 Capital, LLC

MAILING ADDRESS..... 579 Washington Street, Whitman, MA 02382

PROPERTY LOCATION..... 25 Broadway, Siasconnet

ASSESSOR MAP/PARCEL..... 73.1.3/108

SUBMITTED BY..... Glidden + Glidden P.C.

SEE ATTACHED PAGES

I certify that the foregoing is a list of all persons who are owners of abutting property, owners of land directly opposite on any public or private street or way; and abutters of the abutters and all other land owners within 300 feet of the property line of owner's property, as they appear on the most recent applicable tax list (M.G.L. c. 40A, Section 11 and Zoning Code Chapter 40A, Section 139-29B (2)).

1-12-16
DATE


ASSESSOR'S OFFICE
TOWN OF NANTUCKET

ABBUTERS LISTING
NANTUCKET, MA

Map	Block	Lot	Unit	Owner's Name	Co Owner's Name	Address	City	ST Zip	Parcel Location
7313		5	3	DEHEART SUZANNE LIFE ESTATE		PO BOX 34	STASCONSET	MA 02564	31 SHELL ST
7313		5	4	GREENE F E WADE TR	WADE COTTAGES NOMINEE TR	35 CHARLES ST	NEW YORK	NY 10014	33 SHELL ST
7313		5	5	GREENE F E WADE TR	WADE COTTAGES NOMINEE TR	35 CHARLES ST	NEW YORK	NY 10014	37 SHELL ST
7313		5	6	GREENE F E WADE TR	WADE COTTAGES NOMINEE TR	35 CHARLES ST	NEW YORK	NY 10014	35 SHELL ST
7313		5	7	HAKES THOMAS B & ELLEN H		18 PRIAR TUCK CT	SUNMIT	NJ 04901	27 SHELL ST
7313		35		ONE NEW STREET REALTY TRUST		111 OXFORD ROAD	KENILWORTH	IL 60043-1206	1 NEW SIAS ST
7313		41		GIFFEN JAMES O JR & ROBERTA		201 LAKE VIEW AVE	CAMBRIDGE	MA 02138	7 KING ST
7313		42		FREEDLAND KURT R & NINA M		7807 HIGH STAR	HOUSTON	TX 77036	26 SHELL ST
7313		43		TWENTY EIGHT SHELL ST LLC		PO BOX 715	FOXBORO	MA 02035	28 SHELL ST
7313		44	1	FREDLAND MARK & C PETER	C/O WILLIAM BELCHICK	PO BOX 145	STASCONSET	MA 02564	32 SHELL ST
7313		44	3	MOSS JACQUELINE C	C/O CIBC	30 EUCLID AVENUE	TORONTO ONTAR	M6J 2J6	36 SHELL ST
7313		46		HOLLAND CHRISTOPHER F & LINDA S TRS	WHALE SPRAY NOM TRUST	BOX D14	STASCONSET	MA 02564	29 BROADWAY
7313		47		LUSSIER SYLVIA C		PO BOX 948	MIDDLEBURY	CT 06762	36 CODFISH PARK RD
7313		48		BENK PAUL & LAURI L		34 OYSHER POINT	WARREN	RI 02885	8 N GULLY RD
7313		49		RAY ALEXANDER & DOWNING DIANE		PO BOX 581	ASHLAND	NH 03217	29 BANK ST
7313		50		MORELL ALAN A & JANET CHURCHILL		PO BOX 189	STASCONSET	MA 02564	27 BANK ST
7313		51		COMPITELLO MICHAEL L & JEANNE		72 OLD FIELD RD	SETAUKET	NY 11733	25 BANK ST
7313		52		SANTARELLI PHILIP J		200 W WASHINGTON SQ APT	PHILADELPHIA	PA 19106	23R BANK ST
7313		53		REISKIN ROBERT		44 GLEBE PLACE	LONDON ENGLAND	SW3 5JE	34 CODFISH PARK RD
7313		54		WILSON-GODEAU JOAN R TR		PO BOX 713	STASCONSET	MA 02564	32 CODFISH PARK RD
7313		55		23 BANK STREET LLC		GENERAL DELIVERY	STASCONSET	MA 02564	23 BANK ST
7313		56		SAYNOR CATHERINE O TRUSTEE	SAYNOR 2003 DECLARATION OF TRST	P O BOX 479	STASCONSET	MA 02564	30 CODFISH PARK RD
7313		57		CAVEDON SUZANNE F		22 LAWRENCE STREET	BOSTON	MA 02116	21 BANK ST
7313		58		GRAHAM KENNETH A	3811 WEST CHESTER PIKE	BLDG 2 SUITE 100	NEWTON SQUARE	PA 19073	7 JACKSON ST
7313		60		WELLINGTON MARGARET TRST	WELLINGTON NOM TRUST	3770 LEONARD COVE LN	TRAPPE	MD 21693	19 BANK ST
7313		61		HAAS FRANCES & REITMAN DOLORES		11 DORCHESTER ST # 1	QUINCY	MA 02171	8 JACKSON ST
7313		61	1	RETTMAN DOLORES A		6 HELEN DRIVE	CANTON	MA 02021	8 JACKSON ST #1
7313		61	2	HAAS FRANCES J	C/O GRAHAM KENNETH A & NICOLA O	415 VALLEY PARK ROAD	PHOENIXVILLE	PA 19460	6 JACKSON ST #2
7313		62		SUTTON PETER & MARY LYNN		655 NORTH STREET	RYE	NY 10580	15 BANK ST
7313		64		NORMANDIN JAMES & ANNMARIE		1967 SPANISH OAKS DR SOUT	PALM HARBOR	FL 34683	7 FAWCETT WY
7313		65		KING FRANCES M TRST	C/O KING FRANCES M TRUSTEE	16333 CHAGRIN BOULEVARD	SHAKER HEIGHTS	OH 44120	26 CODFISH PARK RD
7313		66		DAMICO CHRISTINE & MAZZA JOHN		956 IRON BRIDGE RD	ASHBURY	NJ 08802	24 CODFISH PARK RD
7313		67		TOREBY DARIUS TRST	JUSO REALTY TRUST	31 STRICKLAND RD	COS COB	CT 06807	11 BANK ST
7313		68		CLARK LAURANCE R		79 PLEASANT STREET	MARBLEHEAD	MA 01945	13 BANK ST
7313		71		BROADWAY LLC	C/O F PETER CONRATY JR	PO BOX 551	WILMINGTON	DE 19899	11 BROADWAY
7313		75		DARLING BOYD DICKINSON &	C/O DARLING BOYD	3403 WOODCUTTERS WY	AUSTIN	TX 78746	10 BROADWAY
7313		76		ARVAY KATHY L		5 BLACHLEY CIRCLE	MENDHAM	NJ 07945	8 CENTER SIAS ST
7313		78		ARVAY KATHY L		5 BLACHLEY CIRCLE	MENDHAM	NJ 07945	3 FOLGERS CT
7313		79		SCONSET HOLDINGS LLC		65 COMMERCIAL WHF EAST	BOSTON	MA 02110	5 FOLGERS CT
7313		80		WILLSCHLEGER ARTHUR J JR & CAR		11872 S.E. VILLAGE DRIVE	TEQUESTA	FL 33469-1730	12 SHELL ST
7313		81		HEYDA DONALD W & KATHRYN J		378 DAVIS ROAD	BEDFORD	MA 01730	14 SHELL ST
7313		82		WARD MARY EMMA H		10 GEORGE ST	RIVERSIDE	CT 06878	6 FOLGERS, CT
7313		83		GUSTAFSON DALTON TRST	C/O ORR NANNETTE	16 HOLLY HILL LN	KATONAH	NY 10536	16 SHELL ST
7313		84		BRESCHER JESSIE M TRST	J A REINDEL TRUST	37 CENTER STREET	NANTUCKET	MA 02554	20 SHELL ST
7313		85		BRESCHER JESSIE M TRST	JOHN A & HELEN B REINDEL TRUST	PO BOX 395	STASCONSET	MA 02564	18 SHELL ST
7313		86		PACIFIC COAST RESIDENCES THREE LLC		100 PINE STREET	SAN FRANCISCO	CA 94111	6 KING ST

ABBUTTERS LISTING
NANTUCKET, MA

Map	Block	Lot	Unit	Owner's Name	Co Owner's Name	Address	City	ST Zip	Parcel Location
7313		87		WEINMAN RHODA H & MCLAUGHLIN	JOSEPH J	FO BOX 1365	NANTUCKET	MA 02554	4 KING ST
7313		88		ORLEN JENNIFER ETAL		41 ALCINA AVE	TORONTO	CA . M662E7	2 KING ST
7313		89		TEVEBAUGH CONSTANCE B & TRST ETAL		117 COUNTRY CLUB DRIVE	OXFORD	CT 06478	25 SHELL ST
7313		90		MOORE W W JR		P O BOX 7012	STASCONSET	MA 02564	26 BROADWAY
7313		91		WHITNEY JOHN R & SUSAN M TRST		PO BOX 187	ROXBURY	CT 06783	27 BROADWAY
7313		92		DORN ELIZABETH GRIGGS ETAL	C/O YANCY BELINDA	3 TOPAZ CIRCLE	NANTUCKET	MA 02554	23 FRONT ST
7313		93		DORN ELIZABETH GRIGGS ETAL	C/O YANCY BELINDA	3 TOPAZ CIRCLE	NANTUCKET	MA 02554	23 FRONT ST
7313		94		BALLOU FREDERICK D & JANET D		LINCOLN ROAD	SUDBURY	MA 01776	21 FRONT ST
7313		95		READE ARTHUR I JR TRST	C/O JOAN BINGHAM	39 EAST 79TH STREET APT	NEW YORK	NY 10075	19 FRONT ST
7313		97		GULLS WING LLC		11 BENNINGTON COURT	TENAFLY	NJ 07670	15 FRONT ST
7313		98		OCONNELL MARY G		28 GARDEN ST	BOSTON	MA 02114	13 FRONT ST
7313		99		ARVAY JOSEPH M & KATHY L		5 BLACHLEY COURT	MENDHAM	NJ 07945	11 FRONT ST
7313		100		SOEDER LISA P		PO BOX 878	STASCONSET	MA 02564	13 BROADWAY
7313		101		MAYER LESLIE PLANT		46 SOUTH PLEASANT ST	HINGHAM	MA 02043	14 BROADWAY
7313		102		PETTY DIANE I DE LOES	15, CH. LOUIS-DEGALLIER	1290 VERSOIX	SWITZERLAND		10 CENTER STAS ST
7313		103		WELLSCHLEGER ARTHUR J JR & CAROL		11872 SOUTH EAST VILLAGE	TRQUESTA	FL 33469	12 CENTER STAS ST
7313		104		LAWRASON JOCK DUNCAN		P O BOX 954	STASCONSET	MA 02564	14 CENTER STAS ST
7313		105		WOODHEAD WARD M TRUSTEE	WARD M WOODHEAD 1981 TRUST	341 ROSEWOOD AVE	WINNETKA	IL 60093	18 CENTER STAS ST
7313		106		LOCOUTURE JOHN E REV LIVING TRUST		1152 SOUTH KINGS DRIVE	CHARLOTTE	NC 28210	20 CENTER STAS ST
7313		107		HILL GEORGE J III & VIRGINIA D		188 VILLAGE AVE	DEDHAM	MA 02026	24 BROADWAY
7313		108		WELTON CHARLES E TRST		579 WASHINGTON ST	WHITMAN	MA 02382	25 BROADWAY
7313		109		MOYER CAROL		23 FILPERSHIRE LN	SIMSBURY	CT 06092	23 BROADWAY
7313		110		LICHTMAN JEFFREY A & HORN SHARON		1600 PARKER AVE	FORT LEE	NJ 07024	21 BROADWAY
7313		111		EAST DOMINIC M & CATHERINE A		8 CEDAR STREET	CHARLESTOWN	MA 02129	19 BROADWAY
7313		112		FARLEY ROBERT B ETAL		223 PEMBROKE ST	PEMBROKE	NH 03275	17 BROADWAY
7313		113		PINE DONALD W	C/O MALETTA ANNE	60 BUTTERNUT HOLLOW	GREENWICH	CT 06830	15 BROADWAY
7313		114		KROGH PETER F	MARTIN BOX TRUST	PO BOX 351	STASCONSET	MA 02564	16 BROADWAY
7313		115		STRONG HELEN M & CARTER		5 CHALFONT CT	BETHESDA	MD 20816	18 BROADWAY
7313		116		HUBBS GEORGE J TRUSTEE	AFH NANTUCKET QPRT FAMILY TR	13 MARSH TOWER LANE	SAVANNAH	GA 31411	20 BROADWAY
7313		117		LILLEGREEN BRUCE W	C/O REGAR ANNE N TRST ETAL	405 WARREN AVENUE	BALTIMORE	MD 21230	22 BROADWAY
7313		119		NANTUCKET COUNTY OF		16 BROAD ST	NANTUCKET	MA 02554	10 N GULLY RD
7313		121		GREENE F E WADE TR	WADE COTTAGES NOMINEE TR	35 CHARLES ST	NEW YORK	NY 10014	OFF N GULLY RD
7313		122		GREENE F E WADE TR	WADE COTTAGES NOMINEE TR	35 CHARLES ST	NEW YORK	NY 10014	OFF N GULLY RD
7313		123		GREENE F E WADE TR	WADE GREENE COTTAGES NOMINEE T	35 CHARLES ST	NEW YORK	NY 10014	7 N GULLY RD

LETTERS

From: [Linda Holland](#)
To: [Eleanor Antonietti](#)
Subject: 25 Broadway, ZBA
Date: Saturday, January 30, 2016 11:57:39 AM

January 30, 2016

Nantucket Zoning Board of Appeals

1620 Capital, llc, File No. 06-16

25 Broadway, Siasconset

Dear Board Members:

We reside at 29 Broadway, 2 doors away from 25 Broadway and are very concerned about this project. We commend the applicant for recognizing the historic character of The Hope Chest and acting to restore it and we also appreciate the concern of the HDC in their review and approval of the design.

Now we hope that you can support the current residents who will have to deal with the construction to come. The building covers the entire lot and has many nonconformities. To raise the structure Front Street, just 8' to 9' wide, will have to be closed for weeks or months. Broadway will be closed also as there is no place for workers and trucks on the property. Also, all residents on both these streets park their cars on Broadway as there is no off street parking. We hope that you will prohibit construction during the summer. There is a president for this.

There are 5 houses occupied year-round on Broadway, and these owners will be inconvenienced. There are also 2 Front Street houses kept heated and used frequently during the off-season.

Definitely of greater concern is the fact that the sewer line for the area runs down Front Street. The line is old and was broken and replaced by the town during the summer of 2014, and also several years earlier. We worry that to dig the foundation hole will endanger the operating sewer line. Perhaps you can require special precautions to protect service for us all? Hopefully this service will never be discontinued. The water line also runs down Front Street. Ditto the above thoughts.

Thank you for your attention to this sensitive project.

Sincerely

Christopher F. & Linda S. Holland

From: [Joan Bingham](#)
To: [Eleanor Antonietti](#)
Subject: 25 Broadway Assesor"s Map 73.1.3 as Parcel 108
Date: Monday, February 01, 2016 3:24:41 PM

Dear Members of the Zoning Board of Appeals,

I am Joan Bingham and live at 19 Front Street, catty-corner across from the property under consideration—25 Broadway. The structure sits on all the property it owns; there is no free land on either side of it. In other words, so as to not trespass on property owned by neighbors, the construction would have to be approached from the street. Lifting up the existing structure to dig a big hole for a basement would most likely have to be done from the Street. It would impact sewage. Other unforeseen problems will certainly occur.

If there is no way to stop this folly, construction must be done in late fall and winter. I hope you will very seriously consider aborting this entire endeavor.

Sincerely yours,
Joan Bingham

Nantucket Zoning Board of Appeals

Fax # 508-228-7298

Re: Special Permit relief – Alterations at 25 Broadway



This letter is with regard to the work proposed on “Hope Chest” 25 Broadway in Siasconset. We own the property next door at 23 Broadway “Eagle Cottage” and live there from early April until the end of November. We fully understand and support work that will extend the life of the old houses on Broadway. We are concerned about the timing of the proposed work since the “lifting the structure to install a new foundation” can be very disruptive to the area. We hope that consideration is given to the timing of such work and that it not be done from mid-April until October. Not only would such work be very noisy, it would pose a potential danger to both adults and, more importantly, children. In addition, parking is very limited on the north end of Broadway since the street accommodates cars from Front Street as well as Broadway. Taking away parking during the season would be a serious problem for homeowners.

While we assume Front Street would be closed for some period, this closure is not as important as the potential issue with the sewer lines which are under Front Street and which were damaged and repaired two summers ago. The term “fragile” was used to describe the lines and we assume that extra care will be taken to ensure that there is no additional damage.

It is also noted that due to the foundation work the building will be raised by one foot from its current height. Since the building has sunk over the years this should not be a problem as long as the final position is not greater than street level.

As stated previously we are not in opposition to the work, only the possible timing. We raised Eagle Cottage and put in a basement about 13 years ago but well “off season” and never heard that there was a problem for any of our

neighbors. We hope that the work at 25 Broadway will also be considered a positive for the area and not become a problem.

We thank you in advance for your consideration of our concerns.

Sincerely

Carol and Bill Moyer



23 Broadway, Siasconset

CT phone – 860-658-1455



From: [Robert Gardner](#)
To: [Eleanor Antonietti](#)
Cc: ["Mark Willett"; cpykosz@wannacomet.org](#)
Subject: ZBA 25 Front Street in Sconset
Date: Wednesday, February 03, 2016 8:14:41 AM

Good Morning Eleanor,

I had a call yesterday from Linda Holland who expressed her concern to me that she received a notice from the ZBA about a recent application to the ZBA for the necessary waivers to allow 25 Front Street to be raised and a full basement be put under it. If this is the case I have some serious concerns about this work being done without compromising the existing water main. As with most things in Sconset there is not a lot of room. The existing water main is less than 2 feet off of the North end of the dwelling. I am going to mark it out today, but Linda tells me that this the last day for written comment to the ZBA. Therefore, I am requesting that the ZBA require the applicant or their representative to meet with Wannacomet prior to any work being done at the site. Thank you and I will follow up with you after our field visit this morning. Thank you.

Regards,
Bob

Robert L. Gardner
General Manager
Wannacomet Water Company
1 Milestone Road
Nantucket, MA 02554
(508) 228-0022
Fax (508) 325-5344

Nantucket Zoning Board of Appeals

Notice regarding: 1620 Capital LLC, File No. 06-16

Property at 25 Broadway, Siasconset (Hope Chest)

Dear Members of the Zoning Board,

We are neighbors and abutters of the above-mentioned property. Our house is located at 21 Front Street (Nickanoose), directly across Front Street from 25 Broadway.

We understand that the Nantucket Historic District Commission has approved the design for the work to be done at 25 Broadway and, from looking at the plans (included in the application 1620 capital submitted and Ms. E. Antonietti kindly emailed to me yesterday) the building appears to retain the architectural character of houses in the village.

However, we do have several important concerns regarding the proposed construction. This is a major building/construction effort as it entails raising the house, digging the foundation, and removing large amounts of earth---all in this historic area of 'Sconset where houses are in close proximity to each other. (The west side of our house is in fact approximately 8 to 10 feet from the east façade of Hope Chest). Our first concern involves the possible compromise or damage to existing structures: these would include not only abutting or neighboring houses, but the streets and lanes themselves (Front Street, Broadway, and Tucker). Most particularly, our sewer line runs up Front Street and has been damaged as recently as the summer of 2014, when no major construction projects were occurring in the area at the time.

Secondly, we are concerned about the timing of the project. We hope no construction would occur during the coveted summer months (mid-May or so, to mid-September) as that is the only period many of us are able to enjoy our unheated houses. Additionally, this area of 'Sconset (Front Street and the area near the beginning of the footpath to the Sankaty Lighthouse) has become a popular "tourist destination" for individuals and families and a lot of foot traffic as well as vehicle traffic is always anticipated and does in fact occur during the summer months.

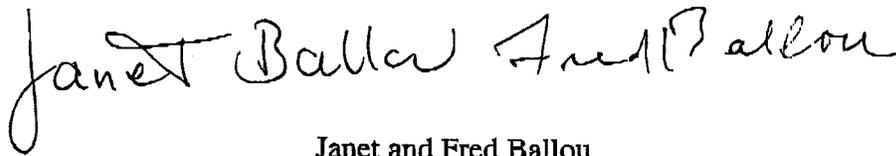
Finally, we are concerned about the height increase. In the notice, it stipulates the height will increase from 20 to 21 feet. Is this correct? And who can verify this and verify that it will not be more than that? Does the HDC monitor this?

In sum, we request that the NZBA decision stipulate

1. Any damage to existing structures---at Front Street sewer line, private houses---be recognized and repaired or replaced at the expense of 1620 Capital.
2. No construction to take place in the summer months, May 15 – September 15.
3. Height change not more than the 1 foot mentioned in the application (with some form of monitoring in place, please?)

Thank you for your consideration of our thoughts and concerns. Please feel free to contact us to any future issues or questions.

Sincerely Yours,



Janet and Fred Ballou

P.O. Box 647

Lincoln, MA 01773

February 3, 2016

WILLIAM & LORI RANNEY

11 SWAYZE DRIVE

FILE No. 07-16

FEB 17 2016 PM 1:31

PAID
PAID
PAID
BY: JS

JAN 19 2016

CK# 29261

450.00

Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

**TOWN OF NANTUCKET
BOARD OF APPEALS
NANTUCKET, MA 02554**

Zoning Board of Appeals
JAN 19 2016
RECEIVED

APPLICATION

Fee: \$450.00

File No. 07-166

Owner's name(s): **William H. Ranney and Lori A. Ranney**

Mailing address: **12401 Bobbink Court, Potomac, MD 20854**

Phone Number: 508-228-0771

E-Mail: John@gliddenandglidden.com

Applicant's name(s): **Same**

Mailing Address:

Phone Number: 508-228-0771

E-Mail: John@gliddenandglidden.com

Locus Address: **3 Swayze Drive**

Assessor's Map/Parcel: **66/153**

Land Court Plan/~~Plan Book & Page~~/Plan File: **Lot 74, LC Plan No. 2933-L, Sheet 2**

Deed Reference/Certificate of Title: **25935** Zoning District: **R-10**

Uses on Lot- Commercial: **No** Yes (describe) _____

Residential: Number of dwellings: **1** Duplex _____ Apartments _____

Date of Structure(s): **1984**

Building Permit Numbers:

Previous Zoning Board Application Numbers: **N/A**

State below or attach a separate addendum of specific special permits or variance relief applying for:

I certify that the information contained herein is substantially complete and true to the best of my knowledge, under the pains and penalties of perjury.

SIGNATURE: _____ Owner*

SIGNATURE: _____
Applicant/Attorney/Agent*

*If an Attorney or other Agent is representing the Owner or the Applicant, please provide a signed proof of agency.

OFFICE USE ONLY

Application received on: __/__/__ By: _____ Complete: _____ Need Copies: _____
Filed with Town Clerk: __/__/__ Planning Board: __/__/__ Building Dept.: __/__/__ By: _____
Fee deposited with Town Treasurer: __/__/__ By: _____ Waiver requested: _____
Granted: __/__/__ Hearing notice posted with Town Clerk: __/__/__ Mailed: __/__/__
I&M __/__/__ & __/__/__ Hearing(s) held on: __/__/__ Opened on : __/__/__
Continued to: __/__/__ Withdrawn: __/__/__ Decision Due By: __/__/__
Made: __/__/__ Filed w/Town Clerk: __/__/__ Mailed: __/__/__

Exhibit A

The Owners/Applicants, William H. Ranney and Lori A. Ranney (hereinafter referred to as "Ranney") are the owners of 3 Swayze Drive ("the Premises") by virtue of Certificate of Title No. 25935. Applicants are requesting Special Permit relief pursuant to Nantucket Zoning Bylaw Section 139-16.C.(1) to reduce the side yard setback from ten (10) feet to five (5) feet. In the alternative, the Applicants are requesting Variance relief pursuant to Nantucket Zoning Bylaw Section 139-32 from the intensity regulations in Section 139-16 to validate the air conditioning unit sited approximately 6.4 feet from the side yard lot line.

The Premises, an oversized lot in the R-10 zoning district, contains a preexisting nonconforming structure. Said structure was constructed, and received a Certificate of Occupancy, in 1984 when the Premises was zoned RC-2. At the time of said construction and the granting of said Certificate of Occupancy, the side yard setbacks in the RC-2 zoning district were five (5) feet. The structure was constructed in accordance with said requirements and is was sited 5.7 feet from the Northeasterly side yard lot line and 7.78 from the Southeasterly lot line. When the property was re-zoned to R-10, the structure was thereafter rendered pre-existing nonconforming.

Recently, an air conditioning unit was installed by the predecessor in title and was sited approximately 6.4 feet from the Southeasterly side yard lot line. Said air conditioning unit replaced a propane tank on the property. Nonetheless, said air conditioning unit is in violation of the R-10 setback requirements.

As a remedy, the Applicant is requesting Special Permit relief pursuant to Nantucket Zoning Bylaw Section 139-16.C.(1) in order to reduce the ten (10) foot side yard setback to five (5) feet in order to correct this intrusion.

In the alternative, the Applicant is requesting Variance relief pursuant to Nantucket Zoning Bylaw Section 139-32 from the intensity regulations in Section 139-16 in order to validate the location of said air conditioning unit.

In such an instance, Special Permit relief may be granted to reduce the easterly side yard setback from ten (10) feet to five (5) feet because such a reduction would be in harmony with the purpose and intent of the Bylaw because this intrusion would have been allowed had the property remained RC-2 and not re-zoned to R-10.



Property Information

Property ID 66 153
Location 3 SWAYZES DR
Owner LACERTE GHISLAINE C TRST



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

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

Parcels updated December, 2014
Properties updated January, 2015

NOTES:

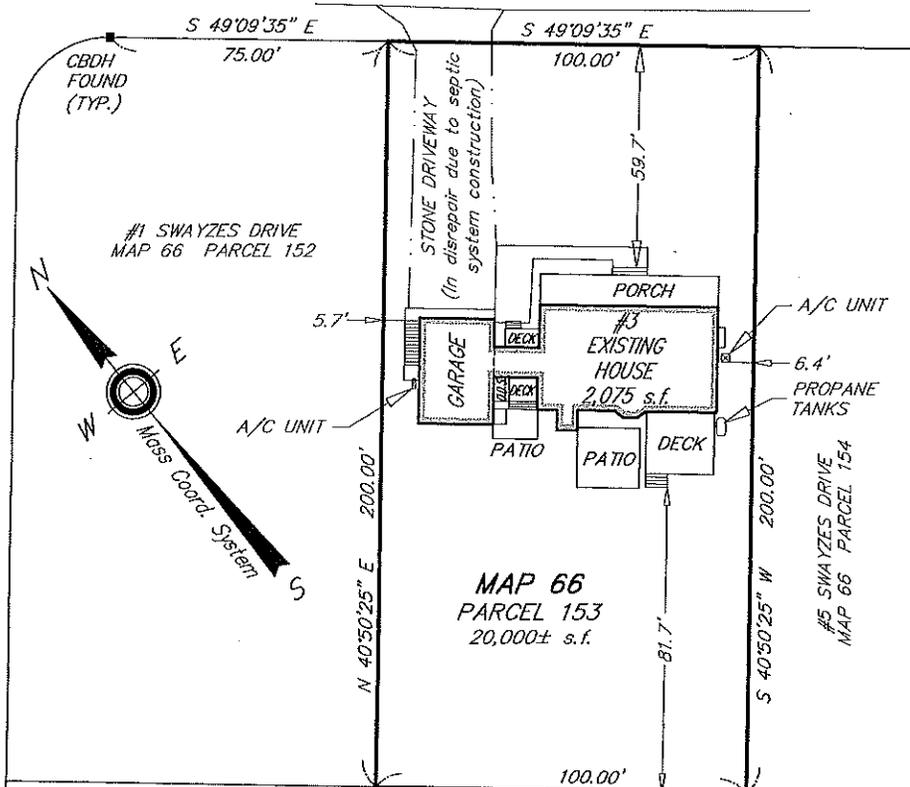
1. OWNER: PETUNIA FORREST GRANT REALTY TRUST
2. DEED REF: Cert. of Title # 25858
3. PLAN REF: L.C. Plan # 28933-L (Lot 74)
4. EXISTING HOUSE SUBJECT TO PROTECTION UNDER ZONING BYLAW 139-33.

#2 SWAYZES DRIVE
MAP 66 PARCEL 165

#4 SWAYZES DRIVE
MAP 66 PARCEL 164

SWAYZES DRIVE

SOMERSET ROAD

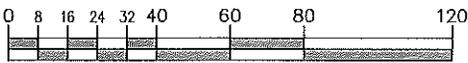


I HEREBY CERTIFY THAT THE ABOVE PLOT PLAN WAS PREPARED FOR:

WELLS FARGO

IN CONNECTION WITH A NEW MORTGAGE AND IS NOT INTENDED TO REPRESENT A PROPERTY LINE SURVEY. I CERTIFY THAT THE STRUCTURES AS SHOWN ON THIS PLAN ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP No. 25019C-0088-G, dated 06/09/2014.

PLAN SCALE



1 inch = 40 feet

ZONE: R-10

	REQUIRED	EXISTING
LOT AREA:	10,000 s.f.	20,000± s.f.
FRONTAGE:	75'	100'
FRONT YARD:	20'	59.7'
SIDE YARD:	10'	5.7'(See Note #4)
REAR YARD:	10'	81.7'
GROUND COVER:	25%(MAX)	10.4% (2,075± s.f.)

ALAN M. GRADY
No. 37732
REGISTERED PROFESSIONAL LAND SURVEYOR
1/5/16

BRACKEN ENGINEERING, INC.

49 HERRING POND ROAD BUZZARDS BAY, MA 02532
(tel) 508.833.0070 (fax) 508.833.2282

19 OLD SOUTH ROAD NANTUCKET, MA 02554
(tel) 508.325.0044 www.brackeneng.com

MORTGAGE PLOT PLAN
IN NANTUCKET, MASSACHUSETTS

Prepared for:
WELLS FARGO
#3 SWAYZES DRIVE
MAP 66 PARCEL 153

Date: 1-8-16
Scale: AS SHOWN
Drawn By: BEI/ERC/DLH
Checked By: AMG

\$ 6.00



Town of Nantucket
Zoning Board of Appeals

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

PROPERTY OWNER..... *William H. Rummy & Lori A. Rummy*

MAILING ADDRESS..... *12401 Bobbink Ct., Potomac, MD 20854*

PROPERTY LOCATION..... *3 Switzer Drive*

ASSESSOR MAP/PARCEL..... *66/153*

SUBMITTED BY..... *Gladha & Gladha*

SEE ATTACHED PAGES

I certify that the foregoing is a list of all persons who are owners of abutting property, owners of land directly opposite on any public or private street or way; and abutters of the abutters and all other land owners within 300 feet of the property line of owner's property, as they appear on the most recent applicable tax list (M.G.L. c. 40A, Section 11 and Zoning Code Chapter 40A, Section 139-29B (2)).

1/11/14
DATE

Allen Skypere
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

ABBUTTERS LISTING
NANTUCKET, MA

Map	Block	Lot	Unit	Owner's Name	Co Owner's Name	Address	City	SP Zip	Parcel Location
66	69			NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA 02554	125 SOMERSET RD
66	69	1		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA 02554	123 SOMERSET RD
66	137			SCHALK WALTER P		PO BOX 272	WILTON	CT 06897	117 SOMERSET RD
66	138			MALIER ROBERT C & BARBARA B		335 ESSEX STREET	SALEM	MA 01970	115 SOMERSET RD
66	149			MASON REBECCA & HICKMAN ROBERT		118 SOMERSET RD	NANTUCKET	MA 02554	118 SOMERSET RD
66	150			SWENSON ROBERT C JR & KAREN E		2 CRYSTAL LANE	MILLIS	MA 02054	130- SOMERSET RD
66	150	1		2 WEST MIACOMET ROAD REALTY TR	C/O DAVID LONG	10 STRAMBERY HILL ST	DOVER	MA 02030	2 W MIACOMET RD
66	151			FONES JOHN ETAL		64 STAPLES ROAD	EASTON	CT 06612	126 SOMERSET RD
66	152			TRINITY LAND & SEA PARTNERS LLC		10397 WEST WESLEY PL	LAKEMOOD	CO 80227	1 SWAYZES DR
66	153			LACERTE GILSLAINE C TRST	PEPONIA FORREST GRANT REALTY TRUST	PO BOX 2	WEST HYANNISPOR	MA 02554	1 SWAYZES DR
66	154			MARTIN LAWRENCE N III TRST	BIG SCORE NOMINEE TRUST	23 LAMBERT RIDGE	CROSS RIVER	NY 10518	5 SWAYZES DR
66	155			HANTHUN ERIC N & CAROLYN M		128 BRISTOL RD	WELLESLEY	MA 02481	7 SWAYZES DR
66	156			MOITA MICHAEL & KAREN E		9 SWAYZES DR	NANTUCKET	MA 02554	9 SWAYZES DR
66	157			CAREY CHRIS & CARMEN		11 SWAYZES DRIVE	NANTUCKET	MA 02554	11 SWAYZES DR
66	162			DENARDO MARILYN R TR	MARILYN R DENARDO REVOC TRUST	241 MESAUNICUT VALLEY PK	CRANSTON	RI 02920	8 SWAYZES DR
66	163			CICERRELLA ANNE F TRST		6 SWAYZES DR	NANTUCKET	MA 02554	6 SWAYZES DR
66	164			GODFREY MARK E & LAUREL M		36R VESTAL STREET	NANTUCKET	MA 02554	4 SWAYZES DR
66	165			DEER GARY D & GERALDINE M		PO BOX 635	NANTUCKET	MA 02554	2 SWAYZES DR
66	194			LAMB STEPHEN M & CRANSTON SHARON L		1 HENDERSONS DR	NANTUCKET	MA 02554	1 HENDERSONS DR
66	195			CANTRELL DAVID K		3 HENDERSONS DRIVE	NANTUCKET	MA 02554	3 HENDERSONS DR
66	223			HUGGINS ELLEN & RIDER NANCY TRS	GRANT FAMILY NOM TRUST	5 HENDERSONS DR	NANTUCKET	MA 02554	5 HENDERSONS DR
66	223			SHUTTLEWORTH PAUL C ETAL		PO BOX 814	NANTUCKET	MA 02554	112 SOMERSET RD
66	532			SWENSON ROBERT C JR & KAREN E	C/O NEVILLE RUTH ANNE	2 CRYSTAL LANE	MILLIS	MA 02054	130 SOMERSET RD
66	533			SWENSON ROBERT C JR & KAREN E		128 1/2 SOMERSET RD	NANTUCKET	MA 02554	128- SOMERSET RD
66	534			BOWSTALLI JOHN & ST CLAIR ROBYN		275 NANTON STREET	NEWTON	MA 02459	128 SOMERSET RD
81	163			RUFFINO RAYMOND TRST	RUFFINO FAMILY REV TRUST	86 ALEXANDER DRIVE	TUXEDO PARK	NY 10987	122 SOMERSET RD

MATERIALS

PROVIDED BY

STAFF TO

SUPPLEMENT

APPLICATION

3402-84 Dwelling + Garage - C.O.
10524-93 CONVERT GAR. TO APT. - C.O.
2ND DU

94-15 Shingles

303-15 Repair/Replace

DUPLICATE

COMMONWEALTH OF MASSACHUSETTS

TOWN OF NANTUCKET BUILDING DEPARTMENT

00-100

66-153

EE \$ 180.00
129 1984

MIT

TOWN OF NANTUCKET, MASS.

Certificate of Occupancy No. 3402-94

This certifies that the.....
STRUCTURE....., located at No. 1 SWAYZE'S
WEST DRIVE, NANTUCKET... Zone.....RC-2..... conforms substantially to the approved
lot plan and detailed statements for which Building Permit No. 3402-84..... was issued
APRIL 9....., 1984, Nantucket

This certificate therefore is issued to.....
CASEY A. CHMIELEWSKI..... to occupy or
use said premises or building or part thereof for the following purpose.....

1. 1/2 STORY 3 BEDROOM SINGLE FAMILY WITH GARAGE.....

subject to and in accordance with all the provisions of the Zoning By-Law of the Town of Nantucket.

JANUARY 14, 1994
Dated.....
Barnard Stanton
Building Inspector.

_____ HAS
TH LOCATED
PROVIDED THAT
THE APPLICATION
STATUTES AND THE
ON OF BUILDINGS
CODE 780 CMR.

LIMIT ONLY AFTER
DATE INSPECTOR.
OF THE WORK PER-
COMPLETION AS

THIS CARD MUST BE DISPLAYED IN A CONSPICUOUS PLACE ON THE PREMISES.

3402-94
CERTIFICATE OF OCCUPANCY NO.
Barnard Stanton (xc)
BUILDING INSPECTOR

63

66-153

DUPLICATE

COMMONWEALTH OF MASSACHUSETTS

TOWN OF NANTUCKET

BUILDING DEPARTMENT

\$25.00
0-4-93

No. 3402-84

Office of the Building Inspector

FEE \$ 180.00

APRIL 9 1984

BUILDING PERMIT

THIS PERMIT CERTIFIES THAT CASEY A. CHMIELEWSKI HAS PERMISSION TO CONSTRUCT 1/2 STORY, 3 BEDRM 1 DU WITH GARAGE ON 1 SWAYZE'S DRIVE PROVIDED THAT

THE PERSON ACCEPTING THIS PERMIT SHALL CONFORM TO THE TERMS OF THE APPLICATION ON FILE IN THE BUILDING DEPARTMENT AND TO THE PROVISIONS OF THE STATUTES AND THE ORDINANCES RELATING TO THE CONSTRUCTION, MAINTENANCE AND INSPECTION OF BUILDINGS IN THE TOWN OF NANTUCKET, AND THE MASSACHUSETTS STATE BUILDING CODE 780 CMR.

A CERTIFICATE OF OCCUPANCY WILL BE ISSUED UPON RETURN OF THIS PERMIT ONLY AFTER ALL REQUIRED INSPECTIONS HAVE BEEN SIGNED AND DATED BY THE APPROPRIATE INSPECTOR.

THIS PERMIT SHALL BECOME INVALID 6 MONTHS FROM THE DATE OF ISSUE IF THE WORK PERMITTED HAS NOT COMMENCED OR IS NOT PROCEEDING CONTINUOUSLY TO COMPLETION AS FAR AS REASONABLY PRACTICABLE.

THIS CARD MUST BE DISPLAYED IN A CONSPICUOUS PLACE ON THE PREMISES.

3402-94
CERTIFICATE OF OCCUPANCY NO.

Ronald J. Santos

(AC)
BUILDING INSPECTOR

DEPARTMENT HEALTH
PERMIT NO. 111-84

INSPECTOR *Richard O. Pong*
DATE 1-13-94

6-153

DPW

TOW

PLUMBING

ROUGH
FINAL

*Shikun By AEB
Peng Wangshy 1/10/94*

WIRING

TEMPORARY
SERVICE
ROUGH
FINAL

Thomas Carroll 12-20-93

GAS

ROUGH
FINAL

HDC

FINAL

13,358

ABue

10/12/93

BUILDING

FOOTINGS
FOUNDATION
ROUGH
FIREPLACE
FINAL

*CELANO STAIRS H67
6000s
12-20-93*

1-13-94

Certificate of

This certifies that

6666 DRIVE, N.E.

is in accordance with the

plan and detailed specifications

APRIL 9,

This certificate

is valid for the premises or

1 1/2

subject to and in accordance with

JANUARY 14,

Dated.....

RECEIVED

APR 10 1984

Duplicated
#25-83
3/29/85
ca

3402-84
BUILDING APPLICATION NUMBER

APPLICATION FOR
PLAN EXAMINATION AND
BUILDING PERMIT

Building Inspector Town of Nantucket

IMPORTANT - Applicant to complete all items in Sections: 1,2,3,4, and 5

1. LOCATION OF BUILDING

OWNERS NAME: CHMIELEWSKI Last CASEY First Middle Initial A

No. 1 SWAYZE'S DRIVE Street NANTUCKET. Village

Assessor's Map No. 66 Assessor's Parcel No. 138 Fire District

2. TYPE AND COST OF BUILDING - All applicants complete Parts A - D 153-ent

A. TYPE OF IMPROVEMENT

New Building

Addition (If residential, enter number of new housing units added, if any, in Part D, 13)

Alteration (See 2 above)

Repair, replacement

Demolition (If multifamily residential, enter number of units in building in Part D, 13)

Moving (relocation)

Foundation only

D. PROPOSED USE - (For "Demolition", most recent use)

Residential

One Family

Two or more family - Enter number of units - - - - -

Transient hotel, motel, or dormitory - Enter number of units - - - - -

Garage

Carport

Other - Specify 1 1/2 Story

Nonresidential

Amusement, recreational

Church, other religious

Industrial

Parking garage

Service station, repair garage

Hospital, institutional

Office, bank, professional

Public utility

School, library, other educational

Stores, mercantile

Tanks, towers

Other - Specify

B. OWNERSHIP

Private (individual, corporation, nonprofit institution, etc.)

Public (Federal, State, or local government)

SINGLE FAMILY RESIDENCE
Full Garage - Wood Deck

C. COST

(Omit cents)

Cost of: a. Structure..... \$50,000

b. Electrical..... 8,000

c. Plumbing..... 10,000

d. Heating.....

e. Other.....

TOTAL COST OF IMPROVEMENT 68,000

BUILDING INSPECTOR'S ESTIMATE 200,000

E. DIMENSIONS

Dimensions (New) of Dwelling or Addition:

No of Stories: 1 1/2

First Floor Area: 1500

Second Floor Area: 1138

Third Floor Area:

Total Floor Area: 2638

Full Cellar Area: 1500

Dimensions of Additional Structures:

Garage: 24x26

Accessory Bldg.: 6x4

Swimming Pool:

Other:

3. SELECTED CHARACTERISTICS OF BUILDING For new buildings and additions, complete Parts E-N for Demolition, complete only Part I., for all others skip to 4.

F. PRINCIPAL TYPE OF FRAME

Masonry (wall bearing)

Wood frame

Structural steel

Reinforced concrete

Other - Specify

H. TYPE OF SEWAGE DISPOSAL

Public or private company

Private (septic tank, etc.)

I. TYPE OF WATER SUPPLY

Public or private company

Private (well, cistern)

J. SPECIAL CHARACTERISTICS

Air Conditioning

Heat Pump

Central Vacuum

Other

K. ACCESSORY HEAT SOURCE

No. of Fireplaces

No. of Wood Stoves

No. of Coal Stoves 1

Solar Collector

Other:

L. SMOKE DETECTORS

No. of Detectors 8

Type (Battery or AC) AC

See Plan for Location

M. RESIDENTIAL BUILDINGS ONLY

Number of Bedrooms 3 1/2

Number of Bathrooms 2 1/2

Full Partial

3. CONTINUED

N. ENERGY CONSERVATION

Foundation or Floor Insulation	1" Styrofoam	Type	Thickness	
Wall Insulation	BATTED		3 1/2"	11
Ceiling or Roof Insulation	BATTED		6"	19
Window Glazing:	Insulated Glass <input checked="" type="checkbox"/>	Double Glass		Storm
Doors: Insulated	YES <input checked="" type="checkbox"/> NO	Weatherstripped	YES <input checked="" type="checkbox"/> NO	
Percentage of Window Area to Wall Area:	5%			
Maximum BTU loss per hour of structure:	(Do not fill in if % of window to wall area is less than 20%)			

O. STRUCTURAL CHARACTERISTICS OF BUILDING

Applicant is required to submit complete structural framing plans with application due to the complexity of the structure, if the following information is insufficient for proper plan review.

Foundation	Footing size:	8" x 20"	Footing reinforcing:	2-1/2" REBAR
	Wall material:	8" BLOCK	Wall thickness:	4' @ 48" OC TO 4'-0"
	Wall height:	8'	Wall reinforcing:	#4'S @ 48" OC TO 4'-0" BELOW GRADE
	Pier or column size:	4"	Pier or column spacing:	#6'S MAX
	Pier or column footing size:	8x20x20	Pier or column reinforcing:	2-1/2" REBAR
	No. of crawl space vents:		Crawl space:	<input type="checkbox"/> Full <input type="checkbox"/> Partial
	Method of wall reinforcing:	Method: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		

FRAMING: Main Carrying member: Size: 6x12 Support Spacing: 6'-8" MAX

First Floor Framing	Joist size:	2x12	Maximum Span:	18'	Maximum spacing:	16"
Second Floor Framing	Joist size:	2x10	Maximum span:	18'	Maximum spacing:	16"
Ceiling Framing	Joist size:	2x8	Maximum span:	20'	Maximum spacing:	16"
Roof Framing	Rafter size:	2x8	Maximum span:	18'	Maximum spacing:	16"

Roof Truss Applicant must submit design calculations for all wood trusses stamped by a Registered Professional Engineer.

INTERIOR FINISH

	Walls	Floors	Ceiling
Bedrooms	SHEET ROCK	CARPET	SKID COAT
Living Room	11	11	11
Family Room	11	11	11
Dining Room	11	11	11
Bathroom	11	LINOLEUM	11
Utility Room	11	11	11
Special (specify)			
Attic			
Cellar			

EXTERIOR FINISH

Wall Material _____
 Roof Material _____
 Roof Type _____

NOTES AND DATA (For Department use)

FEE CALCULATIONS

1st. 50 x 28 = 1400 } 1560 SF
 4 x 14.5 = 100 }
 GARAGES 24 x 24 = 424 } 2688 SF
 2nd 22 x 50 = 1100 } 1170 }
 4.67 x 3 x 5 = 70 } 1138
 - 2 x 22 x 22 = -32 -32

27 x 5 = 135⁰⁰
 CELLAR 10⁰⁰
 DECK 10⁰⁰
 155⁰⁰
 C.O. 25⁰⁰
 180⁰⁰

4. ZONING COMPLIANCE To be completed by all applicants

Applicant is required to submit a registered plot plan with application, showing location of all structures.

Zoning District: RC-2 Total Land Area: 20,000 SF
Frontage on Street: 100 Lot No. 74
Plan Book No. and Page: _____ Land Court Plan No. _____
Date Lot Purchased: _____ Certificate No. _____
Name of Previous Owner: 3 M Realty Trust

SUBDIVISION INFORMATION

Name of Owner: 3 M Realty Trust
Date of Plan Approval: _____
Type of Approval: ANR _____ AR _____
Planning Board File No.: _____
Is the Subdivision subject to a Covenant: YES _____ NO _____
Is a Release required: YES _____ NO _____
Has Plan been filed with the Registry of Deeds? YES _____ NO _____
If YES: Plan Book and Page No. _____ Date _____

DIMENSIONS

Distance from Property Lines: FRONT 60 REAR _____ LEFT 10' RIGHT 10'
Distance Between Principal and Secondary Dwelling: NA (12 ft. minimum.)
Height of structure above finish grade: N 25' E 25' S 25' W 25'
Number of off-street parking spaces: Enclosed _____ On-site _____

GROUND COVER

Principal Dwelling: 1860
Secondary Dwelling: _____
Addition: _____
Garage: 624
Accessory Building: _____
Swimming Pool: _____
Other: _____
Total: 2124 SF.
Allowable: _____ SF.

MISCELLANEOUS

Was a request to "Determine Applicability of the Wetland Protection Act" filed with the Nantucket Conservation Committee? YES _____ NO
If answered YES, include "Order of Conditions" with application.
What date was the "Order of Conditions" filed with the Registry of Deeds? _____
Is the property located within a Flood Hazard District? YES _____ NO
Was a Variance or Special Permit granted by the Board of Appeals? YES _____ NO
If answered YES what date was the decision filed with the Town Clerk? _____

FOR BUILDING DEPARTMENT USE ONLY

Minimum Lot Size: 5000 Ground Cover Ratio: 50%
Frontage on Street: 80 Side and Rear Setback: 5'
Front Yard: 20
Additional Comments: _____

DATE: April 9, 1989

APPROVED BY: [Signature]
Zoning Officer

IDENTIFICATION - To be completed by all applicants

Name	Mailing address - Number, street, city, and State	Zip Code	Telephone No.
Owner or Issuer CASEY CHMIELEWSKI	52 PLEASANT ST NANT PO BOX 1123		228-4462
General Contractor CASEY CHMIELEWSKI	PO BOX 1123	Builder's License No. 026845	228-4462
Sonry Contractor RONALD CHAMBERS			228-3730
Architect or Engineer			

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

Name of applicant: Casey Chmielewski Address: _____

DO NOT WRITE BELOW THIS LINE

PLAN REVIEW RECORD - For Office Use

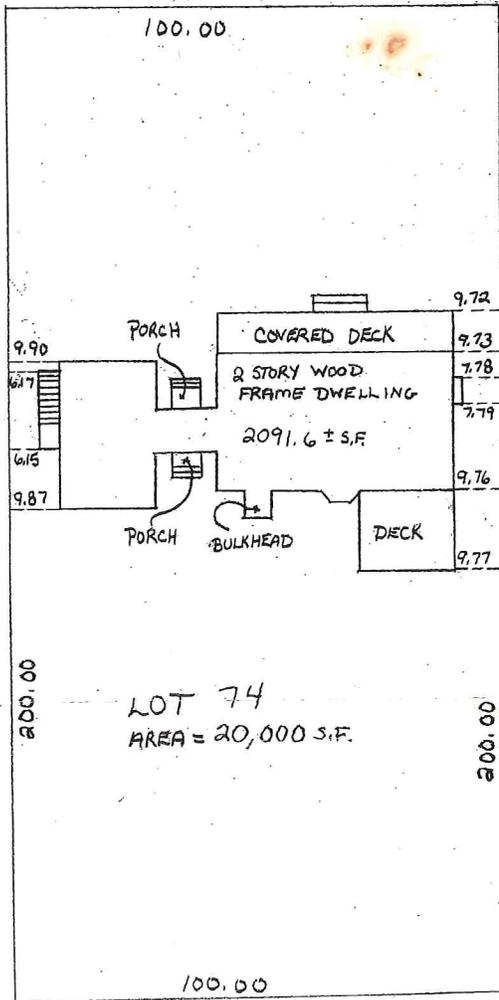
Plans Review Required	Check	Permit No.	Date Plans Approved	Approved By
HISTORIC DISTRICTS COMMISSION	✓	13358	3-20-84	
SEPTIC	✓	111-84	4-4-84	
SEWER				
WATER WELL COMPLETION REPORT	✓		3-21-84	
CONSERVATION COMMISSION				
BOARD OF APPEALS				
SECONDARY DWELLING APPROVAL (Planning Board)				
FIRE CHIEF				
OVER THE ROAD (Board of Selectmen)				
RELEASE FORM (Planning Board)	✓			
ROAD OPENING PERMIT (DPW)				
PLUMBING				
ELECTRICAL				

Residency Covenant No.	✓
Building Cap No.	
Building Exemption No.	

VALIDATION

Permit Number	_____	<p>FOR DEPARTMENT USE ONLY</p> <p>Use Group <u>R-1</u></p> <p>Fire Grading <u>1</u></p> <p>Live Loading <u>40</u></p> <p>Occupancy Load _____</p> <p>Census No. _____</p>
Permit Issued	April 9 19 84	
Permit Validance	1. _____ 19 2. _____ 19	
Permit Fee	\$ 180.00	
Permit Issuance of	Scale of Occupancy 3402-94	
<p>Approved by: <u>[Signature]</u></p> <p>Building Inspector</p>		

SWAYZE DRIVE



APPROVED

NANTUCKET BUILDING DEPT.

Date 1-18-94 Asbuil

By R/A 10524-94 / 3402-94 / 84
93

ZONING: R-C2
 MINIMUM LOT SIZE: 5,000 sq. ft.
 MINIMUM FRONTAGE: 40'
 FRONT YARD SETBACK: 20'
 REAR & SIDE SETBACK: 5'
 GROUND COVER RATIO: 50%

PLOT PLAN OF LAND IN NANTUCKET, MASS.

SCALE 1" = 30'

DATE: December 5, 1991

JOHN J. SHUGRUE INC.
 57 OLD SOUTH ROAD
 NANTUCKET, MA. 02554

FOR: ESTATE OF PAINE



THE STRUCTURES SHOWN ARE LOCATED AS SHOWN.

John J. Shugrue
 JOHN J. SHUGRUE PLS

DATE: DEC 5, 1991

TOWN OF NANTUCKET BUILDING DEPARTMENT

06-153

66-153

EE \$ 400.00

2-17 1993

TOWN OF NANTUCKET, MASS.

Certificate of Occupancy No. 10524-94

STRUCTURE

This certifies that the....., located at No..... 3 SWAYZE

~~STEELE~~ DRIVE, NANTUCKET... Zone.....RC-2..... conforms substantially to the approved

lot plan and detailed statements for which Building Permit No..... 10524-93

DECEMBER 17....., 19 93 Nantucket

This certificate therefore is issued to HARRY PAYNE 2ND..... to occupy or

use said premises or building or part thereof for the following purpose.....

CONVERT 2ND FLOOR GARAGE TO 1 BEDROOM GARAGE APARTMENT.....

2ND DWELLING.....

subject to and in accordance with all the provisions of the Zoning By-Law of the Town of Nantucket.

Dated..... JANUARY 14, 1994

Arnald Jant
Building Inspector.

MIT

..... HAS

..... LOCATED

PROVIDED THAT
THE APPLICATION
STATUTES AND THE
ION OF BUILDINGS
G CODE 780 CMR.

MIT ONLY AFTER
RIATE INSPECTOR.

IF THE WORK PER-
COMPLETION AS

THE PREMISES.

Arnald Jant
BUILDING INSPECTOR

10524-94
CERTIFICATE OF OCCUPANCY NO.

66-153

CMR 780 5th ed

COMMONWEALTH OF MASSACHUSETTS

TOWN OF NANTUCKET BUILDING DEPARTMENT

No. 10524-93

Office of the Building Inspector

FEE \$ 400.00

DEC. 17 1993

BUILDING PERMIT

THIS PERMIT CERTIFIES THAT Harry Payne II HAS

PERMISSION TO Convert 2nd floor of garage to be 1st garage apt. LOCATED

ON 3 Swayze Drive "12th dwelling" PROVIDED THAT
THE PERSON ACCEPTING THIS PERMIT SHALL CONFORM TO THE TERMS OF THE APPLICATION
ON FILE IN THE BUILDING DEPARTMENT AND TO THE PROVISIONS OF THE STATUTES AND THE
ORDINANCES RELATING TO THE CONSTRUCTION, MAINTENANCE AND INSPECTION OF BUILDINGS
IN THE TOWN OF NANTUCKET, AND THE MASSACHUSETTS STATE BUILDING CODE 780 CMR.

A CERTIFICATE OF OCCUPANCY WILL BE ISSUED UPON RETURN OF THIS PERMIT ONLY AFTER
ALL REQUIRED INSPECTIONS HAVE BEEN SIGNED AND DATED BY THE APPROPRIATE INSPECTOR.

THIS PERMIT SHALL BECOME INVALID 6 MONTHS FROM THE DATE OF ISSUE IF THE WORK PER-
MITTED HAS NOT COMMENCED OR IS NOT PROCEEDING CONTINUOUSLY TO COMPLETION AS
FAR AS REASONABLY PRACTICABLE.

THIS CARD MUST BE DISPLAYED IN A CONSPICUOUS PLACE ON THE PREMISES.

10524-93
CERTIFICATE OF OCCUPANCY NO.

Samuel Gout
BUILDING INSPECTOR

DEPARTMENT

PERMIT NO

INSPECTOR

DATE

HEALTH

111-84

S. Schaefer

1-13-94

DPW

PLUMBING

Stacked By AEB 9/6/84
Henry W. Adams 1/10/94

WIRING

TEMPORARY

SERVICE

ROUGH

FINAL

Thomas L. Moore 12-20-93

GAS

ROUGH

FINAL

HDC

FINAL

N/A

BUILDING

FOOTINGS

FOUNDATION

ROUGH

FIREPLACE

FINAL

1-13-94

Platform (in back)
For Door Behind Unit in back
5th floor 12-20-93

5. IDENTIFICATION - To be completed by all applicants

Name	Mailing address - Number, street, city, and State	Zip Code	Telephone No.
1. Owner of Leasee <i>JEFF BUMP</i>	<i>Rt. Box 2763 02584</i>	<i>02584</i>	<i>228-6745</i>
2. General Contractor		Builder's License	
3. Contractor Signature		Date	
4. Architect or Engineer			

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

Signature of applicant: *Jeff Bump*
 Address: *Jeff Bump Hwy 100, Rt. 3, Swartz Dr, NTKI 02584*

6. PLAN REVIEW RECORD - For Office Use

DO NOT WRITE BELOW THIS LINE

Plans Review Required	
HISTORIC DISTRICTS COMMISSION	
SEPTIC SYSTEM	<i>septic system complete for 5 bedrooms</i>
SEWER	<i>sewer</i>
WATER WELL COMPLETION REPORT	
CONSERVATION COMMISSION	
BOARD OF APPEALS	
SECONDARY DWELLING APPROVAL (Planning Board)	
FIRE CHIEF	<i>9-14-93</i>
OVER-THE-ROAD (Board of Selectmen)	
RELEASE FORM (Planning Board)	
ROAD OPENING PERMIT (DPW)	
PLUMBING	
ELECTRICAL	

7. VALIDATION

FOR DEPARTMENT USE ONLY

Building Permit number: *10524-93*

Building Permit issued: *12-17-93*

Date of Reissuance: _____

Building Permit Fee: *400.00*

Date of Issuance of Certificate of Occupancy: *1-16/10524-94*

Approved by: *[Signature]* Building Inspector

RECEIVED *11-23-93*
 APPLICATION WILL NOT BE DEEMED COMPLETE UNTIL REVIEWED BY BUILDING INSPECTOR

10524-93
 12-17-93
 BUILDING APPLICATION NUMBER

APPLICATION FOR PLAN EXAMINATION AND BUILDING PERMIT

IMPORTANT - Applicant to complete all items in Sections 1, 2, 3, 4, and 5

OWNERS NAME: *PAINE, HARRY, JR*
 Last First Middle Initial
3 SWAYZE DR.
 No. Street Villages
 Assessor's Map No. *66*
 Assessor's Parcel No. *153*

2. TYPE AND COST OF BUILDING - All applicants complete Parts A-D

A. TYPE OF IMPROVEMENT

New Building

Addition (if residential, enter number of new housing units added, if any, in Part D, 13)

Alteration (See 2 above)

Repair, replacement

Demolition (if multifamily residential, enter number of units in building in Part D, 13)

Moving (relocation)

Foundation only

B. OWNERSHIP

Private (individual, corporation, nonprofit institution, etc.)

Public (Federal, State, or local government)

D. PROPOSED USE - (For "Demolition" most recent use)

Residential

One Family

Two or more family - Enter number of units *2*

Transient Hotel, Motel or dormitory, or INTERVAL OWNERSHIP - enter number of units

Garage

Carport

Other - Specify *Approval of PRE-EXISTING GARAGE*
APT TO BEDRM

C. COST

0

omit cents

Cost of: a. Structure _____

b. Electrical _____

c. Plumbing _____

d. Heating _____

e. Other _____

TOTAL COST OF IMPROVEMENT

BUILDING INSPECTOR'S ESTIMATE

E. DIMENSIONS

Dimensions (New) of Dwelling or Addition:

No. of Stories: *1 1/2*

First Floor Area: *520*

Second Floor Area: *560*

Third Floor Area: _____

Total Floor Area: *1080*

Full Cellar Area: _____

Dimensions of Additional Structures:

Garage: _____

Accessory Bldg: _____

Swimming Pool: _____

Other: _____

3. SELECTED CHARACTERISTICS OF BUILDING

For new buildings and additions, complete Parts E-N for Demolition, complete only Part 1... for all others skip to 4.

F. PRINCIPLE TYPE OF FRAME

Masonry (wall bearing)

Wood frame

Structural steel

Reinforced concrete

Other - Specify _____

H. TYPE OF SEWAGE DISPOSAL

Public or private company

Private (septic tank, etc.)

I. TYPE OF WATER SUPPLY

Public or private company

Private (well, cistern)

J. SPECIAL CHARACTERISTICS

Air Conditioning

Heat Pump

Central Vacuum

Coal

Other - Specify _____

K. ACCESSORY HEAT SOURCE

No. of fireplaces _____

No. of Wood Stoves _____

No. of Coal Stoves _____

Solar Collector _____

Other: _____

L. SMOKE DETECTORS

No. of Detectors *1*

Type (Battery or AC) *AC*

See Plan for Location

M. RESIDENTIAL BUILDINGS ONLY

Number of Bedrooms *1*

Number of Bathrooms *1*

Full _____ Partial _____

TOWN OF NANTUCKET

BUILDING DEPARTMENT

Office of the Building Inspector

No. 303-15

Fee \$90.00

March 10, 2015

BUILDING PERMIT

THIS PERMIT CERTIFIES THAT SAMUEL TRAYWICK HAS

PERMISSION TO NEW TRIM RE-ROOF & SIDEWALL; REPLACE ALL WINDOWS & DOORS; REPLACE KITCHEN CABINETS & BATHROOM FIXTURES; 2DU LOCATED ON 3 SWAYZES DR PROVIDED

THAT THE PERSON ACCEPTING THIS PERMIT SHALL CONFORM TO THE TERMS OF THE APPLICATION ON FILE IN THE BUILDING DEPARTMENT AND TO THE PROVISIONS OF THE STATUTES AND THE ORDINANCES RELATING TO THE CONSTRUCTION, MAINTENANCE AND INSPECTION OF BUILDINGS IN THE TOWN OF NANTUCKET, AND THE MASSACHUSETTS STATE BUILDING CODE 780 CMR 8th EDITION.

A CERTIFICATE OF OCCUPANCY WILL BE ISSUED UPON RETURN OF THIS PERMIT ONLY AFTER ALL THE REQUIRED INSPECTIONS HAVE BEEN SIGNED AND DATED BY THE APPROPRIATE INSPECTOR.

THIS PERMIT SHALL BECOME INVALID SIX MONTHS FROM THE DATE OF ISSUE IF THE WORK PERMITTED HAS NOT COMMENCED OR IS NOT PROGRESSING CONTINUOUSLY TO COMPLETION AS FAR AS REASONABLY PRACTICABLE.

PERSONS CONTRACTING WITH UNREGISTERED CONTRACTORS DO NOT HAVE ACCESS TO THE GUARANTY FUND M.G.L. c142A

THIS CARD MUST BE DISPLAYED IN A CONSPICUOUS PLACE ON THE PREMISES.



5. IDENTIFICATION - To be completed by all applicants

Name	Mailing address - Number, street, city and state	Zip Code	Telephone No.
Sam Traywick	PO Box 216 West Hyannisport, MA	02672	508 737-5630
Print Name	Address	Builder's License	Date
Sam Traywick	PO Box 216 West Hyannisport, MA	CS 060982	1-15-15
Signature	Date	Date	Date
<i>[Signature]</i>	1-15-15	1-15-15	1-15-15
Contact Person	Works Compensation Insurance Certificate or Affidavit must be submitted with this application.		
Sam Traywick	I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.		
Signature of applicant	Address Box 216 Telephone # 508 737 5630 W. Hyport MA 02672		
<i>[Signature]</i>	E-Mail Address: samvalcloy@yahoo.com		
Print name	Sam Traywick		

6. PLAN REVIEW RECORD - For Office Use

DO NOT WRITE BELOW THIS LINE

Plans Review Required	DATE
HISTORIC DISTRICTS COMMISSION	04/13/15
SEPTIC	
SEWER	
WATER WELL COMPLETION REPORT	
CONSERVATION COMMISSION	
FIRE CHIEF	
OVER-THE-ROAD (Board of Selectmen)	
ROAD OPENING PERMIT (DPW)	
PLUMBING	
ELECTRICAL	

7. VALIDATION

Building Permit issued _____

Building Permit Fee 90.1

Date of Issuance of Certificate of Occupancy _____

FOR DEPARTMENT USE ONLY

Use Group _____

Occupancy Load _____

Census No. _____

Approved by: *[Signature]* Building Commissioner

RECEIVED
JAN 2 2015
BY: DOS *[Signature]*

303-15
BUILDING PERMIT NUMBER

APPLICATION FOR BUILDING PERMIT

IMPORTANT - Applicant to complete all items in Sections 1, 2, 3, 4, and 5

1. LOCATION OF BUILDING

OWNERS NAME (print): Traywick Samuel C.
Last First Middle Initial
3 SWATZES DRIVE
No. Street
Assessor's Map No. 66 Assessor's Parcel No. 153

2. TYPE AND COST OF BUILDING - All applicants complete Parts A-E

A. TYPE OF IMPROVEMENT
 New Building
 Addition
 Alteration
 Repair, replacement
 Demolition
 Moving

B. OWNERSHIP
 Private
 Public

C. COST
 TOTAL COST OF IMPROVEMENT
 227,000

D. DIMENSIONS UNCHANGED BY
 Dimensions of Structure *Work*
 First Floor Area: _____
 Second Floor Area: _____
 Third Floor Area: _____
 Total Floor Area: UNCHANGED
 Full Cellar Area: _____

E. PROPOSED USE
 Residential
 One Family
 Studio
 Two or more family - Enter number of units 2 (EXIST.)
 Hotel, Motel, Dormitory
 enter number of units _____
 Second Dwelling
 Garage
 Pool
 Other - Specify _____

Detail scope of work by floor & provide the square footage.
 NEW BRICKWORK FINISH
 REPAIR CHANGE CORNERS IN KITCHENS
 REMOVE ALL EXTERIOR FINISHES & REPAIR
 REPAIR WINDOWS IN EXIST. OPENINGS
 REPAIR DOORS IN EXIST. OPENINGS
 NEW SIDE WALL, TRIM, DRAINAGE PAT
 PER APPROVAL NEW BATH & KITCHEN FINISHES
 NO CHANGES TO FOOTPRINT, USE, OR GROUND COVER - NO STRUCTURAL CHANGES

3. SELECTED CHARACTERISTICS OF BUILDING
 For new buildings and additions, complete Parts D-N for Demolition, complete only Part L, for all others skip to 4.

H. TYPE OF SEWAGE DISPOSAL
 Public
 Private (septic tank, etc.)

I. TYPE OF WATER SUPPLY
 Public
 Private (well)

J. SMOKE DETECTORS
 No. of Detectors _____
 See Plan for Location

K. ACCESSORY HEAT SOURCE
 No. of fireplaces _____
 No. of Wood Stoves _____
 Other: _____

L. RESIDENTIAL BUILDINGS
 Number of Bedrooms 4
 Number of Bathrooms 3
 Full 2 Partial /

3. Continued

M. ENERGY CONSERVATION
 Foundation or Floor insulation: EXISTING / UNCHANGED Thickness: _____ R Value: _____
 Wall insulation: _____
 Ceiling or Roof insulation: _____
 Window Glazing: Insulated Glass _____ Double Glass _____ Storm _____
 Doors: Insulated Yes _____ No _____ Weatherstripped: Yes _____ No _____
 Percentage of Window Area to Wall Area: _____

N. STRUCTURAL CHARACTERISTICS OF BUILDING EXISTING / UNCHANGED
 Applicant is required to submit complete structural framing plans with application due to the complexity of the structure, if the following information is insufficient for proper plan review.
 Foundation
 Footing size: _____ Footing reinforcing: _____
 Wall material: _____ Wall thickness: _____
 Wall height: _____ Wall reinforcing: _____
 Pier or column size: _____ Pier or column spacing: _____
 Pier or column footing size: _____ Pier or column reinforcing: _____
 No. of crawl space vents: _____ Crawl space: Full Partial

FRAMING: Main Carrying members: Size: _____ Support Spacing: _____
 First Floor Framing Joist size: _____ Maximum Span: _____ Maximum Spacing: _____
 Second Floor Framing Joist size: _____ Maximum Span: _____ Maximum Spacing: _____
 Ceiling Framing Joist size: _____ Maximum Span: _____ Maximum Spacing: _____
 Roof Framing Joist size: _____ Maximum Span: _____ Maximum Spacing: _____

Roof Truss Applicant must submit design calculations for all wood trusses stamped by a Registered Professional Engineer.

SKETCH OF PROPOSED WORK (minor projects)

NOTES AND DATE (For Department Use)
3-5-15 Sent e-mail

FEE CALCULATIONS

4. ZONING COMPLIANCE To be completed by all applicants

Applicant is required to submit a registered plot plan with application, showing location of all structures.
 Zoning District: R-40 Total Land Area: 20,000
 Frontage on Street: 100 Lot No.: 74
 Plan Book No. and Page: C 0022 481E Land Court Plan No.: _____
 Date Lot Purchased: 01.10.2015 Certificate No.: 25513
 DDC # 140105 Name of Previous Owner: CHRISTINA SALGADOBAS
LLC

SUBDIVISION INFORMATION
 Name of Owner: _____
 Date of Plan Approval: _____ AR _____
 Planning Board File No.: _____
 Is the Subdivision subject to a Covenant: YES _____ NO _____
 Is a Release required: YES _____ NO _____
 Has Plan been filed with the Registry of Deeds? YES _____ NO _____
 If YES: Plan Book and Page No.: _____ Date _____

TIME SHARING INFORMATION
 Is there a declaration of Internal Ownership noted on your Title or Deed? Yes _____ No _____

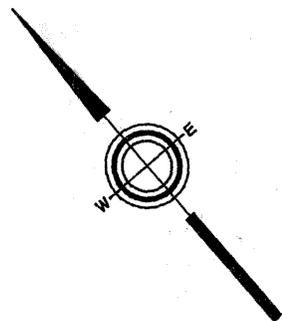
DIMENSIONS UNCHANGED BY WORK
 Distance from Property Lines: FRONT _____ REAR _____ LEFT 7-77 RIGHT 6-13
 Distance between Principal and Secondary Dwelling: ATTACHED (12ft. minimum)
 Height of structure above finish grade: N EXIST E _____ S _____ W _____
 Number of off-street parking spaces: Enclosed 2 On-site 0

GROUND COVER
 Principal Dwelling: 2091-C (open court)
 Secondary Dwelling: _____
 Addition: _____
 Garage: _____ SF: 2091-C
 Accessory Building: _____ Allowable: 5,000
 Swimming Pool: _____ SF: 750
 Other: _____

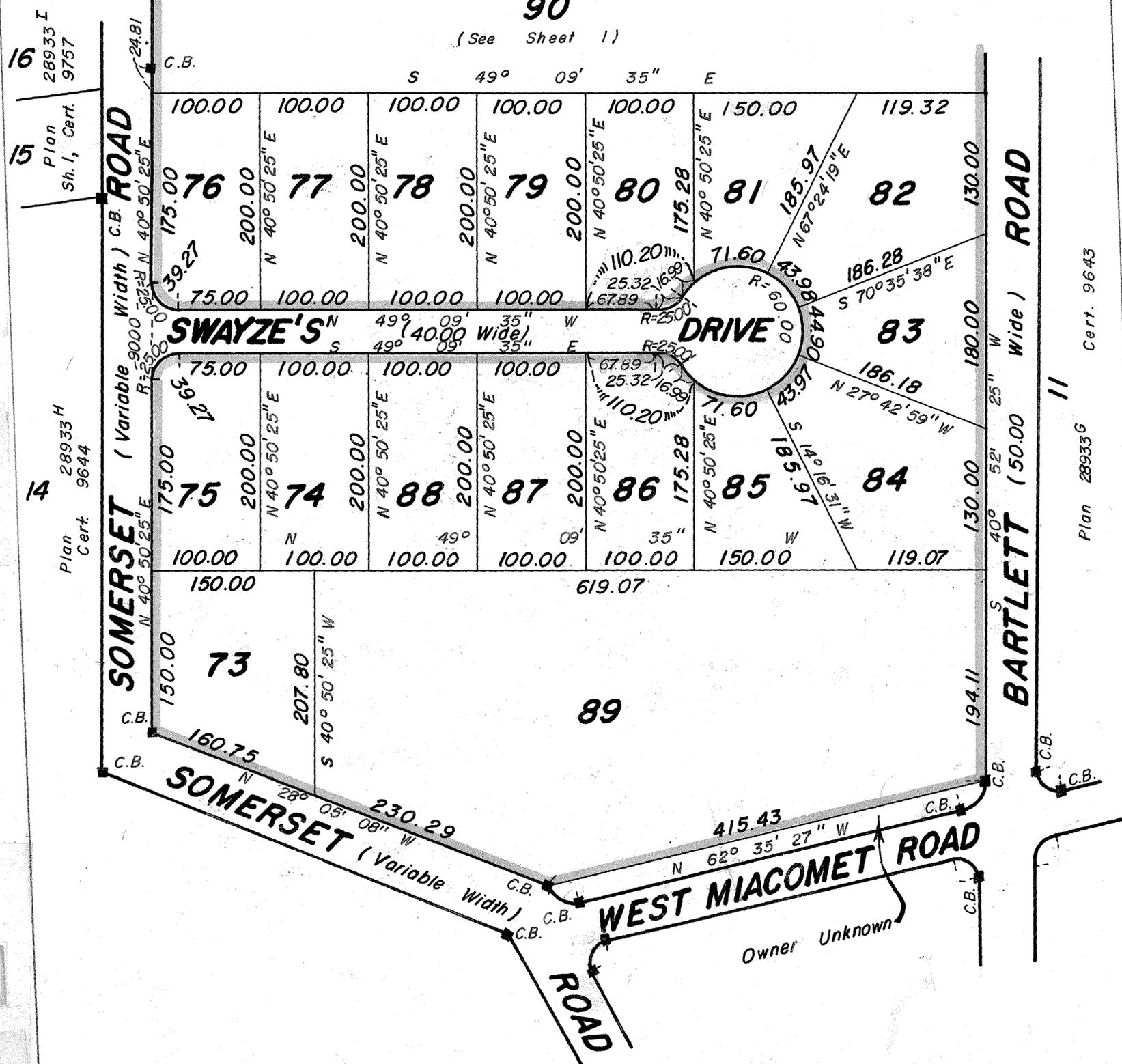
MISCELLANEOUS
 Was a request to "Determine Applicability of the Protection Act" filed with the Nantucket Conservation Committee? YES _____ NO X
 If answered YES, include "Order of Conditions" with application.
 What date was the "Order of Conditions" filed with application?
 What date was the "Order of Conditions" filed with the Registry of Deeds? YES _____ NO X
 Is the property located within a Flood Hazard district? YES _____ NO X
 Was a Variance or Special Permit granted by the Board of Appeals? YES _____ NO _____
 If answered YES, what date was the decision filed with the Town Clerk? _____

FOR ZONING OFFICER
 Minimum Lot Size: _____ Ground Cover Ratio: _____
 Frontage on Street: _____ Side and Rear Setback: _____
 Front Yard: _____ Secondary Dwelling approval _____
 Additional Comments: 915A-32X(1)C Board of Appeals _____
 Lot Release Form _____

Date: 1/24/15 APPROVED BY: [Signature] Zoning Officer



90
(See Sheet 1)



Scale of this plan 120 feet to an inch

This plan filed with Certificate No. 10,980

Transfer Certificate of Title

Cert No:25935
Doc No:150470

From Transfer
Certificate No. 25858 Originally Registered November 9, 2015 at the Registry District of Nantucket County

This is to Certify that

WILLIAM H. RANNEY and LORI A. RANNEY

married to each other are the owners, in fee simple, as tenants by the entirety of that land situated in Nantucket, in the County of Nantucket and Commonwealth of Massachusetts, bounded and described as follows:

NORTHEASTERLY	by Swayze's Drive, one hundred (100.00) feet;
SOUTHEASTERLY	by Lot 88 on plan hereinafter mentioned two hundred (200.00) feet;
SOUTHWESTERLY	by Lots 89 and 73 on said plan, one hundred (100.00) feet; and
NORTHWESTERLY	by Lot 75 on said plan, two hundred (200.00) feet.

All of said boundaries are determined by the Court to be located as shown upon plan numbered 28933-L, Sheet 2, drawn by Michael S. Bachman, Surveyor, dated January 28, 1982, and filed with Certificate of Title No. 10,980 at the Registry District of Nantucket County. Said land is shown thereon as Lot 74.

Said land is subject to the following restrictions:

DEED RESTRICTIONS

Definitions:

Lot: The parcels of land into which the property is or will be divided as shown by subdivision plan.

Structure: Any construction not otherwise specifically described and including parts and additions to buildings, walls, fences, and other enclosures as well as walks and driveways.

1. No structure or building of any kind shall be constructed on any lot until plans and specifications for design and location of septic system and well are submitted and approved by the Grantors (3M Realty Trust, Document No. 29846), which approval shall not be unreasonably withheld.
2. Not more than one dwelling shall be erected, permitted or maintained on any lot and all lots shall be neatly kept, planted, and maintained. All vehicles must be parked off streets, and no outside storage shall be allowed except the storage of one boat per lot.
3. No building shall be designed for use by more than one family and no part of the land and no building or structure placed thereon shall be used in connection with or carrying on of any trade, business or occupation. An accessory building shall be limited to one story, and shall not be used for living quarters.
4. No temporary structure shall be built or maintained upon the land and no house trailers shall be allowed.
5. No building or structure of any kind except fences shall be built or erected upon said lot nearer than ten (10) feet from the boundary line of any adjoining side lot owned by others or nearer than twenty (20) feet from the boundary line between said lot and the adjoining road or right of way or nearer than ten (10) feet from the rear boundary line of any rear lot owned by others, with the exception that an accessory building may be located not less than (10) feet from the rear boundary line.
6. No animals other than commonly accepted domestic pets shall be kept on the lot. No signs of any kind shall be displayed except one giving the name of the occupant or a "For Sale" or "For Rent" sign, if the form and size of such signs has been first approved by the Grantors.
7. Nothing shall be done and no condition shall be allowed to continue which may be or become a nuisance. All vacant lots shall be kept free of accumulation of brush, trash, or other material which may constitute a fire hazard or a breeding place for rats or snakes, and after thirty (30) days notice to the owner, the Grantors reserve the right of entry on vacant lots for the clearing away of any such accumulation, assessing the cost thereof against the owner.
8. The Grantors reserve the right to release in whole or in part any restriction or reservation hereunder. The Grantors further reserve the right to include in any contract or deed hereafter made any additional covenants not inconsistent with these herein contained.
9. The Grantors reserve and retain for themselves, their heirs and assigns, one-half of the rights to any minerals, gas, oil or petroleum products which may be taken from said premises.

10. No lot shall be further divided or subdivided.

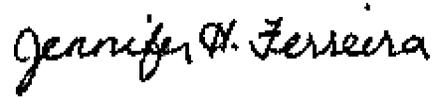
11. The restrictions above set forth shall be inoperative after ninety-nine (99) years from April 3, 1984.

And it is further certified that said land is under the operation and provisions of Chapter 185 of the General Laws, and that the title of said

WILLIAM H. RANNEY and LORI A. RANNEY

to said land is registered under said Chapter subject, however, to any of the encumbrances mentioned in section forty-six of said chapter, which may be subsisting, and subject also as aforesaid.

Witness **JUDITH C. CUTLER**, Esquire, Chief Justice of the Land Court, at Nantucket in said County of Nantucket the eighth day of January in the year two thousand and sixteen at 3 o'clock and 50 minutes in the afternoon.



Attest, with the Seal of said Court,

Jennifer H. Ferreira, Assistant Recorder

Purported Property Address: 3 Swayze Drive

Land Court Case No. 28933

CERTIFICATE OF TITLE NO. **25935**

CENTRE OF TOWN, LLC

35 CENTRE STREET

FILE No. 08-16

Centre of Town LLC
50 Main Street, Box 359
Nantucket, MA 02554
January 19, 2016

Eleanor W. Antonietti
Zoning Administrator
2 Fairgrounds Road
Nantucket, MA 02554

Re: 35 Centre Street (Map 42.3.1, parcel 03)

Dear Eleanor:

Centre of Town LLC requests the rescission of the previous decisions rendered by the Zoning Board of Appeals for the above-referenced property, except for with respect to the rear yard setback. The prior decisions (copies enclosed) are:

1. Variance (ZBA file # 046-80) recorded in Book 180, page 286, permitting construction of two-story office building within the rear yard setback and over ground cover on a pre-existing undersized lot;
2. Modification of Variance (ZBA file #21-98) recorded in Book 576, page 202, modifying prior relief to reflect actual ground cover of 60.8% based on as-built plan and to validate the siting of mechanical units also within the rear yard setback; and
3. Modification of Variance & Grant of Special Permit (ZBA file #22-98) recorded in Book, 571, page 302, modifying prior relief to permit a mix of retail and office uses with a maximum of two tenants and granting relief of parking and loading requirements.

A copy of the plan by Emack Surveying is also enclosed for your reference, along with a check for the \$450 filing fee and a set of abutter labels.

Current use of the property is as a bakery with food produced in a commercial kitchen on the second floor and those food products, along with hot and cold beverages and other retail products sold on the first floor. We would like to modify the interior to provide seating for patrons. No exterior renovations are planned, so the intrusions into the rear yard setback will remain as shown on the Emack plan. Given changes in the applicable zoning, we request that the relief granted in ZBA file #22-98 be rescinded and any condition related to specific uses be released, with the prior variances as to setback remaining in effect.

Sincerely,



Melissa Philbrick
Vice President, Centre of Town LLC



PD. ✓ 2356

TOWN OF NANTUCKET
BOARD OF APPEALS
NANTUCKET, MA 02554

FEB 1 2016 PM 1:32
Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

APPLICATION

Fee: \$450.00

File No. 08-16

Owner's name(s): Centre of Town LLC

Mailing address: PO Box 359, Nantucket, MA 02554

Phone Number: 508-901-4141 E-Mail: mphilbrick@remainnantucket.org

Applicant's name(s): same

Mailing Address: _____

Phone Number: _____ E-Mail: _____

Locus Address: 35 Centre St, Nantucket Assessor's Map/Parcel: 42.3.1/03

Land Court Plan/Plan Book & Page/Plan File No.: 44A + P/BK 8/16

Deed Reference/Certificate of Title: 1220/86 Zoning District RCDT

Uses on Lot- Commercial: None Yes (describe) see attached letter

Residential: Number of dwellings 0 Duplex _____ Apartments _____

Date of Structure(s): all pre-date 7/72 _____ or 1980

Building Permit Numbers: ~~000~~ _____

Previous Zoning Board Application Numbers: 046-80, 21-98, 22-98

State below or attach a separate addendum of specific special permits or variance relief applying for:

see letter attached

I certify that the information contained herein is substantially complete and true to the best of my knowledge, under the pains and penalties of perjury.

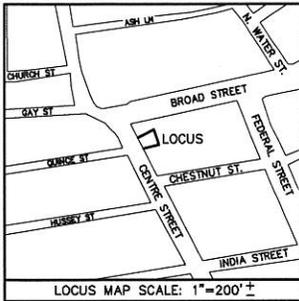
Centre of Town LLC
SIGNATURE: *By Melissa Pullonile* Owner*
Vice President

SIGNATURE: _____ Applicant/Attorney/Agent*

*If an Agent is representing the Owner or the Applicant, please provide a signed proof of agency.

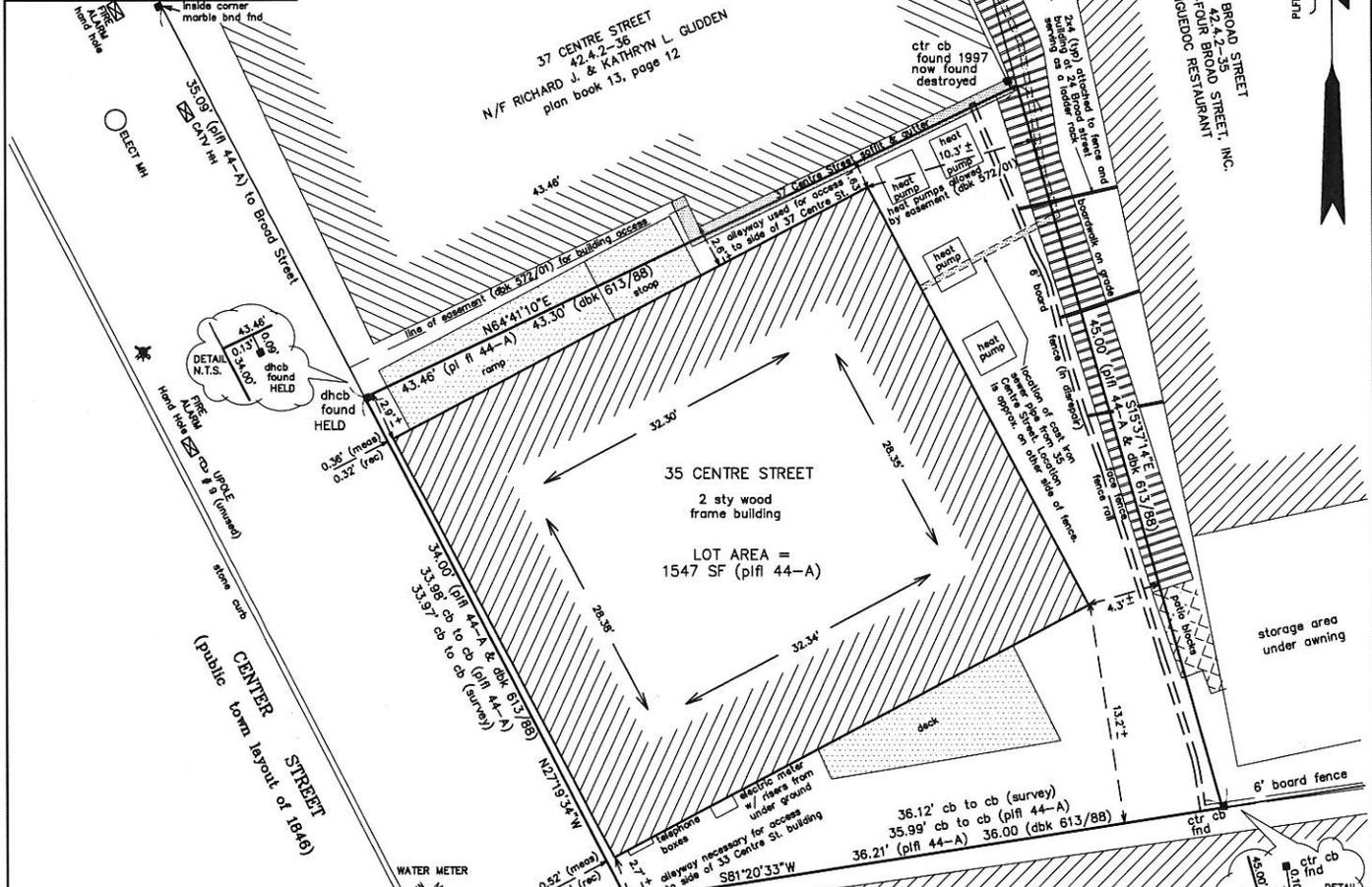
OFFICE USE ONLY

Application received on: ___/___/___ By: _____ Complete: _____ Need Copies: _____
Filed with Town Clerk: ___/___/___ Planning Board: ___/___/___ Building Dept.: ___/___/___ By: _____
Fee deposited with Town Treasurer: ___/___/___ By: _____ Waiver requested: _____
Granted: ___/___/___ Hearing notice posted with Town Clerk: ___/___/___ Mailed: ___/___/___
I&M ___/___/___ & ___/___/___ Hearing(s) held on: ___/___/___ Opened on: ___/___/___
Continued to: ___/___/___ Withdrawn: ___/___/___ Decision Due By: ___/___/___
Made: ___/___/___ Filed w/Town Clerk: ___/___/___ Mailed: ___/___/___



TO ISLAND ACQUISITION, LLC
 THIS IS TO CERTIFY THAT THIS PLOT PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(a), 11(a), & 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF MASSACHUSETTS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

CURRENT ZONING: RCDT
 MINIMUM LOT SIZE: 3750 SF
 MINIMUM FRONTAGE: 35 FT
 FRONTYARD SETBACK: NONE
 SIDE SETBACK: NONE
 REAR SETBACK: 5 FT
 ALLOWABLE G.C.R.: 75% (30% FOR LOTS < 5000 SF)
 EXISTING G.C.R.: 60.8% (includes heat pumps)
 (EXISTING BUILDING COVERS 920± SF)



LEGEND

- dchb fnd ■ = drill hole in concrete bound found
- ctr cb fnd ■ = drill hole in concrete bound found

NOTES

- 1.) THE CURRENT DEED DOES NOT REFER TO THE PLAN PREPARED FOR LOCUS BY NANTUCKET SURVEYORS, INC. DATED JULY 21, 1993 AND RECORDED IN PLAN FILE 44-A AT THE NANTUCKET REGISTRY OF DEEDS.
- 2.) THE LOT LINES ON THIS PLAN ARE BASED ON PLAN FILE 44-A. DISCREPANCIES BETWEEN DEED DIMENSIONS AND PLAN FILE 44-A DIMENSIONS ARE NOTED.
- 3.) THE PLAN ON FILE AS PLAN # 2005-48 DETAILS THE TWO BOUNDS ON THE STREET AT LOCUS DIFFERENTLY THAN PLAN FILE 44-A AND THEREFORE APPEARS TO CALL FOR THE COMMON BOUNDARY BETWEEN 33 AND 35 CENTRE TO BE SHIFTED APPROX. 0.08' NORTHERLY AT THE STREET.
- 4.) SEVERAL BOUNDS NOTED AS BEING "DRILL HOLE IN CONCRETE BOUND" ON PLF 44-A & PL#2005-48 WERE FOUND NOW AND IN 1997 TO BE BOUNDS WITH ROUGH TOPS AND NO DRILL HOLES. THE CENTERS OF THESE BOUNDS WERE LOCATED.
- 5.) THE SEWER FOR LOCUS HAS BEEN OBSERVED IN THE GRASSY SPACE EXITING THE FOUNDATION AS SHOWN HEREON. IT WAS ALSO UNCOVERED BETWEEN THE FENCE AND THE HEAT PUMP AS SHOWN HEREON. THE REMAINDER OF THE SEWER LINE SHOWN HEREON IS APPROXIMATE AND IS NOT GUARANTEED TO BE ACCURATE. IT IS SHOWN FROM THE RESULT OF USING A METAL DETECTOR TO TRACE A SNAKE SENT DOWN THE PIPE.
- 6.) THE SOFFIT/GUTTER ON THE BUILDING AT 37 CENTRE STREET IS AT THE TOP OF A 2 1/2 STORY BUILDING AND ENDOACHES IN THE AIRSPACE ABOVE LOCUS.
- 7.) PORTIONS OF THE BOARDWALK AND PATIO BLOCKS SERVING 24 BROAD STREET ENDOACH ON LAND OF LOCUS.
- 8.) TWO HEAT PUMPS SERVING 37 CENTRE STREET ARE LOCATED ON LOCUS AND ARE ALLOWED BY AN EASEMENT RECORDED IN DEED BOOK 576/202 AND 571/302.
- 9.) THE BUILDING DOES NOT CONFORM TO THE REQUIREMENTS OF CURRENT ZONING WITH RESPECT TO REAR YARD SETBACK. RELIEF HAS BEEN GIVEN THROUGH A VARIANCE RECORDED IN DEED BOOK 180/286, AS MODIFIED BY DECISIONS RECORDED IN DEED BOOKS 576/202 AND 571/302.
- 10.) THE BUILDING DOES NOT CONFORM TO THE REQUIREMENTS OF CURRENT ZONING WITH RESPECT TO ALLOWABLE GROUND COVER RATIO. RELIEF HAS BEEN GIVEN THROUGH A VARIANCE RECORDED IN DEED BOOK 180/286, AS MODIFIED BY DECISIONS RECORDED IN DEED BOOKS 576/202 AND 571/302.
- 11.) THE LOT DOES NOT CONFORM TO CURRENT ZONING REQUIREMENTS WITH RESPECT TO REQUIRED MINIMUM LOT SIZE AND REQUIRED MINIMUM FRONTAGE.
- 12.) THE DETAILS SHOWING THE POSITIONS OF MONUMENTS ARE REFERENCED TO THE LOT LINES AS ESTABLISHED BY PLF 44-A.
- 13.) A MONUMENT HAS NOT BEEN SET TO REPLACE THE CTR OF CB NOTED HEREON AS DESTROYED. IT WOULD BE LOCATED BENEATH THE BOARDWALK ON GRADE.

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE LOCATED WITHIN THE C ZONE AS DELINEATED ON THE "FIRM" MAP OF COMMUNITY NO. 250230; MASS. EFFECTIVE: 6-3-86, REVISED 7-2-92 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

42.31-04
 N/F THIRTY THREE CENTRE STREET, LLC
 plan # 2005-48

**ALTA/ACSM LAND TITLE SURVEY
 IN
 NANTUCKET, MASSACHUSETTS**

SCALE: 1"=5' DATE: JANUARY 26, 2010
 DEED REFERENCE: DBK 613 PG 88
 PLAN REFERENCES: PLF 44-A & PLBK 8, PG 16
 ASSESSOR'S REFERENCE:
 MAP: 42.3.1 PARCEL: 03
 PREPARED FOR: ISLAND ACQUISITION, LLC
 EMACK SURVEYING
 2 WASHAMAN AVENUE
 NANTUCKET, MA. 02554
 (508) 325-0940

GRAPHIC SCALE



(IN FEET)
 1 inch = 5 ft

BOARD OF APPEALS

December 8, 19 80

NOTICE OF VARIANCE

Conditional or Limited Variance or Special Permit
(General Laws Chapter 40A, Section 18 as amended)

Notice is hereby given that a Conditional or Limited Variance or Special Permit has been granted

To WAYNE F. HOLMES
Owner or Petitioner

Address 35 Center Street

City or Town Nantucket, Mass.

35 Center St., Nantucket
Identify Land Affected

City Nantucket Board of Appeals affecting the
rights of the owner with respect to the use of premises on

35 Center Street, Nantucket
Street City or Town

the record title standing in the name of
Wayne F. Holmes

whose address is 9 Fair St., Nantucket, Mass.
Street City or Town State

by a deed duly recorded in the Nantucket County Registry of Deeds in Book
139 Page 47 Registry District of the Land Court

Certificate No. Book Page

The decision of said Board is on file with the papers in Decision or Case No. 046-80.
City of Nantucket

Certified this 8th day of December 19 80.

Board of Appeals:
Robert P. Manning Chairman
Board of Appeals
Clerk
Board of Appeals

19 at o'clock and minutes M.

Received and entered with the Register of Deeds in the County of
Book Page

ATTEST
Register of Deeds

Notice to be recorded by Land Owner.

Hdmes

Maxwell

DECISION:

At a meeting of the Board of Appeals held Wednesday, November 26, 1980, at 2:00 P.M., at the TOWN AND COUNTY BUILDING, in the matter of the application of WAYNE F. HOLMES (046-80), after due deliberation, the Board found:

1. This is an application for relief from the ground cover and sideline setback requirements of the Zoning By-Law in order to extend an existing non-conforming use of an office building. The building is located at 35 Center Street in a Residential/Commercial zone and contains a one-story law office. The lot contains 1,564 square feet of land and the building covers 782 square feet.
2. The Applicant intends to remove the existing building and replace it with a two-story structure office building which will cover 896 square feet of land, being 58% of the ground cover, and will intrude upon the side lines of the north and south boundaries. This area is a commercial district, containing several offices, guest houses, shops, restaurants, and other businesses. It is a completely developed neighborhood of small lots and non-conforming structures, many of which are within a few feet of their neighbors. Such uses have existed for many years without posing any significant problems to the health, safety, morals, or general welfare of the inhabitants.
3. The Board finds that the proposed extension and replacement of the building on this lot at 35 Center Street will not be substantially more detrimental than the existing non-conforming use to the neighborhood. The slight change in the sideline location will not significantly intrude upon the utility of enjoyment of any abutting property and the new building will be a more economic and efficient use of this property.
4. For the reasons set forth, the application for relief from the ground cover and sideline setback requirements of the By-Law in order to construct a two-story office building at 35 Center Street, in accordance with plans submitted, is granted by unanimous vote.

NANTUCKET COUNTY
Received and Entered

Attest *Joseph A. Bomb*
FEB 2 1981
2:25 PM

Registrar

No appeal filed
within twenty
day period.
February 29, 1981
Joseph A. Bomb

BOARD OF APPEALS

Robert F. Manning
Julith K. Bartel
Eileen Colman

6.5.5.9
1981
FEB 2 1981



BOARD OF APPEALS

NANTUCKET, MASSACHUSETTS 02554

Date: April 31, 1998

To: Parties in Interest and Others concerned with the Decision of the BOARD OF APPEALS in the Application of the following:

Application No.: 022-98
Owner/Applicant: WILLIAM H. HAYS, III, OWNER AND FOR
JUDITH GREENBERG, CONTRACT PURCHASER

Enclosed is the Decision of the BOARD OF APPEALS which has this day been filed in the office of the Nantucket Town Clerk.

An Appeal from this Decision may be taken pursuant to Section 17 of Chapter 40A, Massachusetts General Laws.

Any action appealing the Decision must be brought by filing an complaint in court within TWENTY (20) days after this day's date. Notice of the action with a copy of the complaint and certified copy of the Decision must be given to the Town Clerk so as to be received within such TWENTY (20) days.

Dale Waine
Dale W. Waine, Chairman

cc: Town Clerk
Planning Board
Building Commissioner

PLEASE NOTE: MOST SPECIAL PERMITS AND VARIANCES HAVE A TIME LIMIT AND WILL EXPIRE IF NOT ACTED UPON ACCORDING TO NANTUCKET ZONING BY-LAW §139-30I (SPECIAL PERMITS); §139-32I (VARIANCES) ANY QUESTIONS, PLEASE CALL THE NANTUCKET ZONING BOARD OF APPEALS.

RECEIVED
TOWN CLERK'S OFFICE
NANTUCKET MA 02554
APR 31 1998
TIME: _____
CLERK: _____

TOWN OF NANTUCKET



ZONING BOARD OF APPEALS

37 WASHINGTON STREET
NANTUCKET, MASSACHUSETTS 02554

PHONE 508-228-7215

FAX 508-228-7205

Assessor's Map 42.3.1
Parcel 3
RC35 Center Street
Plan File 44-A,
Plan Book 8, Page 16
Deed Ref. 245/282

At a Public Hearing of the Nantucket Zoning Board of Appeals held at 1:00 P.M., Friday, March 13, 1998, in the Conference Room, Town Annex, 37 Washington Street, Nantucket, Massachusetts, on the Application of WILLIAM H. HAYS, III., OWNER AND FOR JUDITH GREENBERG, CONTRACT PURCHASER of P.O. Box 1108, Nantucket, MA 02554 and c/o Rhoda H. Weinman, P.O. Box 1365, Nantucket, MA 02554, respectively, Board of Appeals File No. 022-98, the Board made the following Decision:

1. Applicant (Greenberg) is seeking, to the extent necessary, a MODIFICATION of a VARIANCE granted in BOA File No. 046-80. Applicant proposes to convert the existing 917± square-foot "two-story office building", which consists of 1,836± square feet of gross floor area, to retail use, with a maximum of two (2) retail units, (with the option of maintaining office space). The retail use would require eleven (11) parking spaces, with a maximum of up to seven (7) employees on site at peak shift. Applicant does not propose any exterior changes other than the exterior stairway being proposed in BOA Application File No. 021-98 which also details the Locus' non-conforming aspects.

Applicant further seeks SPECIAL PERMIT relief under Nantucket Zoning By-Law §139-18B(3) (Parking Requirements) and §139-20C (loading zone).

The Premises is located at 35 CENTER STREET, Assessor's Map 42.3.1, Parcel 3, Plan File 44-A, Plan Book 8, Page 16. The property is zoned Residential-Commercial.

2. The Decision is based upon the Application and the materials submitted with it and the testimony and evidence presented at the Hearing. The Planning Board made no recommendation as the matter was not of planning concern. There were no letters on file for this Application.

3. Applicant, through counsel, represented that she is planning to converting the existing office building to a maximum of two (2) retail spaces with the option of alternating between the two uses, i.e., maintaining office space on both floors as is the current situation or one (1) office space and one (1) retail space. All of the dimensional non-conformities were addressed in the preceding Application (021-98) in which relief was granted by Modification of the Variance in BOA File No. 046-80 to validate the existing improvements on the Locus. However, relief was denied in said Application to construct an exterior stairway that would encroach on the southerly side yard lot line by one (1) foot. The

I CERTIFY THAT 30 DAYS HAVE ELAPSED AS THE DECISION WAS FILED IN THE OFFICE OF THE TOWN CLERK, AND THAT NO APPEAL HAS BEEN FILED, PURSUANT TO GENERAL LAWS 44A, SECTION 11

APR 22 1998

only possible exterior structural changes would need to comply with setback and ground cover requirements. Applicant also represented that the proposed uses were compatible with the other uses in the area which were guest houses, restaurants and retail establishments, noting that office and retail uses were permitted under §139-9A in this district. Further, it was represented that the waiver of parking and loading zone requirements was consistent with previous Decisions made by the Board in which similar relief was granted to several Applicants in the immediate area. The parking requirement for the proposed uses would be the same as the prior uses.

4. Therefore, the Board finds that the change in use from office to office and/or retail will not be substantially more detrimental to the neighborhood. Additionally, as parking and loading zone relief was erroneously not addressed in the original Decision in BOA File No. 046-80, relief must be dealt with in this Application. Therefore, the Board finds that the waiver of eleven (11) parking spaces, with none being provided on site, and the waiver of the loading zone requirement, is in harmony with the purpose and intent of the Zoning By-Law and not contrary to sound traffic and safety considerations. The Board notes that a waiver of up to 100% of the required parking spaces is available by Special Permit within the Core District when deemed physically impossible to provide on site as they are in this case.

5. Accordingly, by a unanimous vote, the Board GRANTS the requested relief to MODIFY the VARIANCE granted in BOA File No. 046-80 and convert the existing office space to office and/or retail use, and a SPECIAL PERMIT under Nantucket Zoning By-Law §139-18B(3) to waive eleven (11) parking spaces and under §139-20C waiving the loading zone requirements, under the following conditions:

- a. There shall be a maximum of two (2) separate retail establishments on site; and
- b. The structure can be used for office, with up to two (2) separate tenants, or up to two (2) retail units or one (1) office unit and one (1) retail unit.

Dated: April 1, 1998

Linda F. Williams
Linda F. Williams

Dale W. Haine
Dale W. Haine

Michael J. O'Mara
Michael J. O'Mara

RECEIVED
TOWN CLERK'S OFFICE
NANTUCKET, MA 02554

APR 01 1998

TIME: 1:05 P
CLERK: HR

APR 22 1998
NANTUCKET COUNTY
REC'D ENTERED

1:35 PM
SANDRA M CHADWICK
ATTEST REGISTER

End of
Instrument



BOOK 0576 PAGE 202
TOWN OF NANTUCKET

BOARD OF APPEALS

NANTUCKET, MASSACHUSETTS 02554

Date: April 10, 19 98

To: Parties in Interest and Others concerned with the
Decision of the BOARD OF APPEALS in the Application of the
following:

Application No.: 021-98

Owner/Applicant: WILLIAM H. HAYS, III.

Enclosed is the Decision of the BOARD OF APPEALS which has
this day been filed in the office of the Nantucket Town
Clerk.

An Appeal from this Decision may be taken pursuant to
Section 17 of Chapter 40A, Massachusetts General Laws.

Any action appealing the Decision must be brought by
filing an complaint in court within TWENTY (20) days after
this day's date. Notice of the action with a copy of the
complaint and certified copy of the Decision must be given
to the Town Clerk so as to be received within such TWENTY
(20) days.

Dale W. Waine, Chairman

cc: Town Clerk
Planning Board
Building Commissioner

PLEASE NOTE: MOST SPECIAL PERMITS AND VARIANCES HAVE A TIME
LIMIT AND WILL EXPIRE IF NOT ACTED UPON ACCORDING TO NANTUCKET
ZONING BY-LAW §139-301 (SPECIAL PERMITS); §139-321 (VARIANCES)
ANY QUESTIONS, PLEASE CALL THE NANTUCKET ZONING BOARD OF APPEALS.

TOWN OF NANTUCKET



ZONING BOARD OF APPEALS

37 WASHINGTON STREET
NANTUCKET, MASSACHUSETTS 02554

PHONE 508-228-7215

FAX 508-228-7205

Assessor's Map 42.3.1
Parcel 3
RC35 Center Street
Plan File 44-A
Plan Book 8, Page 16
Deed Ref. 245/285

At the Public Hearing of the Nantucket Zoning Board of Appeals held at 1:00 P.M., Friday, March 13, 1998, in the Conference Room, Town Annex Building, 37 Washington Street, Nantucket, Massachusetts, on the Application of WILLIAM H. HAYS, III., c/o Vaughan & Dale, P.C., P.O. Box 659, Nantucket, MA 02554, Board of Appeals File No. 021-98, the Board made the following Decision:

1. Applicant is seeking a MODIFICATION of a VARIANCE granted in BOA File No. 046-80. Applicant seeks to establish the permitted ground cover ratio for the existing structure on the Locus at 60±% rather than at 58±% as previously allowed, in a district that allows a maximum ground cover ratio of 30% for undersized lots, and asks that the Board validate the current siting of the structure and the three (3) heat pumps located at the rear of the Lot. Applicant further asks that he be allowed to construct an exterior stairway to provide a second means of egress from the second floor. The stairway would be sited about four (4) feet at its closest point from the southeasterly side yard lot line and extend for about sixteen (16) feet in a northeasterly direction with the majority of the stairway being located outside of the required five-foot side yard setback area. In addition or in the alternative, to the extent necessary, Applicant seeks relief by VARIANCE from the requirements of Nantucket Zoning By-Law §139-16A (Intensity Regulations) to validate the structure and construct the stairway as proposed. The original structure was demolished and reconstructed per the Variance issued in BOA File No. 046-80. Intrusion into the northerly and southerly side yard setback areas was permitted though the exact distances required to be maintained were not specified. No intrusion into the rear yard setback area was proposed nor granted. The structure is sited 1.63± feet at its closest point from the northwesterly side yard lot line, 2.7± feet at its closest point from the southeasterly side yard lot line and 4.3± feet at its closest point from the rear yard lot line with the three (3) heat pumps being sited entirely within the five-foot setback area. The Locus is further nonconforming as to lot area having an area of 1.547± square feet in a district that requires a minimum lot size of 5,000 square feet; as to frontage, having 34± feet in a district that requires a minimum of 40 feet; as to parking, having no spaces provided on site and as to loading zone.

The Premises is located at 35 CENTER STREET, Assessor's Map 42.3.1, Parcel 3, Plan File 44-A and Plan Book 8, Page 16. The property

is zoned Residential-Commercial.

2. The Decision is based upon the Application and the materials submitted with it and the testimony and evidence presented at the Hearing. The Planning Board made no recommendation as the matter was not of planning concern. There was one (1) letter on file from the abutter to the north in favor of the proposed plan. There were no letters on file in opposition. Counsel for the Contract Purchaser (BOA Application 022-98) spoke in favor of the Application and offered testimony on this Application.

3. Applicant, through counsel, represented that the Premises is benefited by a Variance granted by this Board in BOA File No. 046-80. Applicant was allowed to demolish an existing building and replace it with a "two-story office building" with a ground cover of 896± square feet or 58±% ground cover ratio. Said relief allowed the new structure to intrude upon the required five-foot side yard setback area on the northwesterly and southwesterly boundaries. Based upon a new survey, the actual ground cover ratio of the existing structure and four (4) heat pump units, located to the rear of the structure and violating the northwesterly and/or rear yard setback areas, is 60.8±%, with the building having a ground cover of 917± square feet or 59.3±% ground cover ratio, greater than allowed by the original Variance in BOA File No. 046-80. Applicant is asking the Board to validate the structure and heat pumps as presently configured with respect to ground cover ratio and siting.

4. Applicant, through counsel, further represented that he wished to construct a second means of egress from the second floor of the existing structure to bring the building into compliance with the building code should the use of the structure be changed from office use to retail use (which is the subject of companion Application in BOA File No. 022-98). The new stairway would be constructed on the southeasterly side of the structure, and would extend in a northeasterly direction for about sixteen (16) feet, encroaching upon the side yard set back area by about twelve (12) inches for about a distance of twelve (12) inches, with a majority of the stairway be sited outside of the required five-foot setback area. The stairway would come no closer to the southeasterly side yard lot line than the existing building which is sited 2.7± feet at its closest point from that lot line. Applicant stated that for all practical purposes the stairway could only be constructed on the Lot as proposed.

5. Therefore, the Board finds that the Modification of the Variance granted in the Decision in BOA File No. 046-80 to validate the ground cover and siting of the existing structure and four (4) heat pumps, owing to circumstances relating to the unique topography of the structure and heat pumps, and especially affecting the structure and heat pumps but not affecting generally the zoning district in which the Lot is located, a literal enforcement of the provisions of this Zoning By-Law would involve substantial hardship, financial or otherwise, to the Applicant, and the desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the By-Law. It would not be beneficial to the neighborhood to require demolition of the

structure or removal of the heat pumps, two (2) of which service a structure on an adjacent lot to the northwest of the subject Lot. The Board notes that the original Decision in BOA File No. 046-80 is silent on the matter of specifying the exact side yard setback intrusion allowed.

6. As to the relief requested to construct the exterior second means of egress, some Board members expressed concern about further intrusion into the required five-foot side yard setback area. Members asked about other options that would avoid said intrusion such as construction of a second interior stairway. Applicant, through counsel, represented that he had no intention of substantially altering the interior of the structure and therefore providing said interior stairway would constitute a substantial financial hardship as it would necessitate demolition of the existing interior layout. Therefore, two (2) Board Members find that there are insufficient grounds upon which to base a grant of further Variance relief as there are other options available to the Applicant that would not entail further setback intrusion.

7. Accordingly, by a unanimous vote, the Board GRANTS the requested MODIFICATION of the VARIANCE granted in the Decision in BOA File No. 046-80 to validate the ground cover ratio of the existing structure and four (4) heat pumps as 60.8±% and to validate the existing siting of said structure and heat pumps with respect to the side and rear yard setbacks upon the following condition:

The ground cover ratio of 60.8±% and existing siting of the structure and heat pumps shall be based substantially upon the plan done by Robert A. Emack, dated December 16, 1997, attached hereto and marked as Exhibit A.

8. Upon a motion made and seconded to grant relief by VARIANCE for the construction of the exterior stairway, as proposed, to provide a second means of egress from the second floor, three (3) members (Waine, Williams and O'Mara) voted in favor and two (2) members (Sevrens and Toole) voted in the negative. A minimum of four (4) members voting in favor of the Variance request are necessary to grant relief, thus relief is hereby DENIED.

Dated: April 10, 1998

Linda F. Williams
Linda F. Williams
Nancy Sevrens
Nancy Sevrens

Dale W. Waine
Dale W. Waine
Michael J. O'Mara
Michael J. O'Mara
Edward Toole
Edward Toole

CERTIFY THAT 20 DAYS HAVE ELAPSED AFTER THE DECISION WAS FILED IN THE OFFICE OF THE TOWN CLERK, AND THAT NO APPEAL HAS BEEN FILED, PURSUANT TO GENERAL LAWS AND SECTION 11

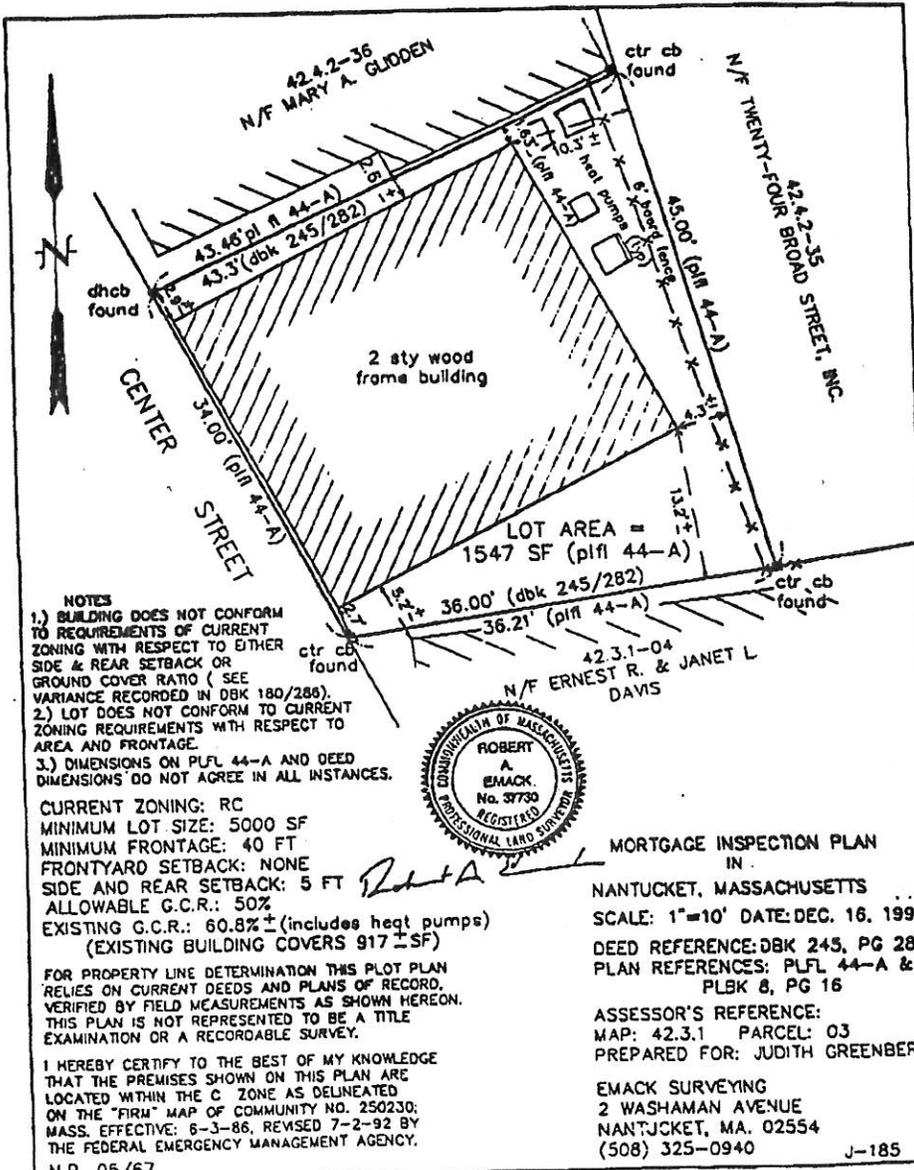
TOWN CLERK

MAY 20 1998

RECEIVED
TOWN CLERKS OFFICE
NANTUCKET 02554

APR 10 1998

TIME: 6:20 PM
ASSY: [Signature]
CLERK: [Signature]

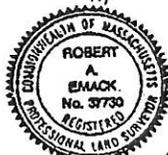


- NOTES
- 1.) BUILDING DOES NOT CONFORM TO REQUIREMENTS OF CURRENT ZONING WITH RESPECT TO EITHER SIDE & REAR SETBACK OR GROUND COVER RATIO (SEE VARIANCE RECORDED IN DBK 180/288).
 - 2.) LOT DOES NOT CONFORM TO CURRENT ZONING REQUIREMENTS WITH RESPECT TO AREA AND FRONTAGE.
 - 3.) DIMENSIONS ON PLFL 44-A AND DEED DIMENSIONS DO NOT AGREE IN ALL INSTANCES.

CURRENT ZONING: RC
 MINIMUM LOT SIZE: 5000 SF
 MINIMUM FRONTAGE: 40 FT
 FRONTYARD SETBACK: NONE
 SIDE AND REAR SETBACK: 5 FT
 ALLOWABLE G.C.R.: 50%
 EXISTING G.C.R.: 60.8% ± (includes heat pumps)
 (EXISTING BUILDING COVERS 917 ± SF)

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD. VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE LOCATED WITHIN THE C ZONE AS DELINEATED ON THE "FIRM" MAP OF COMMUNITY NO. 250230; MASS. EFFECTIVE: 6-3-86. REVISED 7-2-92 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



MORTGAGE INSPECTION PLAN IN

NANTUCKET, MASSACHUSETTS
 SCALE: 1"=10' DATE: DEC. 16, 1997
 DEED REFERENCE: DBK 245, PG 282
 PLAN REFERENCES: PLFL 44-A & PLBK 8, PG 16
 ASSESSOR'S REFERENCE:
 MAP: 42.3.1 PARCEL: 03
 PREPARED FOR: JUDITH GREENBERG
 EMACK SURVEYING
 2 WASHAMAN AVENUE
 NANTUCKET, MA. 02554
 (508) 325-0940

N.B. 05/67
 MAY 22 1998
 NANTUCKET COUNTY
 REC'D ENTERED

9:58 AM
 SANDRA M. CHADWICK
 ATTEST REGISTER

End of
 Instrument

35.00

RECEIVED
BOARD OF ASSESSORS

JAN 15 2016

TOWN OF
NANTUCKET, MA

Town of Nantucket

Zoning Board of Appeals

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

PROPERTY OWNER..... Centre Street Market : Bakery LLC

MAILING ADDRESS..... 35 Centre St

PROPERTY LOCATION..... (Map 42.3.1, Parcel 3)

ASSESSOR MAP/PARCEL..... 5

SUBMITTED BY..... (Jenn King)

SEE ATTACHED PAGES

I certify that the foregoing is a list of all persons who are owners of abutting property, owners of land directly opposite on any public or private street or way; and abutters of the abutters and all other land owners within 300 feet of the property line of owner's property, as they appear on the most recent applicable tax list (M.G.L. c. 40A, Section 11 and Zoning Code Chapter 40A, Section 139-29B (2)).

1-15-16
DATE

Patricia Giles
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

1 set of labels.
Please call me at 508-901-4145 to pick up.

**AB BUTTERS LISTING
NANTUCKET, MA**

Map	Block	Lot	Unit	Owner-s Name	Co Owner-s Name	Address	City	ST Zip	Parcel Location
4231		1		FORTY-EIGHT CENTRE STREET INC		4 GAY STREET	NANTUCKET	MA 02554	48 CENTER ST
4231		2		EMMA LLC	C/O HELLMAN NINA	700 OLD GULF RD	BRXN MAR	PA 19010	46 CENTER ST
4231		3		CENTRE OF TOWN LLC	C/O DR THOMAS GINNLEY	PO BOX 359	NANTUCKET	MA 02554	35 CENTER ST
4231		4		THIRTY THREE CENTER ST LLC	C/O REMAIN NANTUCKET LLC	158 EAST 64TH ST	NEW YORK	NY 10065	33 CENTER ST
4231		5		FIVE CHESTNUT STREET LLC		158 EAST 64TH ST	NEW YORK	NY 10065	5 CHESTNUT ST
4231		6		CARL CHARLES G TR	CHESTNUT REALTY TRUST	3 CHESTNUT ST	NANTUCKET	MA 02554	3 CHESTNUT ST
4231		7		MOLINAR MICHAEL A		99 ORANGE ST	NANTUCKET	MA 02554	1 CHESTNUT ST
4231		8		HUMMICK FOND ASSC LLC		450 S COUNTY RD	NANTUCKET	FL 33480	20 FEDERAL ST
4231		60		FABACHER MICHAEL A & MARY HELEN		P O BOX 176	GREENWICH	CT 06830	19 INDIA ST
4231		61		NELSON JENNIFER B		1238 CANTON AVENUE	MILTON	MA 02186	5 HUSSEY ST
4231		62		GINLEY VANESSA NOEL		158 EAST 64TH ST	NEW YORK	NY 10065	2 QUINCE ST
4231		63	1	ALGER SARAH F TRST	44 CENTRE ST REALTY TRUST	PO BOX 725	SIASCONSET	MA 02564	44 CENTER ST
4231		63	2	A P T HOLDINGS LLC	C/O PATRICIA LASSITER	330 BEACON ST #C115	BOSTON	MA 02116	44B CENTER ST
4231		63	3	HOSTETLER DAVID L TRST		PO BOX 989	ATHENS	OH 45701	42 CENTER ST
4231		64	1	SPATOLA KENNETH B		2 KINGS HIGHWAY UNIT 3	HAMPTON	NH 03842	40B CENTER ST
4231		64	2	COFFIN BERNARD L & CAROL L		PO BOX 1881	NANTUCKET	MA 02554	40C CENTER ST
4231		64	3	CLARK LAURANCE R	TOOPAG REAL ESTATE TRUST	79 PLEASANT ST	NANTUCKET	MA 01945	40D CENTER ST
4231		64	4	ALGER SARAH F TRST		2 SOUTH WATER STREET	NANTUCKET	MA 02554	40A CENTER ST
4231		65		REID ROBERT J JR & BONNIE TRST	R REID IRREVOCABLE TRUST	PO BOX 205	NANTUCKET	MA 02554	3B HUSSEY ST
4231		66		DUTTON CATHERINE M & GARDINER	TRUSTEES	PO BOX 1046	NANTUCKET	MA 02554	38 CENTER ST
4231		67		WEINMAN RHODA H		PO BOX 1365	NANTUCKET	MA 02554	36 CENTER ST
4231		68		CENTER ST ACQUISITION LLC		11 INDIA ST	NANTUCKET	MA 02554	31 CENTER ST
4231		69		CARL CHARLES M & DIANE J		2 CHESTNUT ST	NANTUCKET	MA 02554	2 CHESTNUT ST
4231		70		CRECH DARCY		16 1/2 FEDERAL STREET	NANTUCKET	MA 02554	16- FEDERAL ST
4231		71		DUNN LEE H & THARON SAPP		PO BOX 1846	NANTUCKET	MA 02554	16 FEDERAL ST
4231		72		NIR RETAIL II LLC	C/O NEW ENGLAND DEVOP-ACCTING DEPT	75 PARK PLAZA SUITE 3	POSTON	MA 02116	18 FEDERAL ST
4231		112		GREENMAN EDWARD S JR TR	24 BROAD ST REALTY TRUST	BOX 1829	NANTUCKET	MA 02554	3 HUSSEY ST
4231		117		HOSPITAL THRIFT SHOP INC		PO BOX 3	NANTUCKET	MA 02554	17 INDIA ST
4231		118		MINUCCI ALBERT P & JUDITH A		PO BOX 194	BARNSTABLE	MA 02630	4 HUSSEY ST
4231		119		OCONNOR SCOTT T		130 OLD SOUTH RD	NANTUCKET	MA 02554	2 HUSSEY ST
4231		120		34 CENTER STREET LLC	MCDERMOTT JOHN J & MCMANNUS VICTORI	2 GREGLEN AV PNB 316	NANTUCKET	MA 02554	34 CENTER ST
4231		121		WARNER JOHN D TR	C/O HANLON BETH	P O BOX 657	NANTUCKET	MA 02554	32 CENTER ST
4231		122	2	CENTER ST ACQUISITION LLC		11 INDIA ST	NANTUCKET	MA 02554	29 CENTER ST
4231		123		MASTERS DAVID JR & CIELO		745 BOYLSTON ST STE 404	BOSTON	MA 02116	9 INDIA ST
4231		124		NIR RETAIL II LLC		7 INDIA ST	NANTUCKET	MA 02554	7 INDIA ST
4231		125		NIR RETAIL II LLC		75 PARK PLAZA	BOSTON	MA 02116	14R FEDERAL ST
4231		126		RAYNOR SETH C TRST ETAL		75 PARK PLAZA	BOSTON	MA 02116	14 FEDERAL ST
4231		127		CAVANAUGH SUSAN JEAN H	BOARDING HOUSE REALTY TRUST	12 FEDERAL ST	NANTUCKET	MA 02554	12 FEDERAL ST
4231		160		13 INDIA STREET LLC		59 LANSDOWNE RD	LONDON ENGLAND	UK W11 2LG	15 INDIA ST
4231		161		MARINER HOUSE LTD	ATT SCOTT ORO PEZA	815 PEACOCK PLAZA	KEY WEST	FL 33040	13 INDIA ST
4231		162		MARINER HOUSE LTD		56 CATO LN	NANTUCKET	MA 02554	30A 30F CENTER ST
4231		162	1	MARINER HOUSE LTD	C/O CANTY PROPERTY MGMT	56 CATO LN	NANTUCKET	MA 02554	30B CENTER ST
4231		162	2	MARINER HOUSE LTD	C/O CANTY PROPERTY MGMT	56 CATO LN	NANTUCKET	MA 02554	30C CENTER ST
4231		162	3	MARINER HOUSE LTD	C/O CANTY PROPERTY MGMT	56 CATO LN	NANTUCKET	MA 02554	30D CENTER ST
4231		162	4	MARINER HOUSE LTD	C/O CANTY PROPERTY MGMT	56 CATO LN	NANTUCKET	MA 02554	30E CENTER ST
4231		162	5	MARINER HOUSE LTD	C/O CANTY PROPERTY MGMT	56 CATO LN	NANTUCKET	MA 02554	30F CENTER ST

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ABBUTERS LISTING
NANTUCKET, MA

Map	Block	Lot	Unit	Owner's Name	Address	City	ST Zip	Parcel Location
4231		162	6	MARINER HOUSE LTD	56 CATO LN	NANTUCKET	MA 02554	30 A CENTER ST #A
4231		226		FARRELL FRANCIS X ETAL	4 WESTMOOR LANE	NANTUCKET	MA 02554	5 INDIA ST
4231		63	52					42 44B CENTER ST
4231		64	53					40 40A CENTER ST
4234		17		RELIHAN ROBERT J & CYNTHIA B	932 BALDWIN RD	WOODBIDGE	CT 06515	4- GAY ST
4234		18		ORR MICHAEL F TRUSTEE	455 EAST 57TH ST APT 4A	NEW YORK	NY 10022	3 QUINCE ST
4234		19		HELLMAN NINA	4 GAY STREET	NANTUCKET	MA 02554	4 GAY ST
4234		20		HAMILTON DALE & SUSAN	C/O LILLY DAVID M JR & DIANE P TRST 2800 KENILWORTH PLACE	MINNEAPOLIS	MN 55405	4 QUINCE ST
4234		21		TWENTY ONE INDIA LLC	PO BOX 960	ELBERTON	GA 30635	21 INDIA ST
4234		62		PORTER CLARISSA ETAL LIFE EST	2026 DARTMOUTH PLACE	CHARLOTTE	NC 28207	5 QUINCE ST
4234		63		HOPE JUDITH H TRST	9 TWO HOLES OF WATER RD	EAST HAMPTON	NY 11937	8 QUINCE ST
4234		64		ACK PROPERTIES LLC	12800 UNIVERSITY DR	FORT MYERS	FL 33907	7 HUSSEY ST
4234		64	1	HUSSEY INVESTMENT LLC	12800 UNIVERSITY DR STE	FORT MYERS	FL 33907	9 HUSSEY ST
4234		65		TYRER NANCY E & BACON JANE L TRST E C/O KATHLEEN TYRER VASELL	BOX 550099	N WALTHAM	MA 02455	23 INDIA ST
4242		29		NANTUCKET TOWN OF	16 BROAD ST	NANTUCKET	MA 02554	20 S WATER ST
4242		30		NANTUCKET TOWN OF	16 BROAD ST	NANTUCKET	MA 02554	16 BROAD ST
4242		31		22 FEDERAL LLC	PO BOX 359	NANTUCKET	MA 02554	22 FEDERAL ST
4242		32		EIGHTEEN BROAD STREET LLC	273 LANISING ISLAND DR	SAATELLITE BEACH	FL 32937	18 BROAD ST
4242		33		ROOT TRACY W & SUSAN	3310 W CROWN POINTE BLVD	NAPLES	FL 34112	20 BROAD ST
4242		34		NANTUCKET ISLANDS LAND BANK	22 BROAD ST	NANTUCKET	MA 02554	22 BROAD ST
4242		35		TWENTY FOUR BROAD STREET INC	PO BOX 1829	NANTUCKET	MA 02554	24 BROAD ST
4242		36		GLIDDEN RICHARD J & KATHRYN L	PO BOX 816	NANTUCKET	MA 02554	37 CENTER ST
4242		37		NANTUCKET ISLAND RESORTS LLC	75 PARK PLAZA	BOSTON	MA 02116	50 CENTER ST
4242		38		NANTUCKET ISLAND RESORTS LLC	75 PARK PLAZA	BOSTON	MA 02116	29 BROAD ST
4242		40		RESTORATIONACK LLC	763 SANTA FE TRAIL	FRANKLIN LAKES	NJ 07417	43 CENTER ST
4242		74		FAROS 17 BROAD LLC	551 FIFTH AVE STE 413	NEW YORK	NY 10176	17 BROAD ST
4242		74	1	MCNERAMIN PAULA TRST	25 EAST ERIE ST	CHICAGO	IL 60601	BROAD ST
4242		74	2	OBED JOY LLC	149 PARSONAGE RD	GREENWICH	CT 06830	BROAD ST
4242		75		HOLLAND J WILLIAM TRUSTEE	25 EAST ERIE ST	CHICAGO	IL 60611	19 BROAD ST
4242		76		NANTUCKET BROAD ST LLC	29 COMMONWEALTH AVE # 60	BOSTON	MA 02116	21 BROAD ST
4242		77		HUDSON WENDY M TRUSTEE	25 BROAD STREET	NANTUCKET	MA 02554	23 BROAD ST
4242		77	1	NANTUCKET ISLAND RESORTS LLC	25 BROAD STREET	NANTUCKET	MA 02554	25 BROAD ST
4242		78		NANTUCKET LAND COUNCIL INC	75 PARK PLAZA	BOSTON	MA 02166	27 BROAD ST
4242		79		LINGEMAN BYRON & SUZANNE TRSTS	PO BOX 502	NANTUCKET	MA 02554	6 ASH LN
4242		80		OBED JOY LLC	9 EDMONDS ROAD	WELLESLEY	MA 02481	10 ASH ST
4242		90		DAVISON JAMES	149 PARSONAGE RD	GREENWICH	CT 06830	4 N WATER ST
4242		92	1	COALE JOHN P & GRETA V	222 LOBLOLLY LANE	CHOUDEURANT	LA 71227	88 N WATER ST
4242		92	9	PARKER MARY S	2901 FESSENDEN ST NW	WASHINGTON	DC 20008	83 N WATER ST
4242		93		BOARDMAN WILLIAM J II & SUSAN	PO BOX 151	NANTUCKET	MA 02554	2 ASH LN
4242		94		GRABER DIANN	PO BOX 1027	NANTUCKET	MA 02554	8 ASH ST
4242		95		MARGARET COFFIN LLC	25 BRADFORD WALK	FARMINGTON	CT 06032	4 ASH ST
4242		92	75	WHALLEY PRISCILLA E TR	29 LAUDER LANE	GREENWICH	CT 06831	8 8A N WATER ST
4243		30		TERRY HENRY R JR & ANNE	52 CENTER ST	NANTUCKET	MA 02554	54 CENTER ST
4243		31		MIDDLE C LLC	5 GAY ST	NANTUCKET	MA 02554	52 CENTER ST
4243		32			PO BOX 359	NANTUCKET	MA 02554	5 GAY ST
4243		80				NANTUCKET	MA 02554	56 CENTER ST

**END OF
PACKET**