

1. 7:15 P.M. 04-14-2016 PLANNING BOARD SPECIAL MEETING

Documents: [041416 SPECIAL MEETING FINAL PACKET.PDF](#)



# Nantucket Planning Board

## **SPECIAL MEETING** Nantucket Planning Board Agenda

Thursday, April 14, 2016  
7:15 PM  
2 Fairgrounds Road  
Conference Room  
[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

**(AGENDA SUBJECT TO CHANGE)**

\*The complete text, plans, application, or other material relative to each agenda items are available for inspection at the Planning Office at 2 Fairgrounds Road between the hours of 8:30 AM and 4:30 PM\*

- I. Call to order:
- II. Approval of the agenda:
- III. Second Dwellings:
  - Ack Last, LLC – Peter Georgantas, 7 Judith Chase Lane (Map 42.3.2 Parcel 62)
  - Michael Szwajkowski & Courtney Miller, 3 Joy Street (Map 55.4.4 Parcel 68)
- IV. Previous Plans:
  - #3-94 South Valley Industrial MCD, 8B Greglen Ave, *consideration for allowed use under existing MCD*
- V. Public Comments:
- VI. Other Business:
  - Next Planning Board meeting Monday, May 9, 2016 at 6:30PM
- VII. Adjourn:



# Nantucket Planning Board

## SECONDARY DWELLING REPORT

Prepared by: Holly E. Backus, Land Use Specialist

Meeting Date: April 11, 2016

7 Judith Chase Lane  
Assessors Map #42.3.2 Parcel #62

**Applicant**

Ack Last, LLC; Peter Georgantas

**Owner**

Same



The applicant is proposing to construct a 697 square foot second dwelling. The proposed secondary dwelling will be located on the northwest side of the site, which has approximately 12,476 square feet of lot area and is zoned ROH.

The dwellings will be accessed by a pea stone driveway off Judith Chase Lane, which is a public paved road. The site will contain a total of two (2) exterior parking spaces and one (1) interior parking space within a proposed 308 square foot garage.

The site plan, as submitted meets the requirements of Zoning Bylaw Sections 139-18 and 139-20.1.

Planning staff recommends approval of this application with the following conditions:

- (1) That any future landscaping at the driveway entrances be limited to low growing plant material not to exceed three (3) feet in height;
- (2) That the driveways be cleared free of vegetation and obstruction to a width of twelve (12) feet and a height of thirteen (13) feet; and
- (3) That the applicant shall submit an As-Built prior to the final inspection by staff which shall take place prior to the issuance of a Certificate of Occupancy.



# Nantucket Planning Board

## APPLICATION FOR A SECONDARY (2<sup>ND</sup>) DWELLING PERMIT

Date Submitted: \_\_\_\_\_ Fee Amount: \_\_\_\_\_

Applicant: ACK LAST LLC - PETER GEORGANTAS

Mailing address: 22 BRIMMER ST., BOSTON, MA. 02108

Daytime phone number: 617.901.7700 Fax: \_\_\_\_\_

E-mail Address: PETERPEGPROPERTIES.COM

Owner (if other than applicant): \_\_\_\_\_

Mailing address: \_\_\_\_\_

Signature of Property Owner(s) *Peter*

**Location of proposed secondary (2<sup>ND</sup>) dwelling:**

Street Address: 7 JUDITH CHASE LANE

Assessors Tax Map #: 42.3.2 Parcel #: 62

Size of Parcel: 12,476 Zoning District: ROH

Secondary Dwelling # of Bedrooms: 4

Primary Dwelling # of Bedrooms: 5

Number of Parking Spaces required (See Chapter 139-18 of the Bylaw): 2

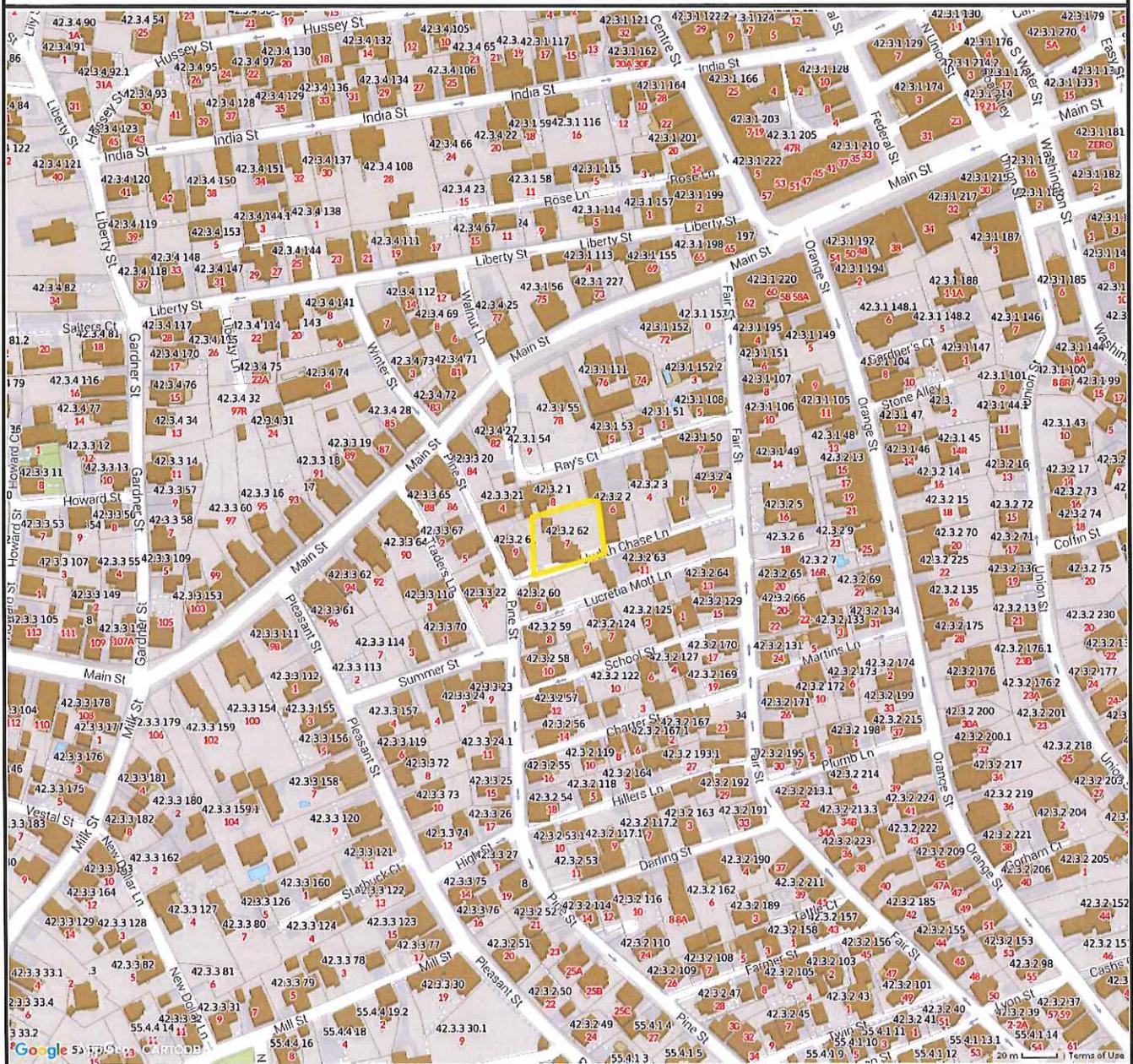
Number of Parking Spaces provided: 2

Please provide a brief description of the proposed second dwelling:

\*\*\*PLEASE DO NOT WRITE "SEE ATTACHED."\*\*\*

CONSTRUCTION OF 697 SF. 4 BEDROOM DWELLING

### 7 Judith Chase Lane



**Property Information**

**Property ID** 42.3.2 62  
**Location** 7 JUDITH CHASE LN  
**Owner** MORRISON JOHN TRST ETAL

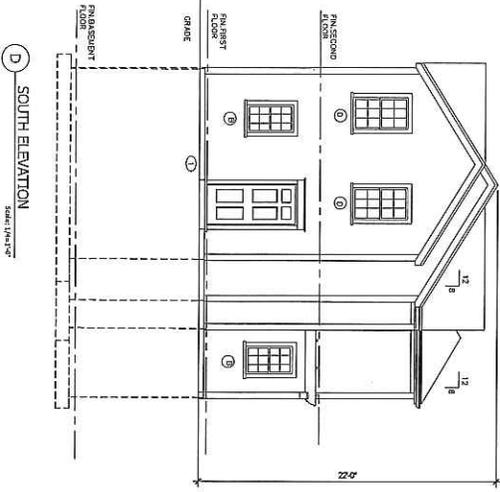
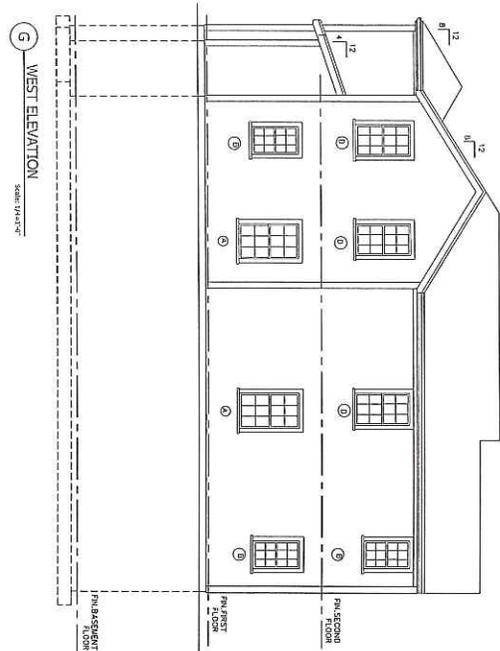
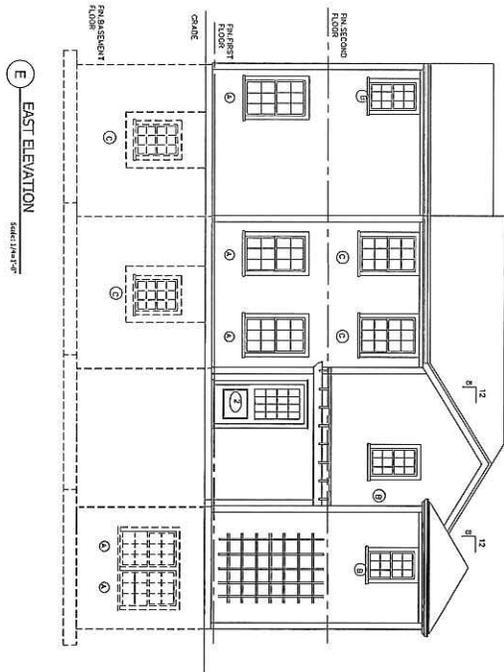
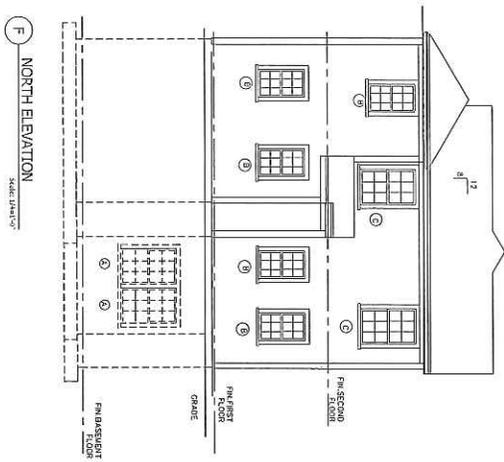


**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

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

Parcels updated December, 2014  
Properties updated January, 2015





A-2

ELEVATIONS
HOOD: XXXXXX
IRONING:
BLOG: JBRT:
REVISIONS:
DATE: 02/09/17
SCALE: 1/4"=1'-0"

ADDITIONS AND ALTERATIONS FOR:  
 7 JUDITH CHASE LANE  
 MAP: 42.3.2 PARCEL: 62

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

CERTIFICATE NO: 65421

DATE ISSUED: 3/11/16

Continued from 04-11-2016 meeting

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°: A2.3.3 PARCEL N°: 62
Street & Number of Proposed Work: 7 JUDITH CHASE LN.
Owner of record: AT LAST LLC
Mailing Address: 7 JUDITH CHASE LN. NANTUCKET, MA.
Contact Phone #: E-mail:

AGENT INFORMATION (if applicable)

Name: NANTUCKET ARCHITECTURE Group LTD
Mailing Address: PO BOX 1514 NANTUCKET.
Contact Phone #: 228-5031 x2 E-mail: STEVE@NANTUCKETARCHITECTURE.COM

FOR OFFICE USE ONLY
Date application received: 12/29/15 Fee Paid: \$ 246.00
Must be acted on by: 1/22/16
Extended to: 6/22/16
Approved: [Signature] Disapproved:
Chairman: [Signature]
Member: [Signature]
Member: [Signature]
Member: [Signature]
Notes - Comments - Restrictions - Conditions:
S-Elow Form in rear right -
B window 2nd floor:
"B" windows - Redwood in window

DESCRIPTION OF WORK TO BE PERFORMED
See reverse for required documentation.

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

Size of Structure or Addition: Length: 30'-0" Sq. Footage 1st floor: 606 Decks/Patio: Size: 1st floor 2nd floor
Width: 15'-0" Sq. footage 2nd floor: 568 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 21-8 South 21-8 East 21-8 West 21-8

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

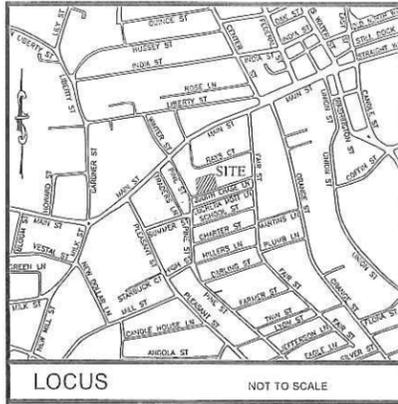
DETAIL OF WORK TO BE PERFORMED

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

COLORS

Sidewall NAT. TO WEATHER Clapboard (if applicable) Roof NAT. TO WEATHER
Trim NAT. TO WEATHER Sash NAT. TO WEATHER Doors NAT. TO WEATHER
Deck Foundation Fence Shutters

\* Note: Complete door and window schedules are required.
\* 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 12/28/15 Signature of owner of record [Signature] Signed under penalties of perjury



PLAN NO. 13 PAGE 43

J. MARCKLINGER & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS  
P.O. BOX 896  
NANTUCKET, MA, 02554  
(510) 945-7054

**SITE DESIGN ENGINEERING, LLC.**  
11 CUSHMAN STREET  
MIDDLEBORO, MA 02346  
T: 508-967-0673 F: 508-967-0674  
WWW.SITEDESIGNENG.COM

OVERLAY DISTRICT APPLICABILITY	
DORMITORY	-
EMPLOYEE HOUSING	-
FLOOD HAZARD	-
HUMMOCK POND WATERSHED	-
HDC OLD HISTORIC	YES
HARBOR WATERSHED PROTECTION	ZONE B
MID-ISLAND PLANNED	-
MULTI-FAMILY	-
SIASCONSET SEWER	-
TOWN	YES
TOWN SEWER	YES
WATERCRAFT	-
WELLHEAD PROTECTION	-
MA DEP ZONE II	-

**ZONING REQUIREMENTS:**

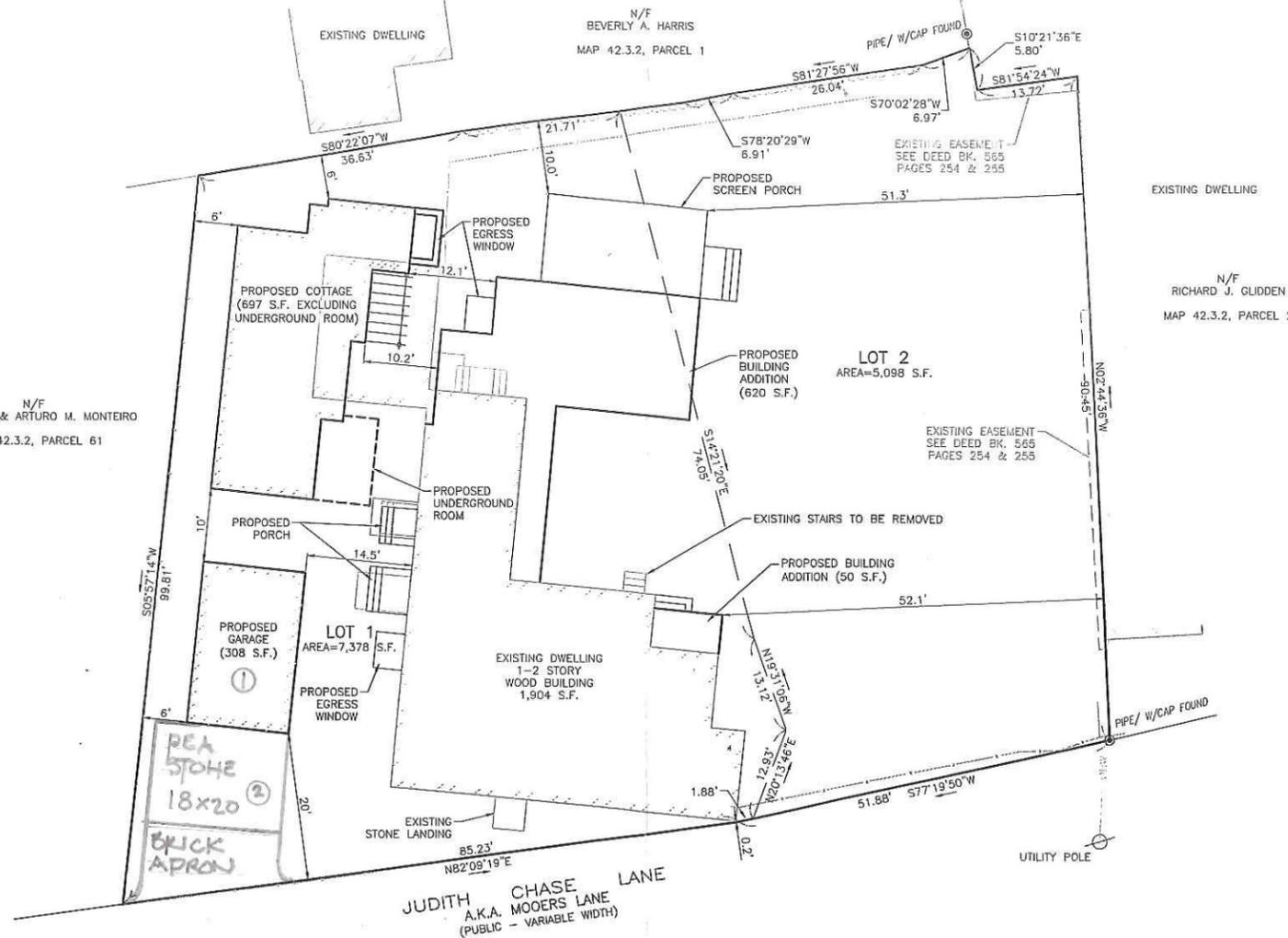
THE SITE IS ZONED HISTORIC (ROH)

	REQUIRED	PROPOSED
LOT AREA	5,000 S.F.	12,476 S.F.
LOT FRONTAGE	50 FT.	137.11 FT.
FRONT YARD SETBACK	0 FT.	0.2 FT.
REAR YARD SETBACK	5 FT.	6 FT.
SIDE YARD SETBACK	5 FT.	6 FT.
MAX. GROUND COVER RATIO	50%	26.2%

**GENERAL NOTES:**

- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY J. MARCKLINGER & ASSOCIATES, INC. AND SUPPLEMENTED WITH RECORD PLAN INFORMATION.
- THE SITE IS NOT LOCATED WITHIN ANY KNOWN FLOOD HAZARD ZONES AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 250230 0086 G, DATED JUNE 9, 2014.
- THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
- EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. SITE DESIGN ENGINEERING, LLC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

N/F  
JULIANA D. & ARTURO M. MONTEIRO  
MAP 42.3.2, PARCEL 61



**LEGEND**

—	PROPERTY LINE
- - -	FENCE
—   —	OVERHEAD WIRES

NO.	DATE	DESCRIPTION
2.	3/8/16	MAIN DWELLING ADDITIONS
1.	2/23/16	COTTAGE FOOTPRINT & MAIN DWELLING ADDITIONS

DATE: DECEMBER 22, 2015

DRAWN BY: SKD DESIGN BY: DCM CHECK BY: DCM

PROJECT NO. 15176

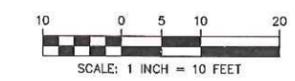
ISSUED FOR: PERMIT APPROVAL

**PROPOSED SITE PLAN**  
7 JUDITH CHASE LANE  
ASSESSORS MAP 42.3.3, PARCEL 62  
NANTUCKET, MASSACHUSETTS  
PREPARED FOR PEG PROPERTIES & DESIGN

DRAWING TITLE:  
**PROPOSED SITE PLAN**

SCALE: 1"=10'

SHEET NO.  
**1 OF 1**





# Nantucket Planning Board

## SECONDARY DWELLING REPORT

Prepared by: Holly E. Backus, Land Use Specialist

Meeting Date: April 11, 2016

3 Joy Street  
Assessors Map # 55.4.5 Parcel #68

Applicant  
Stephen Thereoux

Owner  
Courtney Szwajkowski



The Applicant is proposing to erect a three (3) bedroom, 1024 square foot one (1) story secondary dwelling off Joy Street; a paved public road. The proposed secondary dwelling will meet the appropriate distance from the existing primary structure and will be located on the northwest side of the site, which has approximately 16,246 square feet of lot area and is zoned ROH.

The proposed second dwelling will be accessed from a proposed driveway off Joy Street. The proposed driveway will contain a total of two (2) exterior stack parking spaces.

Planning staff recommends approval of this application with the following conditions:

- (1) That a revised site plan is submitted indicating the required apron and driveway material must be submitted prior to approval letter issued;
- (2) That the apron at the intersection within Joy Street shall be constructed to a minimum depth of ten (10) feet, to be installed from the edge of pavement and in accordance with the provisions of the Nantucket Zoning Bylaw Section 139-20.1(B)(2)(d);
- (3) That any landscaping at the driveway entrances be limited to low growing plant material not to exceed three (3) feet in height;
- (4) That the driveway be cleared free of vegetation and obstruction to a width of twelve (12) feet and a height of thirteen (13) feet; and
- (5) That the applicant shall submit an As-Built prior to the final inspection by staff which shall take place prior to the issuance of a Certificate of Occupancy.

PLANNING OFFICE  
APR 04 2016  
2016 APR -4 PM 3: 58  
RECEIVED



PAID  
#3094  
APR 04 2016  
BY: *[Signature]*

# Nantucket Planning Board

## APPLICATION FOR A SECONDARY (2<sup>ND</sup>) DWELLING PERMIT

Date Submitted: 4-4-2016 Fee Amount: \$75.00

Applicant: STEPHEN THEREFOX

Mailing address: PO. BOX 1814, NANTUCKET, MA 02554

Daytime phone number: 508 228 5631 Fax: \_\_\_\_\_

E-mail Address: STEVE@NANTUCKETARCHITECTURE.COM

Owner (if other than applicant): COURTNEY SZWAJKOWSKI

Mailing address: 291 FOREST AVE, RYE, NY 10580

Signature of Property Owner(s) *[Signature]*

**Location of proposed secondary (2<sup>ND</sup>) dwelling:**

Street Address: 3 JOY STREET

Assessors Tax Map #: 55.4.5 Parcel #: 68

Size of Parcel: 16246 SQ.FT. Zoning District: ROH

Secondary Dwelling # of Bedrooms: 3 BEDROOMS

Primary Dwelling # of Bedrooms: 2 BEDROOMS

Number of Parking Spaces required (See Chapter 139-18 of the Bylaw): 2 PARKING SPACES

Number of Parking Spaces provided: 2 PARKING SPACES

Please provide a brief description of the proposed second dwelling:

\*\*\*PLEASE DO NOT WRITE "SEE ATTACHED."\*\*\*

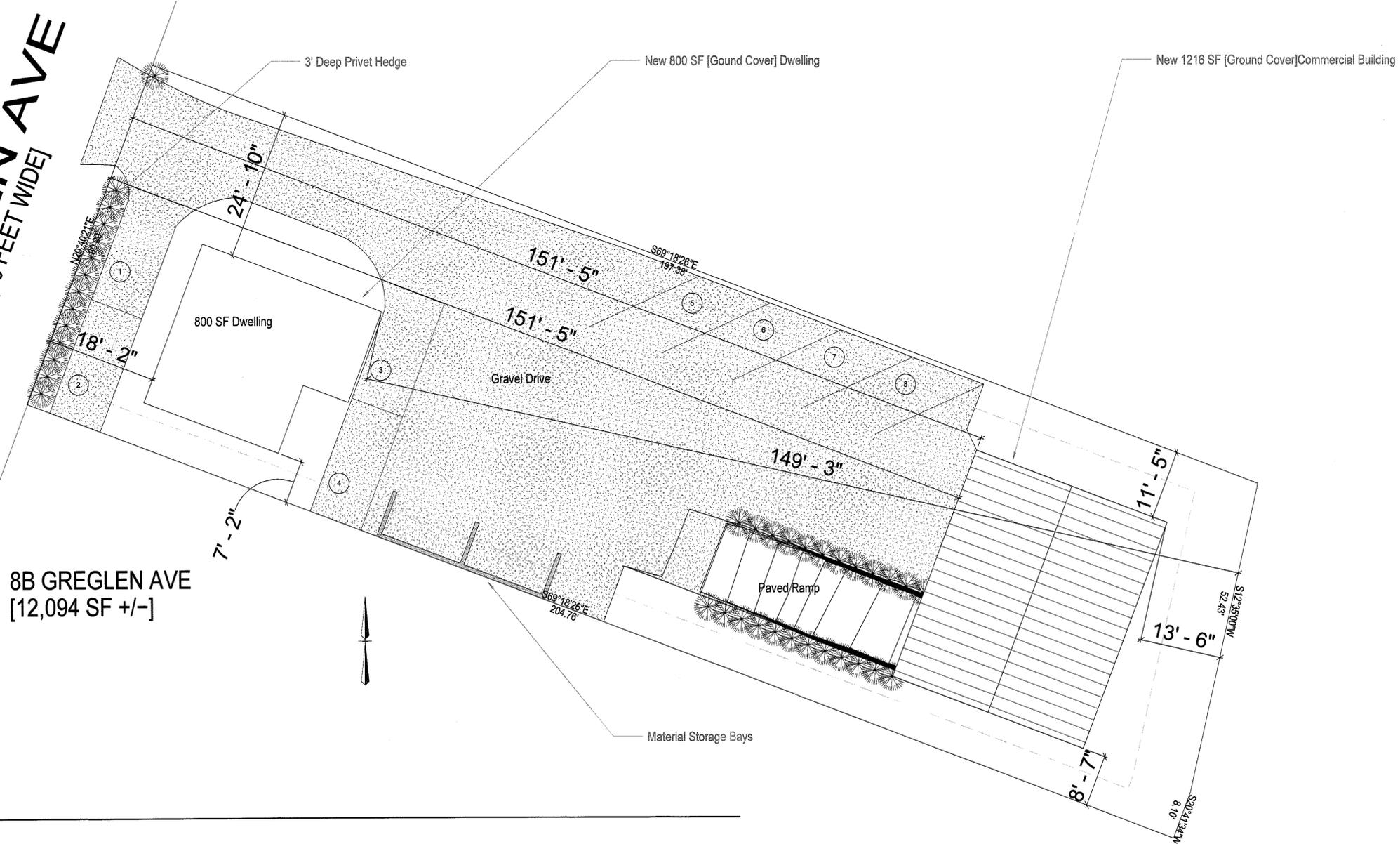
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_







# GREGHEN AVE [50 FEET WIDE]



1 Site Plan  
1" = 10'-0"

Map & Parcel	68-179.1
Current Zoning	CTEC
Minimum Frontage	50 FT
Front Setback	10 FT
Side/Rear Setback	5/10 FT
Lot Size	12,094 SF
Allowable G.C.	4,837 SF
Existing G.C.	0 SF
Proposed G.C.	2016 SF
Total Proposed G.C.	2016 SF

For Planning Board Review  
03.31.16

Merlos Landscaping, LLC  
8B Greghen Avenue  
Nantucket, MA 02554

Residential Design & Plan

Concept Design

509.332.4634  
33 S. Vesper Lane  
Nantucket, MA 02554

These Designs / the Property / CONCEPT DESIGN / LLC and may be / Used Beyond / scope of this / Written Contract / Without Exp / Applicable Code / Laws will / Enforced

WANNACOMET WATER COMPANY

COPY



Nantucket Water Commission

Nelson K. Eldridge  
Allen Reinhard  
Noreen Slavitz

Robert L. Gardner  
General Manager

April 1, 2016

1 Milestone Road  
Nantucket, MA 02554

Telephone (508) 228-0022  
Facsimile (508) 325-5344  
www.wannacomet.org

Via E-mail

Ms. Holly Backus  
Land Use Specialist  
Nantucket PLUS  
2 Fairgrounds Road  
Nantucket, MA 02554

RE: Certificate of Water Quality Compliance: 8B Greglen Avenue

Dear Holly,

I have been informed by Mr. Dan Mulloy, PE of Site Design Engineering, LLC that the owner of 8B Greglen Avenue will be asking the Planning Board to modify an existing MCD permit that includes this property and has provided me an engineering plan of the proposed work. I have reviewed the stormwater collection, treatment and recharge design for the above referenced project and as shown on a plan entitled *Sewer Connection Plan, 8B Greglen Avenue, Nantucket, Massachusetts, sheet 1 of 1*, as prepared by Site Design Engineering, LLC, dated February 12, 2016 with revisions dated March 23, 2016. As a result of my review I offer the following.

1. The stormwater collection, treatment and recharge system as designed is acceptable to the Wannacommet Water Company and the details of the various structural components including materials and installation are also acceptable.
2. Additionally, I have reviewed the location of the proposed water connection to the existing water main and that is acceptable to Wannacommet Water Co.

**Summary**

The Wannacommet Water Company finds that the stormwater collection, treatment and recharge system designed for this project meets the requirements of §139-12 of the *Town of Nantucket Zoning By-laws*. Therefore the Wannacommet Water Company issues a Certificate of Water Quality Compliance in accordance with §139-12B(3)(a) of the *Town of Nantucket Zoning By-laws*.

Sincerely,  
WANNACOMET WATER COMPANY

Robert L. Gardner  
General Manager

Cc: Mr. Daniel C. Mulloy, PE; Site Design Engineering, LLC, Via E-mail