Zoning Board of Appeals

May 11, 2016

PACKET

Part III

Posted with Town Clerk on May 6, 2016
Posting # 396

TOWN OF NANTUCKET
BOARD OF APPEALS
NANTUCKET, MA 02554

Agenda
(Subject to Change)

Wednesday, May 11, 2016
11:00 AM
4 Fairgrounds Road
11:00 AM – 1PM Public Safety Facility – 1st Floor Community Room
1 PM - 4 PM Public Safety Facility – 2nd Floor Training Room

1

- **CALL TO ORDER:**
- **APPROVAL OF THE AGENDA:**
- **APPROVAL OF THE MINUTES:**

Pages 5 - 10

  - April 14, 2016

- **OLD BUSINESS:**

See Packet Parts I & II

- ~~04-16 Donald J. Mackinnon, Trustee of Nantucket 106 Surfside Realty Trust – *a/k/a* SURFSIDE COMMONS 40B 106 Surfside Road Mackinnon / Schwartz 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) 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 2 ½ story buildings with thirteen units each and two 3 ½ 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 and updated 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 of all document related to this project found on Town of Nantucket website below:~~

Posted with Town Clerk on May 6, 2016
Posting # 396

~~http://www.nantucket-ma.gov/708/Atlantic-Development---106-Surfside-Road~~

~~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).~~

- 10-16 MHD Partners Real Estate, LLC 4 Goose Cove Lane Brescher/Osgood
  Action deadline June 8, 2016

Pages 12 - 42

Applicant is requesting Variance relief pursuant to Zoning By-law Section 139-32 from the intensity regulations in the Village Height Overlay District (VHOD). Specifically, applicant intends to relocate an existing cottage from another property onto the subject premises, a vacant oversized lot. In 2009, the VHOD was adopted and the structure, which is 25.5 feet above average mean grade, was rendered pre-existing nonconforming. The maximum allowable height in the VHOD is 25 feet pursuant to Section 139-12.K(1). The structure, upon being relocated, will continue to be nonconforming with respect to height but will conform to all other intensity regulations of the Village Residential zoning district. The Locus is situated at 4 Goose Cove Lane, is shown on Assessor's Map 59.4 as Parcel 30, and as Lot 894 upon Land Court Plan No. 3092-119. Evidence of owner's title is registered at Certificate of Title 25954 on file at the Nantucket County District of the Land Court. The site is zoned Village Residential (VR) and is sited within the Village Height Overlay District (VHOD).

➢ **NEW BUSINESS:**

- 11-16 John N. Sullivan and Marie T. Sullivan 5 Appleton Road Sullivan
  Action deadline August 9, 2016

2

Pages 44 - 67

Applicant is seeking relief by Special Permit pursuant to Zoning By-law Section 139-16.C by reducing the side yard setback from ten (10) to five (5) feet in order to validate the siting of the existing main dwelling and to site a proposed 400 square foot garage within the ten (10) foot northerly side yard setback. The Locus is situated at 5 Appleton Road, is shown on Assessor's Map 66 as Parcel 390, and as Lot 19 upon Land Court Plan 13554-D. Evidence of owner's title is registered on Certificate of Title No. 22449 at the Nantucket County District of the Land Court. The site is zoned Residential 10 (R-10).

- 12-16 Amos B. Hostetter, Jr., Stephen W. Kidder, & Michael J. Puzo, Tr., A & B Realty Trust
  Action deadline August 9, 2016 53 Baxter Road Reade

Pages 68 - 88

Applicant is seeking relief by Special Permit pursuant to Zoning By-law Section 139-33.A to alter the pre-existing nonconforming dwelling and garage by relocating them on the lot to increase the distance from the coastal bank, while maintaining the nonconforming front yard setback distances and creating no new nonconformities. The Locus is situated at 53 Baxter Road, is shown on Assessor's Map 49 as Parcel 17, and upon Land Court Plan 20574-A. Evidence of owner's title is registered on Certificate of Title No. 23030 at the Nantucket County District of the Land Court. The site is zoned Sconset Residential 20 (SR-20).

- 13-16 Anjonic Real Estate 13 Company, LLP & Maureen Dunphy, Tr., One Kite Hill Lane Realty Trust 1 Kite Hill Lane Brescher
  Action deadline August 9, 2016

Pages 89 - 117

Applicant requests special permit relief pursuant to Zoning By-law Section 139-33.A to alter the pre-existing nonconforming dwelling and, to the extent applicable, Modification of prior Special Permit relief in order to expand the basement beneath the existing front porch. The pre-existing nonconforming side and rear yard setbacks will remain unchanged. The Locus is situated at 1 Kite Hill Lane, is shown on Nantucket Tax Assessor's Map 42.4.4 as Parcel 63. Evidence of owners' title is in Book 1484, Page 185 and Book 1517, Page 231 on file at the Nantucket County Registry of Deeds. The property is zoned Residential Old Historic (ROH).

- 14-16 17 OSR, LLC 17 Old South Road Dale
  Action deadline August 9, 2016

Pages118 - 155

Applicant is seeking relief by Variance pursuant to Zoning By-law Section 139-32 from the provisions of Section 139-16 to allow placement of a seasonal awning within the ten (10) foot front yard setback. The awning would be located over an existing outdoor dining area in the front of the structure associated with the operation of the restaurant known as Fusaro's. The Locus is situated at 17 Old South Road, is shown on Assessor's Map 67 as Parcel 41.2, and as Lot 4 upon Plan File 44-Q. Evidence of owner's title is in Book 1496, Page 25 on file at the Nantucket County Registry of Deeds. The site is zoned Commercial Neighborhood (CN).

- 15-16 Madaket Wheelhouse, LLC 13 Massachusetts Avenue Cohen
  Action deadline August 9, 2016

Pages156 - 168

Applicant is seeking relief by Special Permit and Variance pursuant to Zoning By-law Sections 139-33.A and 139-32 in order to alter the pre-existing nonconforming dwelling and garage. Applicant proposes to build two dimensionally compliant additions to the dwelling and to enclose an outdoor shower to be sited .5 feet from the westerly lot line, increasing that pre-existing nonconforming side yard setback encroachment. Applicant also proposes changes to the garage consisting of moving, expanding, and converting it into a secondary dwelling. The Locus is situated at 13 Massachusetts Avenue, is shown on Assessor's Map 60 as Parcel 75, and as Lots 12-15, Block 29 upon Land Court Plan 2408-Y and unregistered land lying north of said Lots. Evidence of owner's title is registered on Certificate of Title No. 25696 at the Nantucket County District of the Land Court and in Book 1494, Page 39 on file at the Registry of Deeds. The site is zoned Village Residential (VR).

- 16-16 Todd W. Winship & Elizabeth W. Winship and Bess W. Clarke, Tr., Sixteen Monohansett Road Trust 16 Monohansett Road Brescher
  Action deadline August 9, 2016

Pages169 - 207

Applicant is seeking relief by Variance pursuant to Zoning By-law Section 139-32 for a waiver of the ground cover ratio provisions in Section 139-16. Specifically, applicant seeks to validate enclosure of pool cabana breezeway which resulted in total ground cover ratio of 4.2% where 4% is maximum allowed. The Locus is situated at 16 Monohansett Road, is shown on Assessor's Map 79 as Parcel 143, and as Lot 29 upon Plan File 11-A. Evidence of owner's title is in Book 1503, Page 322 on file at the Nantucket County Registry of Deeds. The site is zoned Limited Use General 2 (LUG-2).

- 17-16 Nantucket Memorial Airport

Pages 208 - 209

WITHDRAWAL AS A MATTER OF RIGHT AND WITHOUT PREJUDICE

➢ OTHER BUSINESS:

- 66-00 Abrem Quarry (40B)

See Packet Part IV

Discussion of draft Monitoring Services Agreement between Nantucket Zoning Board of Appeals and Nantucket Housing Authority and NHA Properties *d/b/a* Housing Nantucket.

➢ 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, April 14, 2016

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

Called to order at 1:05 p.m.

Staff in attendance:	Eleanor Antonietti, Zoning Administrator; Robert Bates, Fire Department; T. Norton, Town Minutes Taker
Attending Members:	Toole, Botticelli, O'Mara, Koseatac, Poor, Thayer, Mondani
Absent:	McCarthy
Late Arrivals:	None
Early Departures:	None
Town Counsel:	Ilana Quirk, Kopelman & Paige, P.C.
ZBA Consultants:	Ed Marchant, 40B Advisor; Ed Pesce, Engineering Consultant

Agenda adopted by unanimous consent

I. APPROVAL OF MINUTES

1. March 10, 2016: **Motion to Approve. (made by: O'Mara) (seconded by: Koseatac)** Carried unanimously

II. OLD BUSINESS

1. 04-16 Donald J. Mackinnon, Trustee of Nantucket 106 Surfside Realty Trust – *a/k/a* SURFSIDE COMMONS 40B
106 Surfside Road Mackinnon/Schwartz

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 and updated list of requested waivers is available at the Zoning Board of Appeals office at 2 Fairgrounds Road between the hours of 7:30a.m. and 4:30p.m., Monday through Friday or via link to posting of all document related to this project found on Town of Nantucket website: http://www.nantucket-ma.gov/708/Atlantic-Development---106-Surfside-Road. 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).

Voting	Toole, Botticelli, O'Mara, Koseatac, Poor
Alternates	Mondani
Recused	Thayer
Documentation	File with associated plans, photos and required documentation
Representing	Donald J. MacKinnon, Atlantic Development
	Steve Schwartz, Goulston and Storrs, counsel
	Joshua Swerling, Bohler Engineering
	Margaret Murphy, Atlantic Development
	Joe Sheridan, Goulston and Storrs, counsel
	Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP
Public	Joseph Guay, Brian & Linda Davis at 108 Surfside Road and Mary Beth Ferro, 104 Surfside Road
	Barbara Huggins, Huggins & Witten, LLC, for Nantucket Land Council
	Peter Fenn, Counsel for Nantucket Land Council
	Cormac Collier, Executive Director Nantucket Land Council (NLC)
Discussion	**MacKinnon** – Last hearing 1/14; 3/29 site visit; were asked to put together schematics of the proposal and details on waiver request and sewer information. PowerPoint® walkthrough.
	Swerling – Reviewed the site plan layout of four apartment buildings, clubhouse, and pool. Did on-site test pits and provided drainage reports; provided stormwater improvements that meet state standards to protect the water district.

PROPOSED

MacKinnon – Market rate rent will be $2,000 – $3,000; affordable rent will be $1,200 and up based on income set by HUD. Up to 70% of apartments can be dedicated to residents with local ties as determined by the Board of Selectmen (BOS). Reviewed waiver details: sewer fee exemption, waiver from sign size restriction, waiver for roofline length restriction, waiver from Historic District Commission (HDC) architectural review, waiver from permit to raze the existing structure, waiver for alterations to streets and sidewalks, waiver from wetland/rare significant wildlife review, waiver from apartment building restriction, waiver from trailer use restriction for construction workers, waiver from public recharge district to exceed 15% requirement, waiver from LUG 2 requirements, waiver from LUG-3 groundcover and lot size restrictions, waiver from 30-foot height limitation, waiver from parking space size restriction, waiver from parking lot screening requirement, waiver from driveway access and site-plan review and occupancy signoff required by HDC, waiver from sewer and water commission district.
Quirk – Asked the applicant provide a statement in writing for the record specifying that the updated waiver list supersedes the previous waiver list, due to the withdrawal of some waivers. The ZBA record needs to be clear as to which waiver list they are currently using.
MacKinnon – They did keep in the waiver list requirements for special permits or approvals from other local boards in an effort to be all inclusive; he is not sure waivers are necessary for all those requirements; They will sit down with Town counsel to reach an agreement as to which waivers are actually required; this will probably not be the final waiver list. Received comments from the BOS, police, and fire; waiting to hear from Planning Board, HDC, and Conservation Commission. A comment from Town staff suggested looking at installing a bikepath & sidewalk running from the complex entrance to Fairgrounds Road bike path; there has been interest in pursuing that comment.
Toole – Would like to go through the separate comments currently received from boards and organizations. In regards to the sewer, he's not looking to make a judgment on that as he's not sure the ZBA has the jurisdiction to make such a decision and expressed his lack of expertise to make such a judgment.
Schwartz – Asked the board to consider a response as sewer is a threshold issue. That should be made before there would be discussion on appropriate design of the structures. If the ZBA approves this with the condition to go to Town Meeting, that says the project is subject to referendum to allow project to go forward. That would not leave them any room for compromise on other aspects.
Consensus – The board agrees they feel a lack of expertise in regards to making a decision on extending the sewer district.
Schwartz – A decision the ZBA will have to make is that the comprehensive permit acts as approval to extend the sewer district.
Guay – Extension of the sewer district is a special issue that needs to be decided upon; the viability of the project rides on it. The applicant's counsel says ZBA has authority; Town Counsel says ZBA does not have that authority. With that in mind, it would be "silly" to continue on before the issue is resolved. Suggested the board stay the proceeding and have a complaint filed by Town Counsel to the Nantucket Superior Court for a determination as to whether or not a legislative action is required relative to extending the sewer district before proceeding with the minutia of the project.
Huggins – Cited a recent decision by the Housing Appeals Committee upholding the Newton ZBA that they did not have the right to waive the deed restriction limiting the project site to non-residential use. There are a lot of similarities between that case and this case. Encouraged the board to heed its Town Counsel.
Quirk – As to Mr. Guay's suggestion to stay the proceeding, there is no such mechanism for the ZBA to stay this proceeding. In her opinion, the ZBA should go forward and render a decision. The applicant wants a threshold determination or some guidance in regards to the sewer issue from the ZBA; however in her view the ZBA needs to go forward, look to see what all the elements would be on the application for a Comprehensive Permit. The sewer aspect has two parts to it: authority and physical details. Unless the applicant is signaling that they will withdraw the application in the event the board states its belief it does not have authority without town meeting approval to grant the extension, the board should move forward and consider their response to the project in its entirety.
Schwartz – They have every intention of proceeding and responding to the board and presenting all technical data that might be requested. As a practical matter, on their side there would be less room to partake in give and take without a decision on the sewer extension.
Quirk – As the ZBA and developer and public go forward, look at total response and when there is a give and take the applicant can indicate what they can do under various circumstances.
Fenn – As he understands what is being said by the applicant, if ZBA doesn't make a decision, they won't engage in give and take. The ZBA should analyze this project as it normally would. Town Counsel's ruling is cogent; the sewer extension is a legislative act.
Marchant – The normal course of events when there are two legal opinions is for the board to agree with its Town Counsel and the applicant to agree with its counsel. Normally what happens is there is a negotiation which influences the outcome. Define the issues, go through them, and see what kind of flexibility the developer has to address those issues.
Toole – He would like to go through the points.
O'Mara – Asked if there is a Special Town Meeting in the fall, would the applicant be willing to wait for that meeting to render a vote on the sewer extension.
Schwartz – His client's response is not very positive; their stance is there is no need to wait.

PROPOSED

Pesce – The drainage analysis is complete but other aspects are not complete. He would like to know when the revised and complete plans will be presented.
Swerling – They are trying to take a tally on all comments in order to do a comprehensive revision.
Toole – Doesn't think the ZBA is qualified to make peer reviews of technical aspects so the board will have to rely on expert peer reviews. The applicant will work with the engineers on those.
Marchant – Engineering is import, but other issues were raise and the ZBA should move forward addressing those.
Bates – There are access issues, his department brought up to the developer, that have not been addressed. Reviewed the Fire Department concerns: location of propane tanks, single-access driveway off Surfside Road, curves in the drive among the buildings, the length of parking spaces hinder apparatus maneuverability, shade trees in landscaping plan impede access, the initial water supply showed only one hydrant, there is no Fire Department access to the clubhouse, the left unit has access to only two sides, the right unit access to only two sides, there is limited access to the two back buildings.
Schwartz – They will meet with the Fire Department to discuss refinement of the site plan to address concerns.
Toole – Without a more final plan and addressing of safety issues, it is difficult to get into the details and render a decision.
O'Mara – The busiest corner is the corner with the playground; if there were an accident, a vehicle could end up in the playground. It would be nice to see the dimensions on that road and ways to improve the safety there.
Toole – The design and size of the project as it relates to the architectural intensity, what Nantucket as a community tries to accomplish, and sensitivity to the Island. A lot of local concerns relate back to that. The police department had concerns about the project size and the health and safety of the residents. Also, he would like to discuss the architectural aspects of the project.
MacKinnon – They are waiting for comments from the HDC and will have the architect present at the May ZBA meeting to explain the process used to come up with the proposed design. They will look at overall massing and placement to facilitate access of safety vehicles.
Antonietti – She will get the HDC and Planning Board comments to the applicant as soon as they are available.
Botticelli – Sees no point in talking about architecture until the Fire Department vehicle access and police concerns are addressed. She would rather talk about the site plan. There are concerns with the height and length of the structures but safety is a primary concern.
Koseatac – Agrees with Ms Botticelli.
Swerling – He doesn't envision a need to change the site plan extensively; the trees can be adjusted as well as the turn radii. They will ask for exact dimensions of a fire vehicle and run it through the site to make sure it fits and will address a second means of egress.
Toole – The board will wait for the revised site plan. Police express concerns about the recreation space being inadequate for that number of people and having a pool, which would only be used for maybe 3 months. Suggested some thought be given to getting rid of the pool. Suggested the applicant prepare some alternatives.
MacKinnon – Asked about whether or not a bike path should be considered.
Toole – The path to another path and the crosswalk would be required. Stated he "doesn't buy into" the notion that the buffer along Surfside Road is adequate as it isn't under the applicant's control; that is Town property.
Botticelli – The site plan shows a lot of the buffer which is in fact on the abutting properties. There needs to be more vegetation interior to this site's property lines.
Toole – There is not enough buffer, not enough parking spaces, there are safety concerns.
Collier – In regards to stormwater runoff, the waivers they are asking puts up red flags; NLC will provide consultant and engineer review comments.
Discussion about time and date for next meeting.
Toole – Another matter that disturbed him at the site visit is the manipulation of the grade. At the next meeting, he would like a detailed explanation of the reasoning for such manipulation.

Motion (Vote **Motion to Continued to May 11 at 11 a.m. (made by: Botticelli) (seconded by: O'Mara)**
Carried unanimously

2. 05-16 William J. Stone, II 8 Atlantic Avenue Jensen/Cohen

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 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).

Voting Toole, Koseatac, O'Mara, Poor, Thayer
Alternates Mondani
Recused Botticelli
Documentation File with associated plans, photos and required documentation

PROPOSED

Representing **Paul Jensen** – A variance allowed for the lot to be subdivided; part of the existing house was moved to one of the new lots created. When the house was moved, they thought they could use steps as it originally had; building commissioner told them they had to have stoops. Reviewed options: variance for intrusion or variance to change the lot line. Stated that the Building Commissioner can pull back on a signed permit for up to seven years. The Zoning Enforcement Officer (ZEO) saw that the stoop was in the setback. All plans showed a step.

Public None

Discussion (2:39) **Toole** – The owner's initial application did not show the stoop; the house could have been positioned to allow for a stoop out of the setback.

Poor – He looked at the building department file; there was no stipulation for a stoop and the permit was signed off. When this was approved, the code required a landing outside the door. When the ZEO reviewed the site plan, he noted the encroachment. Stated that he had been opposed to the 81L subdivision and now it has caused a problem.

Toole – Usually there is a notation on the card about building a stoop. Noted an alternative is a door out the rear and the front door to be non-operable.

Koseatac – He doesn't like setting bad precedent but repairing it could be a substantial cost to the owner. If reference is made to a bad 81L, he would motion to approve the variance.

Discussion about changing the lot line to bring the side stoop into compliance.

Motion **Motion to Grant with the modification of the variance. (made by: Koseatac) (seconded by: Thayer)**

Vote Carried unanimously

3. 06-16 1620 Capital, LLC 25 Broadway Brescher/Theroux

Applicant is requesting Special Permit relief 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 zoned Sconset Old Historic (SOH).

Voting Toole, Botticelli, O'Mara, Koseatac, Mondani

Alternates Poor, Thayer

Recused None

Documentation File with associated plans, photos and required documentation

Representing **John Brescher**, Glidden & Glidden (called in) – Reviewed a letter sent addressing concerns of the board. He has contacted abutters about being notified when the boring work begins. The noise bylaw covers 10 p.m. to 7:30 a.m. and is enforced by the police; no exterior power tool operation before 10 a.m. on Sunday. He would like to be held to those times in regards to hours of operation.

Steve Theroux, Nantucket Architecture Group Ltd

Public Sarah Alger, Sarah F. Alger P.C., for George & Virginia Hill at 24 Broadway

Discussion (3:01) **O'Mara** – There is no question the house is in jeopardy; the back section shingle course looks to be 18" below grade. Raising it only 12 inches leaves a shingle course still in the ground.

Theroux – They would install a drainage system to facilitate not raising it more than 1 foot as approved by the HDC.

O'Mara – Sections of Front Street would be shut down; asked what provisions would be made to allow residents to call for help from the general contractor.

Theroux – Reviewed provisions for notification of neighbors and means to contact the general contractor.

Toole – His concern is the start date; 'Sconset is busy into the fall. He would prefer to see October 1 as the start date for heavy equipment and exterior construction; there are a lot of people there into to September.

Thayer – Agrees that 'Sconset is much busier in the Fall than in the Spring.

Alger – The applicant's representatives have been responsive. Concurred that 'Sconset is busy into the fall so a late start date is good. Said there are no steps on the plan or air-conditioning units (A/C); there is little room on the site plan for exterior placement of A/C. Doesn't think a full basement is necessary; digging down is what is causing the greatest issues. There is concern about use of the basement and the plans aren't clear if any of the basement rooms will be bedrooms; she would like a bedroom count to ascertain the increase to intensity.

Theroux – The procedures for excavation are the same whether digging down 4 feet or 8 feet. The basement is for mechanicals and storage only; there will be no bedrooms. Will do a 9-foot dig with an 8-foot floor.

Botticelli – Noted there are no windows proposed on the basement. The A/C is a good question; asked about egress steps. The floor plan shows a stoop on Marion Street, that doesn't show on the site plan. Looks like the 1st floor is about 1 foot out of the ground; that would require a step.

Theroux – Wants to explore the water table before deciding whether or not to go geothermal. He will double check on the stoop.

Botticelli – The surveyed site plan doesn't show the step/stoop; need that to attach to the file and grant the relief. Discussion about raising the house 7.5 inches rather than a foot so that steps/stoops aren't necessary.

Alger – Asked this approval be conditioned on no increase in bedrooms.

Brescher – Assessors record indicates there are five total bedrooms.

Toole – The plan shows four bedrooms; thinks it should be held to four per the plans.

PROPOSED

Koseatac – Believes the bedrooms should be set at 5.
Toole – Conditions of the permit: the assessors record should be provided before the permit is signed; no living space in the basement; no A/C in the setback, structure raised only 7.5 inches, exterior construction moratorium between June 15 to October 1, point-of-contact phone number to be provided to neighbors, to meet with the Town Engineer, revised site plan with no steps, approval tied to Marklinger plan with structure not moving.

Motion **Motion to Grant with stated conditions. (made by: Botticelli) (seconded by: O'Mara)**
Vote Carried unanimously

4. 10-16 MHD Partners Real Estate, LLC 4 Goose Cove Lane Brescher/Osgood

Applicant is requesting Variance relief pursuant to Zoning By-law Section 139-32 from the intensity regulations in the Village Height Overlay District (VHOD). Specifically, applicant intends to relocate an existing cottage from another property onto the subject premises, a vacant oversized lot. In 2009, the VHOD was adopted and the structure, which is 25.5 feet above average mean grade, was rendered pre-existing nonconforming. The maximum allowable height in the VHOD is 25 feet pursuant to Section 139-12.K(1). The structure, upon being relocated, will continue to be nonconforming with respect to height but will conform to all other intensity regulations of the Village Residential zoning district. The Locus is situated at 4 Goose Cove Lane, is shown on Assessor's Map 59.4 as Parcel 30, and as Lot 894 upon Land Court Plan No. 3092-119. Evidence of owner's title is registered at Certificate of Title 25954 on file at the Nantucket County District of the Land Court. The site is zoned Village Residential (VR) and is sited within the VHOD.

Voting Toole, Botticelli, O'Mara, Koseatac, Thayer
Alternates Poor, Mondani
Recused None
Documentation File with associated plans, photos and required documentation
Representing **John Brescher**, Glidden and Glidden (called in) – This is for relief for the relocation of pre-existing, nonconforming structure as to height in excess of 25 feet. The structure will continue to be 25.5 feet high. There is a 20-foot view easement for the neighbor to the east.
Ward Osgood, owner – The lot had a deep hole for the tennis courts; that hole was filled in before he purchased the property.
Public None
Discussion (3:45) **Toole** – Asked if there is any manipulation of grade; it looks like it is going in at an elevated grade. Plan shows existing elevation at 6 with 6 feet of grade coming in to level the property.
Discussion about the grade fill versus the natural grade. Original natural grade would be prior to construction of the tennis court and possibly Tristram's Landing.
Botticelli – Asked what the height of other buildings are along Goose Cove. Sometimes overlay district height restrictions are put on areas that already have tall buildings.
Toole – He doesn't have a problem moving this building with this height; his problem is with filling with six feet first.
O'Mara – Suggested that the front portion where the drainage is probably reflects the original grade; the area was excavated to set the tennis courts down out of the wind. Now what is being done is leveling the lot off at the original grade.
Osgood – Noted that the fill brings the lot up to be comparable with the neighbors.
Toole – Doesn't feel there is justification for filling in a ravine to be level with the abutters; that was not the intent of the bylaw.
Botticelli – Concerned this would set a precedent; relief has to be made specific to the situation.
Toole – Would like to see the evidence via a topographical map showing that a hole was dug and then filled back in.
Poor – Wants to see HDC approval of manipulation of grade.
Further discussion about the manipulation of the grade.
Brescher – Clarified what the board is looking for: historical topography prior to the tennis court and HDC approval.

Motion **Motion to Continue to for more information. (made by: O'Mara) (seconded by: Koseatac)**
Vote Carried unanimously

III. NEW BUSINESS

1. 11-16 John N. Sullivan and Marie T. Sullivan 5 Appleton Road Sullivan

CONTINUED TO MAY 11

Applicant is seeking relief by Special Permit pursuant to Zoning By-law Section 139-16.C (1) to reduce the side-yard setback from ten (10) to five (5) feet in order to site a proposed 400-square-foot garage within the ten (10) foot northerly side-yard setback. The Locus is situated at 5 Appleton Road, is shown on Assessor's Map 66 as Parcel 390, and as Lot 19 upon Land Court Plan 13554-D. Evidence of owner's title is registered on Certificate of Title No. 22449 at the Nantucket County District of the Land Court. The site is zoned Residential 10 (R-10).

PROPOSED

IV. OTHER BUSINESS

1. Discussion of time limit established for Board members to review and comment on Zoning Administrator decisions issued pursuant to Section 139-29.C.
   a. At the August 13, 2015 meeting, the Board discussed protocol and determined that 48 hours would be sufficient to allow ample time to read and review ZA decisions. The Board may want to extend/revise that time limit.
   b. **Decision is to readjust the time limit to 72 hours.**
2. Discussion of appropriate circumstances which could warrant scheduling of Special Meetings. Consensus feels no circumstances warrant a Special Meeting.
3. Regular monthly meeting time changed, per request of two Board members: **Changed to May 11, 2016 from 11a.m.–4p.m.**

V. ADJOURNMENT

Motion to Adjourn: 4:19 p.m.

Submitted by:
Terry L. Norton

PROPOSED

OLD

BUSINESS

MHD Partners Real Estate LLC

4 Goose Cove Ln.

File No. 10-16

Zoning Board of Appeals
FEB 10 2016
RECEIVED

FEB 16 2016 PM1:30

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

TOWN OF NANTUCKET
BOARD OF APPEALS
NANTUCKET, MA 02554

APPLICATION

Fee: $450.00 File No. 10-16

Owner's name(s): **MHD Partners Real Estate, LLC**

Mailing address: **12 Merrill Street, Amesbury, MA 01945**

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: **4 Goose Cove Lane** Assessor's Map/Parcel: **59.4/30**

Land Court Plan~~/Plan Book & Page/Plan File~~: **Lot 894, LC Plan No. 3092-119**

~~Deed Reference~~/Certificate of Title: **25954** Zoning District: **VR**

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

Residential: Number of dwellings: **0** Duplex _____ Apartments _____ _____

Date of Structure(s): **Pre-2009**

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:__/__/__

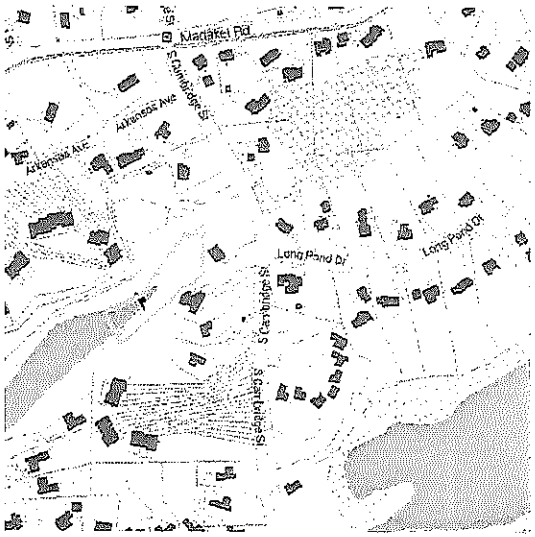
Exhibit A

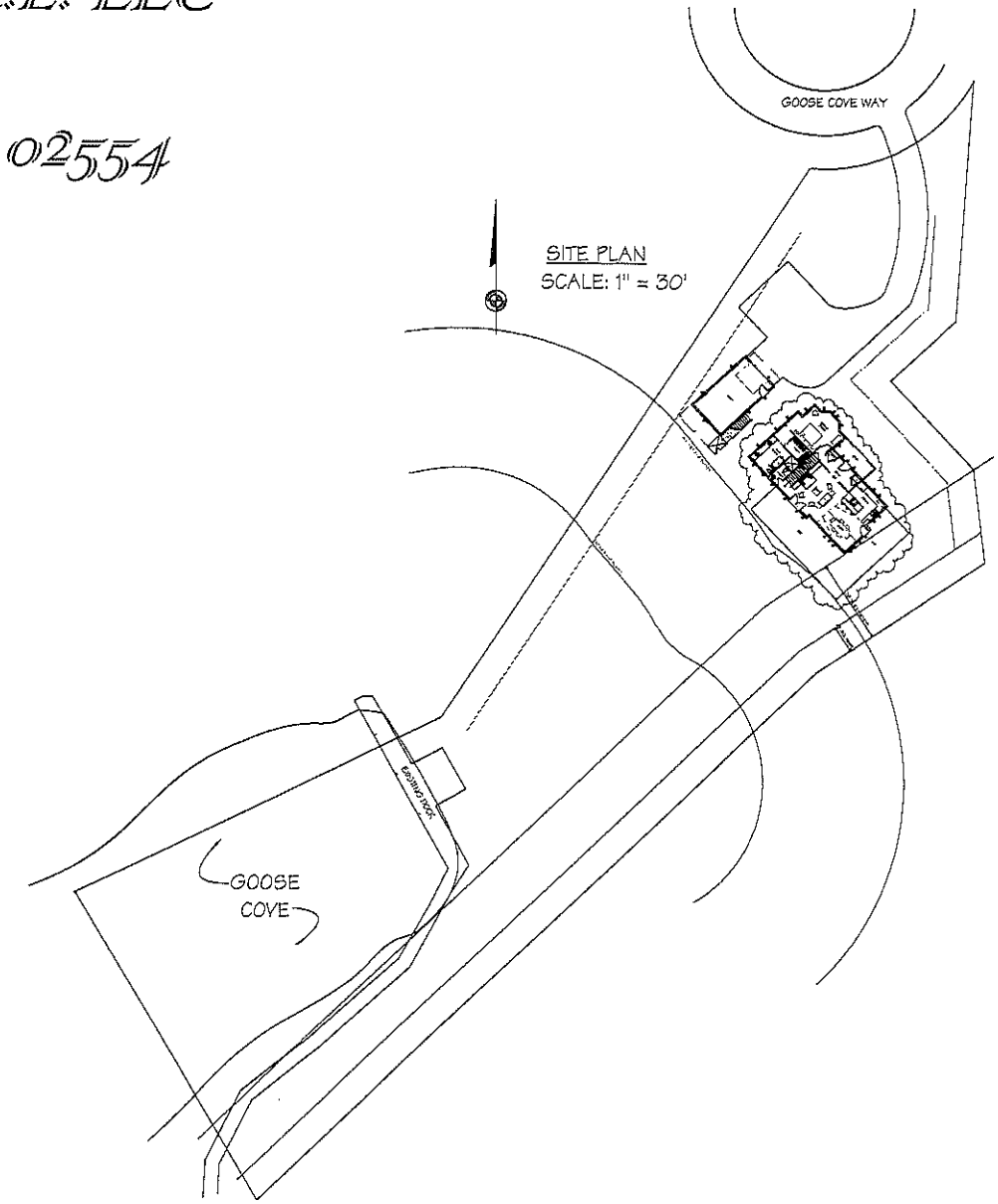
The Owner/Applicant, MHD Partners Real Estate, LLC (hereinafter referred to as "MHD") are the owner of 4 Goose Cove Lane ("the Premises") by virtue of Certificate of Title No. 25954. Applicants are requesting Variance relief pursuant to Nantucket Zoning Bylaw Section 139-32 from the intensity regulations in the Village Height Overlay District in order to site a pre-existing nonconforming structure from a separate parcel on the Premises. The height of said existing structure will be approximately 25.5 feet above average mean grade. The maximum allowable height in the Village Height Overlay District is 25 feet per section 139-13 of the Zoning Bylaw.

The Premises, an oversized lot in the Village Residential (VR) zoning district is currently vacant. The applicant intends to relocate an existing cottage at 43 Tennessee Avenue to the Premises. Said cottage received a Certificate of Occupancy in 2002 and has remained in its current location ever since. In 2009, the Village Height Overlay District was adopted and the structure, which is 25.5 feet above average mean grade, was rendered pre-existing nonconforming. The structure, upon being sited, will conform to all of the intensity regulations of the VR zoning district, including ground cover and setbacks, but will continue to be nonconforming with respect to height. The relocation has been approved by the Historic District Commission.

As this structure is being relocated from one VR lot in Madaket to another VR lot in Madaket and the height of the structure is not being altered, no Special Permit relief is available to the alteration or relocation of the pre-existing nonconforming structure. However, Variance relief may be available because that owing to the circumstances of this relocation (i.e., that the preexisting nonconforming structure is being moved to another lot within the same zoning district) a literal enforcement of this chapter would involve substantial hardship to the applicant and allowing the existing structure to be relocated to the Premises will not nullify or substantially derogate from the intent and purpose of the Zoning Bylaw.

MHD PARTNERS R.E. LLC
4 GOOSE COVE
NANTUCKET, MA 02554





MAP & PARCEL: 59.4\30
ZONE: VR
FRONT / REAR SETBACKS: 20' / 10'
MINIMUM LOT SIZE: 20,000 s.f.
LOT AREA: 40,706 s.f.
GROUND COVER RATIO: 10 %
EXISTING GROUND COVER: 0 s.f.
PROPOSED NEW GROUND COVER:
- MAIN HOUSE: 1,212 s.f.
- GARAGE: 390 s.f.
TOTAL GROUND COVER: 1,602 s.f.
ALLOWABLE GROUND COVER: 4,071 s.f.

FILTON ROWLAND & ASSOCIATES
15 COMMERCIAL WHARF
NANTUCKET, MASSACHUSETTS
508.228.2064

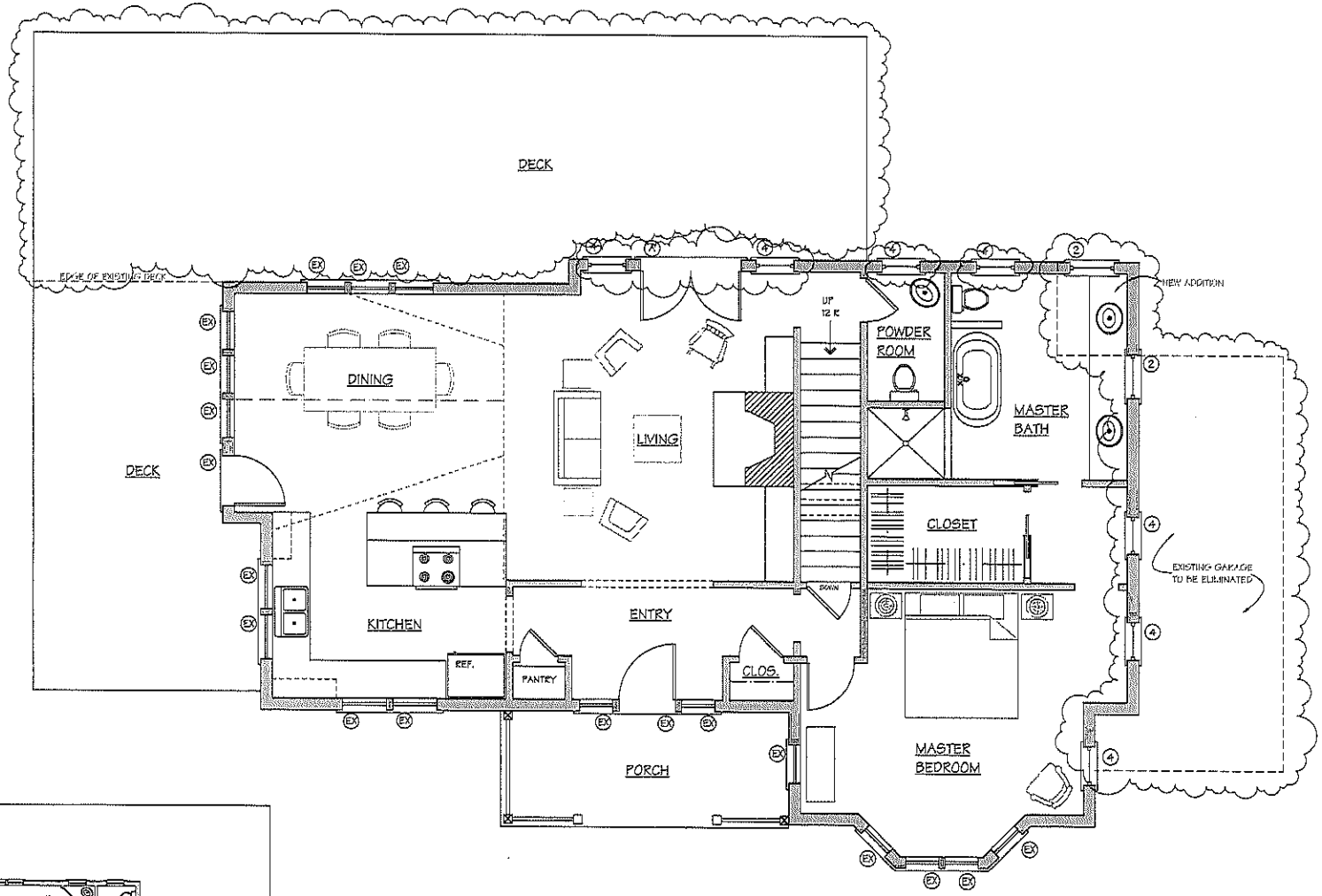
REVISIONS:

COVER SHEET
DATE: 01/11/2016
SCALE: AS NOTED

MHD PARTNERS R.E. LLC
4 Goose Cove
Nantucket, MA

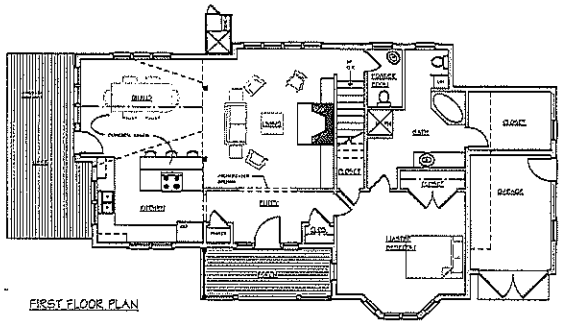
M/P: 59.4 / 30

A



FIRST FLOOR PLAN

AS-BUILT



FIRST FLOOR PLAN

NOT FOR CONSTRUCTION

MILTON ROWLAND & ASSOCIATES
15 COFFIN CIRCLE STARR
NANTUCKET, MASSACHUSETTS
508.228.2064

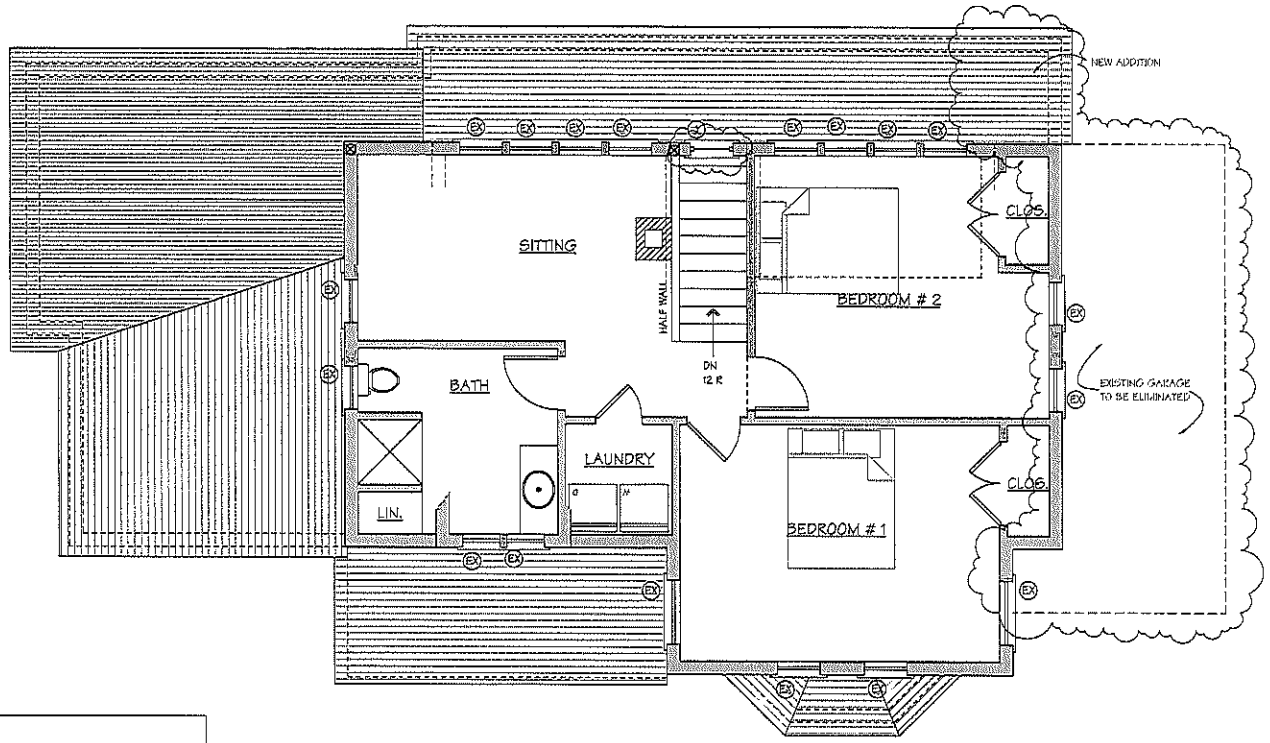
REVISIONS:

FIRST FLOOR PLAN
DATE: 01/11/2016
SCALE: 1/4" = 1'-0"

MHD PARTNERS R.E. LLC
4 Goose Cove
Nantucket, MA

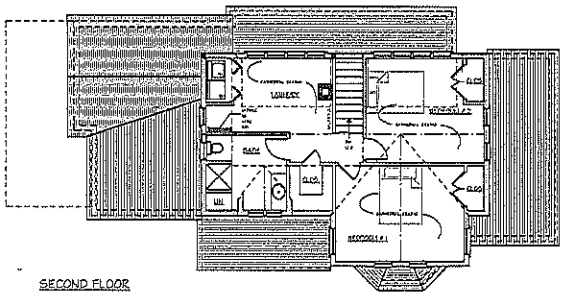
L/F: 59.4 / 30

1



SECOND FLOOR

AS-BUILT



SECOND FLOOR

NOT FOR CONSTRUCTION

FILTON ROWLAND & ASSOCIATES
15 COMMERCIAL WHARF
NANTUCKET, MASSACHUSETTS
508.228.2044

REVISIONS:

SECOND FLOOR PLAN
DATE: 04/11/2016
SCALE: 1/4" = 1'-0"

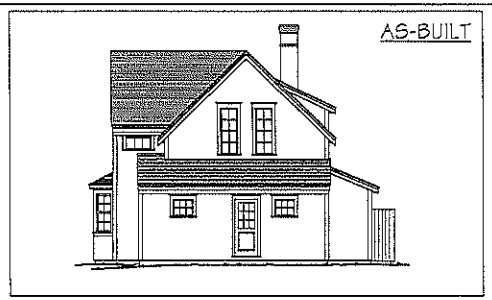
MHD PARTNERS R.E. LLC
4 Goose Cove
Nantucket, MA

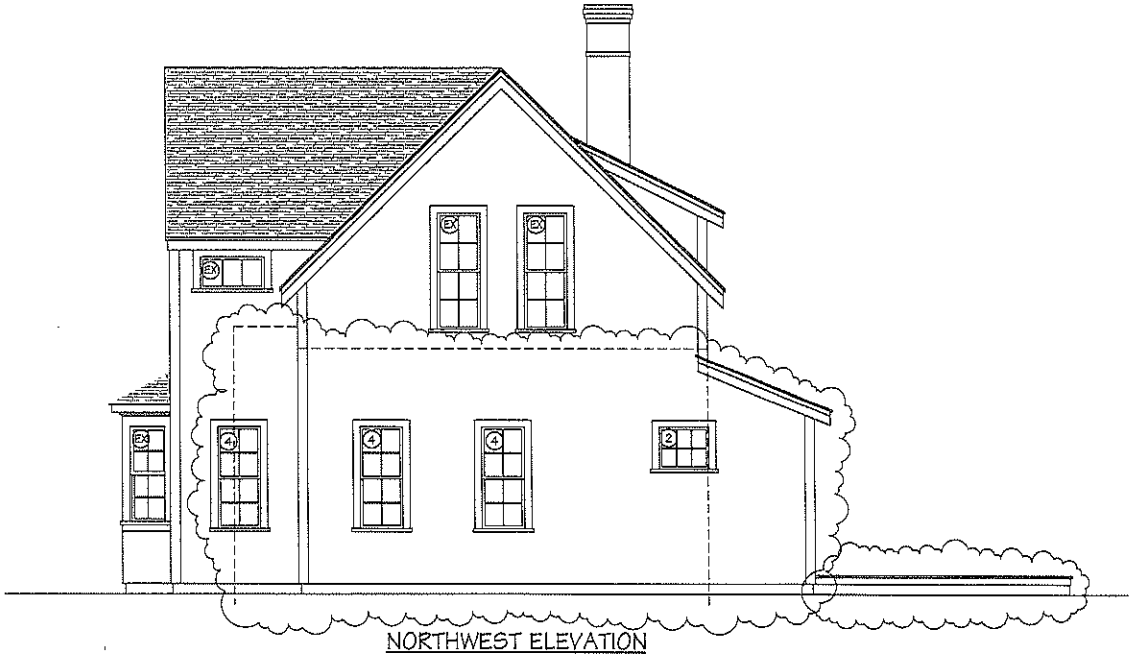
M/P: 694 / 30

2

NOT FOR CONSTRUCTION

NORTHEAST ELEVATION





NORTHWEST ELEVATION

MILTON ROWLAND & ASSOCIATES
15 COMMERCIAL WHARF
NANTUCKET, MASSACHUSETTS
508.228.2044

REVISIONS:

ELEVATIONS
DATE: 01/11/2016
SCALE: 1/4" = 1'-0"

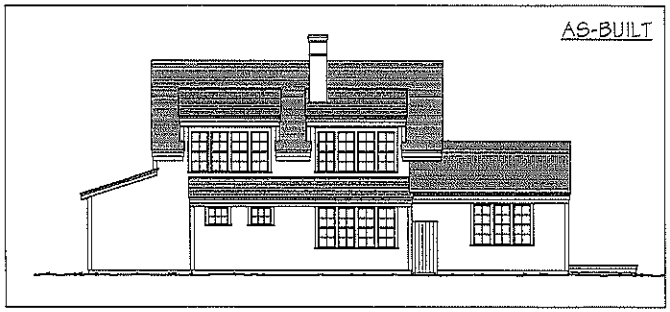
MHD PARTNERS R.E. LLC
4 Goose Cove
Nantucket, MA

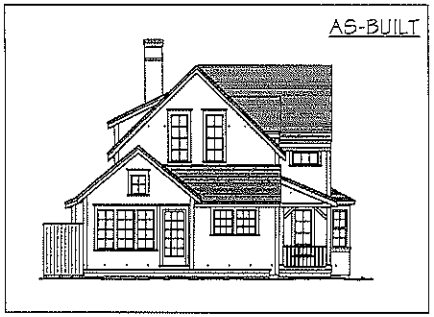
M/P: 59.4 / 30

3

NOT FOR CONSTRUCTION

SOUTHWEST ELEVATION





SOUTHEAST ELEVATION

FILTON ROWLAND & ASSOCIATES
15 COMMERCIAL WHARF
NANTUCKET, MASSACHUSETTS
508.228.2044

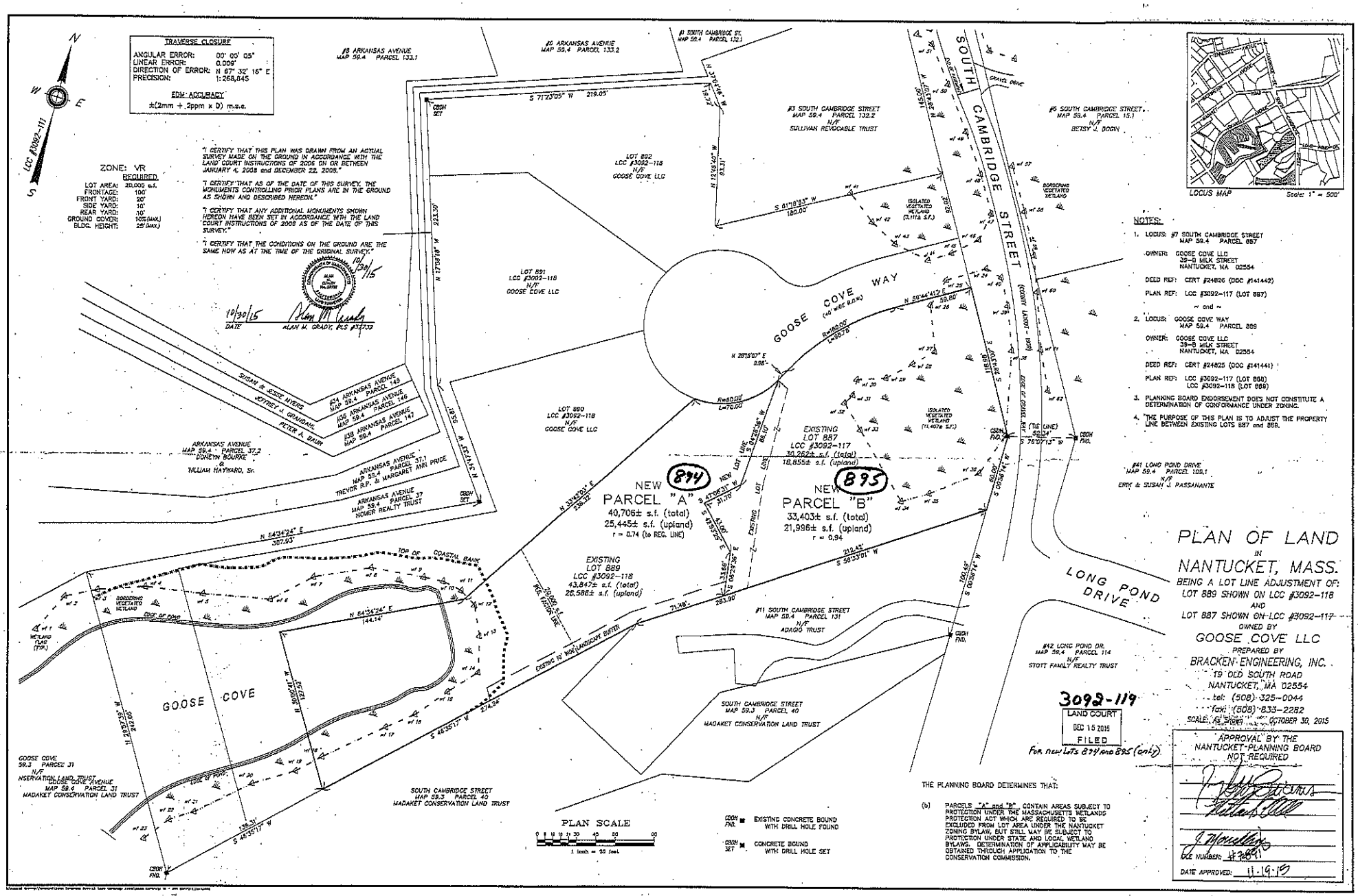
REVISIONS:

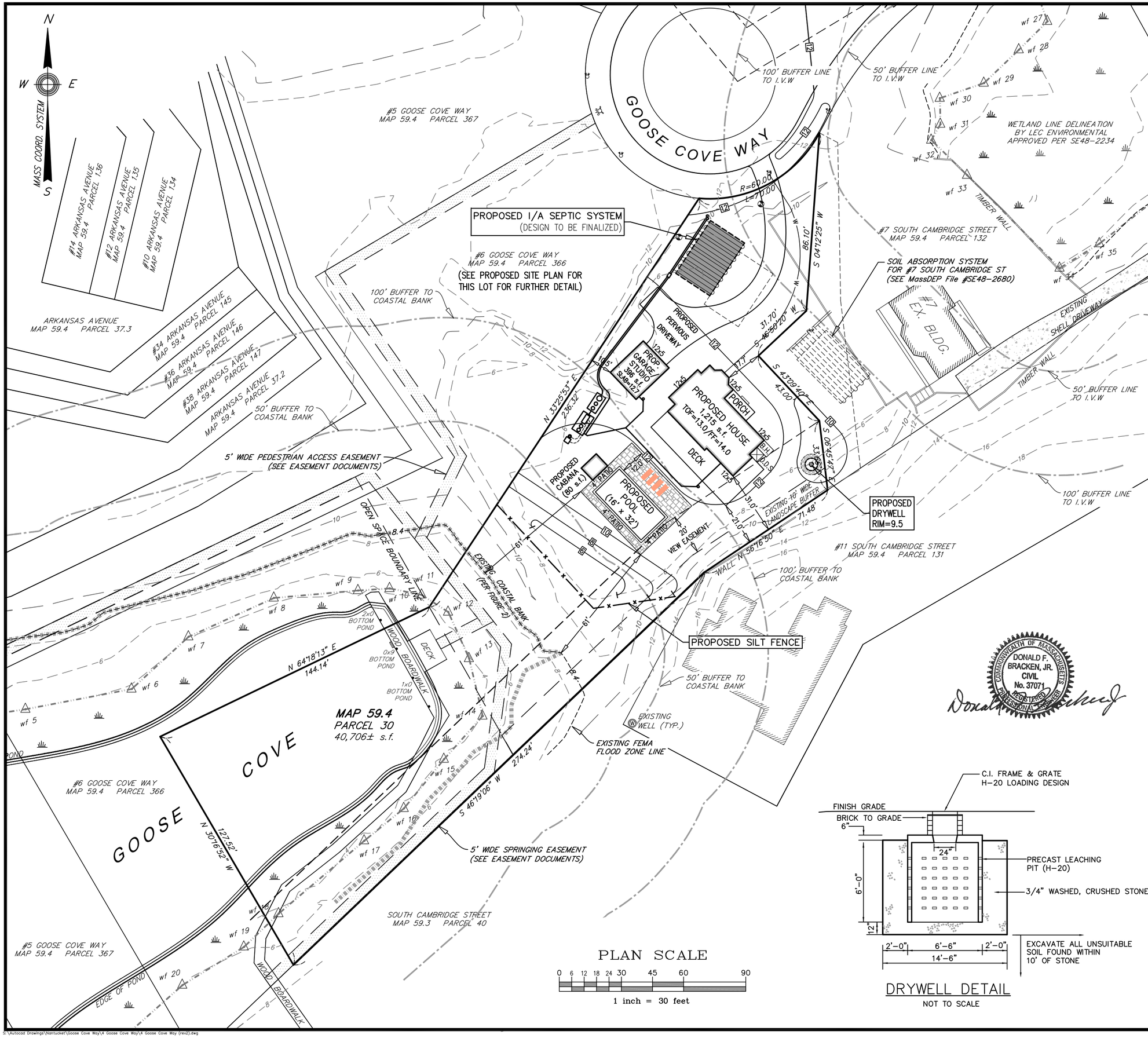
ELEVATIONS
DATE: 01/11/2016
SCALE: 1/4" = 1'-0"

MHD PARTNERS R.E. LLC
4 Goose Cove
Nantucket, MA

LOT: 59.1 / 30

4


TRAVERSE CLOSURE
ANGULAR ERROR: 00' 00' 05"
LINEAR ERROR: 0.009'
DIRECTION OF ERROR: N 67° 32' 16" E
PRECISION: 1:268,645
EDM ACCURACY
±(2mm + 2ppm x D) m.s.e.
ZONE: VR
REQUIRED
LOT AREA: 20,000 s.f.
FRONTAGE: 100'
FRONT YARD: 20'
SIDE YARD: 10'
REAR YARD: 10'
GROUND COVER: 10% (MAX.)
BLDG. HEIGHT: 25' (MAX.)
"I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2008 ON OR BETWEEN JANUARY 4, 2008 and DECEMBER 22, 2008."
"I CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE MONUMENTS CONTROLLING PRIOR PLANS ARE IN THE GROUND AS SHOWN AND DESCRIBED HEREON."
"I CERTIFY THAT ANY ADDITIONAL MONUMENTS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2008 AS OF THE DATE OF THIS SURVEY."
"I CERTIFY THAT THE CONDITIONS ON THE GROUND ARE THE SAME NOW AS AT THE TIME OF THE ORIGINAL SURVEY."
10/30/15
DATE
ALAN W. GRADY, PLS #37739
LCC #3092-111
#8 ARKANSAS AVENUE MAP 59.4 PARCEL 133.1
#6 ARKANSAS AVENUE MAP 59.4 PARCEL 133.2
#1 SOUTH CAMBRIDGE ST. MAP 59.4 PARCEL 132.1
#3 SOUTH CAMBRIDGE STREET MAP 59.4 PARCEL 132.2 N/F SULLIVAN REVOCABLE TRUST
#5 SOUTH CAMBRIDGE STREET MAP 59.4 PARCEL 15.1 N/F BETSY J. BOGIN
LOT 892 LCC #3092-118 N/F GOOSE COVE LLC
LOT 891 LCC #3092-118 N/F GOOSE COVE LLC
LOT 890 LCC #3092-118 N/F GOOSE COVE LLC
GOOSE COVE WAY (40' WIDE R.O.W.)
SOUTH CAMBRIDGE STREET (COUNTY LANDS - 1958)
EDGE OF COUNTY WAY
BORDERING VEGETATED WETLAND
ISOLATED VEGETATED WETLAND (3,111± S.F.)
ISOLATED VEGETATED WETLAND (11,407± S.F.)
EXISTING LOT 887 LCC #3092-117 30,262± s.f. (total) 18,855± s.f. (upland)
NEW PARCEL "A" 894
40,706± s.f. (total)
25,445± s.f. (upland)
r = 0.74 (to REG. LINE)
NEW PARCEL "B" 895
33,403± s.f. (total)
21,996± s.f. (upland)
r = 0.94
EXISTING LOT 889 LCC #3092-118 43,847± s.f. (total) 26,586± s.f. (upland)
#34 ARKANSAS AVENUE MAP 59.4 PARCEL 145
#36 ARKANSAS AVENUE MAP 59.4 PARCEL 146
#38 ARKANSAS AVENUE MAP 59.4 PARCEL 147
SUSAN & JESSE MYERS
JEFFREY J. GRANDAHL
PETER A. BAUR
ARKANSAS AVENUE MAP 59.4 PARCEL 37.2 DONETH BOURKE & WILLIAM HAYWARD, Sr.
ARKANSAS AVENUE MAP 59.4 PARCEL 37.1 TREVOR R.P. & MARGARET ANN PRICE
ARKANSAS AVENUE MAP 59.4 PARCEL 37 HOMER REALTY TRUST
#41 LONG POND DRIVE MAP 59.4 PARCEL 105.1 N/F ERIK & SUSAN J. PASSANANTE
LONG POND DRIVE
#42 LONG POND DR. MAP 59.4 PARCEL 114 N/F STOTT FAMILY REALTY TRUST
#11 SOUTH CAMBRIDGE STREET MAP 59.4 PARCEL 131 N/F ADAGIO TRUST
SOUTH CAMBRIDGE STREET MAP 59.3 PARCEL 40 N/F MADAKET CONSERVATION LAND TRUST
GOOSE COVE
TOP OF COASTAL BANK
EDGE OF POND
EXISTING 10' WIDE LANDSCAPE BUFFER
GOOSE COVE 59.3 PARCEL 31 N/F NSERVATION LAND TRUST
GOOSE COVE AVENUE MAP 59.4 PARCEL 31 MADAKET CONSERVATION LAND TRUST
SOUTH CAMBRIDGE STREET MAP 59.3 PARCEL 40 MADAKET CONSERVATION LAND TRUST
PLAN SCALE
1 inch = 50 feet
CRCN FND. EXISTING CONCRETE BOUND WITH DRILL HOLE FOUND
CRCN SET CONCRETE BOUND WITH DRILL HOLE SET
LOCUS MAP
Scale: 1" = 500'
NOTES:
1. LOCUS: #7 SOUTH CAMBRIDGE STREET MAP 59.4 PARCEL 887
OWNER: GOOSE COVE LLC 39-B MILK STREET NANTUCKET, MA 02554
DEED REF: CERT #24826 (DOC #141442)
PLAN REF: LCC #3092-117 (LOT 887)
~ and ~
2. LOCUS: GOOSE COVE WAY MAP 59.4 PARCEL 889
OWNER: GOOSE COVE LLC 39-B MILK STREET NANTUCKET, MA 02554
DEED REF: CERT #24825 (DOC #141441)
PLAN REF: LCC #3092-117 (LOT 888) LCC #3092-118 (LOT 889)
3. PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.
4. THE PURPOSE OF THIS PLAN IS TO ADJUST THE PROPERTY LINE BETWEEN EXISTING LOTS 887 and 889.
PLAN OF LAND IN NANTUCKET, MASS.
BEING A LOT LINE ADJUSTMENT OF: LOT 889 SHOWN ON LCC #3092-118 AND LOT 887 SHOWN ON LCC #3092-117
OWNED BY
GOOSE COVE LLC
PREPARED BY
BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
tel: (508) 325-0044
fax: (508) 833-2282
SCALE: As Shown OCTOBER 30, 2015
3092-119
LAND COURT
DEC 15 2015
FILED
For new Lots 894 and 895 (only)
THE PLANNING BOARD DETERMINES THAT:
(b) PARCELS "A" and "B" CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BYLAW, BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BYLAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.
APPROVAL BY THE NANTUCKET PLANNING BOARD NOT REQUIRED
DCE NUMBER:
DATE APPROVED: 11-19-15

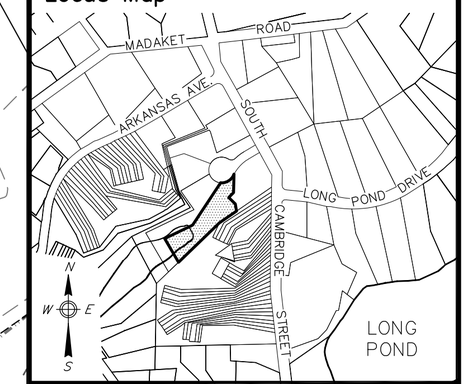


DRYWELL DETAIL

NOT TO SCALE

Locus Map

Scale: 1" = 500'



Notes

1. LOCUS: #4 GOOSE COVE WAY
   MAP 59.4 PARCEL 30
2. OWNER: GOOSE COVE, LLC
   39B MILK STREET
   NANTUCKET, MA 02554
3. DEED REF: Cert. #24825
4. PLAN REF: L.C. Plan 3092-117 (LOT 889)
5. LOCUS FALLS WITHIN SPECIAL FLOOD HAZARD ZONE AE el. 7 (ON NAVD88) or el. 8.4 (ON HTL) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS No. 25019C-0068-G and 25019C-0064-G dated 06/09/2014.
6. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.
7. SEE ORDER OF CONDITIONS MassDEP File #SE48-2467 FOR FURTHER INFORMATION REGARDING THE APPROVED SUBDIVISION ROADWAY CONSTRUCTION, WHICH INCLUDED REMOVAL OF THE TENNIS COURTS.

COMMONWEALTH OF MASSACHUSETTS
DONALD F. BRACKEN, JR.
CIVIL
No. 37071
REGISTERED PROFESSIONAL ENGINEER

Prepared By:

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

PROPOSED SITE PLAN IN NANTUCKET, MASSACHUSETTS

Prepared For:

GOOSE COVE, LLC

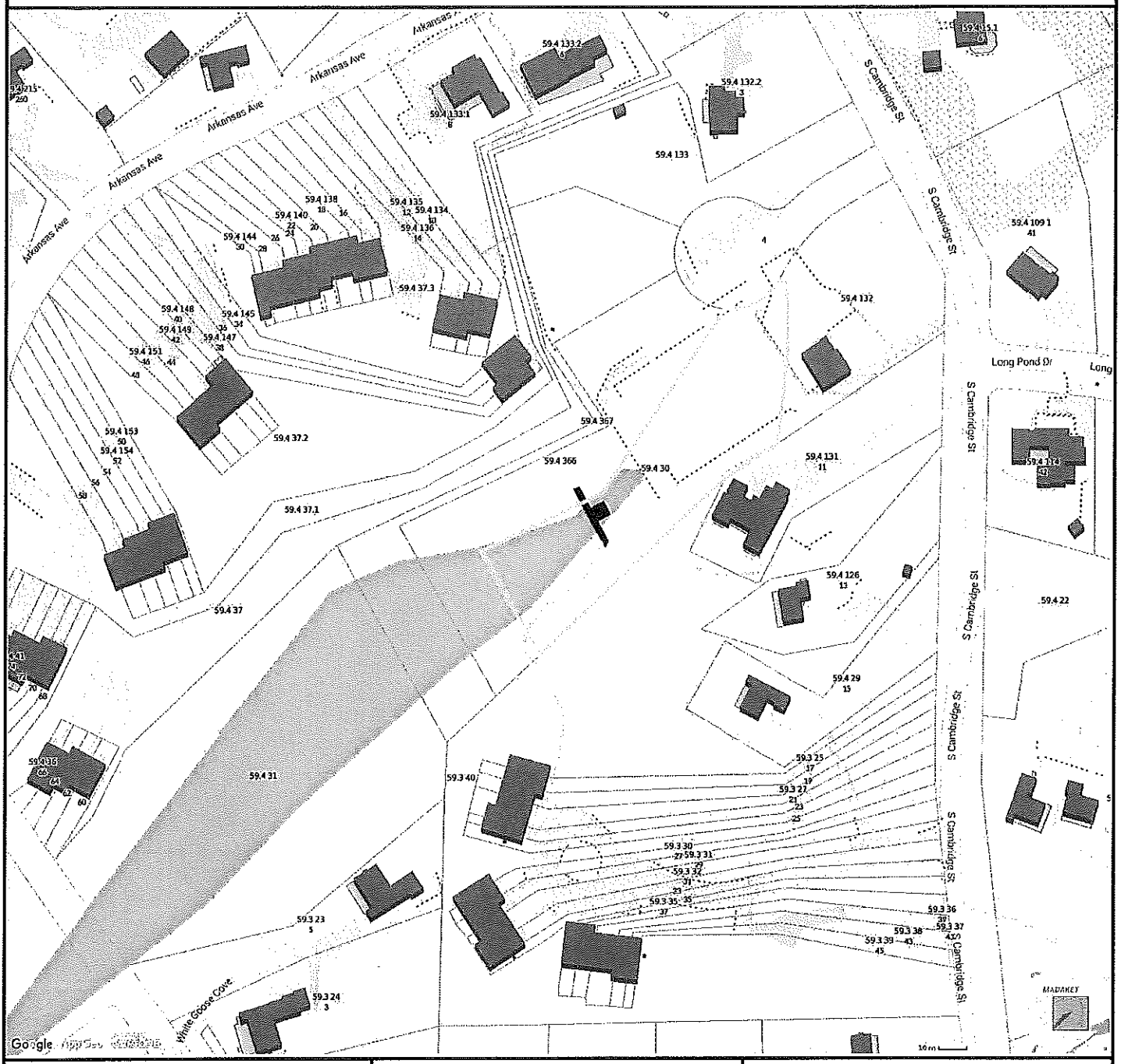
#4 GOOSE COVE WAY
MAP 59.4 PARCEL 30

No.	Date	Revision Description	By
1	12-10-15	REVISED BUILDING LAYOUTS and NEW LOT CONFIGURATION	RMM

Date:	Drawn:	Checked:	Sheet:
JULY 30, 2015	RMM/DLH	DFB/AMG	1 of 1

S:\Autocad Drawings\Nantucket\Goose Cove Way\4 Goose Cove Way\4 Goose Cove Way (rev2).dwg

4 Goose Cove



Property Information

Property ID	59.4 30
Location	4 GOOSE COVE WY
Owner	CAMBRIDGE ST PRTNS LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Parcels updated December, 2014
Properties updated January, 2015

40.00

RECEIVED
BOARD OF ASSESSORS

FEB 01 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.....MHD Partners Real Estate, LLC.....

MAILING ADDRESS.....12 Merrill St, Amesbury, MA 01945.....

PROPERTY LOCATION.....4 Boom Cove Lane.....

ASSESSOR MAP/PARCEL.....59.4 / 30.....

SUBMITTED BY.....Bletzer & Bletzer.....

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).

Feb. 2, 2016
DATE

Patricia Giles
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

ABBUTTERS LISTING
NANTUCKET, MA

Map	Block	Lot	Unit	Owner~s Name	Co Owner~s Name	Address	City	ST	Zip	Parcel Location
593		23		BOLTON GABRIELLE V TRST		121 DUNCAN DRIVE	GREENWICH	CT	06831	5 GOOSE COVE WY
593		24		TRISTRAMS GROUP	C/O TRISTRAMS MGMENT CO	2 SANFORD RD #5	NANTUCKET	MA	02554	3 GOOSE COVE WY
593		25		SANDERSON GERALDINE B ETAL		117 PORCHUCK RD	GREENWICH	CT	06831	17 S CAMBRIDGE ST
593		26		WAICKOWSK PAUL S & ANTOINETTE U TRS	WAICKOWSKI PAUL IRRV TRUST	11 KIRKLAND CIRCLE	WELLESLEY	MA	02481	19 S CAMBRIDGE ST
593		27		FARMEN ROBERT & SUSAN W		38 ELLIS DRIVE	BASKING RIDGE	NJ	07920	21 S CAMBRIDGE ST
593		28		KUCHARAVY ROBERT M ETAL		PO BOX 3511	NANTUCKET	MA	02584	23 S CAMBRIDGE ST
593		29		OHEARN WILLIAM J JR ETAL TRS		3968 E DESMOND LN	TUCSON	AZ	85712	25 S CAMBRIDGE ST
593		30		PENSCO TRUST COMPANY		P O BOX 173859	DENVER	CO	80217-3859	27 S CAMBRIDGE ST
593		31		WELLS FARGO BANK NA		C/O PO BOX 650043	DALLAS	TX	75265	29 S CAMBRIDGE ST
593		32		TUNCEL DOGAN & BERNADETTE D		10 ANNA ROAD	BURLINGTON	MA	01803	31 S CAMBRIDGE ST
593		33		ACTION SPARKS		P O BOX 2937	NANTUCKET	MA	02584	33 S CAMBRIDGE ST
593		34		RAMSEY WILLIAM C & ANDRIENNE F		55 NORTH STREET	HINGHAM	MA	02043	35 S CAMBRIDGE ST
593		35		COLLETTE MARIANNE L & DONALD F	C/O JAMIE RANNEY PC	4 THIRTY ACRES LANE	NANTUCKET	MA	02554	37 S CAMBRIDGE ST
593		36		GABALA ERICA LYNNE ETAL		39 S CAMBRIDGE ST	NANTUCKET	MA	02554	39 S CAMBRIDGE ST
593		37		STRAND BRADLEY D TRST ETAL	C/O DEVINE PAUL F & TAYLOR N	56 MIACOMET AVE	NANTUCKET	MA	02554	41 S CAMBRIDGE ST
593		40		MADAKET CONSERVATION LAND TRUS	C/O BYRNE MATTHEW V JR	499 S WARREN ST	SYRACUSE	NY	13202	S CAMBRIDGE ST
594		15	1	BOGIN BETSY J		5023 S DUSTY COYOTE TRAIL	GOLD CANYON	AZ	85118	6 S CAMBRIDGE ST
594		22		MASSASOIT VILLAGE CONDO ASSOC	C/O PAUL KEATING	44 DONALD AVE	AUBURN	NH	03032	S CAMBRIDGE ST
594		29		SMITH JANE L		206 WEST 3RD AVE	JOHNSTOWN	NY	12095	15 S CAMBRIDGE ST
594		31		MADAKET CONSERVATION LAND TRUS	C/O KENNETH LINDSAY	P O BOX 987	NANTUCKET	MA	02554	GOOSE COVE WY
594		37		SULLIVAN TIMOTHY C TRST	SULLIVAN REVOCABLE TRUST	8 STEEPLE LANE	AMHERST	NH	03031	ARKANSAS AV
594		37	1	KILBOURNE THOMAS B ETAL		41 MOUNTAIN CHURCH ROAD	HOPEWELL	NJ	08525	ARKANSAS AV
594		37	2	BOURKE DONEYN & HAYWARD WILLIAM SR		6 ARKANSAS AV	NANTUCKET	MA	02554	ARKANSAS AV
594		37	3	ALEXANDER PAMELA T		2239 ROSEGATE DR	MISSISSAUGA ONT	.	L5M5A6	ARKANSAS AV
594		109	1	PASSANANTE ERIK & SUSAN J		24 PLEASANT STREET	DARIEN	CT	06820	41 LONG POND DR
594		114		STOTT CHARLES E & BARBARA J TRST	STOTT FAMILY REALTY TRUST	42 LONG POND DR	NANTUCKET	MA	02554	42 LONG POND DR
594		126		BLUEBERRY HILL TRUST	C/O KIEFER LOUIS	250 BLOOMFIELD AVE	W HARTFORD	CT	06117-1564	13 S CAMBRIDGE ST
594		131		ADAGIO INVESTMENT LLC		9567 OLYMPUS BEACH ROAD	BAINBRIDGE ISLA	WA	98110	11 S CAMBRIDGE ST
594		132	1	KILBOURNE THOMAS B ETAL		41 MOUNTAIN CHURCH ROAD	HOPEWELL	NJ	08525	1 S CAMBRIDGE ST
594		132	2	SULLIVAN TIMOTHY C TRST	SULLIVAN REVOCABLE TRUST	8 STEEPLE LANE	AMHERST	NH	03031	3 S CAMBRIDGE ST
594		133	1	ALEXANDER PAMELA TRST	ALEXANDER FAMILY TRUST	2239 ROSEGATE DR	MISSISSAUGA	.	L5M5A6	8 ARKANSAS AV
594		133	2	RETAINED REALTY TRUST		5 EAST 42ND STREET	NEW YORK	NY	10017	6 ARKANSAS AV
594		134		FOGGY STYLE LLC		6 ANGELICA DRIVE	SOUTHBOROGH	MA	01772	10 ARKANSAS AV
594		135		RAST GARY F & SYLVIA D TRST	ARKANSAS AVE NOM TRUST	3216 FOWLERS LAKE RD	WILLIAMSBURG	VA	23185	12 ARKANSAS AV
594		136		FERRIS DEVELOPMENT GROUP LLC		325 DONALD LYNCH BLVD STE	MARLBOROUGH	MA	01752	14 ARKANSAS AV
594		137		SECIA DOROTHY E		16 ARKANSAS - AVE UNIT 43	NANTUCKET	MA	02554	16 ARKANSAS AV
594		138		WALKER MICHAEL H & PAMELA L		45 LAKE STREET	WAKEFIELD	MA	01880	18 ARKANSAS AV
594		139		STONE MICHAEL J & BETH D		46 UNIVERSITY ROAD	BROOKLINE	MA	02445	20 ARKANSAS AV
594		145		MYERS SUSAN & JESSE ETAL		115 CABOT LANE	EGG HARBOR	NJ	08234	34 ARKANSAS AV
594		146		GRANDAHL JEFFREY J		151 BUSHY HILL ROAD	SIMSBURY	CT	06070	36 ARKANSAS AV
594		147		BAUR PETER A		135 RANVIEW AVE	RAMSEY	NJ	07446	38 ARKANSAS AV
594		148		VANDERWOLK AMELIA B		PO BOX 512	NANTUCKET	MA	02554	40 ARKANSAS AV
594		149		ABEND TOBY D & SUSAN W		144 UPLAND AVE	NEWTON HIGHLAND	MA	02461	42 ARKANSAS AV
594		150		RUTCHIK RONA TRST ETAL	C/O ROWE PETER C & BETTY SANTINI	4 EMMONSDALE ROAD	WEST ROXBURY	MA	02132	44 ARKANSAS AV
594		151		PARRISH CHRISTOPHER I & CAROLINE C		PO BOX 1	VIEWTOWN	VA	20106	46 ARKANSAS AV
594		152		LESTER WALTER A & COURTNEY T		P O BOX 3256	NANTUCKET	MA	02584	48 ARKANSAS AV

ABBUTTERS LISTING
NANTUCKET, MA

Map	Block	Lot	Unit	Owner~s Name	Co Owner~s Name	Address	City	ST Zip	Parcel Location
594		366		GOOSE COVE LLC	C/O WATTS MICHAEL R & AMY C	5 STEVENS WAY	HINGHAM	MA 02554	6 GOOSE COVE WY
594		367		GOOSE COVE LLC	C/O WRIGHT WILLIAM A ETAL	15 BLUEBERRY LANE	LEXINGTON	MA 02420	5 GOOSE COVE WY

Photos Taken by Staff on 4/6/2016

Supplemental Materials provided by Applicant

in response to request of the Board at 3/10/16 hearing

GLIDDEN & GLIDDEN, P.C.
ATTORNEYS AT LAW
P. O. BOX 1079
37 CENTRE STREET
NANTUCKET, MASSACHUSETTS 02554
508-228-0771
FAX 508-228-6205
OFFICE@GLIDDENANDGLIDDEN.COM

RICHARD J. GLIDDEN
JESSIE M. GLIDDEN BRESCHER
JOHN B. BRESCHER

JAMES K. GLIDDEN
(1917 – 2009)

April 7, 2016

Ms. Eleanor Antonietti
Zoning Administrator
Planning and Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

RE: Variance Request – ZBA File No. 10-16
4 Goose Cove Way, Nantucket MA 02554

Dear Eleanor,

I would first like to thank the Board of Appeals for considering a special meeting for this particular Variance request. As time is of the essence in order to move the house before the summer house-move moratorium, on behalf of my client, we are appreciative of the Board's consideration. I apologize that I was unable to attend the initial hearing, but due to illness, was unable to do so. Nonetheless, per the Board of Appeals request at the last meeting, please find the following information relative to the proposed Variance request at 4 Goose Cove Way, Nantucket, MA 02554:

1. The Board of Appeals asked if there was HDC approval for the relocation of the dwelling at 43 Tennessee Avenue to 4 Goose Cove Way. The HDC Certificate Appropriateness Number for this relocation is 65233.

2. The Board of Appeals asked for a surveyed site plan showing the elevations of the proposed structure. I have attached a copy of the site plan from Bracken Engineering hereto as "Exhibit A."

3. The Board of Appeals further asked for a certification of the height of the existing structure at 43 Tennessee Avenue. Said certification from Don Bracken is attached hereto as "Exhibit B." Please note that the attached certification indicates that the existing structure at 43 Tennessee Avenue is 24.9 feet high from the top of the foundation to the roof peak and has an overall height of 25.5

from ground to the roof peak. Upon siting the structure at 4 Goose Cove Way, the height will remain at 25.5 feet from the ground to the rook peak. The height of the structure will not be altered or added on to during the relocation.

Furthermore, as shown on the attached site plan, there is a 20-foot view easement in favor of the property to the northeast of 4 Goose Cove Way. This was done to ensure that the neighboring lot would not be impacted by the siting (or height) of the structure.

The shape and topography of this lot are unique and granting Variance relief to allow the relocation of a building already within the Village Height Overlay District to another location within the district such that the calculated height of the structure at its new location is approximately 25.5 feet will not nullify or substantially derogate from the intent and purpose of the Zoning Bylaw and a literal enforcement of this chapter would involve substantial hardship to the applicant.

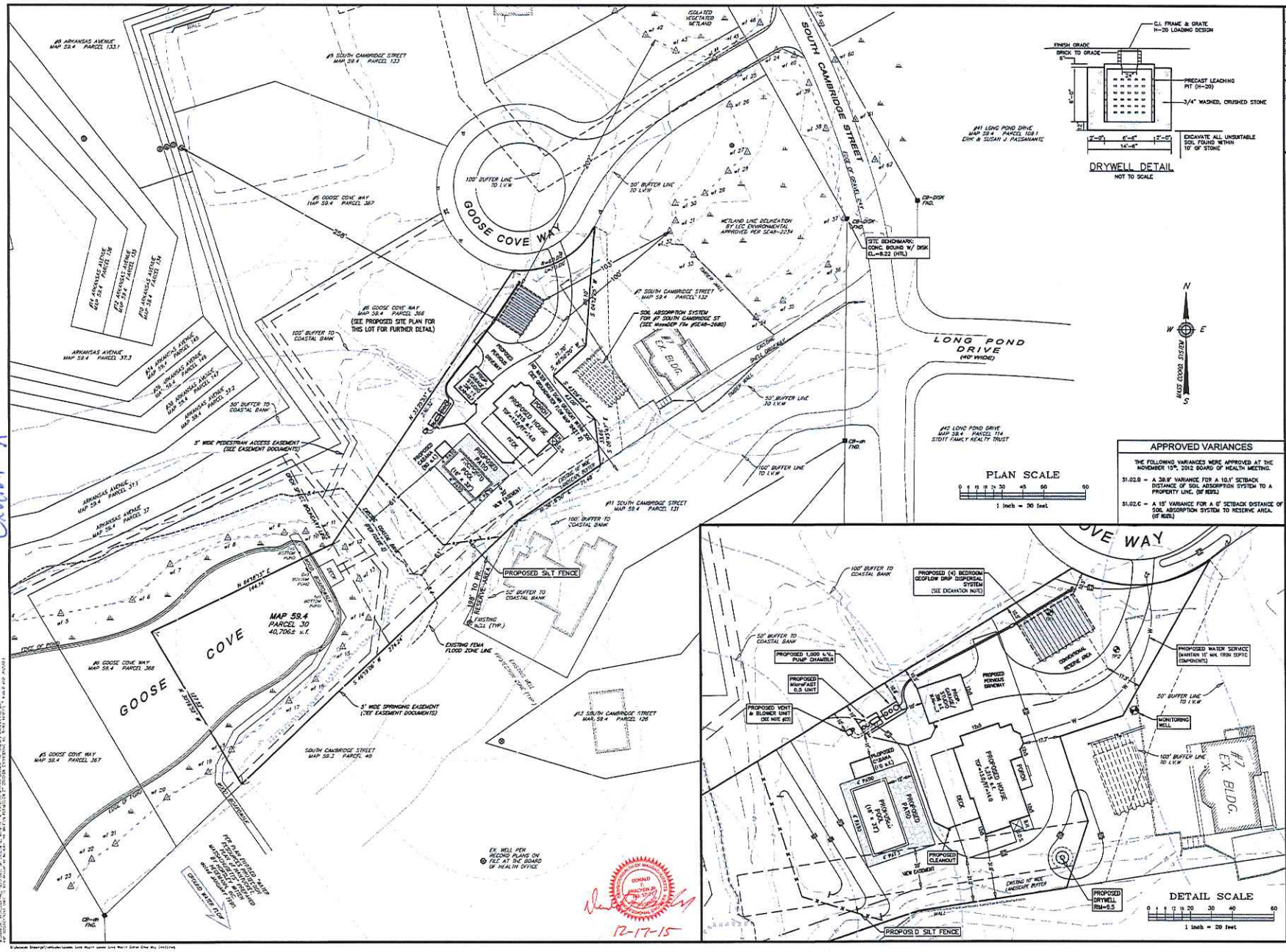
If you have any questions, please do not hesitate to contact me. Trusting you find everything in order, I remain,

Very Truly Yours,

John B. Brescher, Esq.

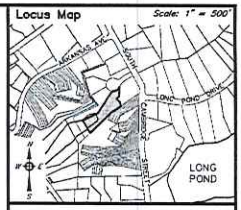
Enclosure(s)

Exhibit A



Locus Map

Scale: 1" = 500'



1. BENCHMARK: ELEVATION = 8.22 (HTL) CONC. BOUND W/ DISK
2. ALL CONSTRUCTION METHODS AND MATERIALS TO CONFORM TO TITLE V AND THE TOWN OF NANTUCKET BOARD OF HEALTH REGULATIONS.
3. ALL SYSTEM COMPONENTS SHALL BE MARKED WITH MAGNETIC TAPE OR A COMPARABLE MEANS IN ORDER TO LOCATE THEM ONCE BURIED.
4. NO FIELD MODIFICATION TO THE SYSTEM SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER AND BOARD OF HEALTH.
5. ALL JOINTS AND COVERS TO BE WATERTIGHT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES.
7. A CERTIFICATE OF COMPLIANCE MUST BE OBTAINED PRIOR TO BACKFILLING SYSTEM.
8. OWNER: GOOSE COVE, LLC 369 MILK STREET NANTUCKET, MA 02554
9. DEED REFERENCE: Cert. #24825
10. PLAN REFERENCES: L.C. Plan 3092-119
11. THE DESIGN IS INTENDED TO MEET TITLE V AND OTHER APPLICABLE REQUIREMENTS. THIS PLAN DOES NOT GUARANTEE THAT THE SYSTEM WILL BE INSTALLED AS DESIGNED, NOR DOES THIS PLAN GUARANTEE THE OPERATION OF THE SYSTEM.
12. THIS SYSTEM IS NOT DESIGNED NOR INTENDED FOR USE WITH A GARBAGE GRINDER.
13. THE SYSTEM OWNER SHALL BE RESPONSIBLE TO PUMP THE SEPTIC TANK AT LEAST ONCE EVERY THREE YEARS.
14. LOCUS DOES NOT FALL WITHIN A ZONE II WELLHEAD PROTECTION AREA.
15. LOCUS DOES NOT FALL WITHIN AN NHESP ESTIMATED HABITAT OF RARE WILDLIFE.
17. LOCUS DOES NOT FALLS WITHIN AN NHESP PRIORITY HABITAT OF RARE SPECIES.
18. LOCUS FALLS WITHIN SPECIAL FLOOD HAZARD ZONE AE & 7 (OR NAVD88) or ≤ 5.4 (OR HTL) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS No. 25019C-0068-G and 25019C-0064-G dated 06/05/2014.
19. LOCUS DOES FALL WITHIN ZONE "A" OF THE NANTUCKET HARBOR WATERSHED PROTECTION DISTRICT.
20. CONTRACTOR TO REFER TO ALL MANUFACTURER'S REQUIREMENTS AND SPECIFICATIONS FOR INSTALLATION OF THE MicroFAST 0.5 UNIT and GEOFLOW SYSTEM.
21. THE RECORD PROPERTY OWNER IS TO FILE A NOTICE OF DEED RESTRICTION AT THE NANTUCKET COUNTY REGISTRY OF DEEDS PRIOR TO THE INSTALLATION OF THE SYSTEM, INDICATING THE USE OF AN INNOVATIVE/ALTERNATIVE SEPTIC SYSTEM ON THE PROPERTY.
22. HOMEOWNER IS TO ESTABLISH AN OPERATION & MAINTENANCE PLAN WITH A COMPANY CERTIFIED SYSTEM OPERATOR FOR THE MicroFAST and GEOFLOW SYSTEMS. ALL SYSTEM TESTING, MONITORING & REPORTING IS TO BE CONDUCTED IN ACCORDANCE TO THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) GENERAL USE PERMITS.
23. CONTRACTOR TO COORDINATE PLACEMENT OF ALL ALARM PANELS and THE MicroFAST BLOWER UNIT WITH THE HOMEOWNER & SYSTEM MANUFACTURERS PRIOR TO INSTALLATION.
24. SEE ORDER OF CONDITIONS MassDEP File #SE48-2467 FOR FURTHER INFORMATION REGARDING THE APPROVED SUSCHWOOD ROADWAY CONSTRUCTION, WHICH INCLUDED REMOVAL OF THE TENNIS COURTS.

APPROVED VARIANCES

THE FOLLOWING VARIANCES WERE APPROVED AT THE NOVEMBER 19th, 2012 BOARD OF HEALTH MEETING.

51.02.B – A 38.8' VARIANCE FOR A 10.1' SETBACK DISTANCE OF SOIL ABSORPTION SYSTEM TO A PROPERTY LINE. (SF REQ'D.)

51.02.C – A 15' VARIANCE FOR A 6' SETBACK DISTANCE OF SOIL ABSORPTION SYSTEM TO RESERVE AREA. (15' REQ'D.)

Prepared By:

BRACKEN ENGINEERING INC

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2262

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

SUBSURFACE SEWAGE DISPOSAL SYSTEM PLAN IN NANTUCKET, MASSACHUSETTS

Prepared For:

GOOSE COVE, LLC

#4 GOOSE COVE WAY

MAP 59.4 PARCEL 30

No.	Date	Revision Description	By

Date:	Drawn:	Checked:	Sheet:
DECEMBER 17, 2015	RMM/BD	DFB/AMG	1 of 2

FILE COPY

"Exhibit B"

Main Office:
49 Herring Pond Road
Buzzards Bay, MA 02532
Tel (508) 833-0070
Fax (508) 833-2282

BRACKEN ENGINEERING, INC.

Nantucket Office:
19 Old South Road
Nantucket, MA 02554
Tel (508) 325-0044

April 6, 2016

Town of Nantucket
Zoning Board of Appeals
2 Fairgrounds Road
Nantucket, MA 02554

Re: 4 Goose Cove Way - Map 59.4 Parcel 30

Dear Board Members:

Bracken Engineering, Inc. certifies that the structure currently located at 43 Tennessee Avenue has a structure height of 24.9' measured from the top of foundation to the roof peak and an overall height of 25.5' measured from ground to the roof peak. This structure has been proposed to be relocated to the property at 4 Goose Cove Way. Upon finished construction of the structure on the new site, the building height will be 25.5' measured from the finished grade to the roof peak.

Thank you for your consideration on this matter. Please call our office at 508-833-0070 should you have any questions or require any further information regarding this project.

Sincerely,
Bracken Engineering, Inc.

Zachary L. Basinski, P.E.
Project Manager

COMMONWEALTH OF MASSACHUSETTS
ZACHARY L. BASINSKI
CIVIL
NO. 47797
REGISTERED PROFESSIONAL ENGINEER

GLIDDEN & GLIDDEN, P.C.
ATTORNEYS AT LAW
P. O. BOX 1079
37 CENTRE STREET
NANTUCKET, MASSACHUSETTS 02554
508-228-0771
FAX 508-228-6205
OFFICE@GLIDDENANDGLIDDEN.COM

RICHARD J. GLIDDEN
JESSIE M. GLIDDEN BRESCHER
JOHN B. BRESCHER

JAMES K. GLIDDEN
(1917 – 2009)

May 4, 2016

Ms. Eleanor Antonietti
Zoning Administrator
Planning and Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

RE: Variance Request – ZBA File No. 10-16
4 Goose Cove Way, Nantucket MA 02554

Dear Eleanor,

Per the Board of Appeals request at the last meeting, please find the following information relative to the proposed Variance request at 4 Goose Cove Way, Nantucket, MA 02554:

1. United States Geological Survey Map from 1972 showing the topography of the Locus.

2. Updated site plan of the Locus showing the existing topography and elevations.

   As discussed at the last meeting, it was explained that the owner filled the lot to a grade similar to surrounding lots prior to submitting an HDC application or a building permit. As a result of said fill, the site elevations have been brought to the level of the cul de sac elevation and restored to an elevation similar to what likely existed before the area was developed to the tennis courts.

   The owner is requesting Variance relief because the height will be approximately 25.5' above average mean grade, which is the height of the existing cottage at 43 Tennessee Avenue that will be moved to the Locus. This six-inch overage is a deminimis intrusion and is only applicable because the Locus is in the Village Height Overlay District. It should be noted as well that the existing cottage at 43 Tennessee Avenue is in the Village Height Overlay District as well and because

of the enactment of this overlay district, it is deemed a pre-existing nonconforming structure.

The Village Height Overlay District was put in place to protect the views of the homeowners in Madaket. In this instance, there is already a 20-foot view easement in place on the Locus to ensure the nearest abutter's views are protected. Therefore, the spirit of the overlay district has been met and the abutter's views have been protected by virtue of this 20-foot view easement.

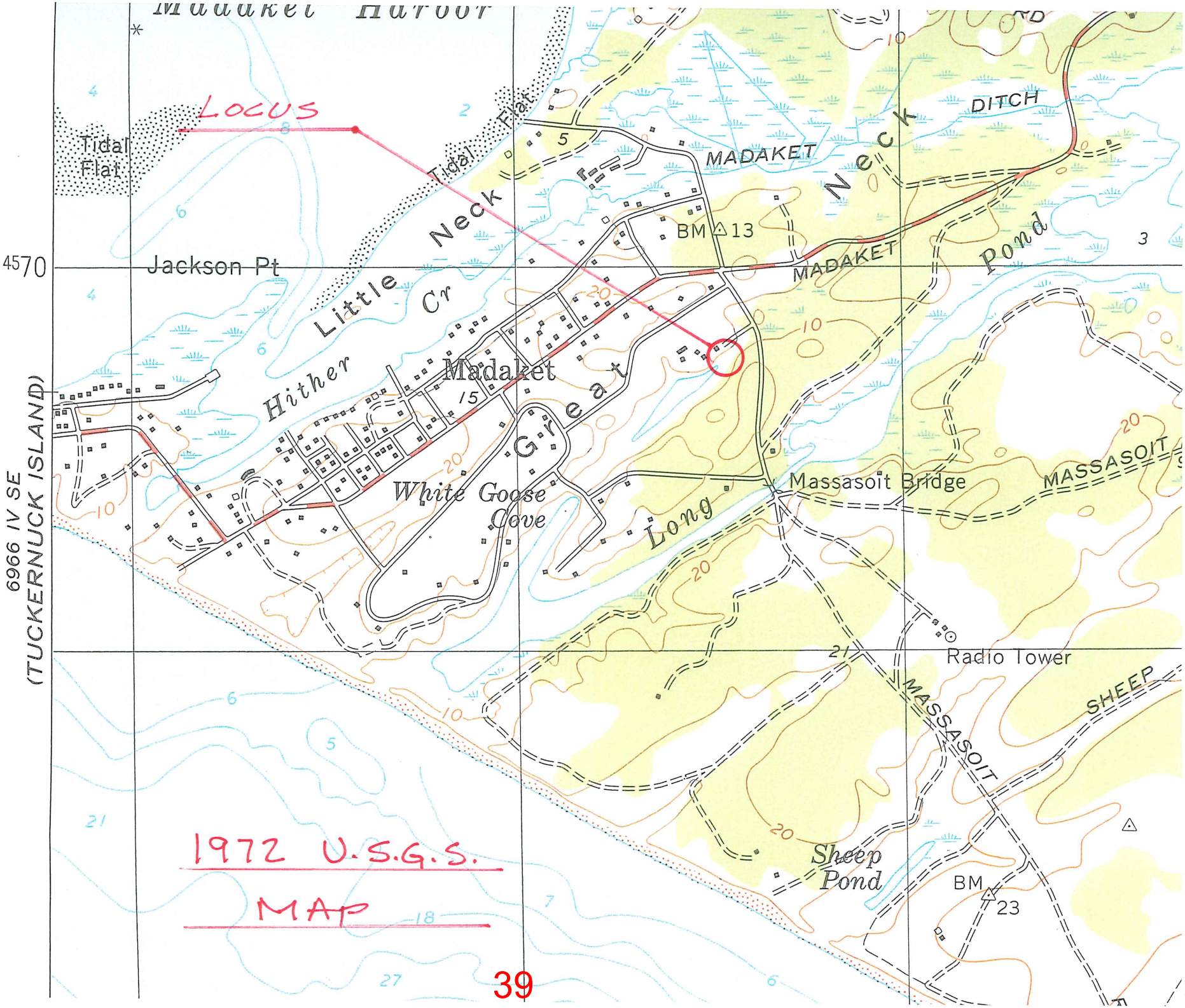
The shape and topography of this lot are unique and granting Variance relief to allow the relocation of a pre-existing nonconforming building already within the Village Height Overlay District to another location within the district such that the calculated height of the structure at its new location is approximately 25.5 feet will not nullify or substantially derogate from the intent and purpose of the Zoning Bylaw and a literal enforcement of this chapter would involve substantial hardship to the applicant.

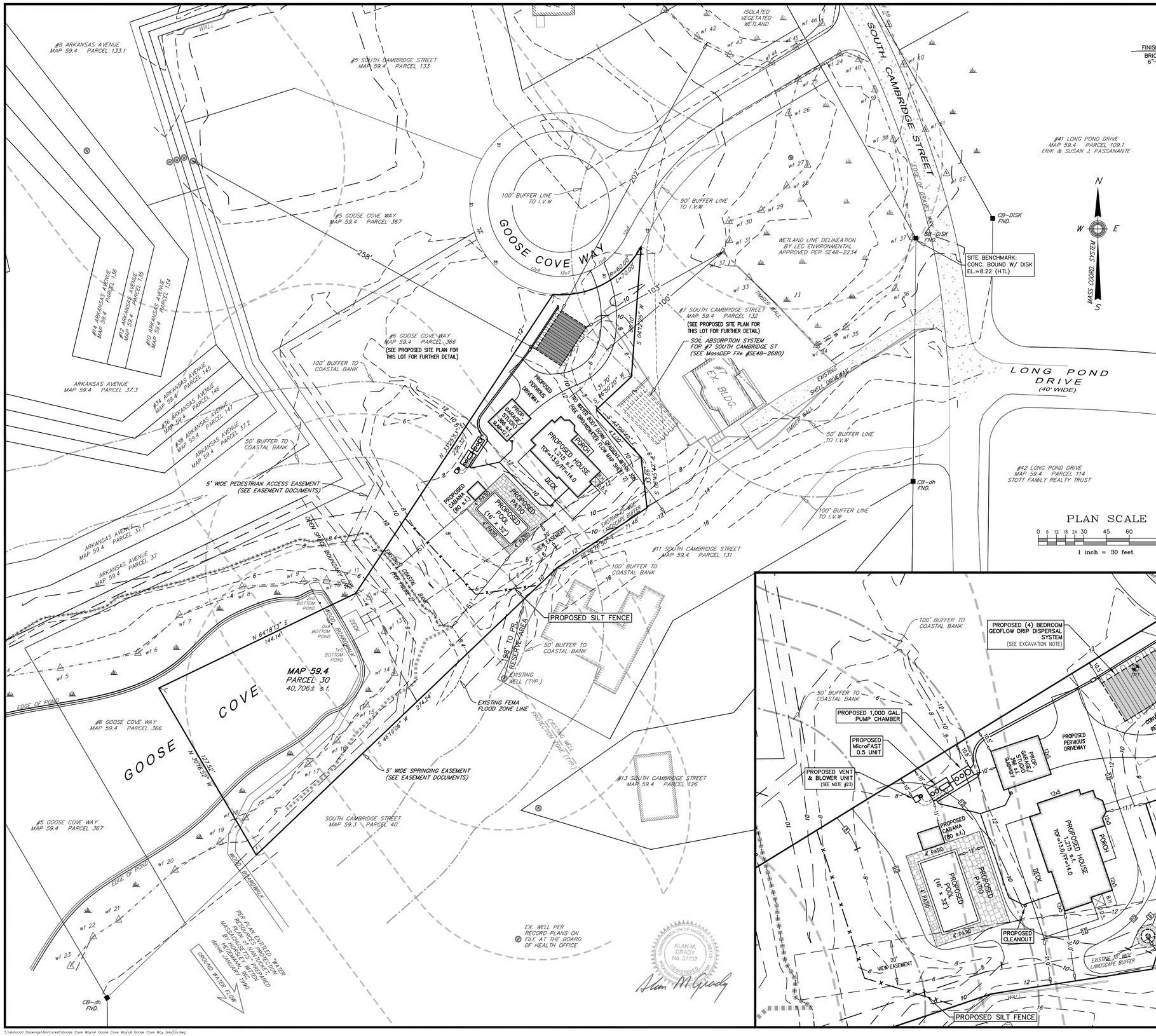
If you have any questions, please do not hesitate to contact me. Trusting you find everything in order, I remain,

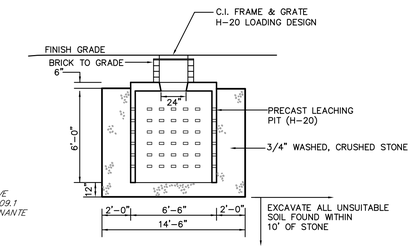
Very Truly Yours,

John B. Brescher, Esq.

Enclosure(s)


Madaket Harbor
LOCUS
Tidal Flat
Tidal Flat
Little Neck Cr
Hither
Madaket
Great
White Goose Cove
Long
MADAKET
Neck
DITCH
BM 13
MADAKET
Pond
4570
Jackson Pt
6966 IV SE
(TUCKERNUCK ISLAND)
Massasoit Bridge
MASSASOIT
Radio Tower
MASSASOIT
SHEEP
Sheep Pond
BM 23
1972 U.S.G.S.
MAP





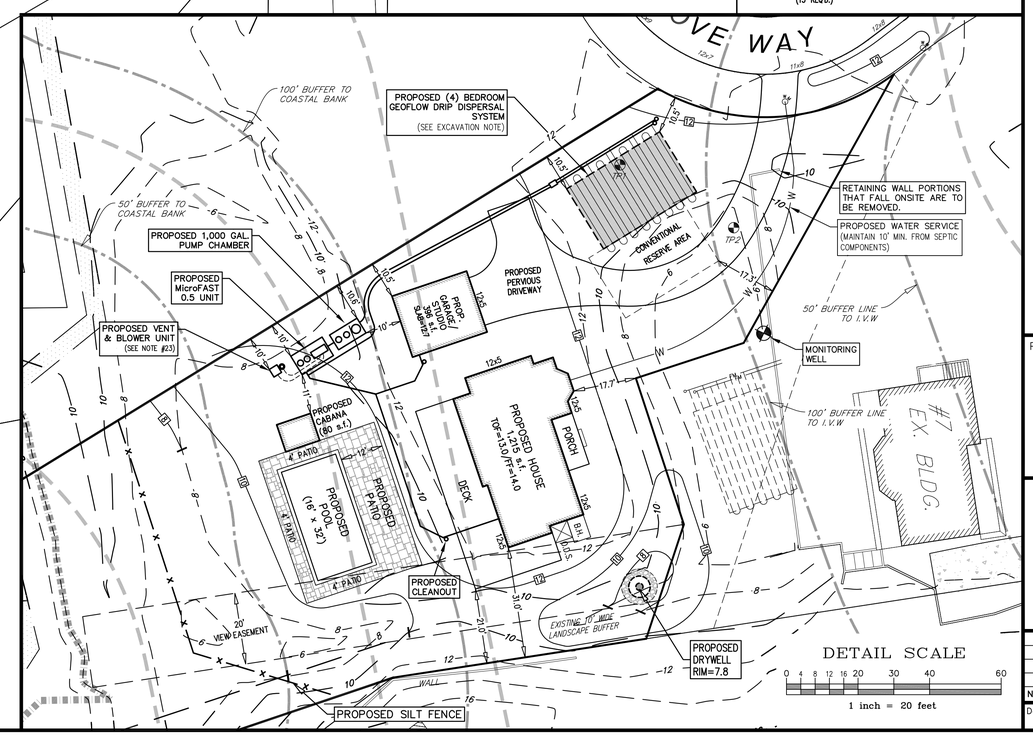
DRYWELL DETAIL

NOT TO SCALE

PLAN SCALE

0 6 12 18 24 30 45 60 90

1 inch = 30 feet



DETAIL SCALE

0 4 8 12 16 20 30 40 60

1 inch = 20 feet

APPROVED VARIANCES

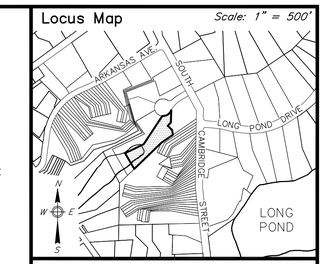
THE FOLLOWING VARIANCES WERE APPROVED AT THE NOVEMBER 15th, 2012 BOARD OF HEALTH MEETING.

51.02.B – A 39.9' VARIANCE FOR A 10.1' SETBACK DISTANCE OF SOIL ABSORPTION SYSTEM TO A PROPERTY LINE. (50' REQ'D.)

51.02.C – A 15' VARIANCE FOR A 0' SETBACK DISTANCE OF SOIL ABSORPTION SYSTEM TO RESERVE AREA. (15' REQ'D.)

Locus Map

Scale: 1" = 500'



1. BENCHMARK: ELEVATION = 8.22 (HTL) CONC. BOUND W/ DISK
2. ALL CONSTRUCTION METHODS AND MATERIALS TO CONFORM TO TITLE V AND THE TOWN OF **NANTUCKET** BOARD OF HEALTH REGULATIONS.
3. ALL SYSTEM COMPONENTS SHALL BE MARKED WITH MAGNETIC TAPE OR A COMPARABLE MEANS IN ORDER TO LOCATE THEM ONCE BURIED.
4. NO FIELD MODIFICATION TO THE SYSTEM SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER AND BOARD OF HEALTH.
5. ALL JOINTS AND COVERS TO BE WATERTIGHT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES.
7. A CERTIFICATE OF COMPLIANCE MUST BE OBTAINED PRIOR TO BACKFILLING SYSTEM.
8. OWNER: **GOOSE COVE, LLC**
   39B MILK STREET
   NANTUCKET, MA 02554
9. DEED REFERENCE: **Cert. #24825**
10. PLAN REFERENCES: **L.C. Plan 3092–119**
11. THE DESIGN IS INTENDED TO MEET TITLE V AND OTHER APPLICABLE REQUIREMENTS. THIS PLAN DOES NOT GUARANTEE THAT THE SYSTEM WILL BE INSTALLED AS DESIGNED, NOR DOES THIS PLAN GUARANTEE THE OPERATION OF THE SYSTEM.
12. THIS SYSTEM IS NOT DESIGNED NOR INTENDED FOR USE WITH A GARBAGE GRINDER.
13. THE SYSTEM OWNER SHALL BE RESPONSIBLE TO PUMP THE SEPTIC TANK AT LEAST ONCE EVERY THREE YEARS.
14. LOCUS **DOES NOT** FALL WITHIN A ZONE II WELLHEAD PROTECTION AREA.
15. LOCUS **DOES NOT** FALL WITHIN AN NHESP ESTIMATED HABITAT OF RARE WILDLIFE.
17. LOCUS **DOES NOT** FALLS WITHIN AN NHESP PRIORITY HABITAT OF RARE SPECIES.
18. LOCUS FALLS WITHIN SPECIAL FLOOD HAZARD ZONE AE el. 7 (ON NAVD88) or el. 8.4 (ON HTL) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS No. 25019C–0068–G and 25019C–0064–G dated 06/09/2014.
19. LOCUS **DOES** FALL WITHIN ZONE "A" OF THE MADAKET HARBOR WATERSHED PROTECTION DISTRICT.
20. CONTRACTOR TO REFER TO ALL MANUFACTURER'S REQUIREMENTS AND SPECIFICATIONS FOR INSTALLATION OF THE MicroFAST 0.5 UNIT and GEOFLOW SYSTEM.
21. THE RECORD PROPERTY OWNER IS TO FILE A NOTICE OF DEED RESTRICTION AT THE NANTUCKET COUNTY REGISTRY OF DEEDS PRIOR TO THE INSTALLATION OF THE SYSTEM, INDICATING THE USE OF AN INNOVATIVE/ALTERNATIVE SEPTIC SYSTEM ON THE PROPERTY.
22. HOMEOWNER IS TO ESTABLISH AN OPERATION & MAINTENANCE PLAN WITH A COMPANY CERTIFIED SYSTEM OPERATOR FOR THE MicroFAST and GEOFLOW SYSTEMS. ALL SYSTEM TESTING, MONITORING & REPORTING IS TO BE CONDUCTED IN ACCORDANCE TO THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) GENERAL USE PERMITS.
23. CONTRACTOR TO COORDINATE PLACEMENT OF ALL ALARM PANELS and THE MicroFAST BLOWER UNIT WITH THE HOMEOWNER & SYSTEM MANUFACTURERS PRIOR TO INSTALLATION.
24. SEE ORDER OF CONDITIONS MassDEP File #SE48–2467 FOR FURTHER INFORMATION REGARDING THE APPROVED SUBDIVISION ROADWAY CONSTRUCTION, WHICH INCLUDED REMOVAL OF THE TENNIS COURTS.

Prepared By:

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

SUBSURFACE SEWAGE DISPOSAL SYSTEM PLAN IN NANTUCKET, MASSACHUSETTS

Prepared For:

GOOSE COVE, LLC

#4 GOOSE COVE WAY

MAP 59.4 PARCEL 30

No.	Date	Revision Description	By
1	5/3/2016	UPDATE ELEVATIONS TO CURRENT SITE CONDITIONS	ERC

Date:	Drawn:	Checked:	Sheet:
DECEMBER 17, 2015	RMM/BEI	DFB/AMG	1 of 2

NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE, WITHOUT THE EXPRESS WRITTEN CONSENT OF BRACKEN ENGINEERING, INC. IN WRITING OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE, WITHOUT THE WRITTEN PERMISSION OF BRACKEN ENGINEERING INC. SHALL RENDER IT INVALID AND UNUSABLE.

S:\Autocad Drawings\Nantucket\Goose Cove Way\4 Goose Cove Way\4 Goose Cove Way (rev2)a.dwg

GLIDDEN & GLIDDEN, P.C.
ATTORNEYS AT LAW
P. O. BOX 1079
37 CENTRE STREET
NANTUCKET, MASSACHUSETTS 02554
508-228-0771
FAX 508-228-6205
OFFICE@GLIDDENANDGLIDDEN.COM

RICHARD J. GLIDDEN
JESSIE M. GLIDDEN BRESCHER
JOHN B. BRESCHER

JAMES K. GLIDDEN
(1917 – 2009)

May 5, 2016

Ms. Eleanor Antonietti
Zoning Administrator
Planning and Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

RE: Variance Request – ZBA File No. 10-16
4 Goose Cove Way, Nantucket MA 02554

Dear Eleanor,

Enclosed please find a topographical map of the Locus from the Town of Nantucket's Web GIS program. The topography was updated as of December 2014 and shows the elevation that existed prior to my client taking title in January 2016. As you can see, the tennis courts were present and the elevation is at 6.

Furthermore, per the GIS map, the neighboring properties and cul de sac are at elevation 10 and 12, respectively, which is in line with the current elevation of the Locus.

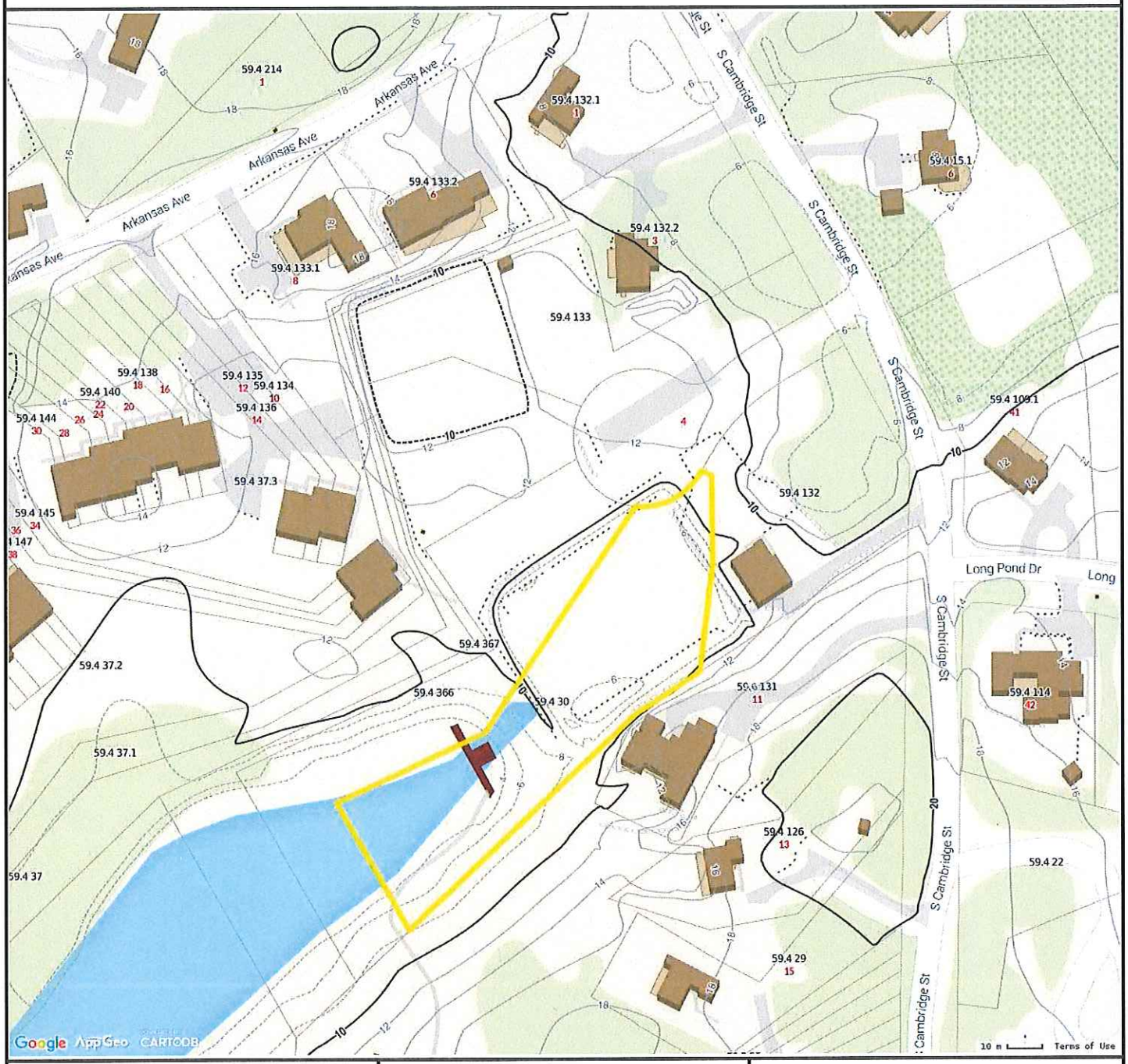
If you have any questions, please do not hesitate to contact me. Trusting you find everything in order, I remain,

Very Truly Yours,

John B. Brescher, Esq.

Enclosure(s)

Goose Cove Topography



Property Information

Property ID	59.4 30
Location	4 GOOSE COVE WY
Owner	CAMBRIDGE ST PRTNS LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Parcels updated December, 2014
Properties updated January, 2015

NEW

BUSINESS

JOHN & MARIE SULLIVAN

5 APPLETON ROAD

FILE NO. 11-16

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

APR 4 2016 PM1:58

TOWN OF NANTUCKET
BOARD OF APPEALS
NANTUCKET, MA 02554

PAID
MAR 14 2016
✓1690

APPLICATION

Fee: $450.00 **File No.** 11-16

Owner's name(s): JOHN N SULLIVAN + MARIE T. SULLIVAN

Mailing address: 5 Appleton RD. Nantucket MA.

Phone Number: 508 325 2902 E-Mail: jsullivan@nantucketmarine.com

Applicant's name(s): JOHN N SULLIVAN + MARIE T. SULLIVAN.

Mailing Address: Same

Phone Number: Same E-Mail: Same

Locus Address: 5 Appleton RD. Assessor's Map/Parcel: 66/390

Land Court Plan/Plan Book & Page/Plan File No.: 13554-D

Deed Reference/Certificate of Title: 22449 Zoning District R-10

Uses on Lot- Commercial: None ✓ Yes (describe) _____
Residential: Number of dwellings 1 Duplex _____ Apartments _____

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

Building Permit Numbers: _____

Previous Zoning Board Application Numbers: _____

2 Fairgrounds Road Nantucket Massachusetts 02554
508-228-7215 telephone 508-228-7298 facsimile

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

Applicant proposes to build a 400 sq ft. garage in the north east Corner of the lot to be sighted 5 ft. from the northery lot line. Relief is sought pursuant to section 139 - 16. C(1)

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:__/__/__

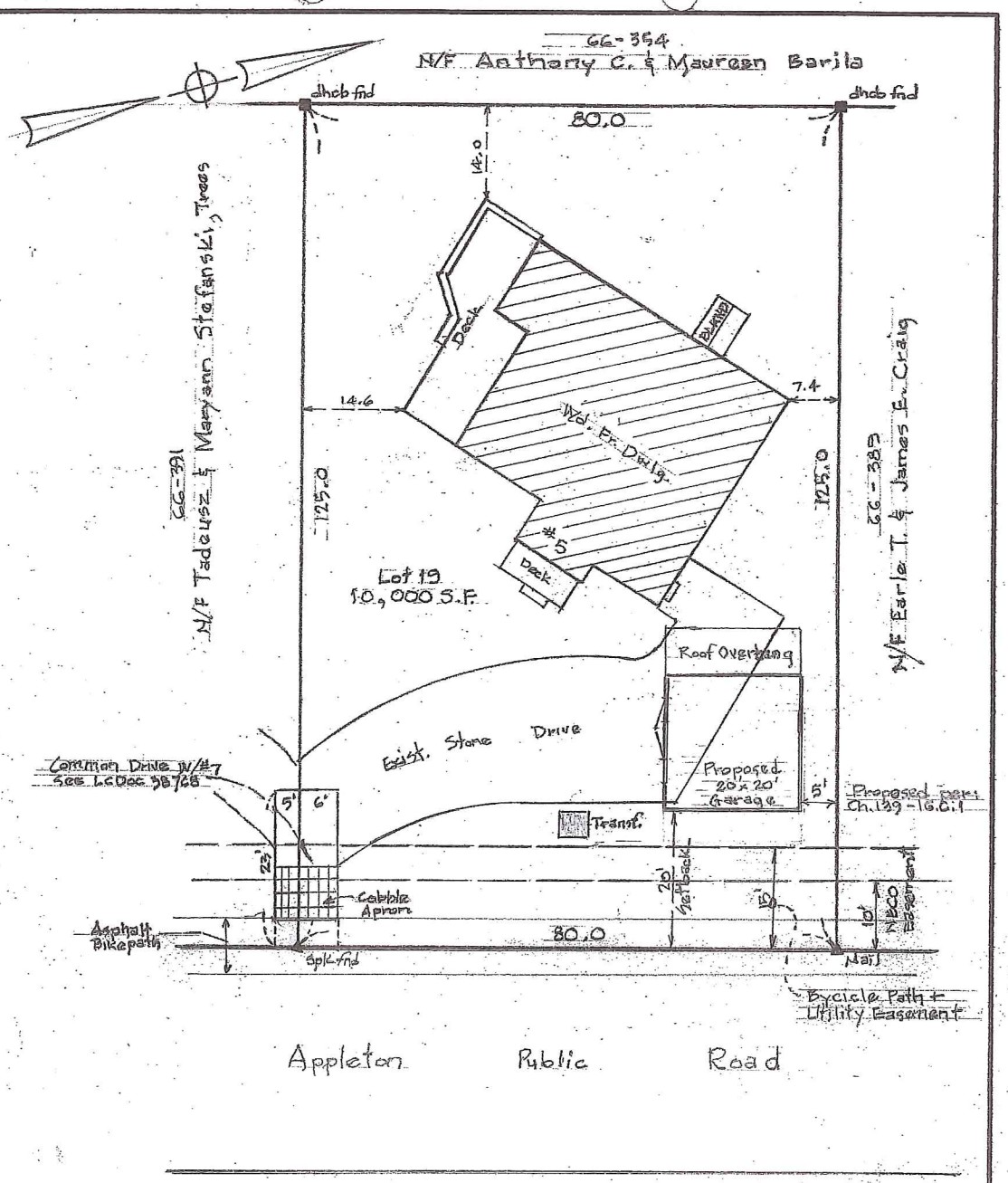
Property Information

Property ID	66 390
Location	5 APPLETON RD
Owner	SULLIVAN JOHN & MARIE

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



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE NOT LOCATED WITHIN A FLOOD ZONE AS DELINEATED ON THE F.I.R.M. OF COMMUNITY NO. 250230; MASS. EFFECTIVE: JUNE 9, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

COMMONWEALTH OF MASSACHUSETTS
RICHARD K. EARLE
No. 29416
REGISTERED PROFESSIONAL LAND SURVEYOR

CURRENT ZONING: R-10 (Formerly RC2)
MINIMUM LOT SIZE: 10,000 SF
MINIMUM FRONTAGE: 75'
FRONTYARD SETBACK: 20'
SIDE AND REAR SETBACK: 10'
ALLOWABLE G.C.R.: 25%
EXISTING G.C.R.: 14.2% (18.2± % Proposed)

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.

N.B.

AS BUILT PLOT PLAN
W/ PROPOSED GARAGE
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1" = 20' | DATE: Feb. 10, 2016

DEED REFERENCE: Cert. 22,449
PLAN REFERENCE: LCP 13554 D
ASSESSOR'S REFERENCE:
MAP: 66 PARCEL: 390

PREPARED FOR: John & Marie Sullivan

EARLE & SULLIVAN, INC.
PROFESSIONAL LAND SURVEYORS
6 YOUNGS WAY
NANTUCKET, MA. 02554
508-332-4808

ES-374

30.00

RECEIVED
BOARD OF ASSESSORS

APR 12 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.....John + Marie Sullivan.....

MAILING ADDRESS.....5 Appleton Rd.....

PROPERTY LOCATION.....

ASSESSOR MAP/PARCEL.....66 / 390.....

SUBMITTED BY.....John Sullivan.....

Cell - 508-325-2902

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).

April 13, 2016
DATE

Patricia Giles
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

ABBUTTERS LISTING
NANTUCKET, MA

Map	Block	Lot	Unit	Owner~s Name	Co Owner~s Name	Address	City	ST Zip	Parcel Location
66		17		WALSH ROBERT ETAL	C/O MASON NADINE	39 BARTLETT RD	NANTUCKET	MA 02554	39 BARTLETT RD
66		18		ABL-CATO & BARTLETT LLC		30 TEMPLE ST SUITE 400	NASHUA	NH 03060	1 WHITE WHALE LN
66		18	1	I O O F NANTUCKET LODGE # 66		PO BOX 2547	NANTUCKET	MA 02584	37 BARTLETT RD
66		19		KALMAN MICHAEL		PO BOX 154	NANTUCKET	MA 02554	32 BARTLETT RD
66		19	1	ARGUETA MOISES A ETAL		PO BOX 3689	NANTUCKET	MA 02584	2 APPLETON RD
66		19	2	MURRAY JOHN P		6 APPLETON RD	NANTUCKET	MA 02554	4 APPLETON RD
66		20	3	TWISS REALTY CO INC	C/O THE STOP & SHOP CO	1385 HANCOCK STREET	QUINCY	MA 02169	2 SALROS RD
66		20	4	WILSON MICHAEL J TRST	4 SALROS RD REALTY TRUST	PO BOX 3122	NANTUCKET	MA 02584	4 SALROS RD
66		344		WHEELER JACK F & KAREN S		6 SPINNAKER CIRCLE	NANTUCKET	MA 02554	6 SPINNAKER CI
66		352		LAFAVRE BRUCE E & KATHLEEN H		PO BOX 3016	NANTUCKET	MA 02584	7 LUFF RD
66		353		DECKER KENNETH W & SALLY S		9 LUFF RD	NANTUCKET	MA 02554	9 LUFF RD
66		354		BARILA ANTHONY C & MAUREEN		276 HARVARD RD	STOWE	MA 01775	11 LUFF RD
66		355		DOUTY CLAUDIA K & DAVID A		10 LUFF RD	NANTUCKET	MA 02554	10 LUFF RD
66		356		WASIERSKI PATRICIA A		8 LUFF RD	NANTUCKET	MA 02554	8 LUFF RD
66		357		MYERS KATHLEEN SUE &	REED GERALDINE M	11630 S GERA ROAD	BIRCH RUN	MI 48415-9435	6 LUFF RD
66		388		WILSON JAMES M & NANCY C		505 CONGRESS ST UNIT 8	BOSTON	MA 02210	1 APPLETON RD
66		389		MAGNANI NINA TELESCA		P O BOX 656	WAVERLY	PA 18471	3 APPLETON RD
66		391		STEFANSKI TADEUSZ & MARYANN TRST		2 WILLOWS BEND BLVD	PLYMOUTH	MA 02360	7 APPLETON RD
66		392		MONDANI JAMES F		PO BOX 892	NANTUCKET	MA 02554	9 APPLETON RD
66		393		HULL GROVER & JOAN		PO BOX 3530	NANTUCKET	MA 02584	11 APPLETON RD
66		394		GUARNACCIA LOUIS A		13 APPLETON RD	NANTUCKET	MA 02554	13 APPLETON RD
66		411		SIMPSON RUSSELL		2 CYNTHIA LANE	NANTUCKET	MA 02554	2 CYNTHIA LN
66		412		METCALFE GEORGE & DIANE		2 WINDY WAY #311	NANTUCKET	MA 02554	4 CYNTHIA LN
66		413		MOYER ANDREW & JACQUELINE		1 CYNTHIA LANE	NANTUCKET	MA 02554	1 CYNTHIA LN
66		413	1	BUCCINO ROBERT A ETAL		1 A CYNTHIA LANE	NANTUCKET	MA 02554	1 A CYNTHIA LN
66		413	2	MOYER ANDREW & JACQUELINE		1 B CYNTHIA LN	NANTUCKET	MA 02554	1 B CYNTHIA LN
66		414		KOTALAC MARSHA TRST	AHSRAM NOMINEE TRST	PO BOX 1467	NANTUCKET	MA 02554	3 CYNTHIA LN
66		415		GRIZE WILLIAM J ETAL TRUSTEES	WJG REALTY TRUST	1385 HANCOCK STREET	QUINCY	MA 02169	5 CYNTHIA LN
66		437		CORREIA CHERYL A		10 APPLETON RD	NANTUCKET	MA 02554	10 APPLETON RD
66		526		REITH NORMAN F ETAL		349 PEARL STREET	READING	MA 01867	35 BARTLETT RD
66		527		GRISWOLD KEVIN J		P O BOX 3351	NANTUCKET	MA 02584	33- BARTLETT RD
66		528		BARRETT CHESTER S III & DECKER JENN		33 BARTLETT RD	NANTUCKET	MA 02554	33 BARTLETT RD
66		535		ABL CATO & BARTLETT LLC		30 TEMPLE ST SUITE 400	NASHUA	NH 03060	3 WHITE WHALE LN
66		536		ABL CATO & BARTLETT LLC		30 TEMPLE ST SUITE 400	NASHUA	NH 03060	6 WHITE WHALE LN
66		537		ABL CATO & BARTLETT LLC		30 TEMPLE ST SUITE 400	NASHUA	NH 03060	4 WHITE WHALE LN
66		538		ABL CATO & BARTLETT LLC		30 TEMPLE ST SUITE 400	NASHUA	NH 03060	2 WHITE WHALE LN
67		110		MORRIS FAMILY INVESTMENT TRUST		PO BOX 58	NANTUCKET	MA 02554	30 BARTLETT RD
67		111		CAMPBELL CEES K		28- BARTLETT RD	NANTUCKET	MA 02554	28- BARTLETT RD
67		454		DANIELS N CAROLINE		19 GUILD ROAD	DEDHAM	MA 02026	6 CYNTHIA LN
67		454	1	NATCHEVA VESSELA R & ILIA H		6A CYNTHIA LN	NANTUCKET	MA 02554	6 A CYNTHIA LN #A
67		454	2	DERAS ELMER		6B CYNTHIA LANE	NANTUCKET	MA 02554	6 B CYNTHIA LN #B
67		455		KNIGHT WILLIAM J & KIMBERLY		8 CYNTHIA LN	NANTUCKET	MA 02554	8 CYNTHIA LN
67		467		SECRETARY OF HOUSING & URBAN DEV		2401 NW 23R STREET STE	OKLAHOMA CITY	OK 73107	7 CYNTHIA LN
67		476		CORREIA JOHN P & STEPHANIE L		8 APPLETON ROAD	NANTUCKET	MA 02554	8 APPLETON RD
67		477		KOSCIUK PAUL E & CYNTHIA E		15 WEST YORK LANE	NANTUCKET	MA 02554	12 APPLETON RD

Materials

provided by Staff

to supplement

Application

Certificate No: OP-2014-0617 Building Permit No.: BP-2013-0167

Commonwealth of Massachusetts

Town of Nantucket

Building Electrical Mechanical Permits

This is to Certify that the ADDITION located at
Dwelling Type

5 APPLETON RD in the TOWN OF NANTUCKET
Address Town/City Name

IS HEREBY GRANTED A PERMANENT CERTIFICATE OF OCCUPANCY

1st fl addtion mudroom & lving room; 2nd fl addtion bedroom & bath
CO for permit 319-13 M/P 66-390

This permit is granted in conformity with the Statutes and ordinances relating thereto.

Issued On: Mon Dec 22, 2014

FBO CMA 8th

GeoTMS® 2014 Des Lauriers Municipal Solutions, Inc.

H OF MASSACHUSETTS

NANTUCKET

PARTMENT

uilding Inspector

Fee $382.00

MAP 66 PARCEL 390

March 21 2013

G PERMIT

LIVAN HAS

5' LIVING ROOM ADDITION 1ST; 240 SQ' BEDROOM

LOCATED ON 5 APPLETON RD PROVIDED

RM TO THE TERMS OF THE APPLICATION ON FILE IN THE TATUTES AND THE ORDINANCES RELATING TO THE INGS IN THE TOWN OF NANTUCKET, AND THE N.

URN OF THIS PERMIT ONLY AFTER ALL THE REQUIRED OPRIATE INSPECTOR.

HE DATE OF ISSUE IF THE WORK PERMITTED HAS NOT COMPLETION AS FAR AS REASONABLY PRACTICABLE.

RS DO NOT HAVE ACCESS TO THE GUARANTY FUND

NSPICUOUS PLACE ON THE PREMISES.

COMMONWEALTH OF MASSACHUSETTS

MAP 66 PARCEL 390

TOWN OF NANTUCKET
BUILDING DEPARTMENT
Office of the Building Inspector

Fee $382.00

No. 319-13 March 21 2013

BUILDING PERMIT

THIS PERMIT CERTIFIES THAT JOHN & MARIE SULLIVAN HAS PERMISSION TO BUILD 7' X 11' MUDROOM & 12' X 16' LIVING ROOM ADDITION 1ST; 240 SQ' BEDROOM & BATH 2ND; 1DU LOCATED ON 5 APPLETON RD 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.

RECEIVED
JAN 24 2013
BY:_____

319-13
3-21-2013
BUILDING PERMIT NUMBER

APPLICATION FOR BUILDING PERMIT

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

1. LOCATION OF BUILDING

OWNERS NAME (print): SULLIVAN, JOHN AND MARIE
Last First Middle Initial

No. Street: 5 APPLETON RD

Assessor's Map No. 66 Assessor's Parcel No. 390

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 $125,000

D. DIMENSIONS
Dimensions of Structure
First Floor Area: 290 SF.
Second Floor Area: 240 SF.
Third Floor Area: —
Total Floor Area: 510 SF.
Full Cellar Area: ~750 SF. (PARTIAL)

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 footage.

1ST FLOOR
(1.) ADD 12 X 16 ROOM AND 7 X 11 MUDROOM

2ND FLR
(1.) ADD BEDROOM. AND BATH

CELLAR
(1) ADD CELLAR UNDER NEW AND PARTIAL EXISTING

3. SELECTED CHARACTERISTICS OF BUILDING For new buildings and additions, complete Parts D-N for Demolition, complete only Part 1., for all others skip to 4.

F. PRINCIPLE TYPE OF FRAME
- ☒ Wood frame
- ☐ Other - Specify

G. PRINCIPLE TYPE OF HEATING
- ☐ Gas ☐ Electricity
- ☒ Oil ☐ Heat Pump
- ☐ Other - Specify

H. TYPE OF SEWAGE DISPOSAL
- ☒ Public EXISTING
- ☐ Private (septic tank, etc.)

I. TYPE OF WATER SUPPLY
- ☒ Public EXISTING
- ☐ Private (well)

J. SMOKE DETECTORS
No. of Detectors PER CODE
See Plan for Location

K. ACCESSORY HEAT SOURCE
No. of fireplaces 1 EXIST.
No. of Wood Stoves
Other:

L. RESIDENTIAL BUILDINGS
Number of Bedrooms 4
Number of Bathrooms 2 EXIST. (ADD 1)
Full X Partial

5. IDENTIFICATION - To be completed by all applicants

	Name	Mailing address - Number, street, city and state	Zip Code	Telephone No.
1. Owner or Lessee	JOHN + MARIE SULLIVAN	5 APPLETON RD. NANTUCKET, MA	02554	(508) 325 2902
2. Contractor	Print Name: HOMESOWNER Signature: CONTRACTOR	" "	Builder's License: " " Date: " "	
3. Contact Person	VAL OLIVER	PO BOX 3057 02584	Date: 1/22/13	(508) 325-4319

Works Compensation Insurance Certificate or Affidavit must be submitted with this application.

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 X

Address

Telephone # (508) 325-2902

Print name JOHN SULLIVAN

E-Mail Address: JSULLIVAN@NANTUCKETMARINE.COM ackval@egmail.com

DO NOT WRITE BELOW THIS LINE

6. PLAN REVIEW RECORD - For Office Use

Plans Review Required				
HISTORIC DISTRICTS COMMISSION	N/C	53992	1-8-13	
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 382

Date of Issuance of Certificate of Occupancy

FOR DEPARTMENT USE ONLY

Use Group

Occupancy Load

Census No. 434

Approved by: 3-19-13
Building Commissioner

3. Continued

M. ENERGY CONSERVATION

	Type	Thickness	R Value
Foundation or Floor insulation			R-30
Wall Insulation			R-21
Ceiling or Roof Insulation			R-38

Window Glazing: Insulated Glass X Double Glass X Storm ____

Doors: Insulated Yes X No ____ Weatherstripped: Yes X No ____

Percentage of Window Area to Wall Area: ____

N. 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: 8x24" Footing reinforcing: #4 REBAR BOTH WAYS

Wall material: CONCRETE Wall thickness: 8"

Wall height: 8'-0" Wall reinforcing: PER CODE

Pier or column size: 3½ Φ Pier or column spacing: 8'-0"

Pier or column footing size: 3'x3'x1' Pier or column reinforcing: PER CODE

No. of crawl space vents: EXIST. Crawl space: ☐ Full ☒ Partial

FRAMING: Main Carrying members: Size: 3.2x12's GIRDER Support Spacing: 8'-0"

First Floor Framing	Joist size: 2x10	Maximum Span: 13'-0"	Maximum Spacing: 16"o/c
Second Floor Framing	Joist size: 2x10	Maximum Span: 13'-0"	Maximum Spacing: 16"o/c
Ceiling Framing	Joist size: —	Maximum Span: —	Maximum Spacing: —
Roof Framing	Joist size: 2x12	Maximum Span: 13'-6"	Maximum Spacing: 16"o/c

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)

FEE CALCULATIONS

269 + 240 x.75

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: (RC2) → R-10 Total Land Area: 10,000 SF.

Frontage on Street: 80.00 Lot No.: 19

Plan Book No. and Page: ____ Land Court Plan No.: ____

Date Lot Purchased: ____ Certificate No.: ____

Name of Previous Owner: ____

SUBDIVISION INFORMATION

Name of Owner: (in file-EXISTING HOUSE)

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 ____

TIME SHARING INFORMATION

Is there a declaration of Covenants and Restrictions of Interval Ownership noted on your Title or Deed?

Yes ____ No X

DIMENSIONS

Distance from Property Lines: FRONT N/C REAR N/C LEFT N/C RIGHT 8'

Distance between Principal and Secondary Dwelling: — (12ft. minimum)

Height of structure above finish grade: N N/C E N/C S N/C W N/C

Number of off-street parking spaces: Enclosed 2 On-site 1

GROUND COVER

Principal Dwelling: 1177 SF

Secondary Dwelling: ____

Addition: 270 SF

Garage: ____

Accessory Building: ____

Swimming Pool: ____

Other: ____

Total: 1447 SF.

Allowable: 2500 SF.

(RC2-BUILT) 50%

(R-10-NOW) 25%

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" 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 X

Was a Variance or Special Permit granted by the Board of Appeals? YES ____ NO X

If answered YES, what date was the decision filed with the Town Clerk? ____

FOR ZONING OFFICER

Minimum Lot Size: ____

Frontage on Street: ____

Front Yard: ____

Additional Comments: ____

Ground Cover Ratio: ____

Side and Rear Setback: ____

Secondary Dwelling approval ____

Board of Appeals ____

Lot Release Form ____

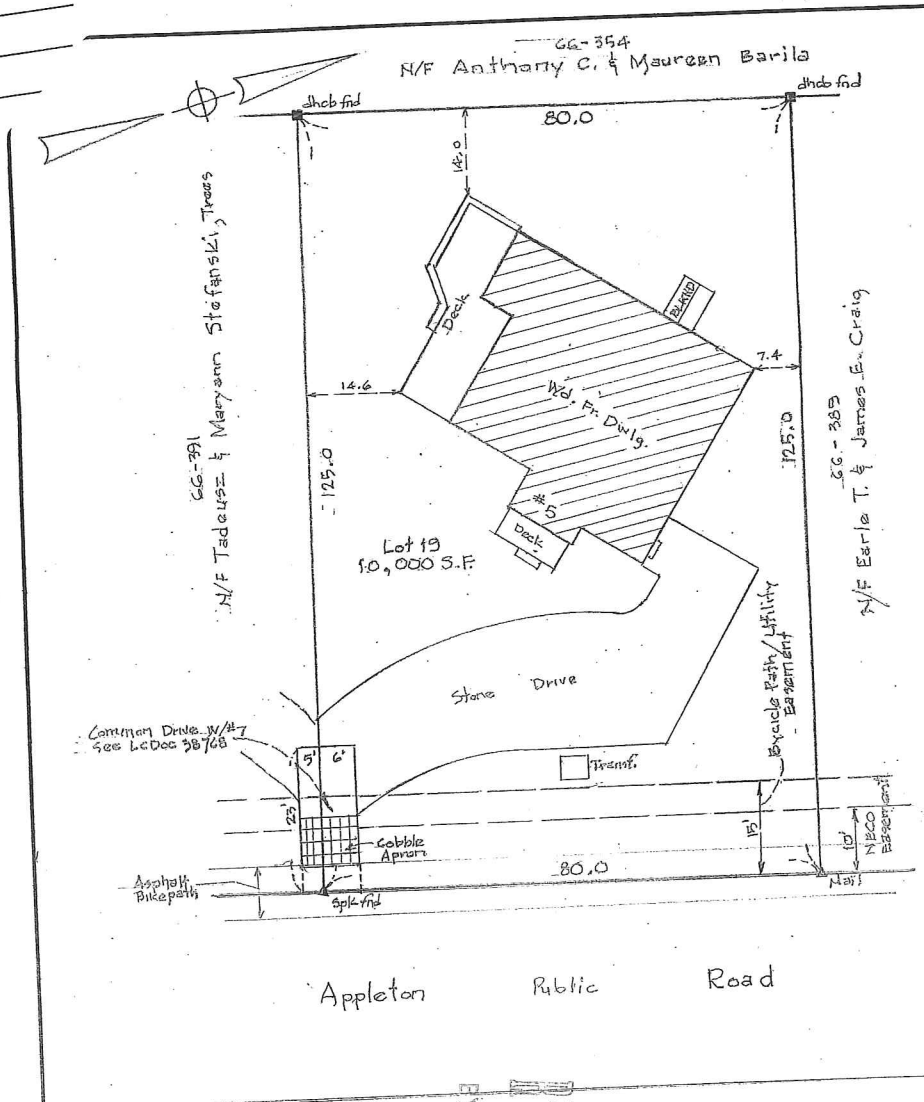
Date: 1/31/13 APPROVED BY: ____ Zoning Officer

10/30/14
10/09/14

7/29/13

5.29.14

12/18/14



RECEIVED
DEC 22 2014
BY:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE NOT LOCATED WITHIN A FLOOD ZONE AS DELINEATED ON THE F.I.R.M. OF COMMUNITY NO. 250230; MASS. EFFECTIVE: JUNE 9, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

CURRENT ZONING: R-10 (Formerly RC2)
MINIMUM LOT SIZE: 10,000 SF
MINIMUM FRONTAGE: 75'
FRONTYARD SETBACK: 20'
SIDE AND REAR SETBACK: 10'
ALLOWABLE G.C.R.: 25%
EXISTING G.C.R.: 14.2%

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.

N.B.

COMMONWEALTH OF MASSACHUSETTS
RICHARD K. EARLE
No. 29416
REGISTERED PROFESSIONAL LAND SURVEYOR

AS BUILT PLOT PLAN
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1" = 20' | DATE: DEC. 19, 2014

DEED REFERENCE: Cert. 22,449
PLAN REFERENCE: LCP 13554 D
ASSESSOR'S REFERENCE:
MAP: 66 PARCEL: 390

PREPARED FOR: John & Marie Sullivan

EARLE & SULLIVAN, INC.
PROFESSIONAL LAND SURVEYORS
6 YOUNGS WAY
NANTUCKET, MA. 02554
508-332-4808

ES-374

Certificate No: OP-2013-0064

Building Permit No.: BP-2002-0918

Commonwealth of Massachusetts

Town of Nantucket

Building Electrical Mechanical Permits

This is to Certify that the ALTERATION (Dwelling Type) located at

5 APPLETON RD (Address) in the TOWN OF NANTUCKET (Town/City Name)

IS HEREBY GRANTED A PERMANENT CERTIFICATE OF OCCUPANCY

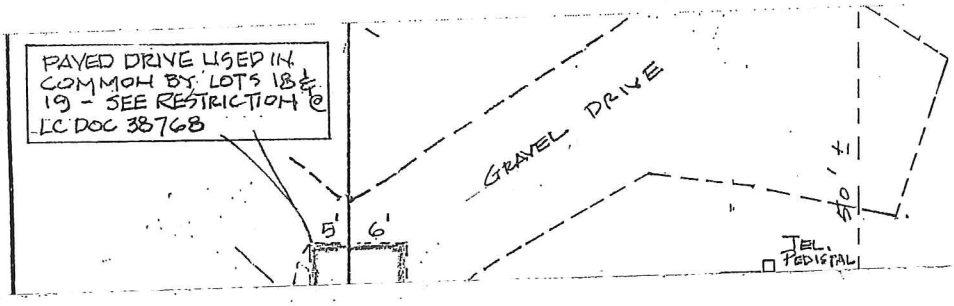
Convert portion of garage into a bathroom
CO for permit 697-02 M/P 66-390

This permit is granted in conformity with the Statutes and ordinances relating thereto.

Issued On: Fri Mar 1, 2013

780 CMR 6th ED

GeoTMS® 2013 Des Lauriers Municipal Solutions, Inc.



PERSONS CONTRACTING WITH UNREGISTERED CONTRACTORS DO NOT HAVE ACCESS TO THE GUARANTY FUND
780 CMR/6MGL c142A

DUPLICATE

COMMONWEALTH OF MASSACHUSETTS

Map 66 Parcel 390

TOWN OF NANTUCKET
BUILDING DEPARTMENT

Office of the Building Inspector

FEE $ 71.00

No. 697-02

August 7, 2002

BUILDING PERMIT

THIS PERMIT CERTIFIES THAT CATHERINE CRAWFORD HAS PERMISSION TO convert garage into den + bathroom - install 3 sets of windows LOCATED ON 5 Appleton Road 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.

(B.B.)

BUILDING INSPECTOR

CERTIFICATE OF OCCUPANCY NO.

5. IDENTIFICATION - To be completed by all applicants

	Name	Mailing address - Number, street, city and state	Zip Code	Telephone No.
1. Owner or Lessee	Catherine C Crawford	70 Indian Rd. Guilford CT 06437	06437	203 453 5975
2. Contractor	Print Name: Padraig Galvin Signature: Padraig Galvin	Galvin Brothers 16 STEVENS ST Hyannis 02601	Builder's License Date 10/1/02	508 246 5102
3. Contact Person	Paul M. Galvin	16 Stevens ST Hyannis 02601	Date 10/1/02	508 246 5101

Works Compensation Insurance Certificate or Affidavit must be submitted with this application.

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: Paul M. Galvin

Address: 16 STEVENS ST Hyannis MA 02601

Telephone #: 508 246 5101

Print name: Paul M. Galvin

DO NOT WRITE BELOW THIS LINE

6. PLAN REVIEW RECORD - For Office Use

Plans Review Required				
HISTORIC DISTRICTS COMMISSION		40 482	9-24-02	
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: AMEND 10-3-02

Building Permit Fee: $108 00/xx

Date of Issuance of Certificate of Occupancy:

FOR DEPARTMENT USE ONLY

Use Group:

Occupancy Load:

Census No.: 434

Approved by: D Battle 10-3-02

Building Commissioner

RECEIVED OCT 01 2002 NANTUCKET BUILDING DEPT

Amendment #: 1

Approval Date: 10-3-02

Plan #: 697-02

Type: DELETE DEN - RE DESIGN SAME

Building Official: D Battle

AMEND 697-02

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): Crawford Catherine C. (Last First Middle Initial)

5 Appleton Rd (No. Street)

Assessor's Map No. 66 Assessor's Parcel No. 390

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 15,000

D. DIMENSIONS
Dimensions of Structure
- First Floor Area: 11x7
- Second Floor Area:
- Third Floor Area:
- Total Floor Area:
- Full Cellar Area:

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 footage.

(Back)
Convert part of Garage into Bathroom
Convert 77 Sq Ft. of Garage to Bathroom

3. SELECTED CHARACTERISTICS OF BUILDING

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

F. PRINCIPLE TYPE OF FRAME
- ☑ Wood frame
- ☐ Other - Specify

G. PRINCIPLE TYPE OF HEATING
- ☐ Gas
- ☑ Electricity
- ☐ Oil
- ☐ Heat Pump
- ☐ Other - Specify

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

I. TYPE OF WATER SUPPLY
- ☑ Public
- ☐ Private (well)

J. SMOKE DETECTORS
No. of Detectors 2
See Plan for Location

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

L. RESIDENTIAL BUILDINGS
- Number of Bedrooms
- Number of Bathrooms
- Full ____ Partial

3. Continued

M. ENERGY CONSERVATION

	Type	Thickness	R Value
Foundation or Floor insulation	Fiber-Class 3	6	R19
Wall Insulation	"	4	R12
Ceiling or Roof Insulation	"	9	R13

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

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: _____

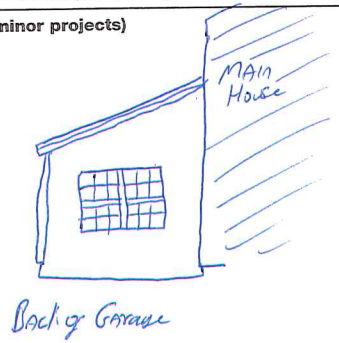
No. of crawl space vents: _____ Crawl space: ☐ Full ☐ Partial

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)

FEE CALCULATIONS

AMEND $50
775 S.F. .75 = 58
$108.00

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: RC2
Frontage on Street: 80 FL
Plan Book No. and Page: 66
Date Lot Purchased: 5-11-02

Total Land Area: 10,000
Lot No.: 390
Land Court Plan No.: 13554-D
Certificate No.: 11602
Name of Previous Owner: Richard Kotalac

SUBDIVISION INFORMATION

Name of Owner: _____
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 _____

TIME SHARING INFORMATION
Is there a declaration of Covenants and Restrictions of Interval Ownership noted on your Title or Deed?
Yes ____ No ____

DIMENSIONS

Distance from Property Lines: FRONT 50.75 REAR 200.5 LEFT 16.33 RIGHT 15.87
Distance between Principal and Secondary Dwelling: _____ (12ft. minimum)
Height of structure above finish grade: N _____ E _____ S _____ W _____
Number of off-street parking spaces: Enclosed _____ On-site _____

GROUND COVER

Principal Dwelling: 1172 SF
Secondary Dwelling: _____
Addition: _____
Garage: _____
Accessory Building: _____
Swimming Pool: _____
Other: _____

Total: 1172 SF SF.
Allowable: _____ SF.

MISCELLANEOUS

Was a request to "Determine Applicability of the 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" 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 ZONING OFFICER

Minimum Lot Size: _____
Frontage on Street: _____
Front Yard: _____
Additional Comments: _____

Ground Cover Ratio: _____
Side and Rear Setback: _____
Secondary Dwelling approval _____
Board of Appeals _____
Lot Release Form _____

Date: 10/1/02

APPROVED BY: _____
Zoning Officer

5. IDENTIFICATION - To be completed by all applicants

	Name	Mailing address - Number, street, city and state	Zip Code	Telephone No.
1. Owner or Lessee	Catherine C. Crawford	70 Indian Rd Guilford CT 06437	06437	203-453-5978
2. Contractor	Print Name: Padraig Galvin / Signature: Padraig Galvin	Galvin Brothers / 16 STEVENS ST Hyannis 02601	Builder's License: CS 073839 / Date 5/29/02	508 246 5102
3. Contact Person	Paul M. Galvin	16 STEVENS ST Hyannis 02601	Date 5/29/02	508 246 5101

Works Compensation Insurance Certificate or Affidavit must be submitted with this application.

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: Paul M. Galvin
Address: 16 STEVENS ST Hyannis MA 02601
Telephone #: 508 246 5101
Print name: Paul M. Galvin

DO NOT WRITE BELOW THIS LINE

6. PLAN REVIEW RECORD - For Office Use

Plans Review Required				
HISTORIC DISTRICTS COMMISSION		39807	5-14-02	
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 $ 71 00/00

Date of Issuance of Certificate of Occupancy _____

FOR DEPARTMENT USE ONLY

Use Group _____

Occupancy Load _____

Census No. 434

Approved by: B. Gaffett 8-5-02
Building Commissioner

RECEIVED
JUN 17 2002
NANTUCKET BUILDING DEPT.

697-02
8-7-02
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): Crawford Catherine C.
Last First Middle Initial

5 Appleton
No. Street

Assessor's Map No. 66 Assessor's Parcel No. 390

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 25,695

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

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 footage.

Convert Garage into Den & Bathroom
install 3 Sets of Windows

3. SELECTED CHARACTERISTICS OF BUILDING

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

F. PRINCIPLE TYPE OF FRAME
- ☑ Wood frame
- ☐ Other - Specify _____

G. PRINCIPLE TYPE OF HEATING
- ☐ Gas
- ☑ Electricity
- ☐ Oil
- ☐ Heat Pump
- ☐ Other - Specify _____

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

I. TYPE OF WATER SUPPLY
- ☑ Public
- ☐ Private (well)

J. SMOKE DETECTORS
No. of Detectors 2
See Plan for Location

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

L. RESIDENTIAL BUILDINGS
Number of Bedrooms _____
Number of Bathrooms _____
Full _____ Partial _____

3. Continued

M. ENERGY CONSERVATION

	Type	Thickness	R Value
Foundation or Floor insulation	Fiberglass	6	R19
Wall Insulation	"	4	R12
Ceiling or Roof Insulation	"	9	R30

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

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: _____

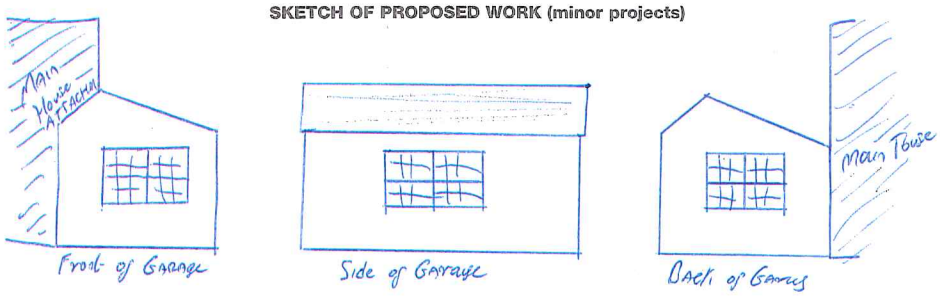
No. of crawl space vents: _____ Crawl space: ☐ Full ☐ Partial

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)

called 6-17-02

called 8-7-02

FEE CALCULATIONS

203 SF X .35

$71.00

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: RC2

Frontage on Street: 80 FG

Plan Book No. and Page: 66

Date Lot Purchased: 5-14-02

Total Land Area: 10,000

Lot No.: 390

Land Court Plan No.: 13554-D

Certificate No.: 11402

Name of Previous Owner: Richard & Kobalac

SUBDIVISION INFORMATION

Name of Owner: _____

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 _____

TIME SHARING INFORMATION

Is there a declaration of Covenants and Restrictions of Interval Ownership noted on your Title or Deed?

Yes ____ No ____

DIMENSIONS

Distance from Property Lines: FRONT 50.75 REAR 20.05 LEFT 16.33 RIGHT 15.87

Distance between Principal and Secondary Dwelling: _____ (12ft. minimum)

Height of structure above finish grade: N _____ E _____ S _____ W _____

Number of off-street parking spaces: Enclosed _____ On-site _____

GROUND COVER

Principal Dwelling: 1177 SF

Secondary Dwelling: _____

Addition: _____

Garage: _____

Accessory Building: _____

Swimming Pool: _____

Other: _____

Total: 1177 SF SF.

Allowable: _____ SF.

MISCELLANEOUS

Was a request to "Determine Applicability of the 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" 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 ZONING OFFICER

Minimum Lot Size: _____

Frontage on Street: _____

Front Yard: _____

Additional Comments: _____

Ground Cover Ratio: _____

Side and Rear Setback: _____

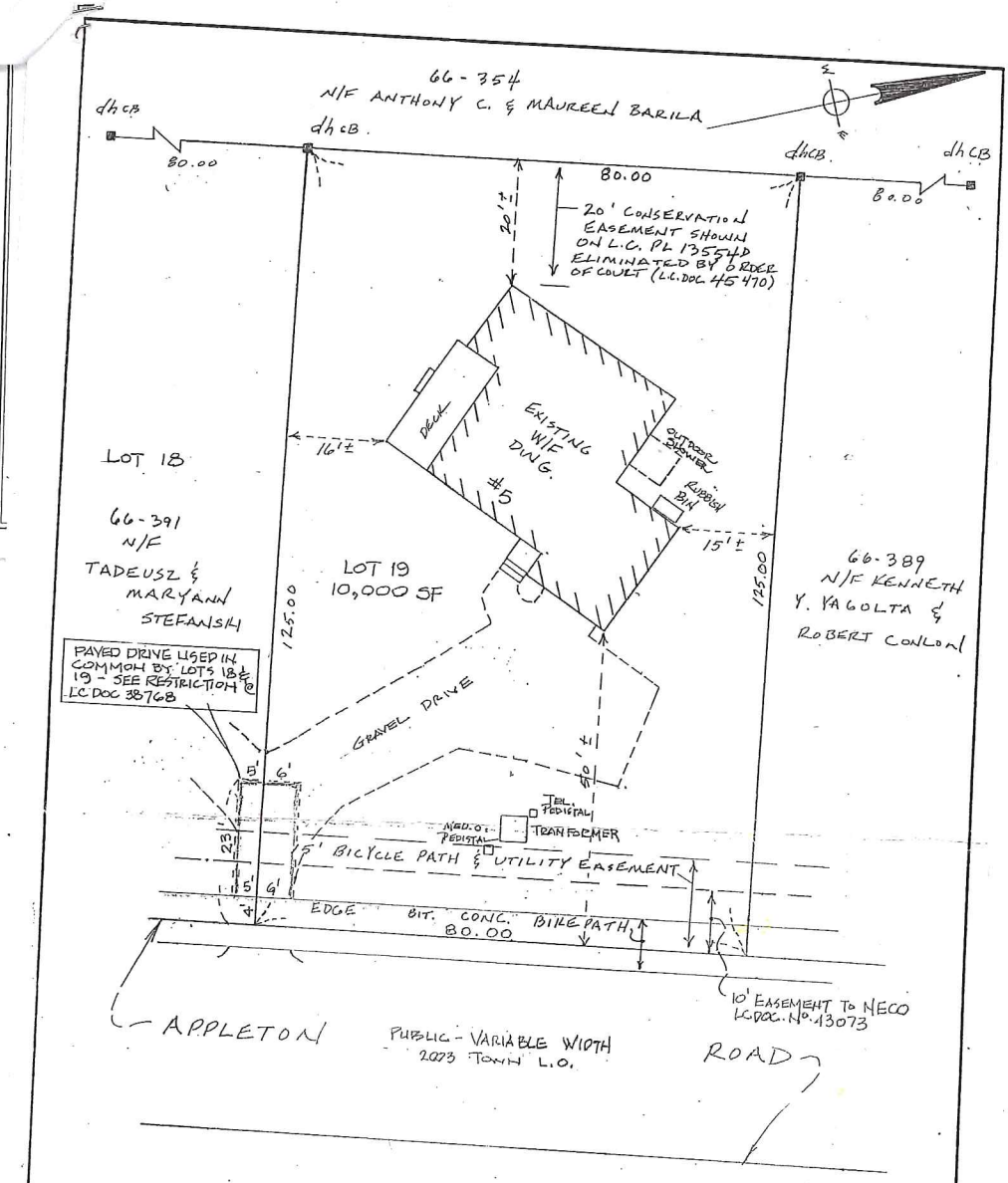
Secondary Dwelling approval _____

Board of Appeals _____

Lot Release Form _____

Date: 6/14/02

APPROVED BY: _____ Zoning Officer



CURRENT ZONING: RC2
MINIMUM LOT SIZE: 5000 SF
MINIMUM FRONTAGE: 40'
FRONTYARD SETBACK: 20'
SIDE AND REAR SETBACK: 5'
ALLOWABLE G.C.R.: 50%
EXISTING G.C.R.: 10.4± %

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 RETRACEMENT 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 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

N.B. 104/B.26

MORTGAGE INSPECTION PLAN
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=20' DATE: 12/6/06

DEED REFERENCE: CERT. 20,282
PLAN REFERENCE: LCP 13554D
ASSESSOR'S REFERENCE:
MAP: 66 PARCEL: 390
PREPARED FOR: JOHN & MARIE SULLIVAN & BANK OF AMERICA

NANTUCKET SURVEYORS
5 WINDY WAY
NANTUCKET, MA. 02554

N-9415

66-390

COMMONWEALTH OF MASSACHUSETTS

TOWN OF NANTUCKET
BUILDING DEPARTMENT

66-390

TOWN OF NANTUCKET, MASS.

Certificate of Occupancy No. 5582-88

This certifies that the STRUCTURE, located at No. 5 APPLETON xxStreet ROAD, NANTUCKET Zone RC-2 conforms substantially to the approved lot plan and detailed statements for which Building Permit No. 5582-87 was issued AUGUST 18, 19 87 Nantucket

This certificate therefore is issued to RICHARD E. KOTALAC, JR? to occupy or use said premises or building or part thereof for the following purpose SINGLE FAMILY DWELLING

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

Dated JUNE 21, 1988

Ronald Hart, Building Inspector.

EE $270-

18 19 87

T

HAS PERMISSION TO

Rd

TERMS OF THE APPLI-
E STATUTES AND THE
N OF BUILDINGS IN

ONLY AFTER ALL RE-
CTOR.

HE WORK PERMITTED
N AS FAR AS REASON-

N THE PREMISES

BUILDING INSPECTOR

5582-88

CERTIFICATE OF OCCUPANCY NO.

5. IDENTIFICATION - *To be completed by all applicants*

	Name	Mailing address - *Number, street, city, and State*	Zip Code	Telephone No.
1. Owner or Lessee	Richard P. Kotelac Jr	Box 3204 Truro 02584	02584	508-623-5[illegible]
2. General Contractor	Stephen J. Pelletier	Box 3580 Pelletier	Builder's License No. 00673	
3. Masonry Contractor	Kevin Morton	Sunset Rd		
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: Richard P. Kotelac Jr Address: Box 3204 Truro

DO NOT WRITE BELOW THIS LINE

6. PLAN REVIEW RECORD - *For Office Use*

Plans Review Required	Check	Permit No.	Date Plans Approved	Approved By
HISTORIC DISTRICTS COMMISSION	ok	17008	4-16-87	
SEPTIC				
SEWER	ok	970	5-15-87	
WATER WELL COMPLETION REPORT		Town		
CONSERVATION COMMISSION				
BOARD OF APPEALS				
SECONDARY DWELLING APPROVAL *(Planning Board)*				
FIRE CHIEF				
OVER-THE-ROAD *(Board of Selectmen)*				
RELEASE FORM *(Planning Board)*	ok	12-22-87	RECORD 4-6-87	
ROAD OPENING PERMIT *(DPW)*				
PLUMBING				
ELECTRICAL				

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

7. VALIDATION

Building Permit number: 5582-87

Building Permit issued: 8-18- 19 87

Date of Reissuance 1. _____ 19__ 2. _____ 19__

Building Permit Fee $ 270.00

Date of Issuance of Certificate of Occupancy: 6-21-88

Approved by: [illegible] 6-4-87
Building Inspector

FOR DEPARTMENT USE ONLY

Use Group: NEW 1DU R/W
Fire Grading:
Live Loading:
Occupancy Load:
Census No.: 101

RECEIVED
APPLICATION WILL NOT BE DEEMED COMPLETE UNTIL REVIEWED BY BUILDING INSPECTOR

RECEIVED MAY 29 1987

5582-87 8-18-87
BUILDING APPLICATION NUMBER

APPLICATION FOR PLAN EXAMINATION AND BUILDING PERMIT

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

1. LOCATION OF BUILDING

OWNERS NAME: Kotelac (Last) Richard (First) E (Middle Initial) Jr

No. 15 Appleton (Street) Rd (Village) Nauset

Assessor's Map No. 66 Assessor's Parcel No. 390 Fire District

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

A. TYPE OF IMPROVEMENT
- [x] 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
- [x] Private (individual, corporation, nonprofit institution, etc.)
- [ ] Public (Federal, State, or local government)

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

Residential
- [x] One Family
- [ ] Two or more family - *Enter number of units* ____
- [ ] Transient Hotel, Motel or dormitory; or INTERVAL OWNERSHIP - enter number of units ____
- [ ] Garage
- [ ] Carport
- [ ] Other - *Specify* ____

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* ____

C. COST

	(Omit cents)
Cost of: a. Structure	$ 80,000
b. Electrical	5,000
c. Plumbing	5,000
d. Heating	5,000
e. Other	
TOTAL COST OF IMPROVEMENT	95,000
BUILDING INSPECTOR'S ESTIMATE	

E. DIMENSIONS

Dimensions (New) of Dwelling or Addition:
- No of Stories: 1½
- First Floor Area: 832
- Second Floor Area: 468
- Third Floor Area:
- Total Floor Area: 1300
- Full Cellar Area: 520

Dimensions of Additional Structures:
- Garage: 300
- Accessory Bldg.:
- Swimming Pool:
- Other:

3. SELECTED CHARACTERISTICS OF BUILDING

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

F. PRINCIPAL TYPE OF FRAME
- [ ] Masonry (wall bearing)
- [x] Wood frame
- [ ] Structural steel
- [ ] Reinforced concrete
- [ ] Other - *Specify* ____

G. PRINCIPAL TYPE OF HEATING FUEL
- [ ] Gas
- [ ] Oil
- [x] Electricity
- [ ] Coal
- [ ] Other - *Specify* ____

H. TYPE OF SEWAGE DISPOSAL
- [x] Public or private company
- [ ] Private (septic tank, etc.)

I. TYPE OF WATER SUPPLY
- [x] Public or private company
- [ ] Private (well, cistern)

J. SPECIAL CHARACTERISTICS
- [ ] Air Conditioning
- [ ] Heat Pump
- [ ] Central Vacuum
- [ ] Other ____

K. ACCESSORY HEAT SOURCE
- No. of Fireplaces: 1
- No of Wood Stoves:
- No. of Coal Stoves:
- Solar Collector:
- Other:

L. SMOKE DETECTORS
- No. of Dectectors: 2
- Type *(Battery or AC)*: AC

See Plan for Location

M. RESIDENTIAL BUILDINGS ONLY
- Number of Bedrooms: 3
- Number of Bathrooms: 2
- Full: 2 Partial:

3. CONTINUED

N. ENERGY CONSERVATION

	Type	Thickness	R Value
Foundation or Floor Insulation	FOAM	1"	
Wall Insulation	OWENS Corning	4"	
Ceiling or Roof Insulation	OWENS Corning	8"	

Window Glazing: Insulated Glass ✓ Double Glass ____ Storm ____

Doors: Insulated YES ____ NO ✓. Weatherstripped YES ✓ NO ____.

Percentage of Window Area to Wall Area: 7%.

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: 5/8" Rebar

Wall material: Concrete — Wall thickness: 8"

Wall height: 48" — Wall reinforcing: 3/4" Rebar

Pier or column size: 8X 20 X 20 — Pier or column spacing: 9'

Pier or column footing size: 20 X 20 — Pier or column reinforcing: 3/4 Rebar

No. of crawl space vents: 8 — Crawl space: ☐ Full ☐ Partial

Method of wall reinforcing: Method: ☐ A ☐ B ☐ C ☐ D ☐ E

FRAMING: Main Carrying member: Size: 6 X 10 Support Spacing: 9'

	Joist size	Maximum Span	Maximum spacing
First Floor Framing	2 X 10	12'	16"
Second Floor Framing	2 X 10	14'	16"
Ceiling Framing	2 X 10	14'	16"
Roof Framing	Rafter size: 6 X 10	18'	32"

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

INTERIOR FINISH

	Walls	Floors	Ceiling
Bedrooms	Blue Board + Plaster	Carpet	Blue Board Plaster
Living Room		Carpet	
Family Room		Carpet	
Dining Room	"	TILE	"
Bathroom		TILE	
Utility Room	"	TILE	
Special (specify)			
Attic			
Cellar	Cement	Cement	

EXTERIOR FINISH

Wall Material: Cedar Shingle

Roof Material: Asphalt Shingle

Roof Type:

NOTES AND DATA (For Department use)

FEE CALCULATIONS

1600 — 16 X 10 @ 100 = 160

Cellar 20

Deck @ 20 40

50

C.O. 270

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: Residential RC 2 — Total Land Area: 10,000

Frontage on Street: 80 — Lot No. 19

Plan Book No. and Page: 66 — Land Court Plan No. 13554-D

Date Lot Purchased: 1-14-87 — Certificate No. 11402

Name of Previous Owner: PINE Valley Realty Trust

SUBDIVISION INFORMATION

Name of Owner: Richard E. Kobelac Jr.

Date of Plan Approval: 8/8/85

Type of Approval: ANR ✓ AR ____.

Planning Board File No. 2800

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 ____

TIMESHARING-INFORMATION

Is there a Declaration of Covenants and Restrictions of Interval Ownership noted on your Title or Deed? Yes ____ No ✓

DIMENSIONS

Distance from Property Lines: FRONT 40 REAR 50 LEFT 30 RIGHT 12

Distance between Principal and Secondary Dwelling: ____ (12 ft. minimum.)

Height of structure above finish grade: N ____ E ____ S ____ W ____

Number of off-street parking spaces: Enclosed ____ On-site ____

GROUND COVER

Principal Dwelling: 1180 SF

Secondary Dwelling:

Addition:

Garage:

Accessory Building:

Swimming Pool:

Other:

Total: 1180 SF.

Allowable: 5000 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%

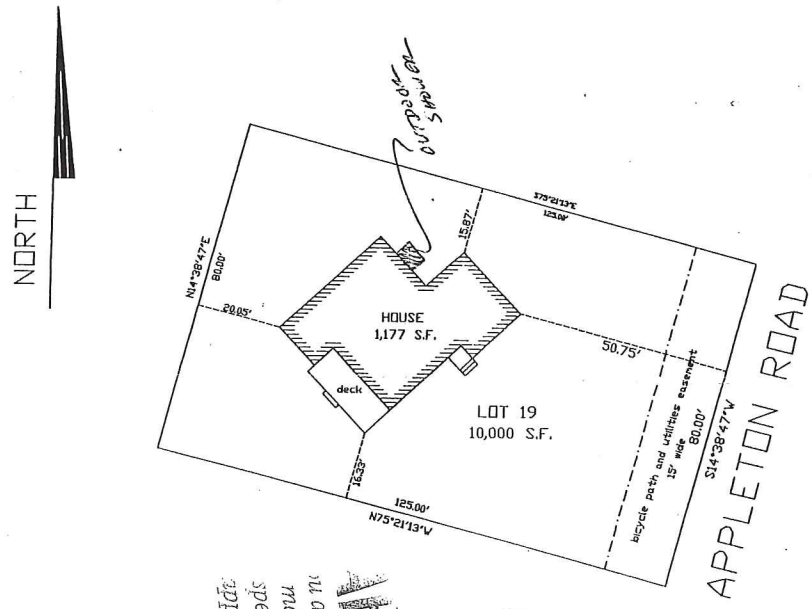
Frontage on Street: 40 — Side and Rear Setback: 5'

Front Yard: 20

Additional Comments:

DATE: ____ APPROVED BY: 88-18-2

Zoning Officer



driveway shown

APPROVED
#3843
MAR 30 1999
you are reminded that any deviations from your filed plan may differ from your filed specifications without prior approval of the Commission

RECEIVED
MAR 22 1999

ZONING: RC-2
MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 40 FT
FRONT YARD SETBACK: 20 FT
REAR & SIDE SETBACK: 5 FT
GROUND COVER RATIO: 50%

" I CERTIFY THAT AS A RESULT OF A SURVEY MADE ON THE GROUND, THAT THE STRUCTURE IS LOCATED ON THE LOT AS SHOWN WITH NO VISIBLE ENCROACHMENTS, AND DID COMPLY WITH THE ZONING SETBACKS IN EFFECT AT THE TIME OF CONSTRUCTION. THE SITE IS SITUATED IN ZONE " C " OF THE F.E.M.A. MAP SHEET # 0011 D COMMUNITY #250230."

JOHN J. SHUGRUE PLS
DATE: OCTOBER 18, 1997

COMMONWEALTH OF MASSACHUSETTS
JOHN J. SHUGRUE
No. 23520
REGISTERED PROFESSIONAL LAND SURVEYOR

PLOT PLAN OF LAND IN NANTUCKET, MA

SCALE: 1"= 30'

DATE: OCTOBER 18, 1997

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

FOR: RICHARD GIDIOSA
SIMON S. JONES
& PACIFIC NATIONAL BANK

ASSESSORS MAP 66 PARCEL NO. 390 # 5538

AMOS B. HOSTETTER *ET AL*

TRUSTEES OF

A & B REALTY TRUST

53 BAXTER ROAD

FILE NO. 12-16

RECEIVED
MAR 31 2016
By DS

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

MAY 2 2016 PM2:26

TOWN OF NANTUCKET
BOARD OF APPEALS
NANTUCKET, MA 02554

APPLICATION

Fee: $450.00 **File No. 17-16**

Owner's name(s): **Amos B. Hostetter, Jr., Stephen W. Kidder and Michael J. Puzo, as Trustees of A & B Realty Trust**

Mailing address: **c/o Reade, Gullicksen, Hanley & GiffordSame, LLP**
6 Young's Way, Post Office Box 2669, Nantucket, Massachusetts 02584

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

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

Mailing Address: **Same**

Phone Number: **Same** E-Mail: **Same**

Locus Address: **53 Baxter Road, Siasconset** Assessor's Map/Parcel: **49-17**

Land Court Plan **20574-A**

Certificate of Title: **23030** Zoning District **Siasconset Residential-20 (SR-20)**
o
Uses on Lot- Commercial: **None**
Residential: Number of dwellings` **One**

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

Building Permit Numbers: **5669-87; 5725-87; 5825-88; 8431-91; 15767-97; 239-00; 3-07; 293-11; 1615-14; 1608-14**

Previous Zoning Board Application Numbers: **098-87; 116-87**

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

The applicants propose to relocate the pre-existing, nonconforming structures upon locus, consisting of a single-family dwelling and a garage (both as previously altered pursuant to Special Permit relief issued by the Board of Appeals in Files Nos. 098-87 and 116-87), by moving them in a northerly direction, thus increasing their separation from the coastal bank. Both structures now lie within the front yard setback of 30 feet from the easterly sideline of Baxter Road, their setbacks from the front lot line being about 3.8 feet for the garage and about 21.6 feet for the dwelling. As relocated, the front yard setback of each structure would remain unchanged. Accordingly, the applicants request relief from the Board of Appeals under Nantucket Zoning By-law §139-33.A, for the alteration, by relocation, of the pre-existing, nonconforming structures upon locus while maintaining the existing nonconformity in front yard setback and creating no new nonconformity. The applicants also propose to place a basement under the dwelling in its new location. Locus is, and will be, in conformity with all other dimensional zoning requirements, except for the pre-existing, nonconforming driveway entrance width of about 43.3 feet, measured at the edge of pavement; the applicants are simultaneously filing an application with the Nantucket Planning Board for a Special Permit under By-law §139-20.1.C in order to relocate the driveway entrance and maintain a width of about 37.9 feet at edge of pavement. Existing and proposed conditions upon locus are shown upon plans by Blackwell & Associates, Inc., submitted with this application.

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: *Amos B. Hostetter, Jr., Stephen W. Kidder, and Michael J. Puzo, as Trustees of A & B Realty Trust* Owners*

By:

SIGNATURE: _____ ~~Applicant~~/Attorney/Agent

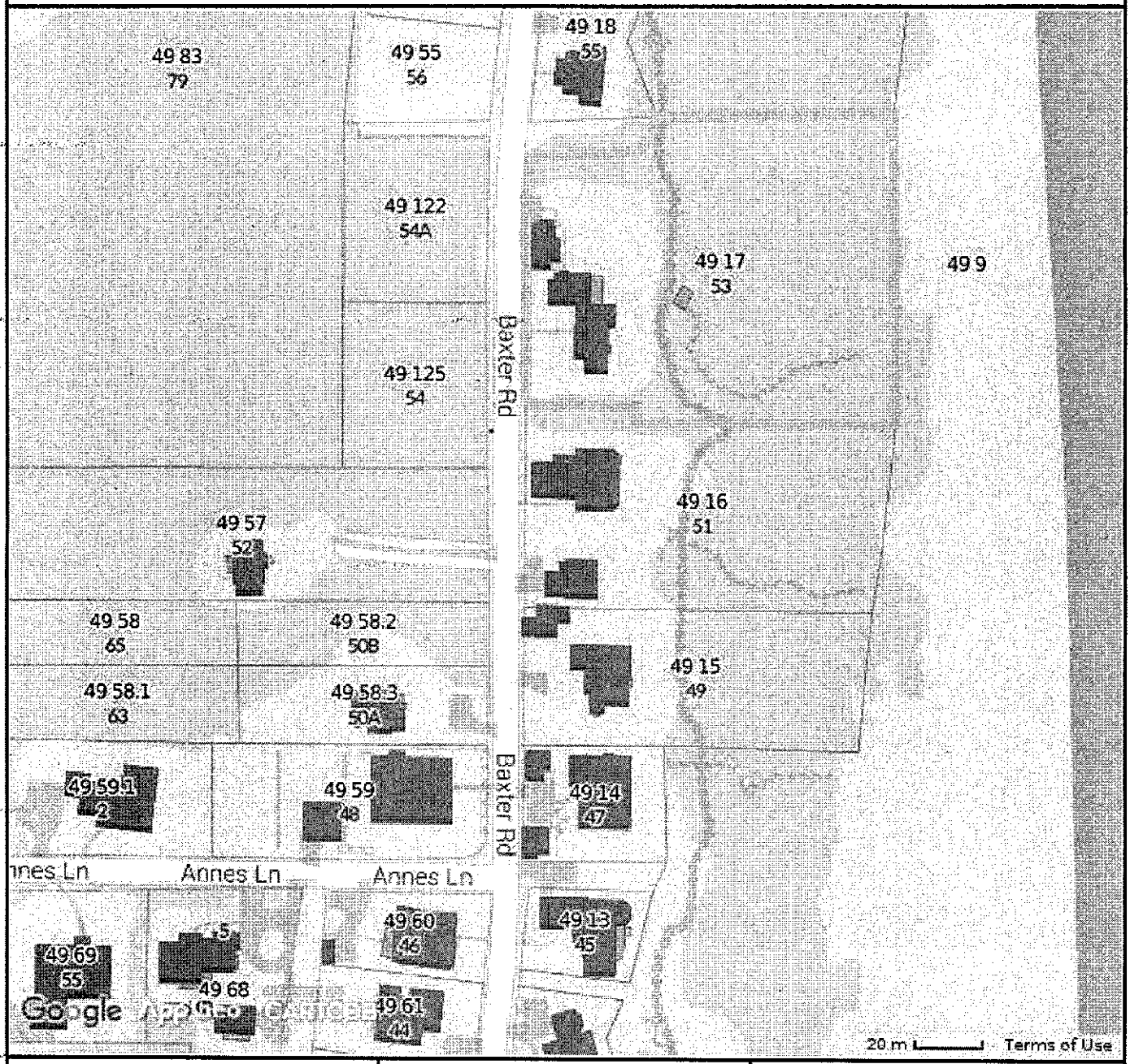
Arthur I. Reade, Jr.

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:__/__/__

2 Fairgrounds Road Nantucket Massachusetts 02554
508-228-7215 telephone 508-228-7298 facsimile

F:\shared\WpH\Hostetter\Amos\53 Baxter\ZBA application 2016.docx



Property Information

Property ID	49 17
Location	53 BAXTER RD
Owner	KIDDER STEPHEN W TRST ETAL

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

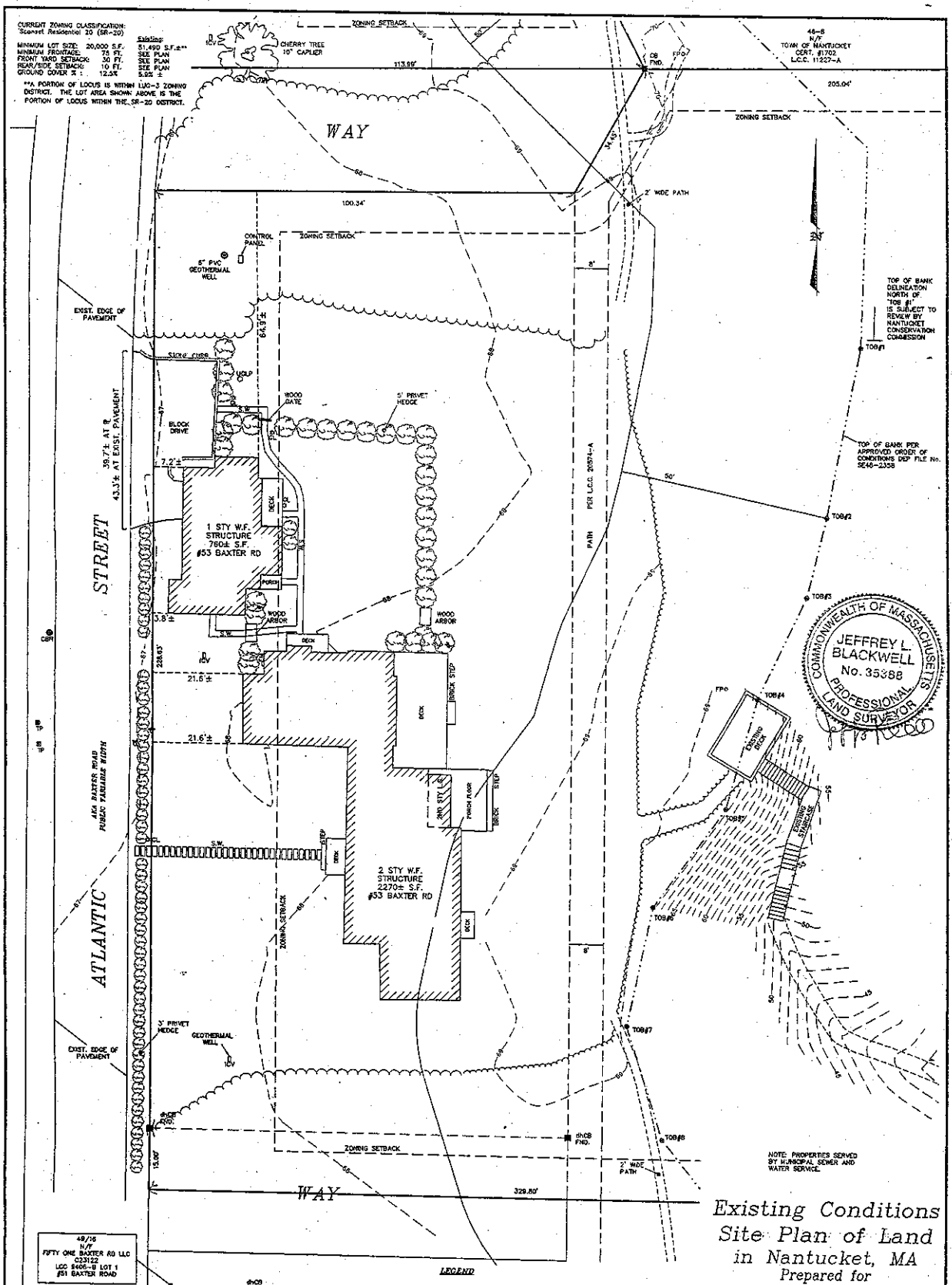
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated December, 2014
Properties updated January, 2015

CURRENT ZONING CLASSIFICATION:
'Sconset Residential 20 (SR-20)

		Existing:
MINIMUM LOT SIZE:	20,000 S.F.	51,490 S.F.±**
MINIMUM FRONTAGE:	75 FT.	SEE PLAN
FRONT YARD SETBACK:	30 FT.	SEE PLAN
REAR/SIDE SETBACK:	10 FT.	SEE PLAN
GROUND COVER % :	12.5%	5.9% ±

**A PORTION OF LOCUS IS WITHIN LUG-3 ZONING DISTRICT. THE LOT AREA SHOWN ABOVE IS THE PORTION OF LOCUS WITHIN THE SR-20 DISTRICT.



Existing Conditions Site Plan of Land in Nantucket, MA

Prepared for

A & B REALTY TRUST

Scale: 1"= 10' MARCH 15, 2016

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

B7345

OWNER'S INFORMATION

A & B REALTY TRUST
AMOS B. HOSTETTER, JR., TRUSTEE
STEPHEN W. KIDDER, TRUSTEE
MICHAEL J. PUZO, TRUSTEE
CERT. OF TITLE #23030
L.C.C. 20574-A
ASSESSOR'S MAP 49, PARCEL 17
#53 BAXTER ROAD

LEGEND

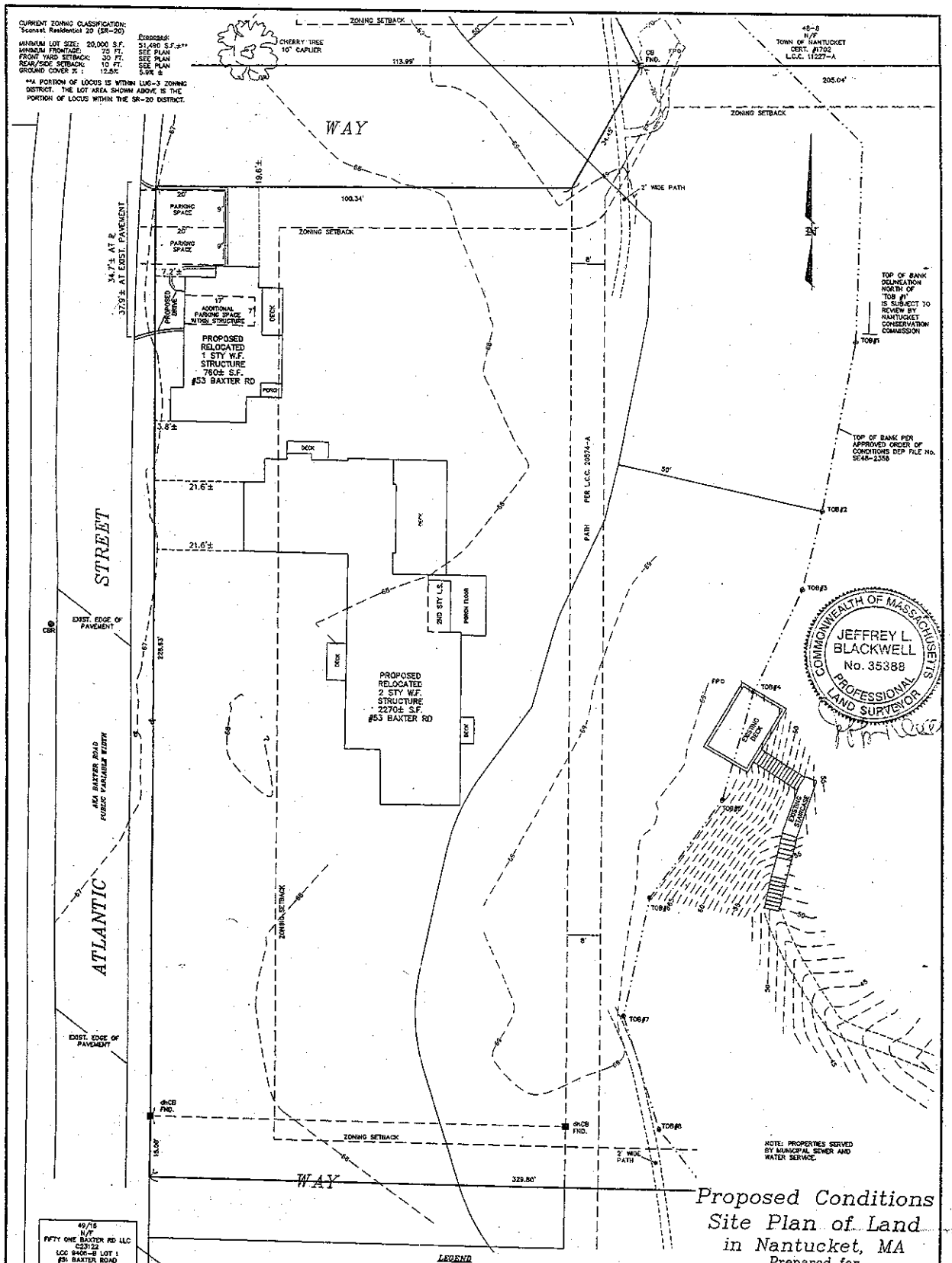
- DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND (DISTURBED)
- DENOTES CONCRETE BOUND FOUND
- DENOTES EXIST. GRADE CONTOUR
- DENOTES EXIST. GRADE SPOT ELEVATION
- DENOTES EXIST. TOP OF BANK
- DENOTES EXIST. TOP OF BANK FLAG FOUND
- DENOTES EXIST. EDGE OF BRUSH
- DENOTES EXIST. FLAGPOLE
- DENOTES EXIST. UNDERGROUND LP TANK
- DENOTES EXIST. GROUND LIGHT
- DENOTES EXIST. TELECOMMUNICATIONS PEDESTAL
- ELECTRIC METER
- DENOTES EXIST. WATER METER
- DENOTES EXIST. WATER SHUT OFF
- DENOTES EXIST. FIRE HYDRANT
- DENOTES EXIST. CATCH BASIN SQUARE
- DENOTES EXIST. CATCH BASIN ROUND
- DENOTES EXIST. SEWER MAN HOLE
- DENOTES EXIST. IRRIGATION CONTROL VALVE HAND HOLE
- DENOTES EXIST. STONE WALKWAY

T:\JEFF 25 JOB 103
H:\DRAWFILES\B7345\TOPO 53 55 56 58 BAXTER 2015\78A 2016.dwg 3/15/2016 8:46:26 AM EDT

CURRENT ZONING CLASSIFICATION: 'Sconset Residential 20 (SR-20)

		Proposed:
MINIMUM LOT SIZE:	20,000 S.F.	51,490 S.F.±**
MINIMUM FRONTAGE:	75 FT.	SEE PLAN
FRONT YARD SETBACK:	30 FT.	SEE PLAN
REAR/SIDE SETBACK:	10 FT.	SEE PLAN
GROUND COVER % :	12.5%	5.9% ±

**A PORTION OF LOCUS IS WITHIN LUG-3 ZONING DISTRICT. THE LOT AREA SHOWN ABOVE IS THE PORTION OF LOCUS WITHIN THE SR-20 DISTRICT.



49/15 N/F FIFTY ONE BAXTER RD LLC 623122 LCC 9406-B LOT 1 #51 BAXTER ROAD

LEGEND

dhCB FND.(D)	DENOTES CONCRETE BOUND WITH DRILL-HOLE FOUND (DISTURBED)
CB FND.	DENOTES CONCRETE BOUND FOUND
50	DENOTES EXIST. GRADE CONTOUR
+42.3	DENOTES EXIST. GRADE SPOT ELEVATION
	DENOTES EXIST. TOP OF BANK
TOB#9	DENOTES EXIST. TOP OF BANK FLAG FOUND
	DENOTES EXIST. EDGE OF BRUSH
FP	DENOTES EXIST. FLAGPOLE
UGLP	DENOTES EXIST. UNDERGROUND LP TANK
GL	DENOTES EXIST. GROUND LIGHT
TP	DENOTES EXIST. TELECOMUNICATIONS PEDESTAL
EM	ELECTRIC METER
	DENOTES EXIST. WATER METER
	DENOTES EXIST. WATER SHUT OFF
	DENOTES EXIST. FIRE HYDRANT
CBS	DENOTES EXIST. CATCH BASIN SQUARE
CBR	DENOTES EXIST. CATCH BASIN ROUND
	DENOTES EXIST. SEWER MAN HOLE
ICV	DENOTES EXIST. IRRIGATION CONTROL VALVE HAND HOLE
S.W.	DENOTES EXIST. STONE WALKWAY

OWNER'S INFORMATION

A & B REALTY TRUST
AMOS B. HOSTETTER, JR., TRUSTEE
STEPHEN W. KIDDER, TRUSTEE
MICHAEL J. PUZO, TRUSTEE
CERT. OF TITLE #23030
L.C.C. 20574-A
ASSESSOR'S MAP 49, PARCEL 17
#53 BAXTER ROAD

Proposed Conditions Site Plan of Land in Nantucket, MA

Prepared for

A & B REALTY TRUST

Scale: 1"= 10' MARCH 22, 2016

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

B7345

T:\EFF 25 JOB 103
V:\DRAWFILES\B7345\TOPO 53 55 56 58 BAXTER 2015\ZBA 2018.dwg 3/22/2016 8:52:24 AM EDT

OPY

$10.00

Town of Nantucket

Zoning Board of Appeals

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

PROPERTY OWNER....Stephen W. Kidder et al, Trustees

MAILING ADDRESS....c/o Reade, Gullicksen, Hanley & Gifford, LLP

PROPERTY LOCATION....53 Baxter Road

ASSESSOR MAP/PARCEL....49-17

SUBMITTED BY....Reade, Gullicksen, Hanley & Gifford, LLP

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).

3-15-2016
DATE

Richard M. Flanagan
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

ABBUTTERS LISTING
NANTUCKET, MA

Map	Block	Lot	Unit	Owner~s Name	Co Owner~s Name	Address	City	ST	Zip	Parcel Location
48		8		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	SCONSET BLUFF
49		9		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	SCONSET BLUFF
49		14		SOROS JEFFREY P & PETER TRST	C/O READE GULLICKSEN HANLEY GIFFORD	PO BOX 2669	NANTUCKET	MA	02584	47 BAXTER RD
49		15		JEANNE RICHMOND DICKINSON &	ERSKINE ROBERT S JR TRUSTEE	180 EAST 79TH STREET APT.	NEW YORK	NY	10021	49 BAXTER RD
49		16		FIFTY ONE BAXTER RD LLC	C/O HENRY J GAILLIOT	5734 WEST WOOD LAND RD	PITTSBURG	PA	15232	51 BAXTER RD
49		17		KIDDER STEPHEN W TRST ETAL	C/O A & B REALTY TRUST	THE PILOT HOUSE LEWIS WHA	BOSTON	MA	02110	53 BAXTER RD
49		20		DALE KEVIN F TRUSTEE	SUITE 120	1 FRANKLIN PKWY BLDG 910	SAN MATEO	CA	94403	59 BAXTER RD
49		21		HEALEY ANN R TRST ETAL	C/O VAUGHTER ELINOR G	3612 CHESAPEAKE ST NW	WASHINGTON	DC	20008-2915	61 BAXTER RD
49		53		ABCET LLC	C/O HOSTETTER AMOS B	THE PILOT HOUSE LEWIS WF	BOSTON	MA	02110	60 BAXTER RD
49		54		ABCET LLC	C/O HOSTETTER AMOS B	THE PILOT HOUSE LEWIS WF	BOSTON	MA	02110	58 BAXTER RD
49		55		ABCET LLC	C/O HOSTETTER AMOS B	THE PILOT HOUSE LEWIS WF	BOSTON	MA	02110	56 BAXTER RD
49		57		52 BAXTER ROAD LLC		419 SAINT CLAIR AVE	GROSSE POINTE	MI	48230	52 BAXTER RD
49		58	2	SAMUELS JOHN M & DIANE V		270 OLD CHURCH ROAD	GREENWICH	CT	06830	50B BAXTER RD
49		58	3	SAMUELS JOHN M & DIANE V		270 OLD CHURCH ROAD	GREENWICH	CT	06830	50A BAXTER RD
49		83		SCONSET TRUST INC		PO BOX 821	SIASCONSET	MA	02564	79 SANKATY RD
49		122		ABCET LLC	C/O HOSTETTER AMOS B	THE PILOT HOUSE LEWIS WF	BOSTON	MA	02110	54A BAXTER RD
49		125		ABCET LLC	C/O HOSTETTER AMOS B	THE PILOT HOUSE LEWIS WF	BOSTON	MA	02110	54 BAXTER RD

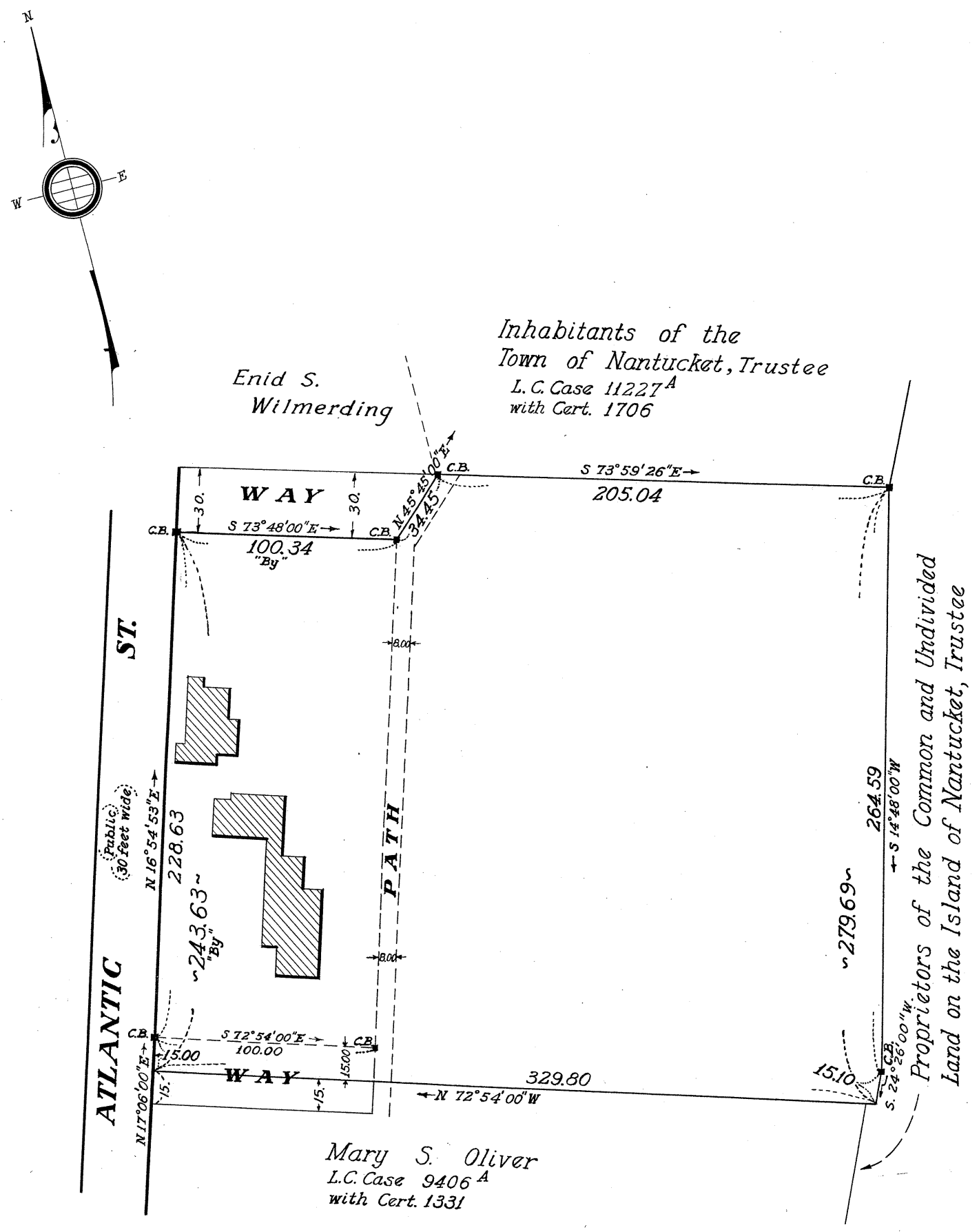
Materials Provided by Staff to Supplement Application

20574A

PLAN OF LAND IN NANTUCKET

Josiah S. Barrett, Engineer

FEBRUARY, 1947



This plan filed with Certificate No. 3299

FEB - 9 1951

Copy of part of plan
filed in
LAND REGISTRATION OFFICE
MAY 5, 1947
Scale of this plan 60 feet to an inch
W. T. Fairclough, Engineer for Court
53-25

~~LOT~~ LAND ON PLAN No. 20574-A FILED WITH CERTIFICATE No. 3299 HAS BEEN SUBDIVIDED AND PLAN No. 20574-B SHOWING SUCH CHANGES IS FILED WITH CERTIFICATE NO. _____ FURTHER CERTIFICATES FOR SAID ~~LOT~~ LAND ON SAID EARLIER PLAN WILL NOT BE ISSUED UNLESS AUTHORIZED BY THE COURT. (NOW LOTS 1 _____)

NOTE: THIS PLAN IS SUBJECT TO AN ORDER OF COURT.

Blackwater Registry District
FEB 28 1951
RECEIVED FOR REGISTRATION
10 O'CLOCK — m A M

This plan filed with Certificate No. 3299

Attest Josiah S. Barrett
Assistant Recorder

Transfer Certificate of Title

Cert No:23030
Doc No:124830

From Transfer
Certificate No. 11041 Originally Registered January 31, 1984 at the Registry District of Nantucket County

This is to Certify that

STEPHEN W. KIDDER and MICHAEL J. PUZO, Trustees of the A & B REALTY TRUST u/d/t dated June 19, 2008, and registered as Document No. 124828 at the Registry District of Nantucket County

of Hemenway & Barnes, LLP, 60 State Street, Boston in the County of Suffolk and the Commonwealth of Massachusetts, 02109 are the owners, in fee simple, of that land situated in Nantucket, in the County of Nantucket and said Commonwealth, bounded and described as follows:

NORTHWESTERLY	by Atlantic Street, two hundred forty-three and 63/100 (243.63) feet;
NORTHEASTERLY	by a way as shown on the plan hereinafter mentioned, one hundred and 34/100 (100.34) feet;
NORTHWESTERLY	by the end of said way, thirty-four and 45/100 (34.45) feet;
NORTHEASTERLY	by land now or formerly of the Inhabitants of the Town of Nantucket, Trustee, two hundred five and 04/100 (205.04) feet;
SOUTHEASTERLY	by land now or formerly of the Proprietors of the Common and Undivided Land on the Island of Nantucket, Trustee, two hundred seventy-nine and 69/100 (279.69) feet; and
SOUTHWESTERLY	by land now or formerly of Mary S. Oliver, the line running in part through the middle of a way as shown on said plan, three hundred twenty-nine and 80/100 (329.80) feet.

All of said boundaries are determined by the Court to be located as shown upon numbered 20574-A, which is filed with Certificate of Title No. 3299, the same being compiled from a plan drawn by Josiah S. Barrett, Engineer, dated February 1947, and additional data on file in the Land Registration Office, all as modified and approved by the Court.

subdivision stamp

A part of the land hereby registered is subject to the provisions and reservations contained in an instrument given by William J. Flagg to The Proprietors of the Common and Undivided Land of the Island of Nantucket, dated December 15, 1883, duly recorded in Book 6, Page 13.

The land hereby registered is subject to the lay-out by the County Commissioners of Nantucket County under a vote dated May 5, 1949, so far as in force and effect at date of original decree.

So much of the land hereby registered as is included within the limits of the two ways thirty (30) feet wide, shown on said plan, is subject to the rights of all persons lawfully entitled thereto in and over the same.

So much of the land hereby registered as is included within the limits of the path eight (8) feet wide, shown on said plan, is subject to the rights of the public in and over the same.

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

STEPHEN W. KIDDER and MICHAEL J. PUZO, Trustees of the A & B REALTY TRUST

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; and subject to any lien of said Commonwealth for enforcing collection of any legacy and succession taxes due it from the estate of Marion O. Stevens, if claimed and enforced within the time allowed by law.

Witness **KARYN F. SCHEIER**, Esquire, Chief Justice of the Land Court, at Nantucket in said County of Nantucket the seventh day of August in the year two thousand and eight at 11 o'clock and 44 minutes in the forenoon.

Jennifer H. Ferreira

Attest, with the Seal of said Court, _____

Jennifer H. Ferreira, Assistant Recorder

Purported Property Address: 53 Baxter Road

Land Court Case No. 20574

CERTIFICATE OF TITLE NO. 23030

~~LOT~~ LAND ON PLAN No. 20574-A FILED WITH CERTIFICATE No. 3299 HAS BEEN SUBDIVIDED AND PLAN No. 20574-B SHOWING SUCH CHANGES IS FILED WITH CERTIFICATE NO. _____ FURTHER CERTIFICATES FOR SAID ~~LOT~~ LAND ON SAID EARLIER PLAN WILL NOT BE ISSUED UNLESS AUTHORIZED BY THE COURT (NOW LOTS 1)

THIS PLAN IS SUBJECT TO AN ORDER OF COURT. ACCEPT NO INSTRUMENTS FOR RECORDING PRIOR TO AN ISSUANCE + REGISTRATION OF THE ORDER OF COURT.

BOARD OF APPEALS
TOWN OF NANTUCKET
NANTUCKET, MASSACHUSETTS 02554

41303

DECISION:

The BOARD OF APPEALS, at a Public Hearing held on FRIDAY, AUGUST 21, 1987 at 1:30 p.m. in the Town and County Building, Nantucket, made the following Decision upon the Application of AMOS B. HOSTETTER (098-87) address 540 Lewis Wharf, Boston, MA 02110.

1. Applicant seeks a SPECIAL PERMIT under SECTION 139-33A to alter and extend an existing garage non-conforming as to front-yard setback and said to pre-date zoning. If granted, Applicant would be allowed to construct on the north end of the garage for proper accessory uses, an addition of up to about 90 SF. The premises ate located at 53 BAXTER ROAD, SANKATY BLUFF, SIASCONSET, Assessor's Parcel 49-017, Land Court Plan 20574-A, Lot 017, zoned RESIDENTIAL-2.

2. Our findings are based upon the Application papers and plans, representtions and testimony received at our hearing, notably Design Associates plan set of drawings "0", "1" and "2", marked our Exhibit "A". At the outset, based upon uncontraverted representations, we find that Applicant's garage is a pre-existing, non-conforming structure. It is sited about 4 feet from the Baxter Road street line into the 30-foot front yard required by Section 139-16A.

3. Because of vegetation along the street line, only a portion of the addition would be visible in season from Baxter Road. While the Planning Board's recommendation was unfavorable, no reason or other opposition was heard. The about 6' x 13' addition is on the northeast corner, away from Baxter Road and not increasing the degree of non-conformity. No sleeping or dwelling use is to be made.

4. We find the proposed addition of up to 90 SF not to be substantially more detrimental to the neighborhood but, rather, in harmony with the general purpose and intent of the zoning chapter.

5. Accordingly, by UNANIMOUS vote, this Board GRANTS to Applicant the requested SPECIAL PERMIT under SECTION 139-33A to construct and use the proposed garage addition in substantial conformity with Exhibit "A".

Dated: September 4, 1987
Nantucket, MA 02554

William R. Sherman

Andrew J. Leddy, Jr.

Dale W. Waine

Received Sept 4, 1987
Margaret J. Sundsbury
Asst. Town Clerk

Sept 25, 1987
I 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, PERSUANT TO GENERAL LAWS 40 A, SECTION 11 Margaret J. Sundsbury
Asst TOWN CLERK

42105

TOWN OF NANTUCKET

BOARD OF APPEALS

NANTUCKET, MASSACHUSETTS 02554

Date: November 20, 19 87

CERTIFICATE OF GRANTING OF ~~VARIANCE AND/OR~~ SPECIAL PERMIT

(Massachusetts General Laws, Chapter 40A, Section 11)

The BOARD OF APPEALS of the Town of Nantucket hereby certifies that a Variance and/or Special Permit has been granted:

To: Amos B. Hostetter, Jr. (116-87)
(Owner/Applicant)

Address: c/o Reade and Alger, Box 2669, Nantucket, MA 02584

affecting the rights of the Owner/Applicant with respect to land or buildings at 53 Baxter Road, Siasconset, Assessor's Parcel 49-017, Land Court Plan 20574-A ~~[illegible]~~
Cert. 11041

And the BOARD OF APPEALS further certifies that the attached Decision is a true and correct copy of its Decision granting the Variance and/or Special Permit and that copies of the Decision and of all plans referred to in the Decision have been filed with the Planning Board and the Town Clerk.

The BOARD OF APPEALS calls to the attention of the Owner/Applicant that General Laws, Chapter 40A, Section 11 (last paragraph) provides that no Variance and/or Special Permit, or any extension, modification or renewal thereof, shall take effect until (a) a copy of the Decision is certified by the Town Clerk that twenty days have elapsed after the Decision has been filed in the office of the Town Clerk and no appeal has been filed (or, if such appeal has been filed, that it has been dismissed or denied) and (b) the certified copy is recorded in the Registry of Deeds for the County of Nantucket and indexed in the grantor index under the name of the Owner of Record or is recorded and noted on the Owner's Certificate of Title. The fee for such recording or registering shall be paid by the Owner/Applicant.

William R. [illegible]
Chairman

Andrew J. Leddy jr.
Clerk

BOARD OF APPEALS
TOWN OF NANTUCKET
NANTUCKET, MASSACHUSETTS 02554

DECISION:

The BOARD OF APPEALS, at a Public Hearing held on FRIDAY, NOVEMBER 13, 1987 at 1:30 p.m. in the Town and County Building, Nantucket, made the following Decision upon the Application of AMOS B. HOSTETTER, JR. (116-87) address c/o Reade and Alger, Box 2669, Nantucket, MA 02584.

1. Applicant seeks a SPECIAL PERMIT under Zoning By-Law SECTION 139-33A to alter and extend his single-family residence including razing and reconstruction of a non-conforming portion within the 30-foot front-yard setback required by SECTION 139-16A. The premises are located at 53 BAXTER ROAD, SIASCONSET, Assessor's Parcel 49-017, Land Court Plan 20574-A, zoned RESIDENTIAL-2.

2. Our findings are based upon the record in prior Special Permit Application 098-87, and in this one including the Application form, accompanying Hostetter Residence plans dated 9/25/87, our Exhibit "B", and representations and testimony received at our hearing. Based upon uncontraverted representations of Counsel, we find at the outset that Applicant's residence pre-existed our mid-1972 zoning enactment. As it is non-conforming by intrusion into the required front yard, relief by Section 139-33A Special Permit is appropriate.

3. To facilitate renovation, a portion of the residence indicated on the site plan, Exhibit "B", is to be demolished. It will be replaced with a new addition. The enlarged footprint of the later, as shown on the plan, extends into the front yard but not as far as the existing footprint. We find that Applicant's proposed alteration and extension of his residence is not more non-conforming than the present structure.

4. Vegetation and lattice work generally screen the area of enlargement so that it should have little visual impact from the street.

The Planning Board's recommendation was favorable and no opposition was heard. We make the further finding that the extension will not be substantially more detrimental to the neighborhood. Relief to be granted is in harmony with the general purpose and intent of the Zoning By-Law.

5. Accordingly, by UNANIMOUS vote, this Board GRANTS to Applicant the requested SPECIAL PERMIT under SECTION 139-33A to construct and use the proposed residential addition in substantial conformity with Exhibit "B".

Dated: November 20, 1987
Nantucket, MA 02554

William R. Sherman

Dorothy D. Vollans

Dale W. Waine

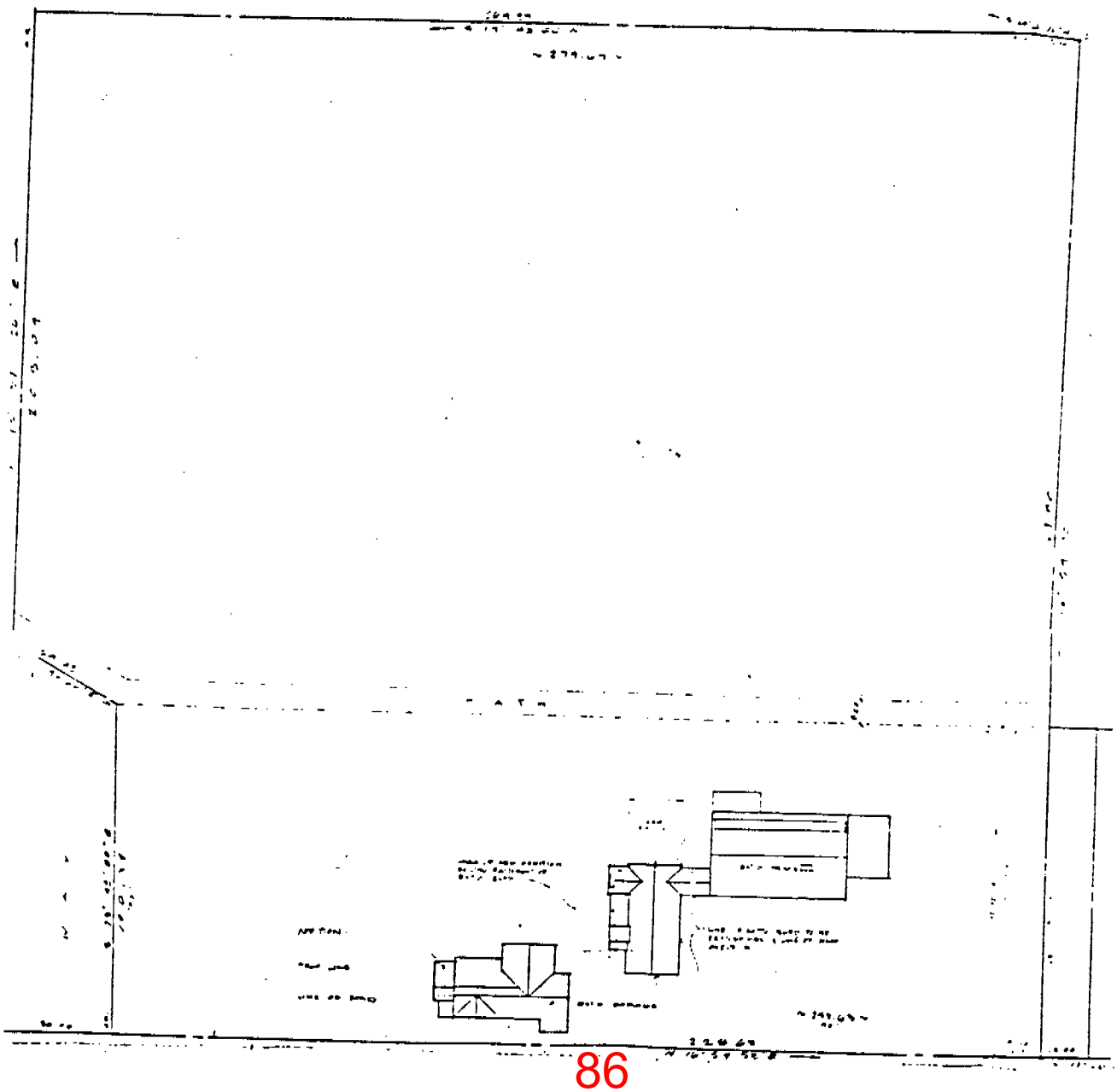
Dale W. Waine

Received Nov. 20, 1987
Margaret S. Sandsbury
Asst. Town Clerk

I 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, PERSUANT TO GENERAL LAWS 40 A, SECTION 11 Jeanne M. Naldgate TOWN CLERK December 4, 1987

I CERTIFY THAT [illegible] DECISION [illegible] LAWS 40 A, SECTION 11 TOWN CLERK

EXHIBIT B



2008 00124830
Cert: 23030 Doc: DD
Registered: 08/07/2008 11:44 AM

53 Baxter Rd., Nantucket

QUITCLAIM DEED

AMOS B. HOSTETTER, JR., of Boston, Suffolk County, Massachusetts, for consideration of $10.00 paid, grants to STEPHEN W. KIDDER AND MICHAEL J. PUZO, AS TRUSTEES OF A & B REALTY TRUST, under declaration of trust dated of even date and filed with the Nantucket County District of the Land Court herewith, having an address of Hemenway & Barnes LLP, 60 State Street, Boston, MA 02109, *with quitclaim covenants*, that certain parcel of land situated in Nantucket, Nantucket County, Commonwealth of Massachusetts, and bounded and described as follows:

NORTHWESTERLY	by Atlantic Street two hundred forty-three and 63/100 (243.63) feet;
NORTHEASTERLY	by a way as shown on the plan hereinafter mentioned one hundred and 34/100 (100.34) feet;
NORTHWESTERLY	by the end of said way thirty-four and 45/100 (34.45) feet;
NORTHEASTERLY	by land now or formerly of the Inhabitants of the Town of Nantucket, Trustee two hundred five and 04/100 (205.04) feet;
SOUTHEASTERLY	by the land now or formerly of the Proprietors of the Common and Undivided Land on the Island of Nantucket, Trustee, two hundred seventy-nine and 69/100 (279.69) feet; and
SOUTHWESTERLY	by land now or formerly of Mary S. Oliver, the line running in part through the middle of a way as shown on said plan, three hundred twenty-nine and 80/100 (329.80) feet.

All of said boundaries are determined by the Court to be located as shown upon land numbered 20574-A, which is filed with Certificate of Title No. 3299, the same being compiled from a plan drawn by Josiah S. Barrett, Engineer, dated February 1947, and additional data on file in the Land Registration Office, all as modified and approved by the Court.

Attn: SYB

RETURN TO
HEMENWAY & BARNES
60 State Street
Boston, MA 02109

447807

A part of the land hereby conveyed is subject to the provisions and reservations contained in an instrument given by William J. Flagg to The Proprietors of the Common and Undivided Land of the Island of Nantucket, dated December 15, 1883, duly recorded in Book 6, Page 13.

The land hereby conveyed is subject to the lay-out by the County Commissioners of Nantucket County under a vote dated May 5, 1949, so far as in force and effect at date of original decree.

So much of the land hereby conveyed as is included within the limits of the two ways thirty (30) feet wide, shown on said plan, is subject to the rights of all persons lawfully entitled thereto in and over the same.

So much of the land hereby conveyed as is included within the limits of the path eight (8) feet wide, shown on said plan, is subject to the rights of the public in and over the same.

For title, see Certificate of Title No. 11041.

EXECUTED as a sealed instrument this 19th day of June, 2008.

Amos B. Hostetter, Jr.

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF SUFFOLK

Before me, the undersigned notary public, on this 19th day of June, 2008, personally appeared Amos B. Hostetter, Jr., who is personally known to me or was proved to me through a current document issued by a federal or state government agency bearing a photographic image of the signatory's face and signature, to be the person whose name is signed to the foregoing instrument and acknowledged to me that he signed it as his free act and deed for its stated purpose.

NANTUCKET LAND BANK
CERTIFICATE
☐ Paid $
☑ Exempt
☐ Non-applicable
29264 8/7/08
No. Date
Authorization

[notary seal]

CAROL-ANN M. DANEK
Notary Public
Commonwealth of Massachusetts
My Commission Expires
April 2, 2015

ADDRESS OF PREMISES: 53 Baxter Road, Nantucket, MA

447807

ANJONIC REAL ESTATE 13 COMPANY

&

MAUREEN DUNPHY, TRUSTEE OF

ONE KITE HILL LANE REALTY TR.

1 KITE HILL LANE

FILE NO. 13-16

CK#29402 $450—

PLANNING OFFICE
APR 11 2016
RECEIVED

MAY 2 2016 PM2:26
Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

TOWN OF NANTUCKET
BOARD OF APPEALS
NANTUCKET, MA 02554

APPLICATION

Fee: $450.00 **File No.** 13-16

Owner's name(s): **Anjonic Real Estate 13 Company, LLP a New York limited liability partnership with a mailing address in care of Anthony Colella, GP, 330 E. 43rd Street, #605, New York, NY 10017;**

Maureen Dunphy, Trustee of 1 Kite Hill Lane Realty Trust, u/d/t dated October 23, 2015, of 330 E. 43rd Street, #605, New York, NY 10017.

Mailing address: **SEE ABOVE**

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: **1 Kite Hill lane** Assessor's Map/Parcel: **42.4.4/63**

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

Deed Reference/~~Certificate of Title:~~ **Book 1517, Page 231** Zoning District: **ROH**

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

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

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

Building Permit Numbers:

Previous Zoning Board Application Numbers: **31-15; 107-92**

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, Anjonic Real Estate 13 Company, LLP and Maureen Dunphy, Trustee of the 1 Kite Hill Lane Realty Trust (hereinafter referred to as "Anjonic") is the owner of 1 Kite Hill Lane ("the Premises") by virtue of a Deed recorded in Book 1517, Page 231. Applicant is requesting Special Permit relief pursuant to Nantucket Zoning Bylaw Section 139-33.A.(1)(a) in order to alter the pre-existing nonconforming structure and, to the extent applicable, modify Zoning Board of Appeals decision number 031-15.

The Premises is nonconforming with respect to lot area and frontage. The lot, a lot of record, is undersized for the Residential Old Historic ("ROH") zoning district, having a lot size of 1,787 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 Premises also has less than the required 50 feet of frontage required in the ROH district. Again, because the lot is a lot of record, this nonconformity has grandfathered status.

The structure upon the Premises, a single-family dwelling with approximately 510 square feet of ground cover, is nonconforming with respect to side and rear yard setbacks. The structure is sited approximately 1.3 feet from the westerly side yard lot line and 3.0 feet from the easterly side yard lot line in a district that requires a five (5) foot setback. The structure also violates the rear yard setback requirement by being sited 2.8 feet from the rear yard lot line at its closest point. There is also a foundation access in the rear yard setback, but this is not deemed a structure and therefore is not considered a setback violation. The structure has been sited in its present location since prior to the adoption of the Zoning Bylaw and the setback violations thereon are considered grandfathered and have preexisting nonconforming status with respect to the intensity regulations of the Nantucket Zoning Bylaw.

In Zoning Board of Appeals Decision No. 31-15, the Board of Appeals granted relief to the Applicant to alter the pre-existing nonconforming structure by raising the structure to remove and replace a concrete block foundation and crawl space with a new finished basement. The basement is over the existing living space of the structure, including that portion sited within the setbacks. As one of the conditions of approval, the Board of Appeals required in Paragraph 16(d) of Decision No. 31-15 that: "There shall be no further construction involving exterior changes or expansion without further relief from this Board."

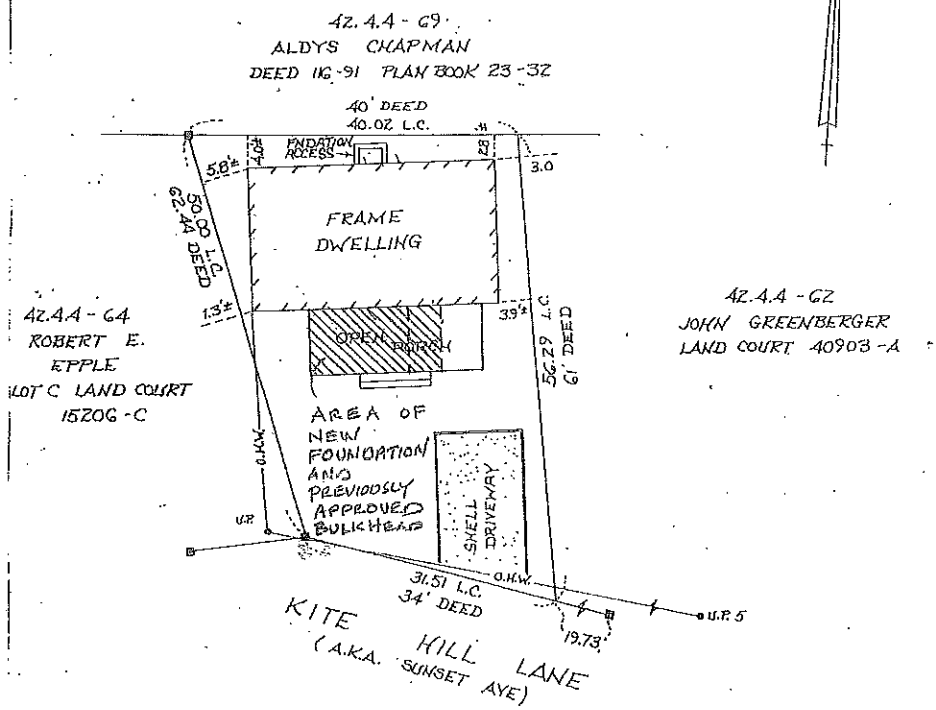
The applicant is before the Board requesting Special Permit relief in order to expand the basement to beneath the existing porch. This expansion will be entirely outside of the setbacks and will house a laundry room and a mechanical room.

Therefore, because the proposed alteration does not increase the nonconforming nature of the lot or structure because the lot area, frontage, and setback intrusions are not

affected as a result of the proposed alteration and because the proposed alteration is entirely outside of the setbacks, the proposed alteration will not be substantially more detrimental to the neighborhood than the existing nonconforming structure and Special Permit relief may be granted and Zoning Board of Appeals Decision No. 31-15 modified to allow the Applicant to alter the structure by expanding the basement beneath the front porch to add a laundry room and mechanical room.

ZONING CLASSIFICATION: R.O.H.	EXISTING:
MIN. AREA: 5000 SF.	17497 ± SF.
MIN. FRONTAGE: 50 FT.	SEE PLAN
FRONT YARD S.B.: NONE	" "
REAR & SIDE S. B.: 5 FT.	" "
GROUND COVER (%): 50 %	28.5 %

APPROVED
NANTUCKET BUILDING DEPT.
Date 6-16-93
By #9660-93



COMMONWEALTH OF MASSACHUSETTS
LEO C. ASADOORIAN
No. 33930
REGISTERED PROFESSIONAL LAND SURVEYOR

⊠ DENOTES CONCRETE BOUND FOUND
U.P. ● DENOTES EXISTING UTILITY POLE
L.C. DENOTES LAND COURT PLAN DISTANCE

I CERTIFY, AS OF 6/15/93 THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

Leo C. Asadoorian
PROFESSIONAL LAND SURVEYOR

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESOR RECORDS.

ASSESSOR MAP: 42.4.4, PARCEL: 63

NOT TO BE RECORDED.

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1" = 15' DATE: 6-15-93

Owner: BRUCE K. KOMISKE & MELINDA L. KOMISKE

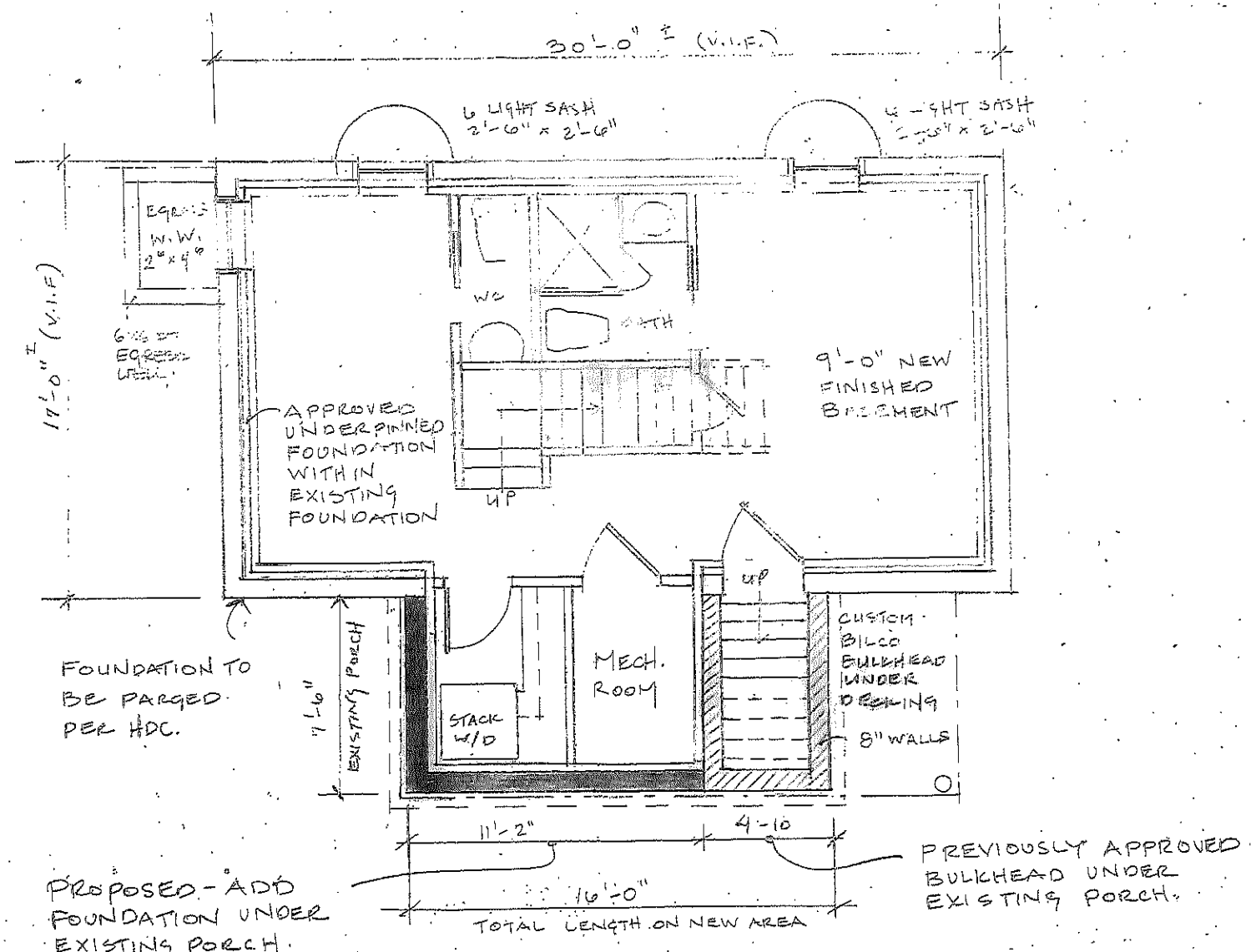
Deed: BK. 407 PG. 3 Plan: NONE FOUND

Locus: ONE KITE HILL LANE

BLACKWELL & ASSOCIATES, Inc.
6 YOUNGS WAY
NANTUCKET, MASS. 02554
(508) 228-9026

B-3566

G:\JOBS\H9\BLP



PROPOSED BASEMENT PLAN 1/4" = 1'-0"

SJG Engineering LLC
6 Golden Gate Drive
Hooksett, NH 03106
(O) 603.232.6142
(C) 207.752.3274

COMMONWEALTH OF MASSACHUSETTS
STEPHEN J. GOAN
STRUCTURAL

ISSUES / REVISION	DATE
PERMIT	10/26/15
FNDN REV'N 1	12/4/15
FNDN REV'N 2	4/11/15

OUTLINE SPECIFICATIONS

GENERAL

G-1: ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE 8TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE, IBC2009, AND ASCE 7-05 AND THE REFERENCED STANDARDS INCLUDED THEREIN THAT ARE APPLICABLE TO THIS PROJECT.

G-2: THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER BEFORE PROCEEDING WITH THE AFFECTED WORK. ANY VARIATIONS OR SUBSTITUTIONS OF MATERIALS OR DETAILS FROM THOSE INDICATED ON THE DRAWINGS MAY BE MADE ONLY WITH PRIOR APPROVAL OF THE PROJECT ENGINEER.

G-3: NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE MODIFIED, ALTERED OR CUT WITHOUT THE APPROVAL OF THE PROJECT ENGINEER.

G-4: FOR EXACT LOCATION OF FLOOR & ROOF OPENINGS, SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND SHOP DRAWINGS.

G-5: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB SAFETY DURING CONSTRUCTION INCLUDING BUT NOT LIMITED TO SHEETING, SHORING AND GUYING STRUCTURES, BARRIERS AND SIGNAGE.

G-6: ALL STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL,MECHANICAL, ELECTRICAL AND SHOP DRAWINGS AND SPECIFICATIONS.

G-7: UNLESS OTHERWISE INDICATED, DETAILS SHOWN ON ANY DRAWING ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.

G-8: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, CO-ORDINATION OF OTHER TRADES AND TECHNIQUES TO PRODUCE A SOUND AND QUALITY BUILDING. ALL DIMENSIONS, ELEVATIONS AND CONDITIONS MUST BE VERIFIED BY THE GENERAL CONTRACTOR OR RESPONSIBLE TRADES.

CONCRETE UNDERPINNING

CU-1: UNDERPIN THE EXISTING WALL IN FOUR FOOT (MAX.) SECTIONS WHERE INDICATED ON DRAWINGS.

CU-2: SHORING OF TRENCHES SHALL BE DONE AS REQUIRED AND IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

CU-3: THE CONTRACTOR SHALL USE APPROACH TRENCHES EXCAVATING UNDER THE EXISTING FOOTINGS WITH HAND TOOLS - THE SEQUENCE OF OPERATIONS SHALL BE ARRANGED SUCH THAT OPEN UNDERPINNING PITS ARE SEPARATED BY AT LEAST 2-FOUR FOOT SECTIONS OF UNDISTURBED SOIL OR UNDERPINNED WALLS - CONTRACTOR SHALL SUBMIT FOR APPROVAL A SUGGESTED THREE STAGE SEQUENCE FOR UNDERPINNING. UNDERPINNING SHALL NOT BE DONE BELOW TWO COLUMN FOOTINGS AT THE SAME TIME.

CU-4: THE UNDERSIDE OF THE FOOTINGS SHALL BE CLEAN OF EARTH AND LOOSE CONCRETE. CONCRETE SHALL BE PLACED IN THE OPEN PIT BELOW THE FOOTING TO WITHIN TWO INCHES OF THE BOTTOM OF THE FOOTING.

CU-5: AFTER THE CONCRETE IS AT LEAST 48 HOURS OLD THE REMAINING GAP SHALL BE DRY PACKED. DRYPACK SHALL BE COMPACTED UNDER THE FOOTING USING 2X4'S AND SLEDGE HAMMERS TO ENSURE COMPLETE BEARING UNDER THE FOOTING.

DESIGN LOADS

DL-1: THE BUILDING STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING LOADS IN ACCORDANCE WITH THE 8TH EDITION OF THE MASSACHUSETTS STATE RESIDENTIAL BUILDING CODE, IRC 2009 AND ASCE 7-05.

DL-2: SNOW LOAD: GROUND SNOW LOAD = 25 PSF; IMPORTANCE FACTOR I=1.0
DRIFTING AND SLIDING SNOW INCLUDED WHERE APPLICABLE

DL-3: FLOOR LIVE LOAD:

DL-3.1: LIVING AREAS	40 PSF
DL-3.2: SLEEPING AREAS	30 PSF
DL-3.3: ATTICS	20 PSF
DL-3.4: DECKS	60 PSF

DL-4: WIND: WIND VELOCITY - 110 MPH (3 SEC. GUST)
DL-4.1: EXPOSURE B
DL-4.2: IMPORTANCE FACTOR I=1.0

EXISTING CONDITIONS

EC-1: THESE DRAWINGS HAVE BEEN COMPILED FROM THE BEST AVAILABLE INFORMATION AND ARE NOT INTENDED TO LIMIT THE SCOPE OF THE WORK. THE CONTRACTOR MAY ENCOUNTER HIDDEN OR COVERED CONDITIONS, NOT SHOWN ON THESE DRAWINGS, REQUIRING ADDITIONAL WORK FOR THE COMPLETION OF THIS CONTRACT. IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INSPECTED THE SITE PRIOR TO BIDDING AND VERIFIED THE INFORMATION HEREIN SUPPLIED.

FOUNDATIONS

F-1: EXCAVATE TO LINES AND GRADES REQUIRED TO PROPERLY INSTALL THE FOUNDATIONS ON UNDISTURBED SOIL OR CONTROLLED STRUCTURAL BACKFILL APPROVED BY THE PROJECT ARCHITECT. REMOVE ALL SILTY TOPSOIL OR OBJECTIONABLE MATERIAL FROM UNDER SLABS ON GRADE. ALL EXCAVATIONS SHALL BE DRY BEFORE PLACING ANY CONCRETE.

F-2: EXTERIOR WALL FOOTINGS ARE TO BE PLACED ON APPROVED SOIL, AT A MINIMUM DEPTH OF 4 FT. BELOW THE LOWEST ADJACENT GROUND SURFACE EXPOSED TO FREEZING. ANY ADJUSTMENT OF ELEVATIONS OF FOOTINGS DUE TO FIELD CONDITIONS MUST HAVE THE EXPRESSED APPROVAL OF THE PROJECT ARCHITECT. ESTIMATED ELEVATION OF BOTTOM INDICATED THUS [0'-0"].

F-3: SOIL BEARING CAPACITY - NATURAL UNDISTURBED SOIL OR CONTROLLED STRUCTURAL BACKFILL HAVING AN ALLOWABLE BEARING PRESSURE OF 2000 POUNDS PER SQ. FT.

F-4: BACKFILL THE EXCAVATION WITH APPROVED GRANULAR MATERIAL PLACED IN 6 IN. LAYERS AND COMPACTED TO 95% DENSITY AT OPTIMUM MOISTURE CONTENT, AS DEFINED BY ASTM D1557, METHOD D AFTER BOTTOM OF EXCAVATION HAS BEEN APPROVED BY THE PROJECT ARCHITECT.

F-5: BACKFILL AGAINST FOUNDATION FROST WALLS TO BE DONE EQUALLY AT EACH SIDE OF WALL UNLESS WALL IS BRACED ON OPPOSITE SIDE OF FILL AGAINST MOVEMENT.

CONCRETE WORK

C-1: CODE CONFORMANCE

C-1.1: COMPLY WITH THE LATEST RECOMMENDATIONS OF THE FOLLOWING STANDARDS:
C-1.2: ACI 301 - SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS
C-1.3: ACI 315 - DETAILING REINFORCING STEEL
C-1.4: ACI 347 - FORMWORK
C1.5: ACI 318 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE

C-2: MATERIALS
C-2.1.1: CONCRETE; APPROVED READY MIXED CONCRETE HAVING AN ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. SLUMP 3-5 INCHES.
C-2.1.2: CONCRETE; APPROVED READY MIXED CONCRETE HAVING AN ULTIMATE COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. SLUMP 3-5 INCHES. AT GARAGE SLAB

C-2.2: REINFORCING; DEFORMED BARS ASTM A615 GRADE 60 EXCEPT TIES AND STIRRUPS MAY BE GRADE 40. WELDED WIRE FABRIC ASTM A185.

C-2.3: FORMWORK; SMOOTH PLYWOOD FORMS FOR EXPOSED SLABS OR VERTICAL SURFACES. BOARD FORMS FOR FOOTINGS OR UNEXPOSED CONCRETE SURFACES. NO EARTH FORMS PERMITTED.

C-2.4: GROUT; NON-METALLIC NON-SHRINK TYPE UNDER BASE PLATES OR BEARING PLATES.

C-3.CONSTRUCTION

C3.1: CONCRETE: PLACE CONCRETE BY APPROVED METHODS OF ACI 304.

C3.2: REINFORCING - PLACE REINFORCING USING STANDARD BAR SUPPORTS TO PROVIDE PROPER CLEARANCE AND PREVENT DISPLACEMENT DURING CONCRETE OPERATIONS. LAP CONTINUOUS BARS 40 DIAMETERS.

C-3.3: MINIMUM CONCRETE COVER:
C-3.3.1: CONCRETE PLACED AGAINST EARTH - 3 IN.
C-3.3.2: FORMED CONCRETE EXPOSED TO EARTH, WEATHER OR WATER - 1 1/2 IN.
C-3.3.3: - SLABS ON GRADE - 1 IN. FROM TOP.

C-3.4: FORMWORK - PROPERLY BRACE AND SHORE FORMWORK TO MAINTAIN ALIGNMENT AND TOLERANCES IN ACCORDANCE WITH ACI 347.

C-3.5: REINFORCING BARS SHALL BE PLACED IN ACCORDANCE WITH THE LATEST EDITION OF THE CRSI "RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS."

C-3.6: ALL WELDED WIRE MESH SHALL CONFORM TO ASTM A185. LAP TWO SQUARES AT ALL JOINTS AND TIE AT 3'-0" ON CENTER.

C-3.7: PROVIDE TWO #5 BARS EACH SIDE OF ALL OPENINGS IN WALLS AND SLABS. BARS TO EXTEND 24" BEYOND EDGE OF OPENINGS. (FOR SIZE AND LOCATION OF OPENINGS, SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS).

C-3.8: DETAILS NOT SHOWN ON DRAWINGS SHALL BE IN ACCORDANCE WITH THE ACI DETAILING MANUAL (ACI 315).

STRUCTURAL LUMBER

SL-1: . CODE CONFORMANCE

SL-1.1: NATIONAL FOREST PRODUCTS ASSOCIATION "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" INCLUDING SUPPLEMENT.

SL-1.2: AMERICAN INSTITUTE OF TIMBER CONSTRUCTION "TIMBER CONSTRUCTION STANDARDS" - AITC 100.

SL-1.3: U.S. DEPARTMENT OF COMMERCE - PS 20 FOR LUMBER.

SL-1.4: U.S. DEPARTMENT OF COMMERCE - PS 166 FOR SOFTWOOD PLYWOOD.

SL-1.5: AMERICAN WOOD PRESERVERS INSTITUTE - ST-1 STANDARDS.

SL-2.0: MATERIALS

SL-2.1: SOLID LUMBER (19 PER-CENT MAXIMUM MOISTURE CONTENT)

SL-2.1.1: STUDS - 2X4, 2X6 SPRUCE PINE FIR, STUD GRADE.
SL-2.1.2: FRAMING: SPRUCE PINE FIR NO. 2 - 2 INCHES THICK AND WIDER
SL-2.1.2.1: BASE DESIGN VALUES - Fb=875 PSI (1000 PSI REPETITIVE), Fv=135 PSI, E=1400 KSI

SL-2.2: LAMINATED VENEER LUMBER BEAMS - GLUE LAMINATED VENEER LUMBER OF SOUTHERN PINE WITH THE FOLLOWING MINIMUM DESIGN VALUES:
SL-2.2.1: . BASE DESIGN VALUES: Fv=285 PSI, Fb=3100 PSI, E=2,000,000 PSI.

SL-2.3: PARALLAM STRAND LUMBER (PSL) - GLUE LAMINATED LUMBER STRANDS WITH THE FOLLOWING MINMUM DESIGN VALUES
SL-2.3.1: BASE DESIGN VALUES: Fv=290 PSI, Fb=2900 PSI, E= 1800 KSI.

SL-2.4: PRESSURE TREATED OR "WOLMANIZED" PSL BEAMS HAVE ALLOWABLE STRESSES ADJUSTED FORSERVICE LEVEL 1, 2. OR 3

SL-2.5: BOLTS, NUTS & WASHERS - ASTM - A307.

SL-2.6: NAILS - COMMON WIRE, EXCEPT BARBED NAILS AT PLYWOOD SHEATHING. STAINLESS STEEL NAILS AT EXPOSED FRAMING.

SL-2.7: METAL CONNECTORS - APPROVED ITEMS OF PROPER TYPE & GAUGE AS SHOWN ON DRAWINGS - GALVANIZED. STAINLESS STEEL AT EXTERIOR DECKS AND EXPOSURE.

SL-2.8: PLYWOOD - APA RATED WITH EXTERIOR GLUE.
SL-2.8.1: ROOF 5/8" THICK EXPOSURE 1, 40/20 SPAN RATING W/ PANEL CLIPS
SL-2.8.2: WALLS 1/2" THICK EXPOSURE 1, 32/16 SPAN RATING
SL-2.8.3: SUBFLOORS 3/4" THICK TONGUE & GROOVE ADVANTECH OR EQUAL GLUE & NAIL.

SL-2.10: PRESSURE TREATED WOOD AT ALL EXPOSED FRAMING WITH APPROVED CLEAR WATER BORNE PRESERVATIVE. ALL MEMBERS TO BE STAMPED BY APPROPRIATE AGENCY.

SL-2.10: SIMPSON STRONG TIE FRAMING CONNECTORS, FASTENERS AND HARDWARE AS PER SIMPSON STRONG TIE COMPANY WOOD CONSTRUCTION CONNECTORS MANUAL C-2013

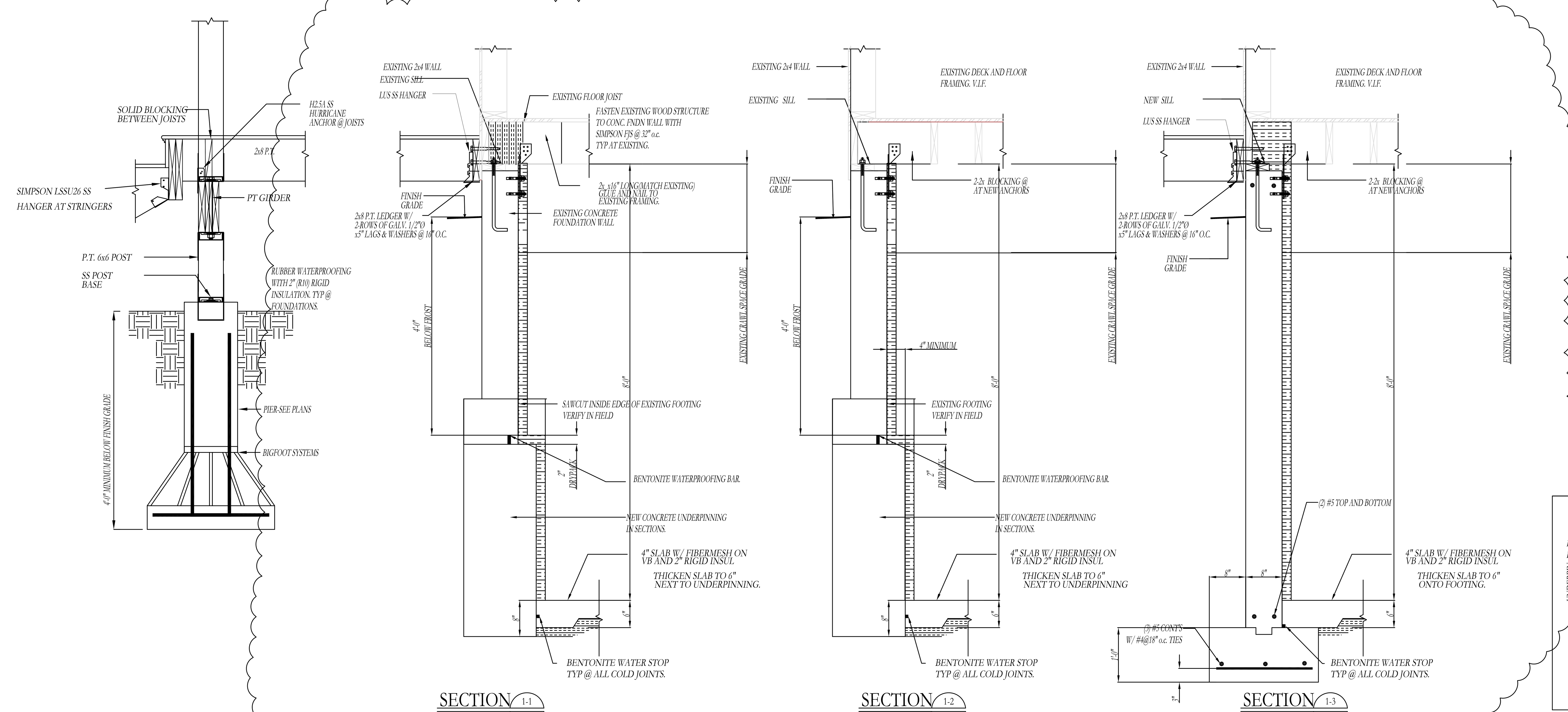
SL-2.11 SIMPSON TITEN HD CONCRETE AND MASONRY SCREW PER SIMPSON C-SAS-2013 SPECIFICATION.

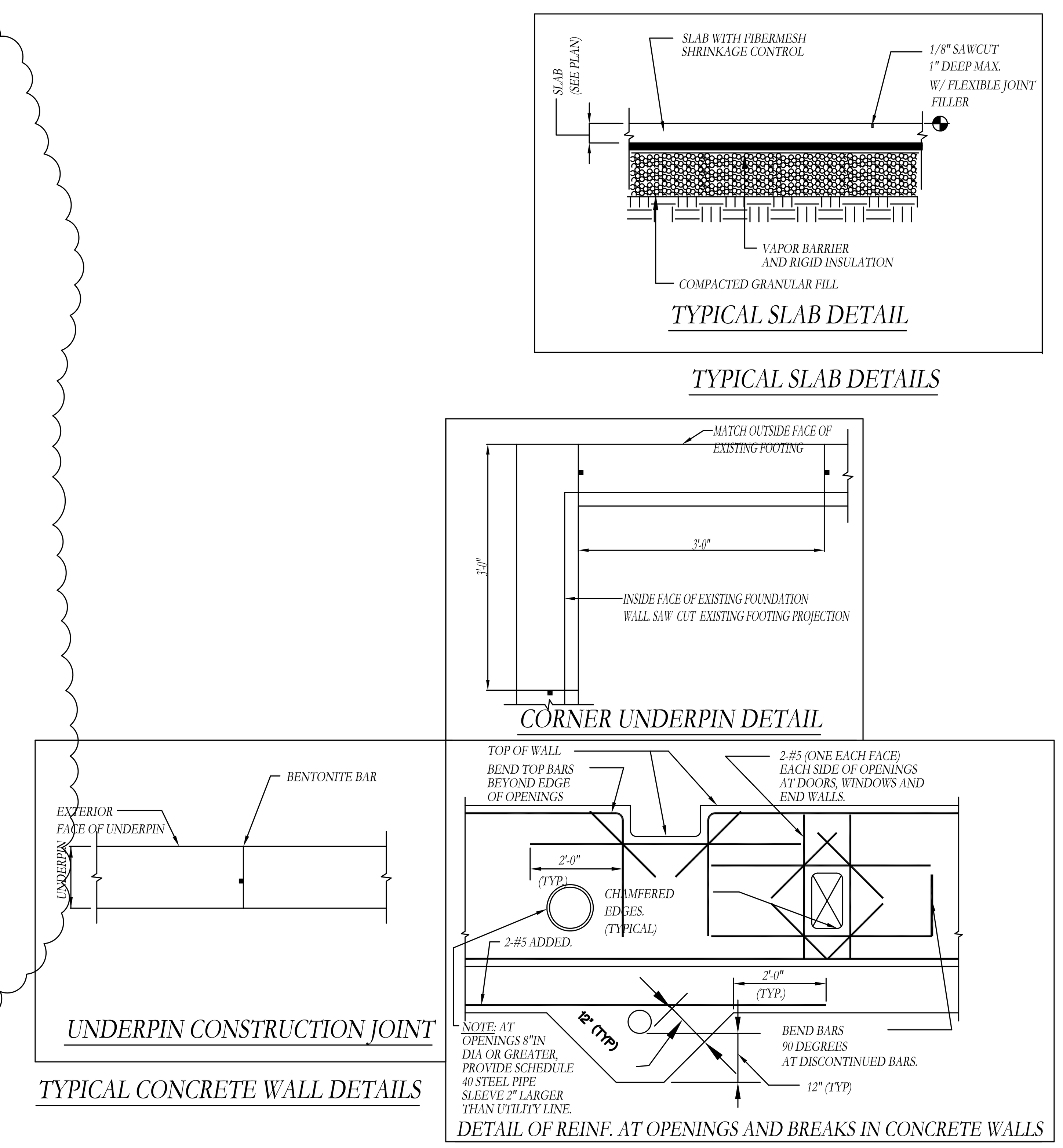
SL-2.12: TIMBERLOK HEAVY DUTY FRAMING SCREW BY FASTENMASTER

STRUCTURAL LUMBER (CONT'D)

SL-3.0: CONSTRUCTION

SL-3.1: ALL WOOD MEMBERS TO BE NAILED IN ACCORDANCE WITH MASS. STATE CODE FASTENER SCHEDULE IN APPENDIX 120.Q.
SL-3.2: PLYWOOD SUBFLOORS SHALL BE GLUED AND NAILED AT 6" O.C. AT ALL JOINTS AND EDGES AND 10" O.C. AT OTHER SUPPORTS.
SL-3.3: PLYWOOD ROOF SHALL BE NAILED AT 4" O.C. THRU-OUT + 10" O.C. AT OTHER SUPPORTS.
SL-3.4: PLYWOOD SHEAR WALLS SHALL BE NAILED AT 4" O.C. AT ALL JOINTS AND EDGES AROUND ALL OPENINGS, AT TOP, BOTTOM AND ENDS AND WALL PERIMETER. BLOCK ALL EDGES.
SL-3.5: PROVIDE FASTENERS FOR ALL CONNECTORS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS





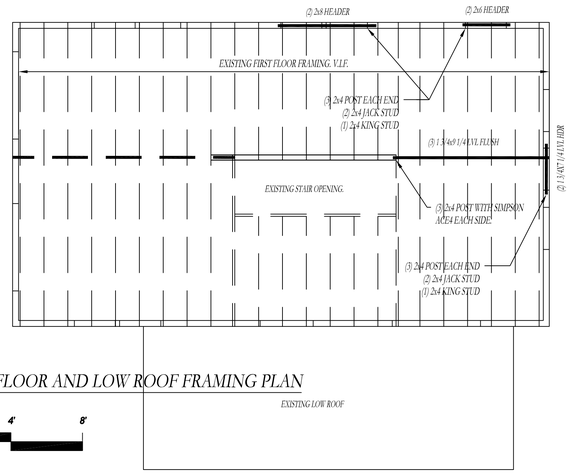
RENOVATIONS TO
1 Kite Hill Ln. Nantucket, MA

USE OF DRAWING
This drawing is the sole property of the Designer and is to be used for the specified project and site. The contents of this drawing are not to be sold, altered, transferred, copied, or reproduced without the expressed written permission of the Designer. This drawing is to be returned to the Designer upon request.

© Thornewill Design LLC 2013

Thornewill Design LLC
48 Dukes Road
Nantucket, MA 02554
Tele: 508-228-9161 Fax: 508-228-3165

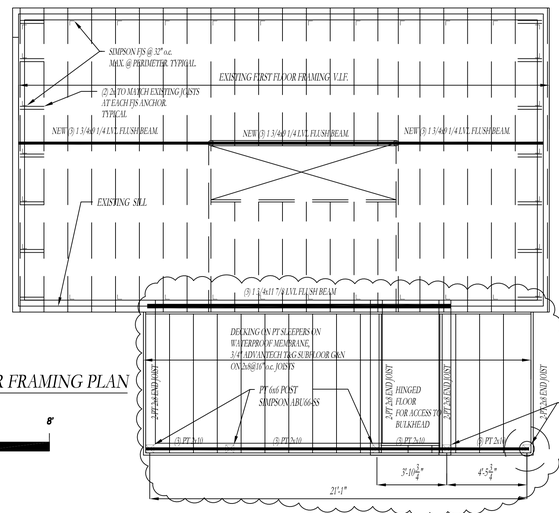
Project No: 2015-145
Designed by: SJG
Drawn by: SJG Eng
Checked by: SJG
Sheet No: S-0
Contents:



SECOND FLOOR AND LOW ROOF FRAMING PLAN

1/4"=1'-0"

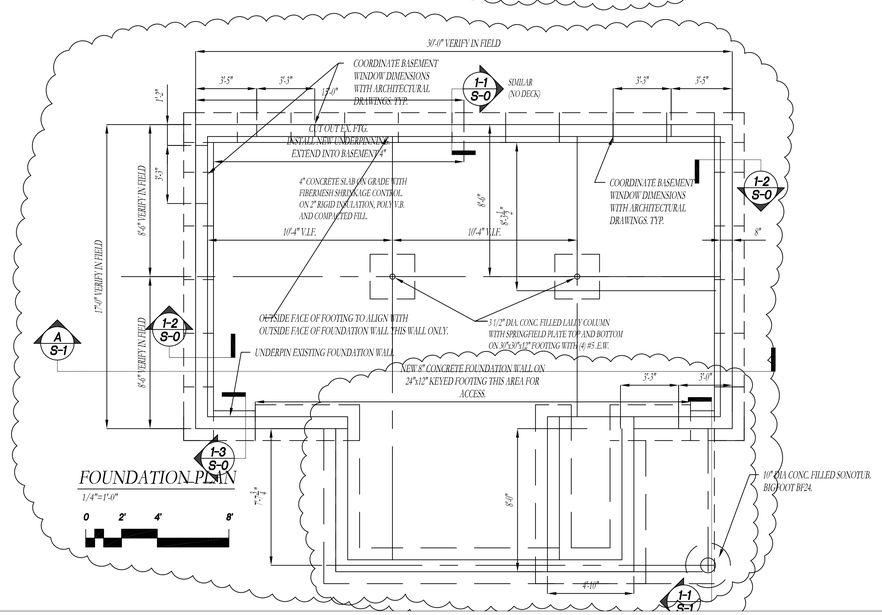
0 2' 4' 8'



FIRST FLOOR FRAMING PLAN

1/4"=1'-0"

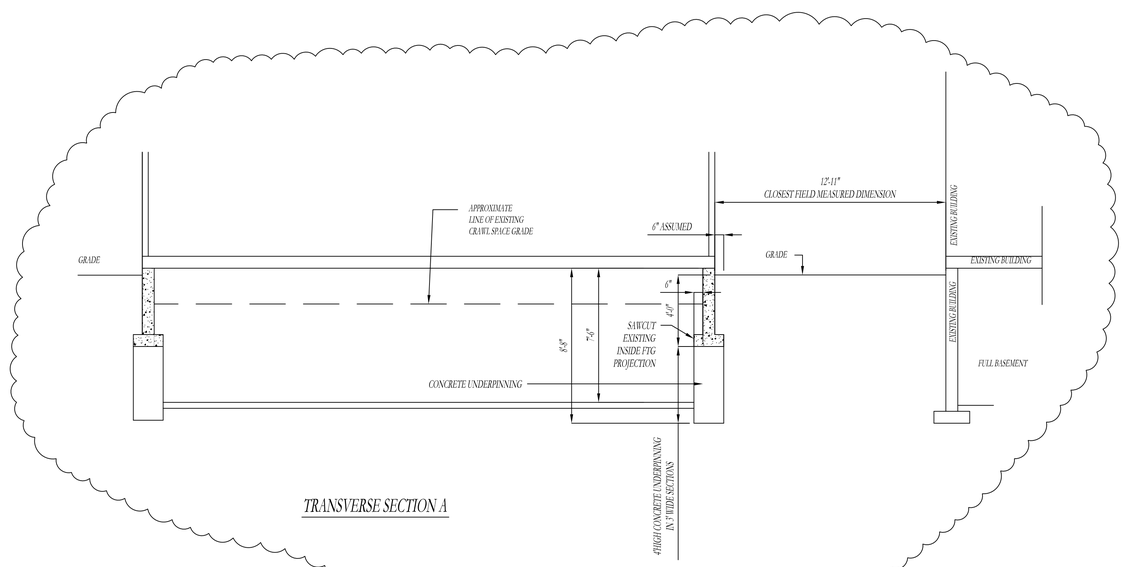
0 2' 4' 8'



FOUNDATION PLAN

1/4"=1'-0"

0 2' 4' 8'



TRANSVERSE SECTION A

SJG Engineering LLC
6 Golden Gate Drive
Hooksett, NH 03106
(O) 603.232.6142
(C) 207.752.3274

COMMONWEALTH OF MASSACHUSETTS
STEPHEN J. GOAN
STRUCTURAL
No. 48276
REGISTERED PROFESSIONAL ENGINEER

ISSUES / REVISION	DATE
PERMIT	10/26/15
FNDN.REVN 1	12/4/15
FNDN.REVN 2	4/11/15

RENOVATIONS TO

1 Kite Hill Ln. Nantucket, MA

USE OF DRAWING

This drawing is the sole property of the designer. It is to be used for the specified project and site. The contents of this drawing are not to be sold, cloned, transferred, copied or reproduced in whole or in part without the permission of the Designer. This drawing is to be returned to the Designer upon request.

© Thornewill Design LLC 2013

Thornewill Design LLC
48 Dukes Road
Nantucket, MA 02554
Tele: 508-228-9161 Fax: 508-228-3165

Project No: 2015-145
Designed by: SJG
Drawn by: SJG Eng
Checked by: SJG
Sheet No:

S-1

Contents:

Bk: 01522 Pg: 147
2016 00000345
Bk: 1522 Pg: 147 Page: 1 of 14
Doc: DECISIO 02/01/2016 11:22

TC

TOWN OF NANTUCKET
BOARD OF APPEALS
NANTUCKET, MA 02554

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

JAN 11 2016 PM2:29

MEMORANDUM

Date: January 11, 2016
To: Town Clerk
From: Eleanor Weller Antonietti, Zoning Administrator
Re: **Zoning Board Decision #31-15– TECHNICAL CORRECTION**

The above referenced ZBA Decision regarding 1 KITE HILL LANE, filed with the Town Clerk on January 7, 2016, requires minor modification to correct an inadvertent typographical error on Page 6. The corrected page is filed herewith. This minor modification will neither effect the content of the relief contained in the decision nor the completed appeal period. Please attach this page to the front of the existing Decision so that it may be recorded in its entirety. Thank you.

Eleanor W. Antonietti,
Zoning Administrator

COMMONWEALTH OF MASSACHUSETTS

County of Nantucket, ss

On the 11th day of January, 2016, before me, the undersigned notary public, personally appeared Eleanor Weller Antonietti, one of the above-named members of the Zoning Board of Appeals of Nantucket, Massachusetts, personally known to me to be the person whose name is signed on the preceding document, and acknowledged that he signed the foregoing instrument voluntarily for the purposes therein expressed.

Official Signature and Seal of Notary Public
My commission expires:

DORIS C. STRANG
Notary Public
Massachusetts
Commission Expires Oct 9, 2020

2 Fairgrounds Road Nantucket Massachusetts 02554
508-228-7215 telephone 508-228-7298 facsimile

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

JAN 7 2016 PM2:45

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

TOWN OF NANTUCKET
BOARD OF APPEALS
NANTUCKET, MASSACHUSETTS 02554

Date: December 30, 2015

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

Application No: 31-15

Current Owners /Applicant: ANJONIC REAL ESTATE 13 COMPANY, LLP; NOREEN CLARKE'NECINA; ELENA EVANGELISTA; and MAUREEN DUNPHY

Enclosed is the Decision of the BOARD OF APPEALS which has this day been filed with 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 a complaint in Land 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.

Eleanor W. Antonietti,
Zoning Administrator

cc: Town Clerk
Planning Board
Building Commissioner/Zoning Enforcement Officer

PLEASE NOTE: MOST SPECIAL PERMITS AND VARIANCES HAVE A TIME LIMIT AND WILL EXPIRE IF NOT ACTED UPON ACCORDING TO NANTUCKET ZONING BY-LAW SECTION 139-30 (SPECIAL PERMITS); SECTION 139-32 (VARIANCES). ANY QUESTIONS, PLEASE CALL THE NANTUCKET ZONING BOARD OF APPEALS OFFICE AT 508-325-7587.

NANTUCKET ZONING BOARD OF APPEALS
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Assessor's Map 42.4.4, Parcel 63
1 Kite Hill Lane
Residential Old Historic (ROH)

Book 1484, Page 185
NO PLAN

DECISION:

1. At a public hearing of the Nantucket Zoning Board of Appeals ("ZBA"), opened at 1:00 P.M. on Thursday, October 8, 2015, Thursday, November 12, 2015, and closed on Thursday, December 10, 2015, in the Conference Room, at 4 Fairgrounds Road, Nantucket, Massachusetts, the Board made the following Decision on the application of **ANJONIC REAL ESTATE 13 COMPANY, LLP; NOREEN CLARKE'NECINA; ELENA EVANGELISTA; and MAUREEN DUNPHY,** c/o Anthony Colella, GP, 330 East 43rd Street, #605, New York, New York, 10017, **File No. 31-15.***:

---

* N.B.[1]: **See also ZBA Decision File No. 30-15** granted to **BENJAMIN M. MCGRATH & LINDA B. MCGRATH and DAVID B. DILLARD & ANNA-KARIN DILLARD, as APPELLANTS,** c/o Reade, Gullicksen, Hanley, & Gifford, LLP, 6 Young's Way, Post Office Box 2669, Nantucket, Massachusetts 02584. This decision upheld an appeal of Zoning Administrator Decision File 15-15 granted to Anjonic Real Estate 13 Company, LLP *et al*, pursuant to Zoning By-law Sections 139-29.C(3) and 139-31 and M.G.L., c. 40A, Section 8. Appellants were further granted a determination that the proposed project to alter a pre-existing nonconforming structure requires a Special Permit and pursuant to Section 139-33 and M.G.L., c. 40A, Section 6.

---

2. Applicant requests special permit relief pursuant to Zoning By-law Section 139-33.A(1) in order to alter the pre-existing nonconforming dwelling. The structure is sited within the side and rear yard setbacks. The work consists of raising the structure, removing the existing foundation and an access to the crawl space, installing a full basement, lowering the structure back down onto a new poured concrete foundation, and adding three window wells. The Locus, an undersized lot of record, is situated at 1 Kite Hill Lane, is shown on Nantucket Tax Assessor's Map 42.4.4 as Parcel 63. Evidence of owner's title is in Book 1484, Page 185 on file at the Nantucket County Registry of Deeds. The property is zoned Residential Old Historic (ROH).

3. Our decision is based upon the application and accompanying materials, and representations and testimony received at our public hearing. There was no Planning Board recommendation, on the basis that no matters of planning concern were presented. Opposition, both written and oral, was presented at the public hearing.

4. Attorney John B. Brescher represented the applicant at all three hearings. Additional testimony regarding this project in favor of the application was received from Maureen Dunphy

(partial owner), Frank Daily (General Contractor), Thornewill Design LLC (Architect), and Stephen J. Goan (Structural Engineer).

5. At the initial hearing on October 8, 2015, attorneys for both the Appellant in the above-referenced appeal and the Applicant agreed to open the related hearings for ZBA Application File Nos. 30-15 and 31-15. The Board found that, in consideration of testimony given in ZBA File No. 30-15 and No. 31-15, the decision of the Zoning Administrator should be overturned. The Board made a simultaneous and related determination that the Applicant's proposed project requires relief by Special Permit pursuant to Nantucket Zoning By-law Section 139-33 and M.G.L., c. 40A, Section 6, to be considered at a regularly scheduled and duly noticed Public Hearing in order to allow all abutters and neighbors to have the opportunity to present evidence as to additional matters of concern regarding the standard of substantial detriment to the neighborhood from the proposed work, which it was and was subsequently opened on Thursday October 8, 2015. Therefore, ZBA Application File No. 31-15 remained open pending further testimony.

6. The Locus, as shown on plan entitled, "Building Location Plan of Land in Nantucket, Mass.", dated June 15, 1993, prepared by Blackwell & Associates, Inc., and attached herewith as "Exhibit A", is an undersized lot of record having an approximate lot area of 1,787 square feet in the Residential Old Historic (ROH) zoning district which requires a minimum lot size of 5,000 square feet. The locus is also pre-existing nonconforming as to frontage, having 31.51 feet of frontage on Kite Hill Lane (*s/k/a* Sunset Hill Avenue) where minimum required frontage is fifty (50) feet.

The premises are improved with a 510 square foot dwelling, having an existing ground cover ratio of 28.5% where a maximum of 50% is allowed. The structure, said to pre-exist the local adoption of the zoning by-law in 1972, is pre-existing nonconforming as to side and rear yard setbacks, being sited as close as 1.3 feet from the westerly side yard lot line, three (3) feet from the easterly side yard lot line, and 2.8 feet from the northerly rear yard lot line, where five (5) foot side and rear yard setbacks are required. There is one available parking space on the lot in compliance with requirement of 139-18.B for the ROH zoning district.

7. As explained by Attorney Brescher, the Applicant proposes to alter the pre-existing nonconforming dwelling. The work consists of raising the structure to remove and replace a concrete block foundation and crawl space with a new finished basement to contain up to two new bedrooms, a new parged foundation, and three basement window wells, two (2) on the north elevation and one (1), intended to provide egress, on the west elevation of the dwelling. (The Board was reminded that window wells have traditionally been treated as retaining walls and the Building Department has historically exempted them from being considered with regards to setbacks as they are not a "structure".) The structure will be set back down on a new poured concrete foundation without any change to its footprint or its height.

Additional exterior alterations, which do not require relief from this Board, consist of adding windows, siting a "BILCO" bulkhead access beneath the porch, and a new front porch door. While some of said work will be done within the required five (5) foot side and rear yard setbacks, the proposed alterations will be no closer to the side or rear yard lot lines than the

existing structure and, as such, will not result in an increase to the pre-existing non-conforming side and rear yard setback intrusions, and will not create any new nonconformities. The project benefits from Nantucket Historic District Commission approval by virtue of Certificate of Appropriateness No. 64067, as the same may be amended from time to time.

8. Over the course of the three hearings, the Board heard substantial opposition to the project. Along with counsel for the Appellants, several abutters – many of whom had also submitted written opposition – appeared at the hearing to express various concerns related to the impact on the neighborhood. Further Testimony was received from an engineer and a consulting excavating contractor.

Those expressing concerns collectively maintained that substantial site constraints inevitably impact the construction methodology and best practices must be incorporated and adhered to throughout the construction process. The principal contention was that the proposed alterations would be substantially more detrimental to the neighborhood than the existing nonconformities because 1) they could potentially cause damage to the adjacent lot and the structures thereon; 2) they would increase the existing nonconformity by increasing the massing of the structure within the nonconforming setback area; 3) an intensification of use by doubling the sleeping capacity of a very small house on a very small lot would overburden the Locus and the narrow roadway; and 4) the lack of adequate access for construction machinery and vehicles *via* Kite Hill Lane which is too narrow to accommodate such vehicles and parking thereon. (Kite Hill Lane is an easement which is a portion of the land known as 5 Kite Hill Lane.)

9. Carl Jelleme of Toscana Corp., a consultant for the abutters, explained how the foundation would have to be constructed in order to avoid structural damage to neighboring properties. According to him, under the originally proposed construction methodology, they would have to over-excavate onto the neighbors' property (involving their approval), with underpinning of the existing foundation to avoid any disturbance to adjacent lots. An earth retention system would be needed to drive steel sheathing – which could be a serious challenge with this Locus. He also stated that a preconstruction survey of every structure within two hundred (200) feet should be obtained to better monitor any impact on adjacent lots during construction.

10. John Stover, Professional Engineer and consultant for the abutters, expressed concerns regarding the impact of driving piles. Specifically, he maintained that this process could consolidate and destabilize soils in such a way as to cause a damaging effect on buildings within twenty (20) feet. He strongly urged the Board to require geotechnical engineering assessment of the site and soil testing.

11. Numerous representatives for the applicant assured the Board that best practices would be consistently and reliably applied with this renovation project. More specifically, construction vehicles would be parked on the premises or off site and not on Kite Hill Lane. The Applicant acknowledged the neighborhood concerns regarding access and the potential for the foundation work to have a negative impact on surrounding structures. In an effort to mitigate the alleged intensification of use, the applicant reduced the number of proposed bedrooms in the basement

from two to one. It was further explained that the work will be done according to all applicable building code regulations, and that the contact information of the site manager and General Contractor will be given to all neighbors.

12. The Board established that the work that will be done, if not done very carefully, will have a substantial and potentially detrimental impact on the neighborhood. With that in mind, the Board requested that the applicant submit a thorough engineering survey and adequate documentation of the manner in which the work will proceed. After substantial discussion, the applicant agreed to provide a detailed Construction Methodology and corresponding documentation in order that the Board may further evaluate and review the establishment of best practices in terms of structural engineering.

13. At the third and final hearing on December 10, 2015, the Board reviewed the revised and refined Construction Methodology and corresponding engineering plans submitted, as requested, by the Applicant. Testimony was received from Structural Engineer, Stephen J. Goan, as consultant to the Applicant. Mr. Goan responded to recommendations made by consultants for the opposition and explained in detail the site preparation, excavation, installation of the concrete forms and the underpinning of the foundation. The applicant elected to use the underpinning method of construction rather than the sheet piling.

14. As explained by Mr. Goan, the dwelling is a small light building which readily allows for underpinning in 3-foot sections. This gradual process is designed to mitigate any undue negative impact on adjacent buildings and properties. The structure on the adjacent property is approximately twelve (12) feet away from the subject structure. The basement is clear of the eight (8) foot "line of influence". The approximate effect around the building is at most three (3) feet. The porch will be taken out on the bottom level. The front foundation wall will be cut out to enable a gradual excavation. Concrete will be pumped in 3-foot sections as a continuous pour, with trenches in a various locations. There will be no sheet piling.

Mr. Goan adding that hiring a geotechnical engineer is not a standard requirement with a residential project. As to the recommendation to conduct soil tests, test pits and soil borings examine subsurface conditions, this is done with a boring rig and a vibratory hammer whereby the number of blows per foot is the basis for calculations. The vibrations resulting from this process could reverberate to the structures on the adjacent lots. The applicant is seeking to avoid such potentially damaging vibrations.

15. Based upon the testimony received at the hearings, the site plan, the Construction Methodology and related Engineering Plan, the Zoning Board of Appeals made a determination that the requested relief may be granted based upon the findings that the proposed project will not make the existing nonconforming setback distances more nonconforming and will not be substantially more detrimental to the neighborhood than the existing nonconformities, provided that the detailed the Construction Methodology is strictly adhered to so as to avoid both any damage to neighboring properties and any negative impact on the neighborhood. Furthermore, the Board acknowledged that they have no jurisdiction relative to the number of bedrooms on the

SEE replacement page with correction.

property because the residential use (e.g., the bedrooms for a single-family dwelling) are an allowed use in the ROH zoning district.

16. Accordingly, by a **MAJORITY** vote (four in favor and one opposed) of the sitting Board, the Zoning Board of Appeals GRANTS the requested relief by **SPECIAL PERMIT** pursuant to Zoning By-law Section 139-33.A(1) in order to alter the pre-existing nonconforming dwelling upon a pre-existing nonconforming lot. The relief is conditioned upon the following:

a. The proposed alterations and expansion shall be done in substantial conformity with the plans approved in conjunction with Nantucket Historic District Commission Certificate of Appropriateness No. 64067, as the same may be amended from time to time;

b. The project shall be done in accordance with the Construction Methodology and Engineering Plans, attached herewith as "Exhibit B";

c. There will be no more than one bedroom in the new finished basement as shown on basement floor plans, attached herewith as "Exhibit C";

d. There shall be no further construction involving exterior changes or expansion with further relief from this Board;

e. The General Contractor, Site Manager, and/or Construction Supervisor will provide all contact information to the Zoning Administrator and any abutters who request it;

f. Kite Hill Lane will not be used for parking of construction vehicles or vehicles belonging to people working on the site.

g. There shall be no exterior construction between Memorial Day and Labor Day of any given year relative to construction contemplated under this decision.

SIGNATURE PAGE TO FOLLOW

property because the residential use (e.g., the bedrooms for a single-family dwelling) are an allowed use in the ROH zoning district.

16. Accordingly, by a **MAJORITY** vote (four in favor and one opposed) of the sitting Board, the Zoning Board of Appeals GRANTS the requested relief by **SPECIAL PERMIT** pursuant to Zoning By-law Section 139-33.A(1) in order to alter the pre-existing nonconforming dwelling upon a pre-existing nonconforming lot. The relief is conditioned upon the following:

a. The proposed alterations and expansion shall be done in substantial conformity with the plans approved in conjunction with Nantucket Historic District Commission Certificate of Appropriateness No. 64067, as the same may be amended from time to time;

b. The project shall be done in accordance with the Construction Methodology and Engineering Plans, attached herewith as "Exhibit B";

c. There will be no more than one bedroom in the new finished basement as shown on basement floor plans, attached herewith as "Exhibit C";

d. There shall be no further construction involving exterior changes or expansion ~~with~~ **without**[1] further relief from this Board;

e. The General Contractor, Site Manager, and/or Construction Supervisor will provide all contact information to the Zoning Administrator and any abutters who request it;

f. Kite Hill Lane will not be used for parking of construction vehicles or vehicles belonging to people working on the site.

g. There shall be no exterior construction between Memorial Day and Labor Day of any given year relative to construction contemplated under this decision.

SIGNATURE PAGE TO FOLLOW

[1] *Correction of typographical error made by Eleanor Weller Antonietti, Zoning Administrator, on January 11, 2016.*

Assessor's Map 42.4.4, Parcel 63
1 Kite Hill Lane
Residential Old Historic (ROH)

Book 1484, Page 185
NO PLAN

Dated: 12/30/, 2015

Edward Poole

Lisa Botticelli

Michael J. O'Mara

Kerim Koseatac (opposed)

Susan McCarthy

I 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 40A, SECTION 11

TOWN CLERK

FEB 01 2016

ATTEST: A TRUE COPY

NANTUCKET TOWN CLERK

COMMONWEALTH OF MASSACHUSETTS

County of Nantucket, ss

On the 30th day of December, 2015, before me, the undersigned notary public, personally appeared Lisa Botticelli, one of the above-named members of the Zoning Board of Appeals of Nantucket, Massachusetts, personally known to me to be the person whose name is signed on the preceding document, and acknowledged that he signed the foregoing instrument voluntarily for the purposes therein expressed.

Official Signature and Seal of Notary Public
My commission expires: 10/09/2020

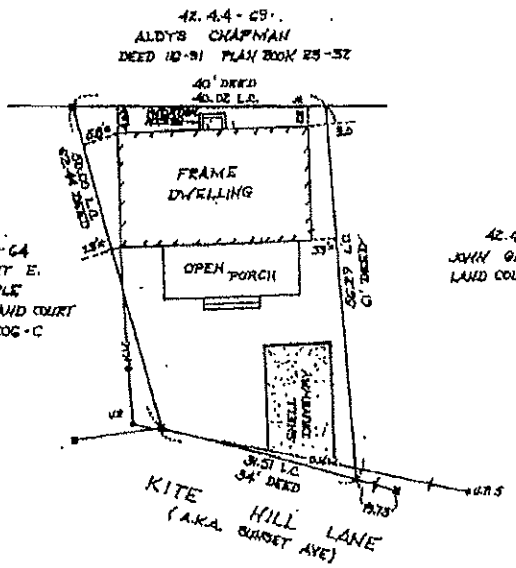
DORIS C. STRANG
Notary Public
Massachusetts
Commission Expires Oct 9, 2020

"EXHIBIT A"

ZONING CLASSIFICATION: R.O.H.

		EXISTING
MIN. AREA	40000 SF.	17473 SF.
MIN. FRONTAGE	50 FT.	SEE PLAN
FRONT YARD S.B.	NONE	
REAR & SIDE S.B.	5 FT.	
GROUND COVER (%)	50 %	24%

APPROVED
NANTUCKET BUILDING DEPT.
Date 6-16-93
By # 9680-93



■	DENOTES	CONCRETE BOUND FOUND
	DENOTES	EXISTING UTILITY POLE
L.C.	DENOTES	LAND COURT PLAN DISTANCE

I CERTIFY, AS OF 6/15/93, THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

PROFESSIONAL LAND SURVEYOR

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

ASSESSOR MAP: 42.4.4, PARCEL: 63

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1" = 15' DATE: 6-15-93

Owner: BRUCE K. KIRTLAND & EMILY DA L. KIRTLAND

Deed: BK/PG 1522 Pg. 3 Plan: NONE FOUND

Locus: ONE KITE HILL LANE

BLACKWELL & ASSOCIATES, Inc.
8 YOUNGS WAY
NANTUCKET, MASS. 02554
(508) 228-9028

NOT TO BE RECORDED. B-3566

EXHIBIT B

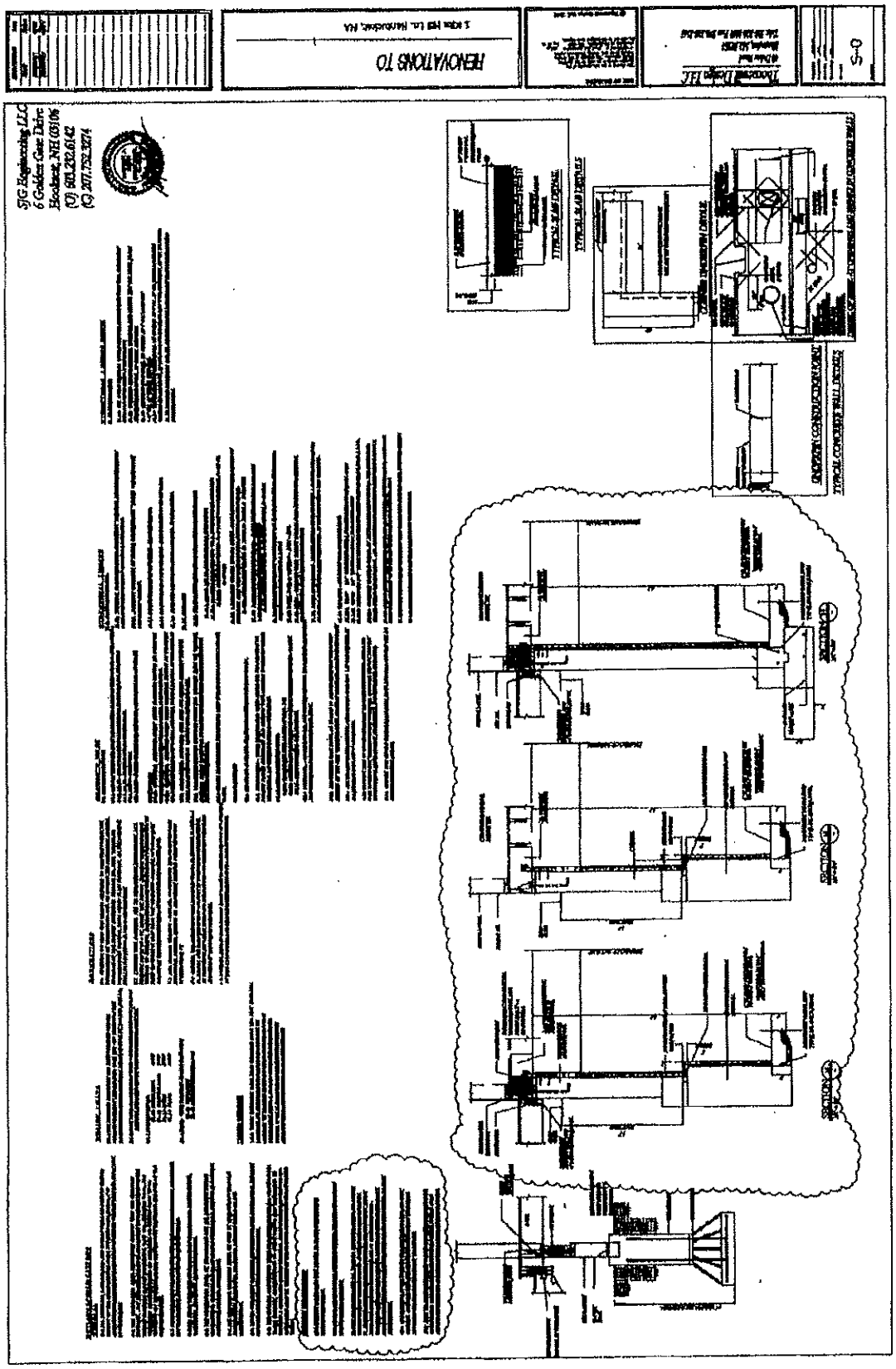
CONSTRUCTION METHODOLOGY
1 Kite Hill Lane
ZBA Application – File No. 31-15.

An UNDERPINNED FOUNDATION will include the following measures:

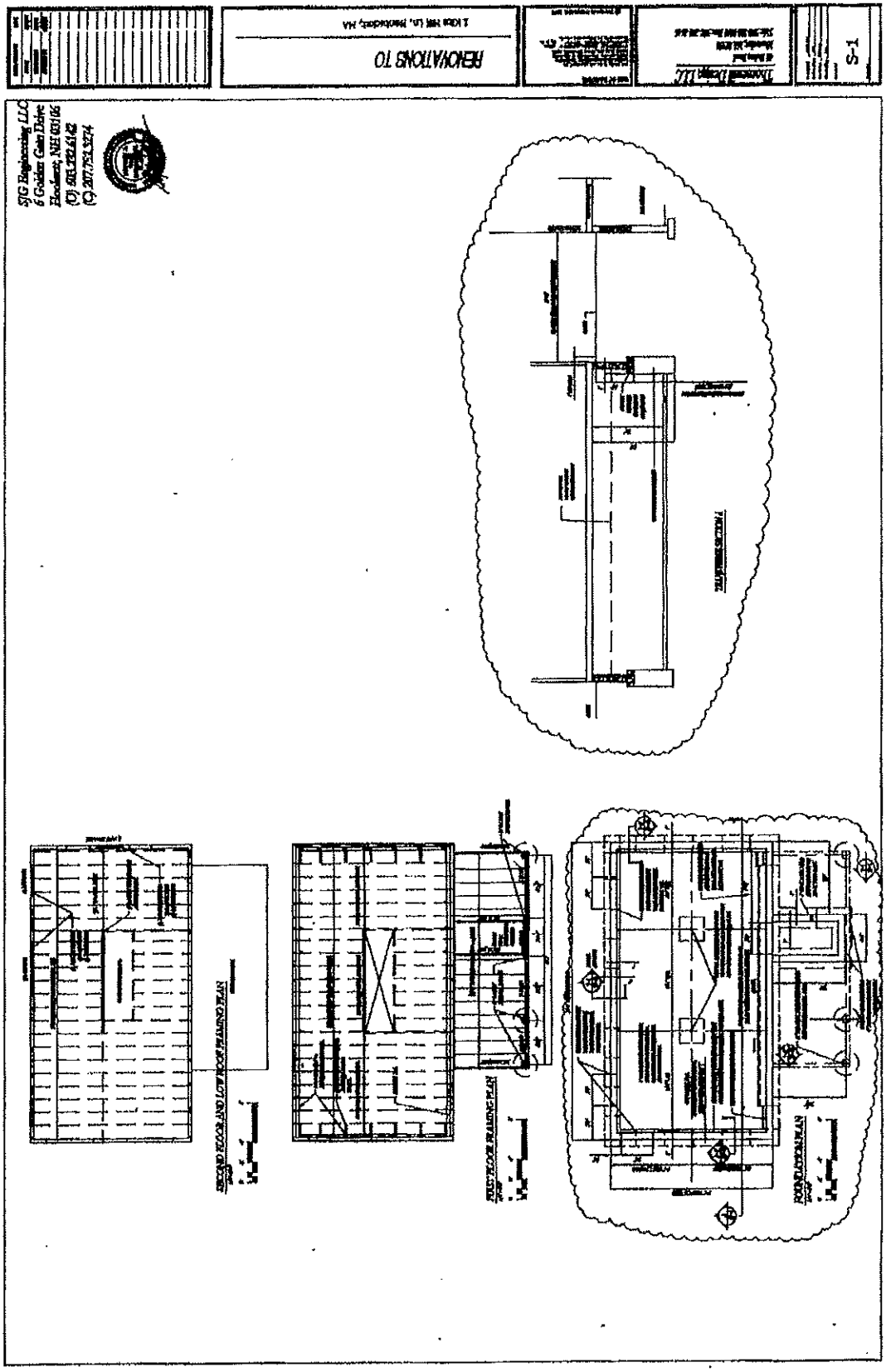
- Protect the common way with the use of heavy planting;
- Remove necessary landscaping material from the front of the property;
- Removing existing front porch;
- Create opening in foundation wall for access;
- Excavate no more than 3 feet wide sections under existing foundation to be spaced 3 feet apart from each other;
- Pour footings in new excavation;
- Install forms at the inside face of the foundation wall;
- Block in new foundation from new footing to existing foundation;
- After the first sections of foundation are complete, split the span of remaining existing foundation and repeat the process until completion;
- Underpinning will extend approximately 4 inches inside the existing foundation wall. If there is a footing, the inside will be removed (sawcut off) prior to underpinning in order to minimize intrusion into the existing basement;
- The interior of the foundation space will then be excavated to full height;
- A one sided form will be built and a foundation wall will be poured on the interior to connect the existing foundation to the new lower foundation and create a monolithic structure.

- *IN ADDITION:*
- There will be no vibrating of sheet or shoring materials;
- There will be no exterior sheet piling;
- The exterior dimension of the foundation will remain as they currently are;
- Access to Kite Hill Lane will remain open;
- All construction vehicles will be parked either on-site or along West Chester Street, Centre Street, or Cliff Road;
- If Kite Hill Lane needs to be temporarily blocked, ample notification will be given to abutters (at least 48 hours in advance);
- During times of temporary blockage to Kite Hill Lane, Public Safety vehicles will have access to all homes on Kite Hill Lane in case of life and safety issues;
- No disturbance to the abutters electrical, sewer, water, or internet service is foreseen. If any issue arises, all abutters affected will be notified and the cost will be the responsibility of the contractor;
- There will be no impact on neighboring foundations, because the existing foundation is at the same level as the foundation of the surrounding properties;
- Contractor will be available to abutters via phone, email, or on site meeting;
- No exterior construction will be done between Memorial Day and Labor Day of any year of this project.

"EXHIBIT B"

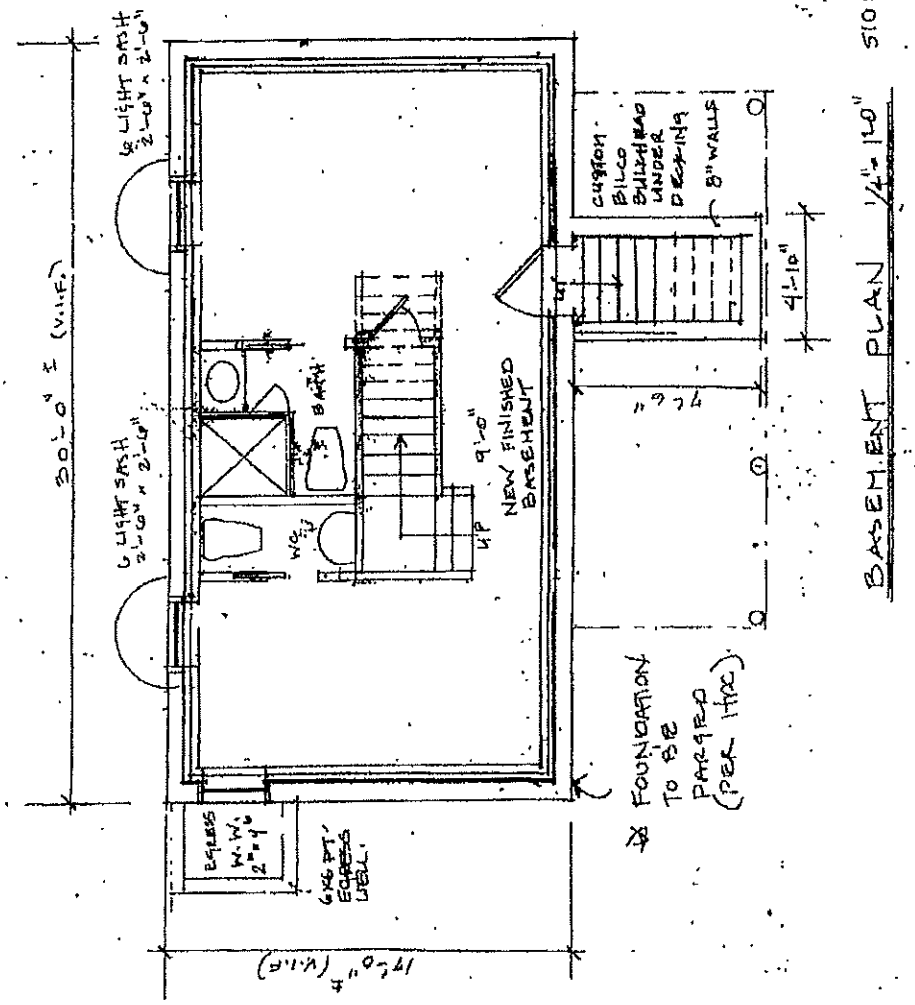

SJG Engineering LLC
6 Golden Gate Drive
Hooksett, NH 03106
(T) 603.203.6142
(C) 207.752.3274
REVISIONS TO
S-0

"EXHIBIT B"


S-1
RENOVATIONS TO
SECOND FLOOR AND LOW ROOF FRAMING PLAN
FIRST FLOOR FRAMING PLAN
FOUNDATION PLAN

"EXHIBIT C"

BASEMENT FLOOR PLAN



NANTUCKET COUNTY Received & Entered
Attest: Jennifer H. Fennell, Register of Deeds

BOOK 0406 PAGE 050

TOWN OF NANTUCKET

BOARD OF APPEALS

NANTUCKET, MASSACHUSETTS 02554

Date: December 18, 1992

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

Application No.: 107-92

Owner/Applicant: BRUCE AND MELINDA KOMISKE

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

ZONING BOARD OF APPEALS
3 South Beach Street
Nantucket, Mass. 02554

Map 42-2-2
Parcel 63
ROH

1 Kite Hill Lane
116/246

At a Public Hearing of the Zoning Board of Appeals held at 1:00 P.M., Monday, December 14, 1992, in the Town and County Building, Broad Street, Nantucket, Massachusetts, on the Application of BRUCE and MELINDA KOMISKE, 3 Reliance Drive, Bristol, Rhode Island 02809, Board of Appeals File No. 107-92, the Board made the following DECISION:

1. Applicants are seeking relief by Special Permit under §139-33A to allow alteration and extension of a dwelling which is said to be nonconforming. The structure does not comply with the Bylaw requirements for side and rear yard setbacks, and is a residential use on a lot with less than the required area and frontage. The building is 1.3± feet from one side lot line, 3.0± feet from the other side lot line, and 2.8± feet from the rear lot line; a minimum 5 foot side and rear setback is required in the district. The lot contains 1,787± S.F. and abuts Kite Hill Lane for a distance of 31.51± feet. A minimum lot area of 5,000 S.F. with 50 feet of frontage is required in the district. Applicants plan to add a porch to the front of the building and dormers on the second floor. Some of the proposed work, adding dormers to the second floor, will be on the portions of the structure which encroach on the setbacks. The premises are located at 1 KITE HILL LANE, Assessor's Map 42.4.4, parcel 63. The property is zoned ROH.

2. The Decision is based upon the Application and materials submitted with it, the testimony and evidence presented at the Hearing, and no recommendation from the Planning Board.

3. The Applicant presented an explanation of the proposed alterations, all of which will be within the current footprint of the building.

4. The changes proposed include adding dormers to the second floor of the building and a new porch to the front of the structure.

5. Some of the proposed work, specifically the dormer additions, will be within the area of the setback encroachments, but will not further encroach on that area.

6. The front porch will be entirely outside of any setback area.

7. By a vote of 4-0-1 (Waine, Williams, O'Mara, and Angelastro in favor, Leichter abstaining) the Board finds that the proposed

Application No. 107-92 DECISION

alterations neither intensify any existing nonconformities nor add any new ones, and GRANTS the relief requested by Special Permit under §139-33A to allow the alteration and extension of the structure as proposed, subject to the following condition:

A. The work shall be done substantially in conformity with the plans as approved by the Historic District Commission in Application No. 23,615.

Date: Dec 18, 1992

Dale Waine

Linda F. Williams

Robert J. Leichter

Michael O'Mara

Michael Angelastro

Rec'd Dec. 18, 1992
Rebecca J. Coleman, Town Clerk

I 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, PER SUBJECT TO GENERAL LAWS 40 A, SECTION 11
Rebecca J. Coleman
TOWN CLERK
Jan. 12, 1993

JAN 12 1993
NANTUCKET COUNTY
REC'D ENTERED

8:23 AM
SANDRA M CHADWICK
ATTEST REGISTER

$ 40.00

RECEIVED
BOARD OF ASSESSORS

APR 07 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: Maureen Murphy, Trustee of the One Lily Hill Lane Realty Trust + Anjane Real Estate B Company, LLP

MAILING ADDRESS: 550 East 43rd St #605, New York, NY 10017

PROPERTY LOCATION: 1 Lily Hill Lane

ASSESSOR MAP/PARCEL: 42.4.4/63

SUBMITTED BY: Gibson & Gibson

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).

April 8, 2016
DATE

Patricia Giles
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

ABBUTTERS LISTING
NANTUCKET, MA

Map	Block	Lot	Unit	Owner~s Name	Co Owner~s Name	Address	City	ST Zip	Parcel Location
4243		6		MAHONEY SEAN TRST	C/O 21 WEST CHESTER ST LLC	18 CORY LANE	READING	MA 01867	21 W CHESTER ST
4243		7	1	WELD CAROLINE R		19A W CHESTER ST	NANTUCKET	MA 02554	19A W CHESTER ST
4243		7	2	BULA PROPERTIES LLC	C/O BILL AND CARLA FISHER	751 A PORTOLA STREET	SAN FRANCISCO	CA 94129	19 W CHESTER ST
4243		9		17 WEST CHESTER ST LLC	C/O WILMINGTON TRUST CO - RE DEPT	P O BOX 1596	BALTIMORE	MD 21203	17 W CHESTER ST
4243		11	1	BREED LUCY FOWLKES TR	BREED W CHESTER NOM TRUST	11 WEST CHESTER ST	NANTUCKET	MA 02554	11 W CHESTER ST
4243		12		JOFFE ROBERT D		300 WEST END AVE APT 13A	NEW YORK	NY 10023	9 W CHESTER ST
4243		13		JOFFE ROBERT D		300 WEST END AVE APT 13A	NEW YORK	NY 10023	7 W CHESTER ST
4243		14		MOORE WILLIAM M JR		P O BOX 7012	SIASCONSET	MA 02564	3 W CHESTER ST
4243		15	1	IZEN CAROL R TRST	RED BARN DOOR NOMINEE TRUST	181 LAUREL RD	CHESTNUT HILL	MA 02467	84 CENTER ST
4243		15	2	MILLER DENNIS & CHRISTINE O C		1535 28TH ST NW	WASHINGTON	DC 20007	1 W CHESTER ST
4243		16		BRETSCHNEIDER VIRGINIA LIFE EST	LESLIE JOANNE & AMES JONATHAN ETAL	11 LOWER CROSS ROAD	SADDLE RIVER	NJ 07458	65 CENTER ST
4243		58	1	HOWARD TRUDY	C/O L F HOWARD ASSOCIATES	31 ST JAMES AV #760	BOSTON	MA 02116	20 W CHESTER ST
4243		59		RUDDY SHAUN J TRST	MLR QUALIFIED PER RESD TRUST	312 WESTOE RD	RICHMOND	VA 23229	8 W CHESTER ST
4243		59	1	MILLICENT K RUDDY NOMINEE TR		312 WESTOE ROAD	RICHMOND	VA 23229	6 W CHESTER ST
4243		60		LENCYN ELIZABETH M ETAL		46 BROAD BROOK LN	STAMFORD	CT 06907	7 GULL ISLAND LN
4243		7	77						19 19A W CHESTER ST
4244		8		FEARON JEFFREY A TRST		7777 FOREST LANE # C-700	DALLAS	TX 75230	23 CLIFF RD
4244		22		MARCO JOAN M TRST ETAL		19 REVERE LN	GLASTONBURY	CT 06033	6 CLIFF RD
4244		23	1	PAWLOWSKI MARGARET TRUSTEE		8 CLIFF ROAD UNIT #	NANTUCKET	MA 02554	8 CLIFF RD
4244		23	2	MARINO MARGARET A TRST	SOUTHWIND NOM TRUST	243 NORTH STREET # 6	BOSTON	MA 02113	8C CLIFF RD
4244		23	3	WALTER RALPH B & BOWERS SANDRA L	382 CENTRAL PARK WEST	APT 19P	NEW YORK	NY 10025	8D CLIFF RD
4244		23	4	OWEN JEFFREY S & DIANA M		7421 LYNNHURST ST	CHEVY CHASE	MD 20815	8E CLIFF RD
4244		23	5	BALISCIANO MARCIA L		37 LINVER RD	LONDON ENGLAN	SW63RA	8F CLIFF RD
4244		23	6	JACKSONVILLE PROPERTIES LLC	C/O CYNTHIA DARESHORI	19 CROSSWOODS PATH	WALPOLE	MA 02081	8A CLIFF RD
4244		24		KARTTUNEN FRANCES		67 N CENTRE ST	NANTUCKET	MA 02554	67 CENTER ST
4244		25		DILLARD DAVID B & ANNA-KARIN	C/O SEETA ROSS	45 ROCKEFELLER PLZ STE 19	NEW YORK	NY 10111	86 CENTER ST
4244		28		BREED LUCY FOWLKES TR	BREED W CHESTER NOM TRUST	11 WEST CHESTER ST	NANTUCKET	MA 02554	13 W CHESTER ST
4244		29		KING MONS A		PO BOX 235	PAOLI	PA 19301	15 W CHESTER ST
4244		30		FINK BERNARD B TRST	BBF REVOCABLE TRUST	122 SAINT EDWARD PLACE	PALM BEACH GARD	FL 33418	6 KITE HILL LN
4244		33		CLIFF COTTAGE LLC		51 WESTMORELAND PLACE	ST LOUIS	MO 63108	18 CLIFF RD
4244		33	1	WEBSTER CARL M & SUSAN S		1112 PARK AVE APT 15A	NEW YORK	NY 10128	3 FOLGER LN
4244		33	2	5 FOLGER LANE REALTY TRUST	C/O RUBIN & RUDMAN LLP	50 ROWES WHARF	BOSTON	MA 02110	5 FOLGER LN
4244		33	3	WOLFRAM TYLER J & MICHELE L		19 INDIAN HEAD RD	RIVERSIDE	CT 06878	7 FOLGER LN
4244		33	5	LAB TRUST		4200 MASSACHUSETTS AV NW	WASHINGTON	DC 20016	8 FOLGER LN
4244		33	6	MRKONIC GEORGE R & BARBARA	C/O MRKONIC GEORGE R & BARBARA M TR	2558 KENT RIDGE CT	BLOOMFIELD HILL	MI 48301	6 FOLGER LN
4244		49		SAWB CORPORATION.	C/O ROBIN B WOODS	137 FIVE MILE RIVER RD	DARIEN	CT 06820	24 CLIFF RD
4244		51		FHLP LLC		120 CABOT STREET	CHESTNUT HILL	MA 02467	22 CLIFF RD
4244		53		TWENTY CLIFF NANTUCKET LLC		7 HARCOURT STREET	BOSTON	MA 02116	20 CLIFF RD
4244		54		KOPELMAN ARIE L TRST ETAL		625 PARK AVE	NEW YORK	NY 10065	21 CLIFF RD
4244		54	1	MADAKET CONSERVATION LAND TRUS	C/O KENNETH LINDSAY	P O BOX 987	NANTUCKET	MA 02554	NORTH AV
4244		54	2	NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA 02554	NORTH AV
4244		56		JENSEN JULIUS III ETAL TRS	DRJ CLIFF ROAD REALTY TRUST	15 CLIFF ROAD	NANTUCKET	MA 02554	15 CLIFF RD
4244		59		CLIFF LODGE INN LLC		9 CLIFF RD	NANTUCKET	MA 02554	9 CLIFF RD
4244		59	1	LITTLE JOHN N & WITTENBERG	NANCY S TRUSTEES	158 WOODLAND STREET	SHERBORN	MA 01770	7 CLIFF RD
4244		61		CENTURY HOUSE REAL ESTATE TRST		PO BOX 603	NANTUCKET	MA 02554	10B CLIFF RD
4244		61	1	CENTURY HOUSE REAL ESTATE TRST		PO BOX 603	NANTUCKET	MA 02554	10A CLIFF RD

ABBUTTERS LISTING
NANTUCKET, MA

Map	Block	Lot	Unit	Owner~s Name	Co Owner~s Name	Address	City	ST Zip	Parcel Location
4244		62		MCGRATH BENJAMIN M & LINDA B		1220 PARK AVE 11 A	NEW YORK	NY 10128	12 CLIFF RD
4244		64		GOLDBERG AIME L TRST	KITE HILL THREE REALTY TRUST	841 WORCESTER RD	NATICK	MA 01760	3 KITE HILL LN
4244		65		BOSZHARDT ANDY		660 MADISON AVE 14TH FL	NEW YORK	NY 10065	5 KITE HILL LN
4244		68		NOBSKA PROPERTIES LLC ETAL	C/O FRIIS LAETITIA	1 SKY LANE	BREWSTER	NY 10509	2 FOLGER LN
4244		69		WISE MARYBETH		547 LAKE AV	GREENWICH	CT 06830	16 CLIFF RD
4244		70		WRAITH WILLIAM IV & JACOB P ELLEN		168 LEES HILL ROAD	BASKING RIDGE	NJ 07920	17 CLIFF RD
4244		71		DEZALDUONDO BARBARA O ETAL TRS	C/O BRIANCE LUCILLE	13 HOLLAND ST	LONDON ENGLAND	W84NA	13 CLIFF RD
4244		72		MATTHEWS ROBERT V	C/O MATTHEWS VENTURES LLC	250 ROYAL PALM WAY	PALM BEACH	FL 33480	11 CLIFF RD
4244		23	79						8 8A CLIFF RD

4/8/2016 8:40:20AM

17 OSR, LLC Realty

(Fusaros Restaurant)

17 Old South Rd.

File No. 14-16

PAID
APR 12 2016
BY: N15823

APR 12 2016 PM2:30
Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

TOWN OF NANTUCKET
BOARD OF APPEALS
NANTUCKET, MA 02554

APPLICATION

Fee: $450.00

File No. 14-16

Owner's name(s): 17 OSR, LLC d/b/a Fusaro's Restaurant

Mailing address: 17 Old South Road, Nantucket, MA 02554

Phone Number: 508-221-0306 E-Mail: _____

Applicant's name(s): 17 OSR, LLC d/b/a Fusaro's Restaurant

Mailing Address: 17 Old South Road, Nantucket, MA 02554

Phone Number: 508-221-0306 E-Mail: _____

Locus Address: 17 Old South Road Assessor's Map/Parcel: 67-41.2

Land Court Plan/Plan Book & Page/Plan File No.: Lot 4, Plan File 44-Q, Nantucket Registry of Deeds

Deed Reference/Certificate of Title: 1496/25 Zoning District CN

Uses on Lot- Commercial: Yes (describe) restaurant
Residential: Number of dwellings _____ Duplex _____ Apartments _____

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

Building Permit Numbers: _____

Previous Zoning Board Application Numbers: _____

2 Fairgrounds Road Nantucket Massachusetts 02554
508-228-7215 telephone 508-228-7298 facsimile

State below or attach a separate addendum of specific special permits or variance relief applying for:
A Variance pursuant to Section 139-32 of the By-Law to allow placement of a seasonal awning over the front patio of Fusaro's Restaurant which would be located five (5') feet into the ten (10') foot front yard setback area. Alternatively, the Applicant asks the Zoning Board to make a finding that no such zoning relief is necessary because the awning is a temporary structure (see attached Addendum "A").

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.

17 OSR, LLC

By Its Attorney:
SIGNATURE:_____ Owner*
Kevin F. Dale, Esquire

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:__/__/__

2 Fairgrounds Road Nantucket Massachusetts 02554
508-228-7215 telephone 508-228-7298 facsimile

ADDENDUM "A"

The Applicant, 17 OSR, LLC ("OSR"), is the owner of the property located at 17 Old South Road, Nantucket, Massachusetts 02554 shown as Lot 4 on a Plan recorded in Plan File 44-Q at the Nantucket Registry of Deeds ("Locus"). The Locus is also shown as Parcel 41.2 on Nantucket Assessor's Map 67, has an area of 14,584± square feet, is located in the Commercial Neighborhood ("CN") Zoning District and conforms to the intensity regulations of the CN Zoning District, which include a minimum lot area of 7,500 sq. ft., minimum frontage of 50 feet, maximum allowable ground cover of 40% of lot area, a minimum front yard setback of 10 feet and minimum side and rear yard setbacks of five (5') feet. The locus has a ground cover of 10.68% (1,558 sq. ft.) and 64.53 feet of frontage along Old South Road.

There is a year round commercial restaurant on the Locus known as "Fusaro's" that serves affordable Italian food and is owned and managed by Tom and Stacey Fusaro. There is an outside brick patio on the front of the restaurant building where restaurant patrons dine "al fresco" during the summer. The brick patio is approximately 20'x30' and the front of the brick patio extends 5' into the 10' front yard setback area. The brick patio is unprotected from the wind, rain and volatile Nantucket weather conditions. Given the current location of structures and the parking area on the southwesterly side of the Locus, there is no other area on the Locus to provide outdoor seating except the brick patio. The Applicant desires to install a seasonal awning over the brick patio to provide safe and reasonable shelter to restaurant patrons dining on the patio during the summer. The additional outdoor summer seating on the patio provides Fusaro's Restaurant with enough income to offset the reduced income the restaurant earns in the winter and the deprivation of outdoor patio seating would cause Fusaro's Restaurant to incur a significant hardship. Furthermore, the Applicant had obtained a Nantucket Historic District Commission Certificate of Appropriateness for the awning (Cert. No. 65429), has paid for the awning and hoped to have the awning in place over the patio for the 2016 summer season. On April 4, 2016, the Nantucket Zoning Enforcement Officer declined to issue an awning permit to the Applicant for the proposed awning because he deemed the awning to be a "structure" that would be located within the required front yard setback area.

The Applicant asks the Board to grant a VARIANCE pursuant to Section 139-32 of the By-Law to allow for the installation of the seasonal awning over the brick patio in front of the restaurant. As grounds for this request, Applicant states that owing to the shape and topography of the Locus and the structures thereon, especially affecting the Locus but not affecting generally other land in the CN Zoning District, a literal enforcement of the zoning by-law could cause substantial hardship to the Applicant and this VARIANCE relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent and purpose of the zoning by-law. Specifically, the proposed seasonal awning will

provide safety and convenience to the public by protecting the public from wind and rain, and awnings typically intrude into a front yard setback or overhang a sidewalk as they do in the downtown area of Nantucket. A number of Nantucket restaurants have awnings over outdoor seating areas in order to make outdoor dining more pleasurable during the summer. The proposed awning will be attached to the building and supported by a metal frame bolted to concrete footings. It will have required safety equipment and lighting.

Most tellingly, the Board has granted a Variance for a seasonal awning for an out of town Nantucket restaurant with a very similar factual background to this Application. In 2006, the Board granted a VARIANCE to Scootsam, LLC d/b/a Cinco to permit the installation of a seasonal awning over the front patio of the restaurant to be located "... no closer than two feet from the front yard lot line along Amelia Drive" (Scootsam, LLC, File No. 025-06). The Scootsam, LLC Variance decision, the Board found that "... awnings by their very nature are a type of structure to provide convenient shelter from the elements, specifically wind and moisture, and are structures one would normally expect to intrude into the front yard setback and/or possibly overhang a sidewalk as is common in the downtown area" (Paragraph 5). The Board granted Scootsam, LLC a Variance permitting the awning to be located no closer than two (2) feet from the front yard lot line along Amelia Drive. These Variance decisions provide a persuasive precedent and rational for the Board to grant the requested VARIANCE relief to 17 OSR, LLC. Moreover, on August 26, 2015, the Board granted a Variance to Bonita Bar, LLC d/b/a Island Kitchen to allow the Applicant to construct a roof over an existing unenclosed restaurant patio to be sited within "... a few inches ... of the side property line (Bonita Bar, LLC, File No. 025-15). The Board found that covering the patio would provide diners with a more tranquil dining experience, mitigate windy conditions and promote the objective of the Mid Island Planned Overlay District to promote economic vitality. Accordingly the Applicant asks the Board to grant the requested VARIANCE.

In the alternative, the Applicant asks the Board to make a finding that the awning is a "temporary structure" and, therefore, does not require Variance relief.

VAUGHAN, DALE, HUNTER AND BEAUDETTE
PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
WHALER'S LANE
P.O. BOX 659
NANTUCKET, MASSACHUSETTS 02554
TEL: (508) 228-4455
FAX: (508) 228-3070

EDWARD FOLEY VAUGHAN
KEVIN F. DALE
RICHARD P. BEAUDETTE

LORI D'ELIA
BRYAN J. SWAIN

WILLIAM F. HUNTER
OF COUNSEL

ZBA 14-16

April 11, 2016

HAND DELIVERY and EMAIL

Eleanor Antonietti, Administrator
Nantucket Board of Appeals, PLUS
2 Fairgrounds Road
Nantucket, Massachusetts 02554

RE: 17 OSR, LLC d/b/a Fusaro's Restaurant
17 Old South Road
Nantucket, Massachusetts 02554

Dear Eleanor:

My client, 17 OSR, LLC d/b/a Fusaro's Restaurant ("Fusaro's), is applying to the Nantucket Board of Appeals for a Variance to install a seasonal awning over a brick patio that will extend five (5') feet into the ten (10') foot front yard setback area along Old South Road. In the alternative, Fusaro's asks the Board to deem the awning a "temporary structure" and make a finding that no variance relief is required to install and use the seasonal awning.

In support of this application, I enclosed the following:

1. Signed Application;
2. Addendum "A";
3. Locus Plan;

4. Existing Conditions Plan;

5. Proposed Conditions Plan;

6. Certified Abutter's List;

7. Awning Building Permit Application dated March 10, 2016;

8. Awning Sketch Plan;

9. HDC Certificate of Appropriateness No. 65429;

10. Two (2) sets of mailing labels; and

11. Check in the sum of $450 made payable to "Town of Nantucket".

Please schedule the matter for hearing on Thursday, May 12, 2016 before the Nantucket Board of Appeals and call me with any questions or concerns at 508-228-4455. I will email you the Application as a single document in pdf format this afternoon. Thank you for your help.

Sincerely,

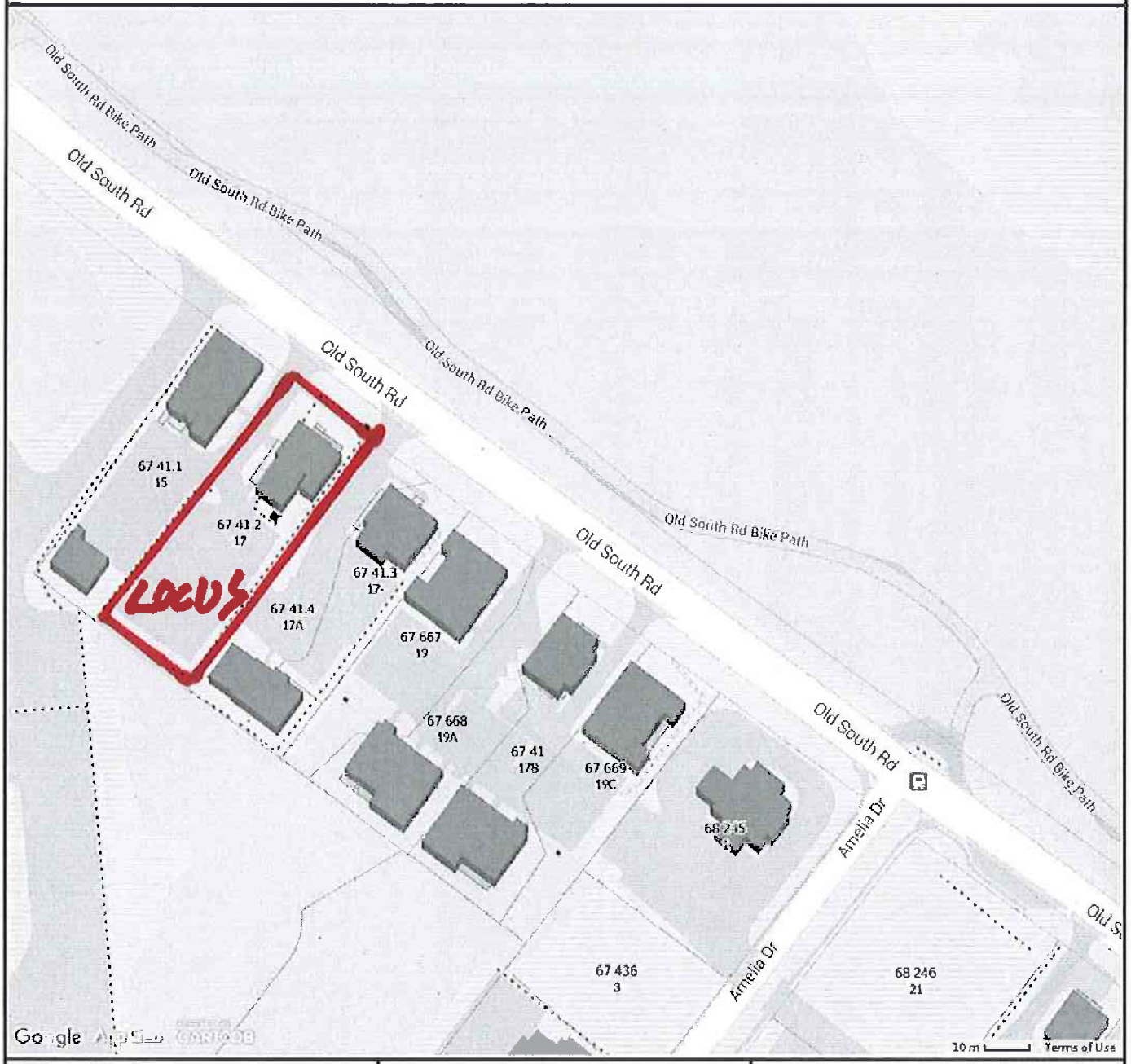
KFD/mep
Enc.
cc: Tom and Stacy Fusaro

LOCUS PLAN

Town and County of Nantucket, MA

April 11, 2016

17 Old south road



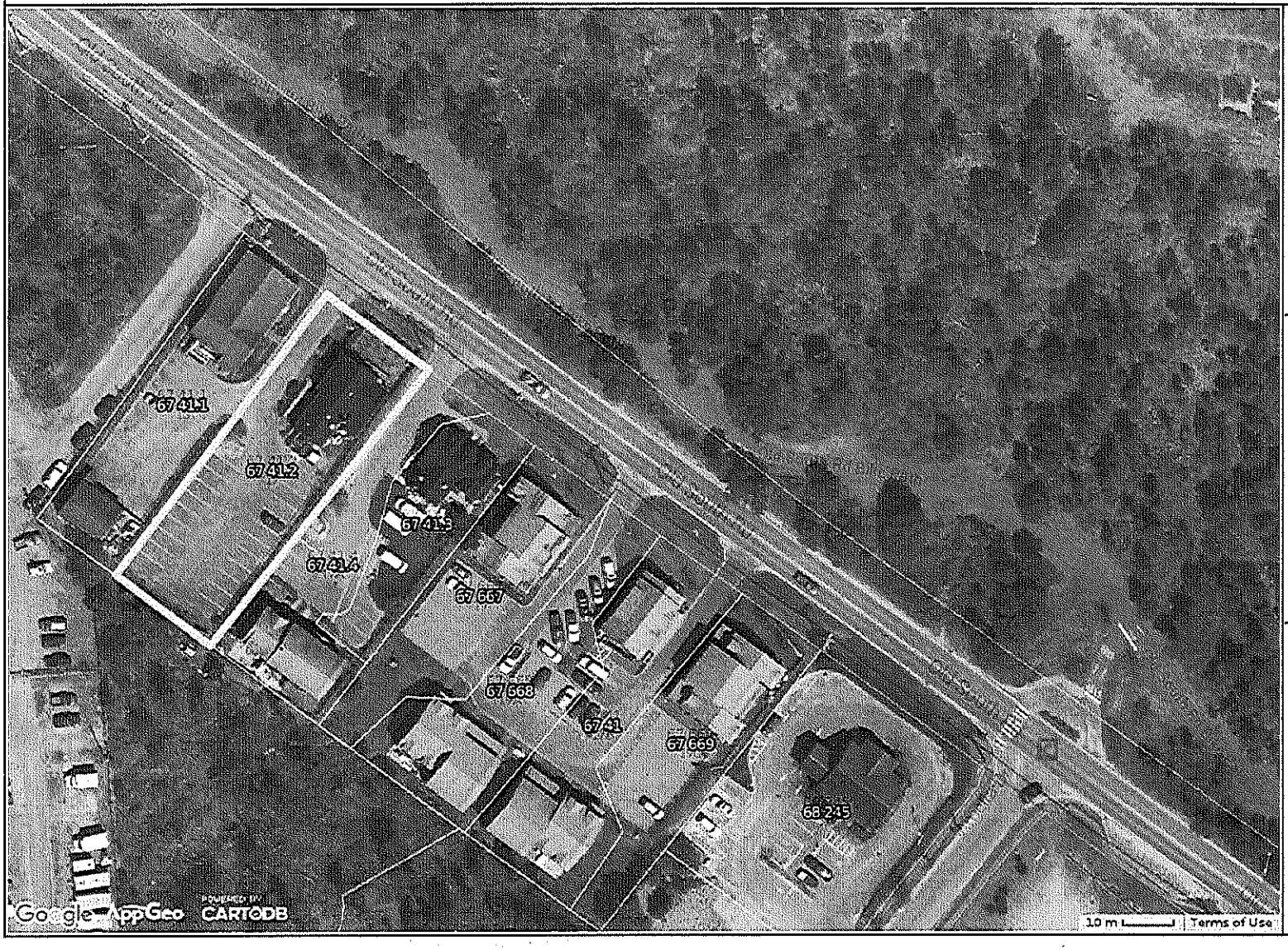
Property Information

Property ID	67 41.2
Location	17 OLD SOUTH RD
Owner	LEMBERG DAVID A & ERIN M

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



Property Information

Property ID 67 41.2

Location 17 OLD SOUTH RD

Owner LEMBERG DAVID A & ERIN M

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.

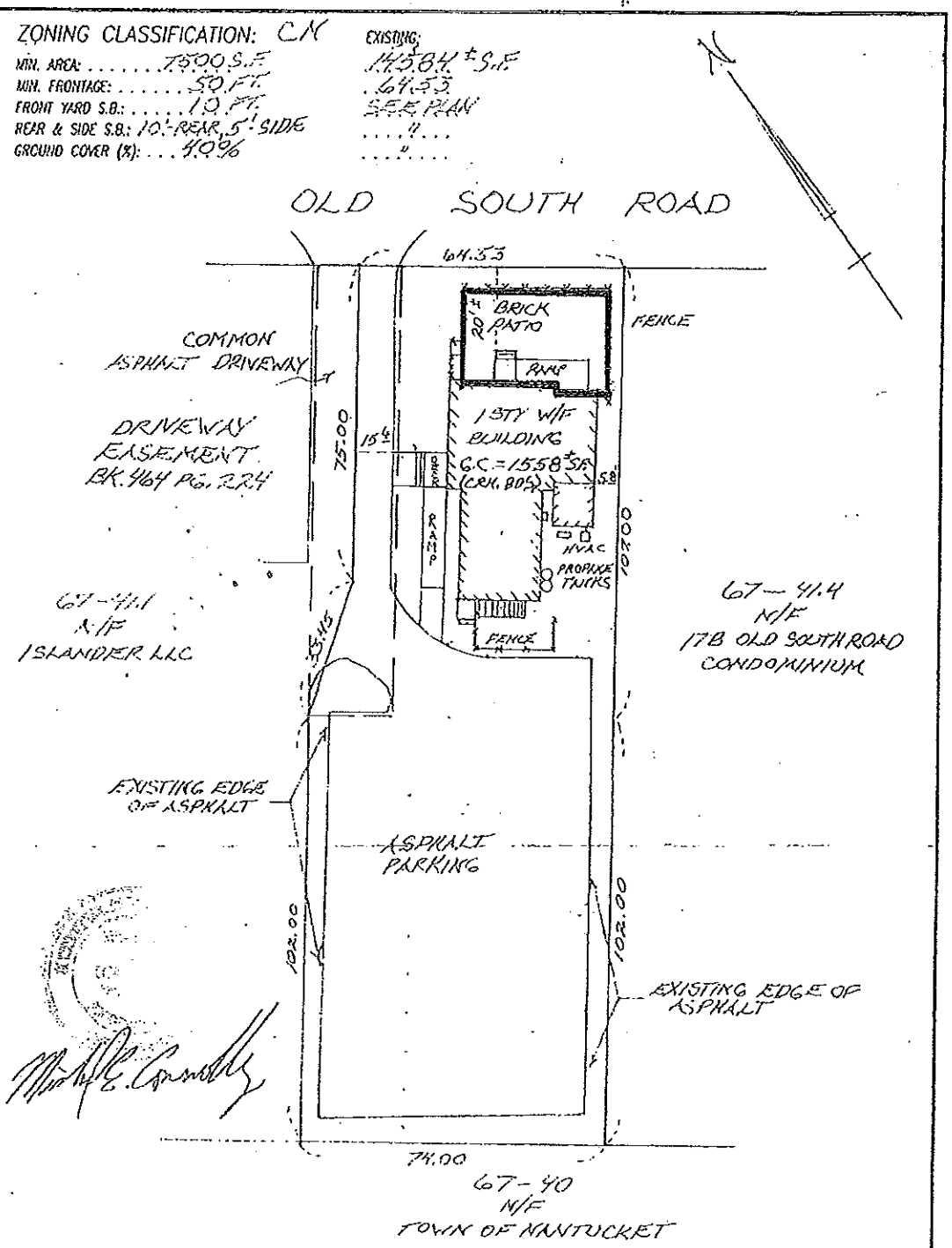
Parcels updated December, 2014
Properties updated January, 2015

LOCUS PLAN (aerial)

EXISTING CONDITIONS PLAN

ZONING CLASSIFICATION: CN

		EXISTING:
MIN. AREA:	7500 S.F.	14584 ± S.F.
MIN. FRONTAGE:	50 FT.	64.53
FRONT YARD S.B.:	10 FT.	SEE PLAN
REAR & SIDE S.B.:	10'-REAR, 5'-SIDE	"
GROUND COVER (%):	40%	"



TO: CAPE COD FINE

AND NO OTHERS.

I CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE PREMISES SHOWN ARE LOCATED IN FLOOD HAZARD ZONE: "X", DELINEATED ON F.I.R.M. / COMMUNITY PANEL NUMBER: 25019C0089G, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. EFFECTIVE DATE OF MAPS: JUNE 9, 2014 AND AS PERIODICALLY REVISED.

THIS INSPECTION PLAN WAS PREPARED FOR MORTGAGE PURPOSES ONLY AND IS NOT TO BE CONSIDERED A FULL INSTRUMENT SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.

THIS INSPECTION PLAN IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF NANTUCKET ASSESSOR'S RECORDS.

THIS PLAN SHALL NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN INTENDED USE STATED ABOVE.

MORTGAGE PLOT PLAN
OF LAND IN
NANTUCKET, MA.

SCALE: 1" = 30' DATE: JULY 20, 2015

Owner: DAVID A. LEMBERG & ERIN M. LEMBERG BK.502 PG.157

Deed/Cert.: BK.492 PG.108 Plan: FL.44-Q LOT 4

Tax Map: 67-41.2 Locus: 17 OLD SOUTH ROAD

MICHAEL CONNOLLY & ASSOC. INC.
PROFESSIONAL LAND SURVEYORS
149 SURFSIDE ROAD
NANTUCKET, MASSACHUSETTS 02554
508-228-8910

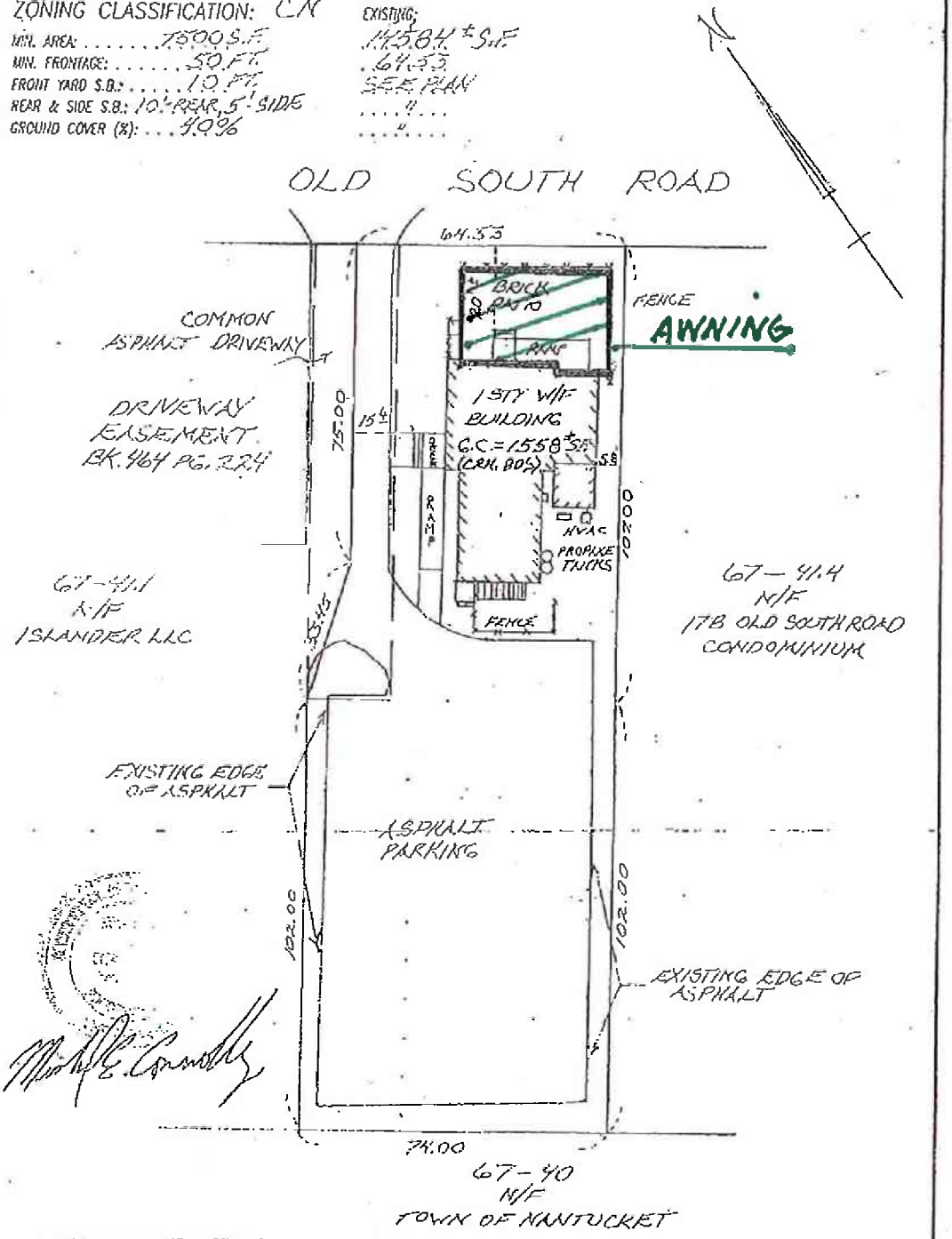
C-7655

PROPOSED CONDITIONS PLAN

ZONING CLASSIFICATION: CN

MIN. AREA: ..... 7500 S.F.
MIN. FRONTAGE: ..... 50 FT.
FRONT YARD S.B.: ..... 10 FT.
REAR & SIDE S.B.: 10' REAR, 5' SIDE
GROUND COVER (%): ... 40%

EXISTING:
14584 ± S.F.
64.55
SEE PLAN
..... " .....
..... " .....



TO: CAPE COD FIVE
..... AND NO OTHERS.

I CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE PREMISES SHOWN ARE LOCATED IN FLOOD HAZARD ZONE: "X", DELINEATED ON F.I.R.M. / COMMUNITY PANEL NUMBER: 25019C0089G, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE OF MAPS: JUNE 9, 2014 AND AS PERIODICALLY REVISED.

THIS INSPECTION PLAN WAS PREPARED FOR MORTGAGE PURPOSES ONLY AND IS NOT TO BE CONSIDERED A FULL INSTRUMENT SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.

THIS INSPECTION PLAN IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF NANTUCKET ASSESSOR'S RECORDS.

THIS PLAN SHALL NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN INTENDED USE STATED ABOVE.

MORTGAGE PLOT PLAN
OF LAND IN
NANTUCKET, MA.

SCALE: 1" = 30' DATE: JULY 29, 2015

Owner: DAVID A. LEMBERG & ERIN M. LEMBERG
BK. 502 PG. 157

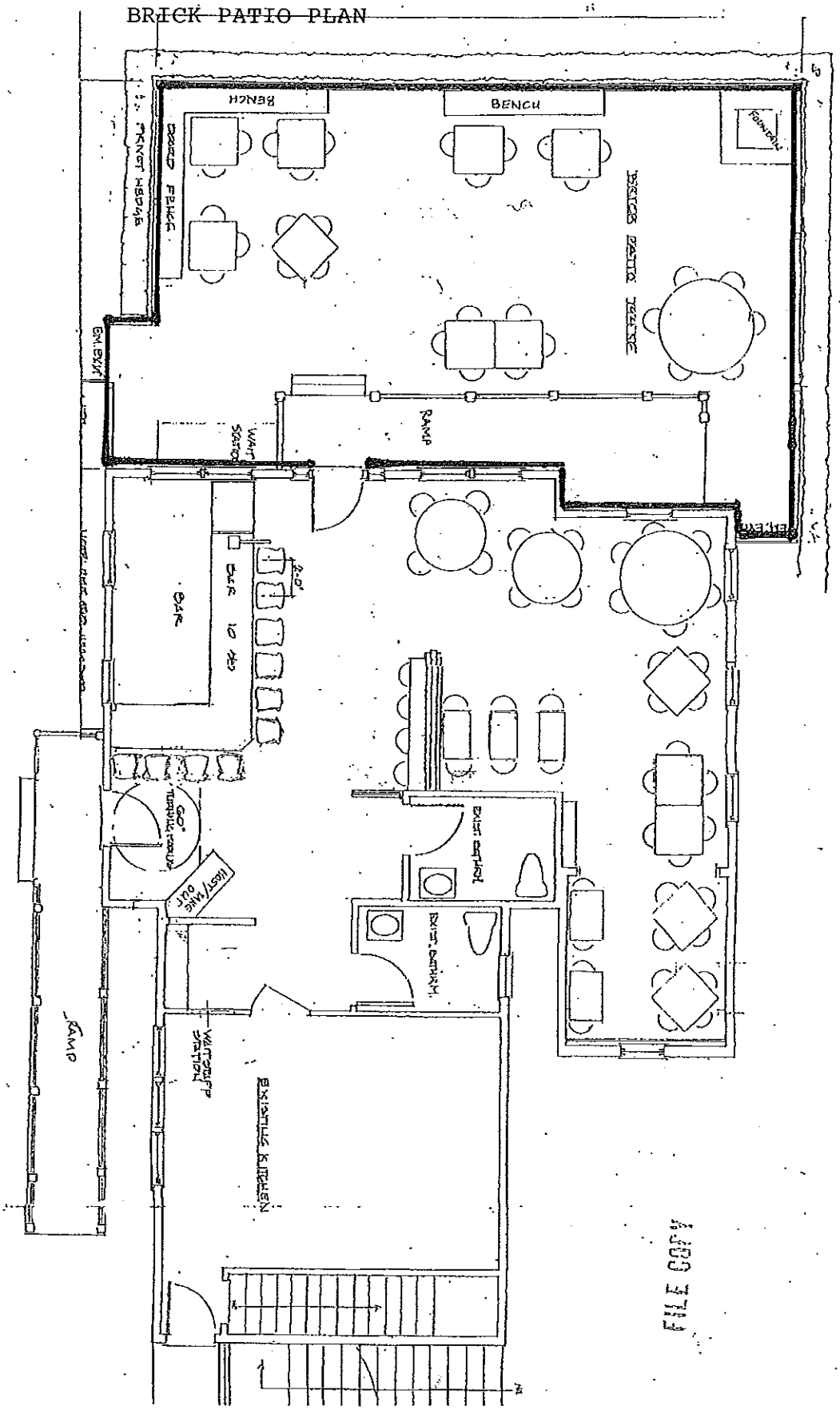
Deed/Cert.: BK. 492, PG. 188 Plan: FL. 14 - Q LOT 4.

Tax Map: 67-41.2 Locus: 17 OLD SOUTH ROAD

MICHAEL CONNOLLY & ASSOC. INC.
PROFESSIONAL LAND SURVEYORS
149 SURFSIDE ROAD
NANTUCKET, MASSACHUSETTS 02554
508-228-8910

C-7655

BRICK PATIO PLAN



FILE COPY

$ 5.00

RECEIVED
BOARD OF ASSESSORS

APR 08 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.....17 OSR, LLC.....

MAILING ADDRESS.....17 Old South Road, Nantucket, MA 02554.....

PROPERTY LOCATION.....17 Old South Road.....

ASSESSOR MAP/PARCEL.....67-41.2.....

SUBMITTED BY.....Kevin F. Dale, Esquire.....

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).

April 11, 2015
DATE

Patricia Giles
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

ABBUTTERS LISTING
NANTUCKET, MA

Map	Block	Lot	Unit	Owner~s Name	Co Owner~s Name	Address	City	ST	Zip
54		46		NANTUCKET TOWN OF	WATER COMMISSION	16 BROAD ST	NANTUCKET	MA	0255
67		40		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	0255
67		41		NINETEEN B OLD SOUTH RD LLC	C/O SHAPIRO ROBERT & LOIS	273 LANSING ISLAND DR	SATELLITE BEACH	FL	3293
67		41	1	ISLANDER LLC		15 OLD SOUTH RD	NANTUCKET	MA	0255
67		41	3	RISEBOROUGH KENNETH S ETAL		P O BOX 3631	NANTUCKET	MA	0258
67		41	4	TOUCH CHANNSOPHAS & PRINTZ RENEE		PO BOX 2736	NANTUCKET	MA	0258
67		41	5	ORELLANA-EGAN IRENE		17B OLD SOUTH RD # 2	NANTUCKET	MA	0255
67		41	6	WASIERSKI HENRY JR		8 LUFF ROAD	NANTUCKET	MA	0255
67		435		AMELIA DRIVE LLC		5 MYRNA RD	LEXINGTON	MA	0242
67		436		BLUE HILLS BANK	ATTN FINANCE DEPT	320 NORWOOD PARK SOUTH	NORWOOD	MA	0206
67		667		NINETEEN OLD SOUTH RD LLC	C/O SHAPIRO ROBERT & LOIS	273 LANSING ISLAND DR	SATELLITE BEACH	FL	3293
67		668		NINETEEN A OLD SOUTH RD LLC	C/O SHAPIRO ROBERT LOIS	273 LANSING ISLAND DR	SATELLITE BEACH	FL	3293
67		669		NINETEEN C OLD SOUTH RD LLC	C/O SHAPIRO ROBERT & LOIS	273 LANSING ISLAND DR	SATELLITE BEACH	FL	3293
67		710		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	0255
67		41	28						
68		245		BLUE HILLS BANK	ATTN FINANCE DEPT	320 NORWOOD PARK SOUTH	NORWOOD	MA	0206

RECEIVED
MAR 10 2016
By #1

BUILDING PERMIT NUMBER

APPLICATION FOR BUILDING PERMIT

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

1. LOCATION OF BUILDING

OWNERS NAME (print): Fusaro, Thomas Fusaro's Restaurant
Last First Middle Initial

17 old South Road
No. Street

Assessor's Map No. 67 Assessor's Parcel No. 41.2

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

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

Awning

B. OWNERSHIP
- ☑ Private
- ☐ Public

C. COST
TOTAL COST OF IMPROVEMENT
$30,000.00

D. DIMENSIONS
Dimensions of Structure
First Floor Area: 875 sq. ft
Second Floor Area:
Third Floor Area:
Total Floor Area:
Full Cellar Area:

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 restaurant

Detail scope of work by floor & provide the square footage.

solid vinyl - fire retardant Awning
to cover restaurant patio.
Approx 875 sq. ft
fixed steel frame

3. SELECTED CHARACTERISTICS OF BUILDING For new buildings and additions, complete Parts D-N for Demolition, complete only Part 1., for all others skip to 4.

F. PRINCIPLE TYPE OF FRAME
- ☐ Wood frame
- ☐ Other - Specify steel

G. PRINCIPLE TYPE OF HEATING
- ☐ Gas ☐ Electricity
- ☐ Oil ☐ Heat Pump
- ☐ Other - Specify

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
Number of Bathrooms
Full Partial

3. Continued

M. ENERGY CONSERVATION

	Type	Thickness	R Value
Foundation or Floor Insulation			
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

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)

see attached

NOTES AND DATE (For Department Use)

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: _____ Total Land Area: _____

Frontage on Street: _____ Lot No.: _____

Plan Book No. and Page: _____ Land Court Plan No.: _____

Date Lot Purchased: _____ Certificate No.: _____

Name of Previous Owner: _____

SUBDIVISION INFORMATION

Name of Owner: _____

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 _____

TIME SHARING INFORMATION

Is there a declaration of Covenants and Restrictions of Interval Ownership noted on your Title or Deed?

Yes ____ No ____

DIMENSIONS

Distance from Property Lines: FRONT _____ REAR _____ LEFT _____ RIGHT _____

Distance between Principal and Secondary Dwelling: _____ (12ft. minimum)

Height of structure above finish grade: N _____ E _____ S _____ W _____

Number of off-street parking spaces: Enclosed _____ On-site _____

GROUND COVER

Principal Dwelling: _____

Secondary Dwelling: _____

Addition: _____ Total: _____ SF.

Garage: _____ Allowable: _____ SF.

Accessory Building: _____

Swimming Pool: _____

Other: _____

MISCELLANEOUS

Was a request to "Determine Applicability of the 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" 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 ZONING OFFICER

Minimum Lot Size: _____ Ground Cover Ratio: _____

Frontage on Street: _____ Side and Rear Setback: _____

Front Yard: _____ Secondary Dwelling approval _____

Additional Comments: _____ Board of Appeals _____

_____ Lot Release Form _____

_____

Date: _____ APPROVED BY: _____

Zoning Officer

5. IDENTIFICATION - To be completed by all applicants

	Name	Mailing address - Number, street, city and state	Zip Code	Telephone No.
1. Owner or Lessee	1705R, LLC	17 Old South Road	02554	508-228-4100.
2. Contractor	Print Name Morgan Awning	427 Riverside Ave	Builder's License	781-569-6511
	Signature	Medford, MA	Date 3/7/16	
3. Contact Person	David Yennaco	same	Date 3/7/16	617-620-3463

Works Compensation Insurance Certificate or Affidavit must be submitted with this application.

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: David Yennaco

Address: 427 Riverside Ave Medford, MA 02155

Telephone # 617-620-3463

Print name: David Yennaco

E-Mail Address: dyennaco@morganawning.com

DO NOT WRITE BELOW THIS LINE

6. PLAN REVIEW RECORD - For Office Use

Plans Review Required				
HISTORIC DISTRICTS COMMISSION		65429	3 1 16	
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 _____

Date of Issuance of Certificate of Occupancy _____

FOR DEPARTMENT USE ONLY

Use Group _____

Occupancy Load _____

Census No. _____

Approved by:

_____

Building Commissioner

CERTIFICATE NO: 65429

DATE ISSUED: 3/1/16 (R)

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°: 67-41.2 PARCEL N°: 41.2

Street & Number of Proposed Work: 17 Old South Rd

Owner of record: 17 OSR LLC

Mailing Address: PO Box 3327 Nantucket, MA 02584

Contact Phone #: 508-221-0506 E-mail: [illegible]

AGENT INFORMATION (if applicable)

Name: (Same)

Mailing Address:

Contact Phone #: E-mail:

FOR OFFICE USE ONLY

Chk - 1201

Date application received: 2/18/16 Fee Paid: $ 25.00

Must be acted on by: 4/21/16

Extended to:

Approved: ✓ Disapproved:

Chairman:

Member:

Member:

Member:

Member:

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District) ☐ Roof ☐ Other AWNING / permanent - main sign upon wall 12'

Size of Structure or Addition: Length: 37' 4½" Sq. Footage 1st floor: 11 Decks/Patio: Size: 0 ☑ 1st floor ☐ 2nd floor

Width: 23' 1" Sq. footage 2nd floor: Size: ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor:

Difference between existing grade and proposed finish grade: North South East West

Height of ridge above final finish grade: North South East West

Additional Remarks

Historic Name:

Original Date: (describe)

Original Builder:

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

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

Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed: ☐ Block ☐ Block (Parged) ☐ Block (type) ☐ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass: 12/12 Secondary Mass: /12 Dormer: /12 Other

Roofing material: ☐ Asphalt ☐ Slate ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.)

Fence: Height: Type: Length:

Skylights (flat only): Manufacturer Rough Opening Size Location

Manufacturer Rough Opening Size Location

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

Leaders (material and size):

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

☐ Other

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other

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

Window Casing Door Frame Columns/Posts: Round Square

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other

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

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

Garage Door(s): Type Material

Hardscape materials: Driveways Walkways Walls

* Note: Complete door and window schedules are required.

COLORS

Sidewall Clapboard (if applicable) Awning Boot Sand - see attached

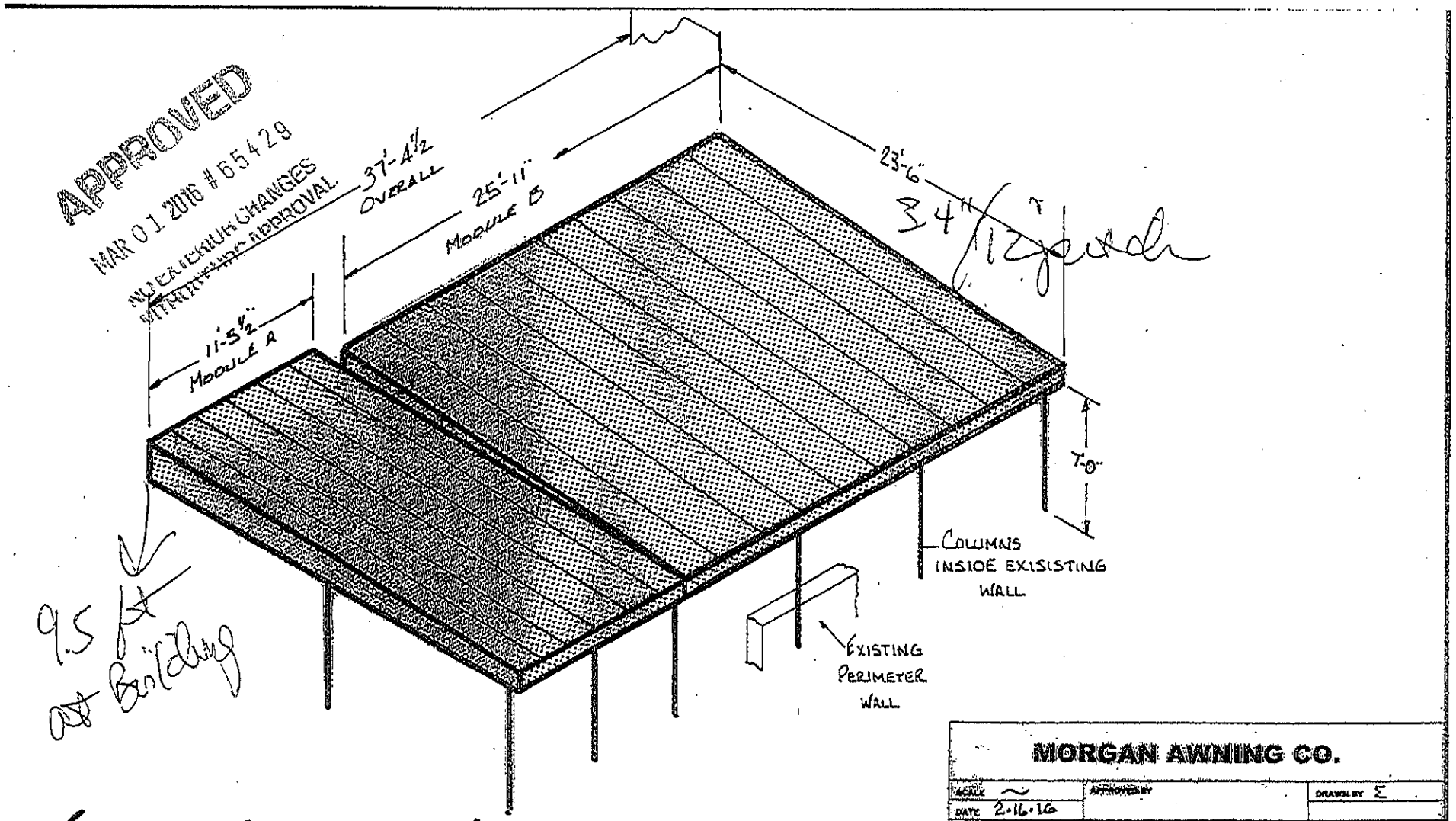
Trim Sash Doors

Deck Foundation Fence Shutters

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

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

Date 2/15/16 Signature of owner of record [signature] Signed under penalties of perjury



FRAMING SCHEMATIC / LOCATION PLAN

MORGAN AWNING CO.

SCALE ~	APPROVED BY	DRAWN BY E
DATE 2-16-16		
FUSARO'S · NANTUCKET · MA		
DINING AREA CANOPY · SEASONAL		DRAWING NUMBER C-1 OF 2

$ 5.00

RECEIVED
BOARD OF ASSESSORS

APR 08 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 17 OSR, LLC

MAILING ADDRESS 17 Old South Road, Nantucket, MA 02554

PROPERTY LOCATION 17 Old South Road

ASSESSOR MAP/PARCEL 67-41.2

SUBMITTED BY Kevin F. Dale, Esquire

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).

April 11, 2015
DATE

Patricia Giles
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

ABBUTTERS LISTING
NANTUCKET, MA

Map	Block	Lot	Unit	Owner~s Name	Co Owner~s Name	Address	City	ST Zip	Parcel Location
54		46		NANTUCKET TOWN OF	WATER COMMISSION	16 BROAD ST	NANTUCKET	MA 02554	1 MILESTONE RD
67		40		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA 02554	2 FAIRGROUNDS RD
67		41		NINETEEN B OLD SOUTH RD LLC	C/O SHAPIRO ROBERT & LOIS	273 LANSING ISLAND DR	SATELLITE BEACH	FL 32937	19B OLD SOUTH RD
67		41	1	ISLANDER LLC		15 OLD SOUTH RD	NANTUCKET	MA 02554	15 OLD SOUTH RD
67		41	3	RISEBOROUGH KENNETH S ETAL		P O BOX 3631	NANTUCKET	MA 02584	17- OLD SOUTH RD
67		41	4	TOUCH CHANNSOPHAS & PRINTZ RENEE		PO BOX 2736	NANTUCKET	MA 02584	17A OLD SOUTH RD
67		41	5	ORELLANA-EGAN IRENE		17B OLD SOUTH RD # 2	NANTUCKET	MA 02554	17B OLD SOUTH RD
67		41	6	WASIERSKI HENRY JR		8 LUFF ROAD	NANTUCKET	MA 02554	17C OLD SOUTH RD
67		435		AMELIA DRIVE LLC		5 MYRNA RD	LEXINGTON	MA 02420	5 AMELIA DR
67		436		BLUE HILLS BANK	ATTN FINANCE DEPT	320 NORWOOD PARK SOUTH	NORWOOD	MA 02062	3 AMELIA DR
67		667		NINETEEN OLD SOUTH RD LLC	C/O SHAPIRO ROBERT & LOIS	273 LANSING ISLAND DR	SATELLITE BEACH	FL 32937	19 OLD SOUTH RD
67		668		NINETEEN A OLD SOUTH RD LLC	C/O SHAPIRO ROBERT LOIS	273 LANSING ISLAND DR	SATELLITE BEACH	FL 32937	19A OLD SOUTH RD
67		669		NINETEEN C OLD SOUTH RD LLC	C/O SHAPIRO ROBERT & LOIS	273 LANSING ISLAND DR	SATELLITE BEACH	FL 32937	19C OLD SOUTH RD
67		710		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA 02554	16 VINCENT CI
67		41	28						17-17 OLD SOUTH RD
68		245		BLUE HILLS BANK	ATTN FINANCE DEPT	320 NORWOOD PARK SOUTH	NORWOOD	MA 02062	1 AMELIA DR

Letters

April 22, 2016

Eleanor Antonietti, Administrator
Nantucket Board of Appeals
2 Fairgrounds Road
Nantucket, MA 02554
By Email: eantonietti@nantucket-ma.gov

Dear Ms. Antonietti:

I am writing to support Tom and Stacy Fusaro's application for a variance to install an awning over the entire front brick patio at Fusaro's Restaurant.

Dining out doors in the warmer seasons is one of the delights of living on Nantucket. Fusaro's patio is a lovely setting for al fresco dining. An awning that covered the entire patio would make that experience even more delightful since it would provide protection on breezy evenings and would allow seating on rainy ones. An awning would also help reduce the traffic noise from the very busy Old South Road immediately adjacent to the patio. It would make a great dining experience all the more enjoyable.

Fusaro's has been a popular addition to the Nantucket restaurant scene. It is wonderful to see our neighbors achieving such great success in a very volatile industry. During the busy summer season, Fusaro's is frequently filled – indoors and outdoors – with customers and often with waiting lines at peak times. Providing the awning means that the Fusaros will be able to serve all those customers inside *and* outside on rainy and cooler evenings and continue to grow their business.

I dine frequently at Fusaro's and I always bring my house guests to the restaurant. I respectfully request that the Zoning Board of Appeals grant this variance and provide an added degree of comfort to the customers and economic security to this successful, locally-owned and operated, and friendly small business.

Sincerely yours,

Janet E. Schulte
4 Curlew Court
Nantucket, MA 02554

VAUGHAN MACHADO REAL ESTATE INC.
5 Sesapana Road
Nantucket, MA 02554

April 25, 2016

Nantucket Board of Appeals
2 Fairgrounds Road
Nantucket, MA 02554

Attn: Eleanor Antonietti, Administrator (via email to EAntonietti@nantucket-ma.gov.)

To Board Members:

We are writing this letter in support of Stacy and Tom Fusaro, owners of Fusaro's Restaurant located at 17 Old South Road, Nantucket, Massachusetts.

It is our understanding that the Fusaros have applied for a permit to install a full protective awning over their patio so as to accommodate patrons during inclement weather as well as during cooler periods in the early Spring and late Fall. In order to accomplish this goal they need to be issued a Variance from your Board.

In our opinion, both the owners and their business establishment deserve absolute consideration and approval of their request for the following reasons:

1. Since their opening day nearly 5 years ago, they have professionally operated their establishment in as exemplary a manner as any business on the Island. They offer a reasonably priced Italian menu which is first rate and very appealing. This statement is easily confirmed by the great and well-deserved success that Fusaro's has enjoyed as an affordable, truly year-round family restaurant on Nantucket.

2. They have provided much-needed local employment for a number of workers at every level of their operation. Also included in their staff, have been many local high school and college students during vacation periods when Island jobs can be difficult to attain for this age group.

3. As mentioned, Fusaro's is one of very few Island businesses that remain open on a truly year-round basis. Unlike many who close during the winter months for "repairs" and "improvements" (taking advantage of the strong income garnered during the prime season but avoiding the inherent costs and diminished returns of doing business in the off season), the Fusaro family feels an obligation to the community to offer their services 12 months a year. Their many loyal patrons understand and very much appreciate this effort on their behalf. This is one of the many important reasons local residents love and support this restaurant.

4. Your approval of the requested full awning would obviously allow them to maximize the use of their patio space which, in effect, extends their prime season. Any increased income would no doubt help offset the losses that must be incurred during the wintertime. We have personally witnessed too many instances when the full seating of the patio area had to be cancelled and diners could not be accommodated due to bad weather. These occurrences represented lost business income that could not be made up in the short prime season.

5. Considering the concern that has been expressed by local officials regarding the scarcity of active year-round businesses, it would seem natural for the Town to support and encourage in any way possible those entrepreneurs who are willing to conduct operations 12 months a year.

For all the above considerations, we therefore respectfully ask for your strong support and approval of the Variance requested by Fusaro's Restaurant.

Sincerely,

Vaughan Machado
and Anne Lanman

April 27,2016

Nantucket Board of Appeals
2 Fairgrounds Road,
Nantucket, MA 02554

Attn:Ms Eleanor Antonietti, Administrator (via email to EAntonietti@nantucket-ma.gov)

Dear Ms. Antonietti,

We write this letter in full support and favor of Fusaro's Restaurants request to install a full awning over their patio at 17 Old South Road. We feel strongly that such a variance will enhance and improve the many positive attributes this restaurant brings our community.

Tom and Stacy have managed to create a wonderful business model that has truly become an island institution They have done this by staying true to "Nantucket values" of giving back to the community, service to others, and a place that is welcoming to all. As such, the capacity to meet the high summer demand means they must utilize their patio to safely confine awaiting diners, often people with young children, in a place well away from Old South Road or driveway traffic. This has often meant asking families with young children and other patrons to await dinner outside in chilly, damp, or downright dreadful weather. They should be able to modify their property to safely and adequately remediate this problem.

Please also consider the improvement that this restaurant brings both to the island and their neighborhood. We are sure that we are not alone in choosing to not become another vehicle in the already overcrowded downtown area trying to park...we are able to walk, bicycle, bus or drive to the front door of this establishment with a much smaller "eco" footprint than

circling downtown Nantucket with a car for 20 minutes looking to park for dinner or take out.

Giving Stacy and Tom Fusaro the ability and flexibility to utilize the patio space in a way that their patrons can be sure that they will be safe, warm and dry throughout their time at Fusaro's ensures that this business will remain a strong, vital, year round entity. We ask that you provide them with the necessary waiver to do so.

Sincerely,

Cameron Maltby & Peter Sejersen

17 Hawthorne Lane

From: Michael Angelastro
To: Eleanor Antonietti
Subject: Support for Fusaro Variance Request
Date: Thursday, April 28, 2016 8:16:30 AM
Attachments: 5 AMELIA VARIANCE.pdf

Dear Members of the Zoning Board of Appeals:

I am writing to support the Variance requested by Tom and Stacey Fusaro for their property at 17 Old South Road.

As a precedent, I would point to the Variance the ZBA granted to the restaurant located at 5 Amelia Drive which permitted that business's awning to encroach on the front yard setback. I would also point to Fusaros' commitment to have their restaurant open on a year round basis especially during the usual money losing months of January through April. The Fusaros commitment to having a venue for year round residents during the winter months is a hardship for their business and I am suggesting that granting the Variance and allowing dinner to be served during inclement summer weather is a way to help offset the financial hardship they incur during the winter months.

I think the reasons for granting the Variance to 5 Amelia Drive are well thought out in paragraph 5 of that decision and I note that only Michael O'Mara and Ed Toole were sitting Board Members when that decision was rendered. Perhaps other Board Members could review that decision prior to the May 12 meeting as a standard for granting the Fusaros a Variance. (See attache pdf file. When you open the file click "Print" to read the document).

Thank you for your consideration.

Michael and Joanne Angelastro

Michael Angelastro
18 Vestal Street
Nantucket, MA 02554
michaela25@comcast.net
Cell: 508.367.5096

TOWN OF NANTUCKET

BOARD OF APPEALS

NANTUCKET, MASSACHUSETTS 02554

2006 00001294
Bk: 1017 Pg: 1 Page: 1 of 4
Doc: SP 04/13/2006 11:39 AM

Date: March 23, 2006

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

Application No.: 025-06

Owner/Applicant: Scootsom LLC

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, Chairman

RECEIVED
'06 MAR 23 P2:54
NANTUCKET TOWN CLERK

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.

NANTUCKET ZONING BOARD OF APPEALS
1 East Chestnut Street
Nantucket, Massachusetts 02554

Assessor's Map 67, Parcel 435
Book 888, Page 307
Residential-Commercial 2

Lot 24
Plan File 30-D
5 Amelia Drive

DECISION:

1. At a public hearing of the Nantucket Zoning Board of Appeals, on Friday, March 10, 2006, at 12:00 P.M., in the Selectmen's Meeting Room, in the Conference Room of the Town Building, 37 Washington Street, Nantucket, Massachusetts, the Board made the following decision on the application of **SCOOTSAM, LLC**, c/o Reade, Gullicksen, Hanley & Gifford, LLP, Post Office Box 2669, Nantucket, Massachusetts 02584, File No. **025-06:**

2. Applicant is seeking relief by VARIANCE pursuant to Nantucket Zoning By-law Section 139-16A (Intensity regulations - front yard setback) to allow placement of a seasonal awning over an outdoor dining area associated with the operation of the restaurant currently known as "Cinco", which would be located in the front of the structure and as close as two feet from the front yard lot line. Required front yard setback is a minimum of 20 feet. In the alternative, Applicant requests that the Board deny relief and make a finding that no such relief is necessary in that the awning is a temporary structure. The lot is conforming in all respects and the Applicant is before the Planning Board for a Major Commercial Development Special Permit due to the seating capacity sought.

The Premises is located at **5 AMELIA DRIVE**, Assessor's Map 67, Parcel 435, Plan File 30-D, Lot 24. The property is zoned Residential-Commercial-2.

3. Our decision is based upon the application and accompanying materials, and representations and testimony received at our public hearing. The Planning Board made no recommendation as there were no issues of planning concern, and the Applicant has also received favorable recommendations for the project from the Nantucket Historic District Commission and the Nantucket Board of Selectmen. There were several letters from immediate abutters and other neighbors in favor of the project on file. There was no opposition to the project, however the Zoning Enforcement Officer did state at the hearing that he felt that the awning should not be considered a temporary structure, and that variance relief, if granted, would be the appropriate form of relief.

4. Applicant, through counsel, stated that he proposes to install a cloth awning which would be attached to the front of the building along Amelia Drive, and be supported by a metal framework bolted to concrete footings. The awning would have

mesh sides, which can be lowered or raised, depending upon the weather conditions. Required awning lighting and fire safety equipment would also be included in the installation. The existing building, which is approximately eight years old, is sited about 21 feet from the front yard lot line, and the proposed awning would be sited as close as two feet from the front yard lot line. A large portion of the patio area lies unprotected within the path of the summertime prevailing southwesterly winds, and when the wind turns direction, the entire patio area is exposed and buffeted by cold northeasterly winds. Amelia Drive is a long, wide, straight roadway, with little buffering vegetation, and unlike most of the roadways outside of the downtown area, it has ample, open sidewalks on either side of it. The road is also substantially developed with commercial businesses. The Premises is currently surrounded by vacant dirt lots on either side, and another vacant dirt lot lies across the street, northeasterly from the Premises. Because of the placement of the structure in this extremely open, unprotected area, Applicant informs us that previous attempts to shelter patio seating with umbrellas and portable heating units have been unsuccessful, since the wind caused the units to topple over onto the ground or tables, causing a potential safety hazard. Given the current configuration of the structure and the parking layout to the westerly side of the structure, including handicapped parking immediately adjacent to the patio area, Applicant has no other area upon the Premises in which to reasonably accommodate the outdoor seating except in the front of the restaurant. Because of the wind conditions, Applicant's only alternative to provide a safe and convenient weather shelter for the patio area is an awning.

5. Given the somewhat permanent nature of the proposed awning, the Board was in agreement with the Zoning Enforcement Officer's position that the awning in questions did not truly constitute a "temporary structure". The Board did note that awnings by their very nature are a type of structure to provide convenient shelter from the elements, especially wind and moisture, and are structures that one would normally expect to intrude into the front yard setback and/or possibly overhang a sidewalk as is common in the downtown area. The Board also noted that there is currently pending a Town Meeting warrant article which would reduce required front yard setback in this R-C-2 zoning district from 20 feet to ten feet. The Board further notes that outdoor dining has become quite popular in the past few years, and that several restaurants scattered throughout the Island have similar awnings, in order to make outdoor dining more pleasurable for their patrons. Such structures comply with the purposes and intent of the By-law, in that they promote safety and convenience for the public, and to prohibit the Applicant from having such an awning would effectively act to prohibit Applicant's right to use its outdoor area on most evenings, causing substantial financial hardship to the Applicant. The Board therefore finds, that owing to the shape and topography of

the Premises and the structures thereon, especially affecting the Premises but not affecting generally the zoning district in which the Premises is located, a literal enforcement of the provisions of the Zoning By-law would involve substantial hardship to the Applicant, and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent and purpose of the By-law.

5. Accordingly, by UNANIMOUS vote, the Board GRANTS the requested relief by VARIANCE from the provisions of Zoning By-law Section 139-16A to allow the front yard setback reduction with the placement of the awning as proposed, based upon the following conditions:

a. The awning shall be located no closer than two feet from the front yard lot line along Amelia Drive;

b. The awning shall be constructed in accordance with Certificate of Appropriateness No.47,634 as approved by the Nantucket Historic District Commission, and may be amended from time to time; and

c. If at any point in the future the Applicant proposes to convert the cloth awning and framework into a more permanent overhanging structure, such as a porch or deck, further relief from this Board shall be required to permit such conversion.

Dated: March 23 2006

Dale Wayne

Michael J. O'Mara

C. Richard Loftin

Nancy J. Sevrens

Edward S. Toole

NANTUCKET COUNTY Received & Entered
Attest: Joanne L. Kelley, Register of Deeds

ATTEST: A TRUE COPY

NANTUCKET TOWN CLERK

I 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 40A, SECTION 11

TOWN CLERK

APR 1 3 2006

From: Margaret Detmer
To: Eleanor Antonietti
Subject: Fusaro"s awning
Date: Monday, May 02, 2016 7:47:22 PM
Attachments: FE8C8DB2-07F8-4DFC-8B6F-916264E44A9F.png

<!--[if !vml]--> <!--[endif]-->
P.O. Box 539
17 1Ž2 Old South Rd
Nantucket MA 02554

May 2, 2016

To Eleanor Antoinetti
Administrator
Zoning Board of Appeals

I am writing in support of the application of Tom Fusaro for a variance to install an awning over the patio at Fusaro's Restaurant. As next-door neighbors, we feel that adding an awning would be a positive addition to the property. Outside dining is always enjoyable in the summer and an awning is far preferable to umbrellas for shade and shelter from the elements. As a hedge already encloses the area, an awning would certainly not impact the neighborhood on Old South Road. There are many comparable properties both in town and out of town with similar awnings, which supports our opinion that this variance should be granted. Thank you for your consideration in this manner.

Margaret and Eugene J Detmer III

May 2, 2019

To the Zoning Board of Appeals,

As an abutter, I am writing to support the zoning variance applied for by my neighbors, Tom and Stacy Fusaro at Fusaro's Restaurant.

As their neighbor, I witness the high demand for seating in their reasonably priced, family friendly restaurant all summer long. I know that on nights where there is inclement weather, and the patio is made unusable, many potential customers are turned away. As a small business owner on Nantucket for many years, I know that every dollar earned in the high season helps to take the 'sting' out of operating in the off season. For them, every night lost to bad weather, is lost income that in no way can be reclaimed.

The cost of doing business in the quieter winter months can be an overwhelming hardship for our island's small businesses. The Fusaro's remain committed to offering our island population a year round option. The addition of an awning, covering their already existing fenced in patio, would enable the Fusaro's to maximize their summer business as well as perhaps extend the season a bit on both ends.

The Fusaro's are solid, hardworking people that I know take a lot of pride in giving back to the Nantucket community and many of its fine non-profit organizations. I extend my whole-hearted support to them in their efforts to install an awning to cover their patio.

Sincerely,

Paula Driscoll

The Islander Liquor Store

15 Old South Road

97·7 ACK True. Island. Radio. 89.5 FM wnck NANTUCKET npr

April 28, 2016

Dear Ms. Antonietti:

I would like to express my support for Fusaro's Restaurant application for a zoning variance that would allow them to cover their already existing patio with an awning. I am a neighbor and encourage your favorable support.

As the General Manager of a small business here on Nantucket I fully understand and appreciate how difficult it is to run a business, particularly a food business, year-round, on-island. The summer season is short, the costs of doing business are high, and there are MANY similar businesses competing for the same summer dollar. When you add bad weather as another detrimental factor, the challenges are many. Adding an awning over their patio would assure the Fusaro's use of the many tables therein, enabling them to operate at full capacity in season, which in turn helps eliminate some of the hardship of operating all winter.

I am a regular customer of theirs, and often on a warm summer evening I enjoy the relaxing al fresco setting they have created on their patio. I am pleased to support them in their efforts to provide their customers with the added level of comfort an awning would provide. I respectfully ask that you grant this variance.

Sincerely Yours,

Laura Burnett

Laura Burnett
General Manager
97-7 ACK-FM Nantucket Radio, LLC
89.5 WNCK-FM Nantucket's Public Radio, Inc.

May 4, 2016

Eleanor Antonietti, Administrator
Nantucket Board of Appeals
2 Fairgrounds Road
Nantucket, MA 02554 By Email: eantonietti@nantucket-ma.gov

Dear Ms. Antonietti:

I am writing on behalf of the Nantucket Island Chamber of Commerce to support the application submitted by Fusaro's restaurant for a variance to install an awning over their entire front brick patio.

The restaurant business is a highly speculative one and many new ones don't make it past the first few years. Fusaro's is now in its fifth year of business and recently was named by the Nantucket Chamber of Commerce Board of Directors to receive the "Build A Better Mousetrap Award" from the Cape Cod SCORE Association. SCORE is the Service Corps of Retired Executives. The Mousetrap award is presented to a business which has survived the critical first three to five years of business and shows every promise of becoming a successful and permanent member of the business community.

Fusaro's Restaurant is an important addition to the Nantucket business community. Besides providing an affordable and comfortable year-round restaurant, Tom and Stacy Fusaro are generous supporters of local non-profits and public events. They regularly host a dinner for the Nantucket Golf Club Scholarship applicants and frequently provide food for non-profits' fundraising events, including the annual dinner to support the Nantucket Food Pantry.

The awning will further enhance Fusaro's success by providing additional covered dining space at the height of the summer season when business is at its peak and will extend outdoor dining service into the shoulder season. Diners will be protected from inclement weather and noise and dust from Old South Road traffic. And, the restaurant will be able to use the covered space, in addition to the indoor dining room, on rainy nights to seat the busy crowds that frequent the restaurant.

The Chamber is pleased to be able to write in support of one its members and to advocate for small business on Nantucket. We respectfully request that the Zoning Board of Appeals grant this variance to this locally-owned, year-round, and successful business.

Sincerely yours,

Robert Steber
President-elect, Board of Directors

Nantucket Island Chamber of Commerce. Zero Main Street Nantucket, Ma. 02554
www.nantucketchamber.org 508.228.3643

KATHLEEN A. HAY
4 Witherspoon Drive – PO Box 801
Nantucket, MA 02554
T: 508-228-1219
E: kathleenhay@comcast.net

May 1, 2016

Eleanor Antonietti, Administrator
Nantucket Board of Appeals
2 Fairgrounds Road
Nantucket, MA 02554

Dear Ms. Antonietti,

I am writing in reference to the appeal made to your board by Thomas and Stacey Fusaro regarding the addition of an awning to their Old South Road restaurant. My family and I are not only frequent diners at their fine establishment, but close neighbors at Witherspoon Drive. Tom and Stacey have done a magnificent job at Fusaro's, a restaurant that serves the local community on a year-round basis with delicious food at fair prices. I heartily support the addition of an awning to their patio.

The awning would provide additional seating to augment the small indoor dining room, thus cutting down on wait times for guests. It would also bring the Fusaro's additional revenues during the high season to assist them in staying open during the winter months, a service that is invaluable to those of us who live here year round. Further, the awning would enhance the dining experience and allow for a pleasurable, comfortable experience outside.

This awning offers a safe and private area in which to dine and is hidden by a large hedge. It would be a lovely addition to the growing Old South Road commercial district.

I hope that the Board will consider and approve this request. It would be a great addition to one of the few full-service, year-round establishments on the island.

Respectfully,

Kathleen A. Hay, for the Hay family

MADAKET WHEELHOUSE, LLC

13 MASSACHUSETTS AVE.

FILE NO. 15-16

Catherine Flanagan Stover, Town Clerk
Town of Nantucket - 16 Broad Street
Nantucket, MA 02554 tnclerk@nantucket.net
508-228-7[illegible] APR 12 2016 AM9:30
Home: 508-228-7841

2016 APR 12 PM 3:14

PAID
APR 12 2016
BY: 2953

TOWN OF NANTUCKET
BOARD OF APPEALS
NANTUCKET, MA 02554
APPLICATION

Fee: $450.00 **File No.** 15-16

Owner's name(s): Madaket Wheelhouse LLC

Mailing address: c/o Cohen & Cohen Law PC

Phone Number: 508-228-0337 E-Mail: Steven@CohenLegal.net

Applicant's name(s): Same

Mailing Address: Post Office Box 786, Nantucket, MA 02554

Phone Number: _____ E-Mail: _____

Locus Address: 13 Massachusetts Ave Assessor's Map/Parcel: 60 - 75

Deed: Book 1494 Page 39 Plan.: None

COT: 25696 LC Plan: Lots 12-15, Block 29 on LCPlan 2408-Y Zoning District: VR

Uses on Lot- Commercial: Residential house and cottage/garage

Residential: Number of dwellings 2 Duplex 0 Apartments 0

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

Building Permit Numbers: _____

Previous Zoning Board Application Numbers: _____

2 Fairgrounds Road Nantucket Massachusetts 02554
508-228-7215 telephone 508-228-7298 facsimile

Special permits or variance relief applying for:

The locus is a lot of about 30,277+/-SF in the Village Residential (VR) zoning district, which requires 20,000 SF of lot area. The locus contains a pre-existing, nonconforming single family dwelling and garage/cottage. The dwelling has about 1708+/-SF of ground cover and the ancillary garage has about 540+/- SF of ground cover, for a total ground cover ratio of about 7.4% where 10% is allowed. The dwelling is sited as close as 4.4 feet from the western/side lot line at its closest point where the minimum side yard setback is 10 feet. The garage/cottage is located as close as 2.9 feet from the eastern/side lot line and as close as 5.7 feet southerly/front lot line, at its closest points, where 10 feet and 20 feet are required respectively. These nonconformities pre-exist the 1972 adoption of the Nantucket Zoning By-law. The locus and structures thereon are conforming in all other respects.

Applicant proposes to alter and expand the dwelling to add two small additions at the interior side of the lot, totaling about 252+/-SF of ground cover and an outdoor shower (ODS) to the east with a surround as close as 0.5 feet from the eastern lot line, as per the attached plans. Applicant also proposes to alter the garage/cottage add about 32+/- SF of ground cover; to relocate it to outside of eastern setback, and further outside the front yard setback, as close as 6.0 feet from the southerly lot line its closest point; and to convert the structure to a 1.5 story structure, as per the attached plans. The proposed ground cover ratio is 8.4%.

The proposed alterations and expansion of the structures would have no ground cover in the zoning setback that is closer to the lot lines than exists now. The two interior additions to the existing house are outside of the setbacks. The surround for the ODS contains no ground cover but it is a new structure in the setback and is a greater encroachment then now exists. However, adding the shower this way is required to satisfy Wetland Protection rules now applicable to this property due to the installation of a tight-tank. In practical terms, the ODS is no more impactful than the fence that runs along a large portion of the eastern boundary within the setback.

The garage is proposed to get slightly larger and taller, but the side yard setback encroachment would be cured and the front yard encroachment will be reduced. The only expansion in the setback is a roof overhang, but it is not closer to the lot line than exists now. The siting of the garage/cottage is based on siting guidelines for older structures and the requirement for 10 feet of building separation (i.e., the garage cottage cannot move completely out of the setback).

Accordingly, Applicant requests relief by Special Permit under Section 139-33.A for the alteration of a pre-existing nonconforming structure where the change is not more nonconforming and not substantially more detrimental to the neighborhood than the existing nonconformities, and also requests relief by Variance under Section 139-32, to the extent necessary, owing to the soil conditions, topography and that literal enforcement of the bylaw would involve a substantial hardship on the Applicant and relief may be granted without substantial detriment to the public good or nullifying or substantially derogating the intent or purpose of the Bylaw.

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.

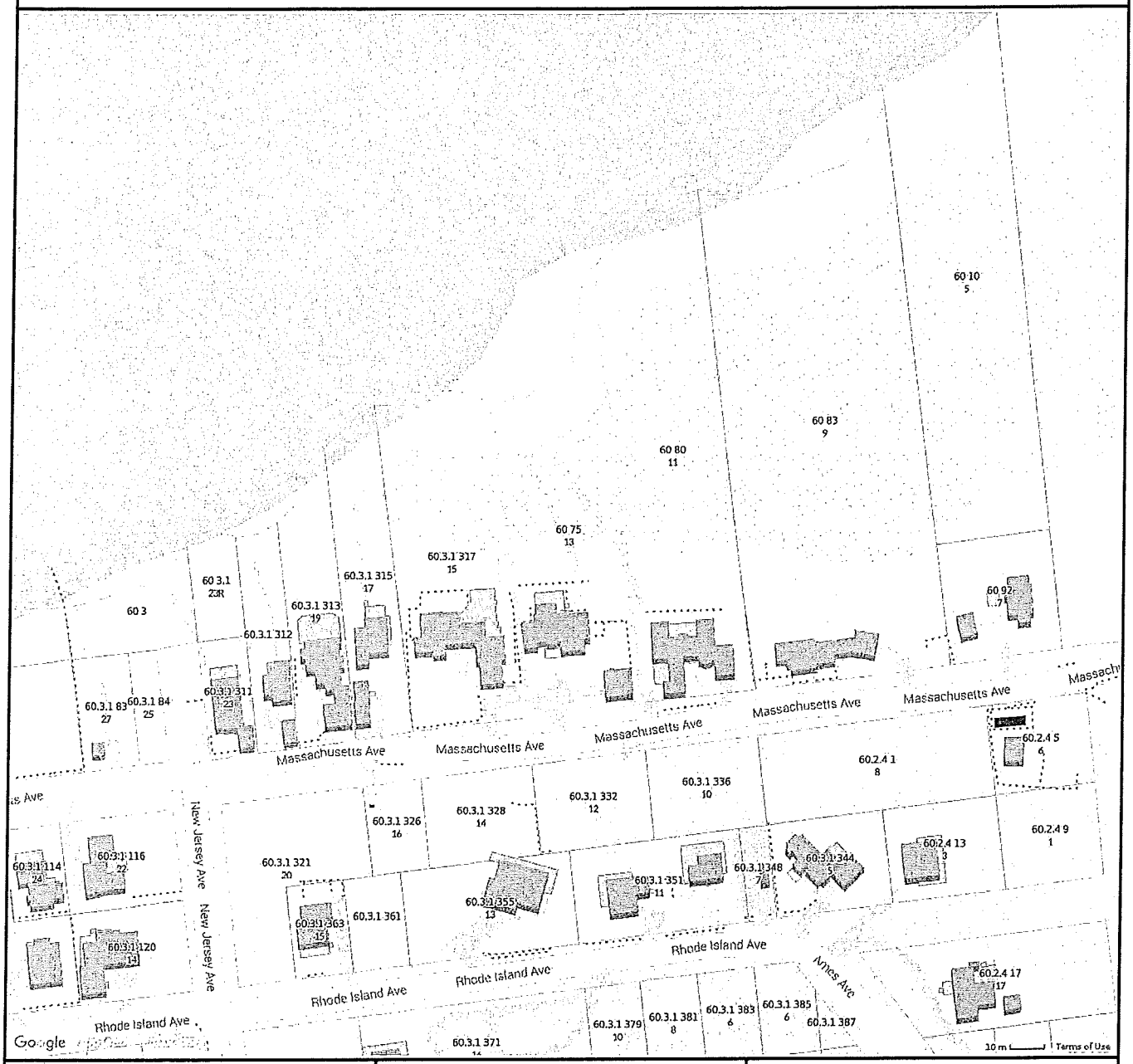
SIGNATURE: Madaket Wheelhouse LLC, a Massachusetts limited liability company
Owners, By:

SIGNATURE:_____
Steven L. Cohen, their attorney

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:__/__/__

2 Fairgrounds Road Nantucket Massachusetts 02554
508-228-7215 telephone 508-228-7298 facsimile



Property Information

Property ID	60 75
Location	13 MASSACHUSETTS AV
Owner	HANO GAIL S TRST

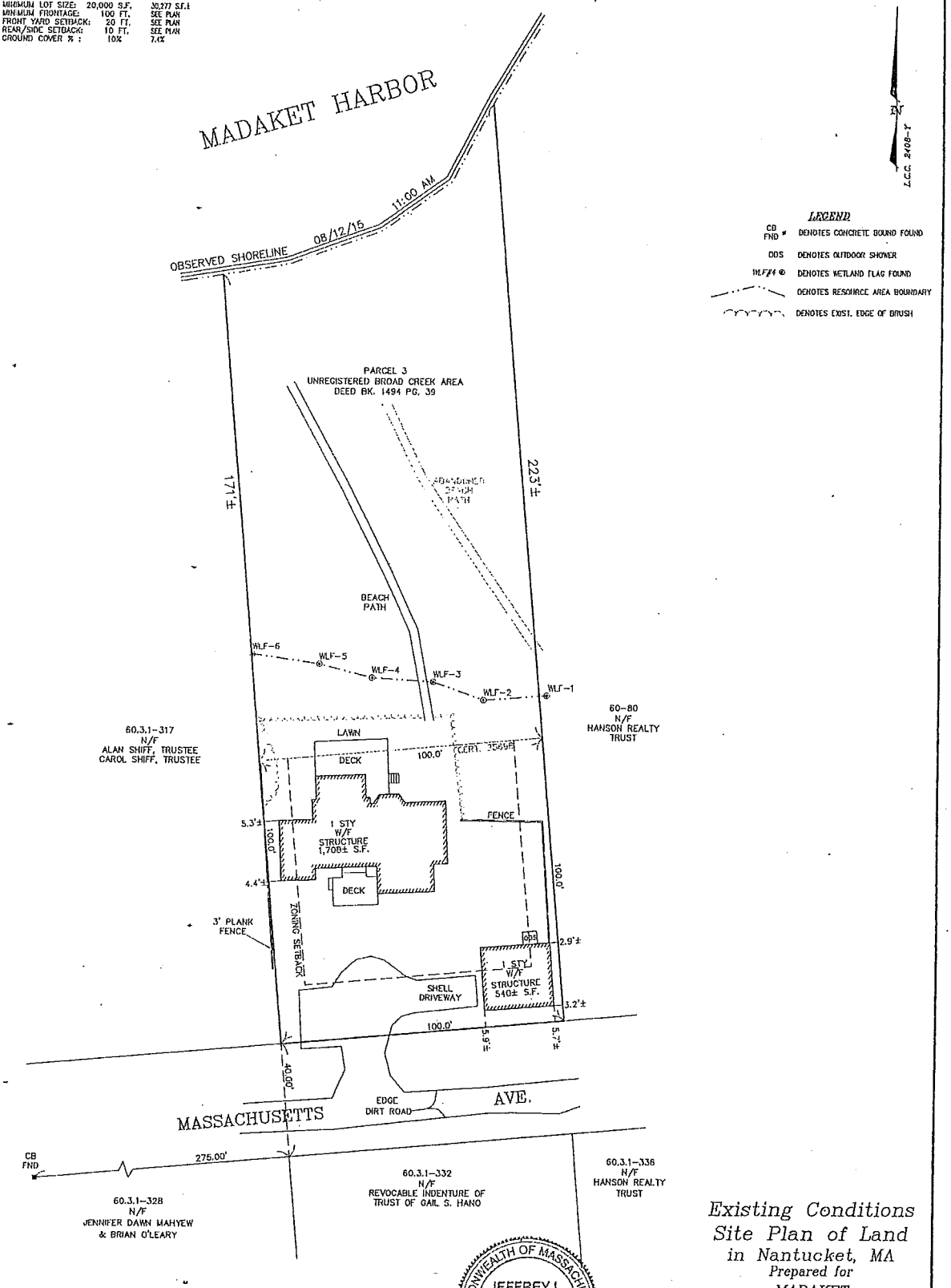
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

CURRENT ZONING CLASSIFICATION:
Village Residential (V-R)

		EXISTING
MINIMUM LOT SIZE:	20,000 S.F.	30,277 S.F.±
MINIMUM FRONTAGE:	100 FT.	SEE PLAN
FRONT YARD SETBACK:	20 FT.	SEE PLAN
REAR/SIDE SETBACK:	10 FT.	SEE PLAN
GROUND COVER % :	10%	7.4%



OWNER'S INFORMATION
MADAKET WHEELHOUSE, LLC
CERT. OF TITLE #25698
L.C.C. 2408-Y
LOTS 12-15, BLOCK 29
DEED BK./PG: 1494/39
UNREGISTERED PARCEL- NO PLAN
ASSESSOR'S MAP 60, PARCEL 75
#13 MASSACHUSETTS AVENUE

Existing Conditions
Site Plan of Land
in Nantucket, MA
Prepared for
MADAKET
WHEELHOUSE, LLC
Scale: 1"= 16' APRIL 11, 2016
BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

GRAPHIC SCALE
(IN FEET)
1 inch = 16 ft.

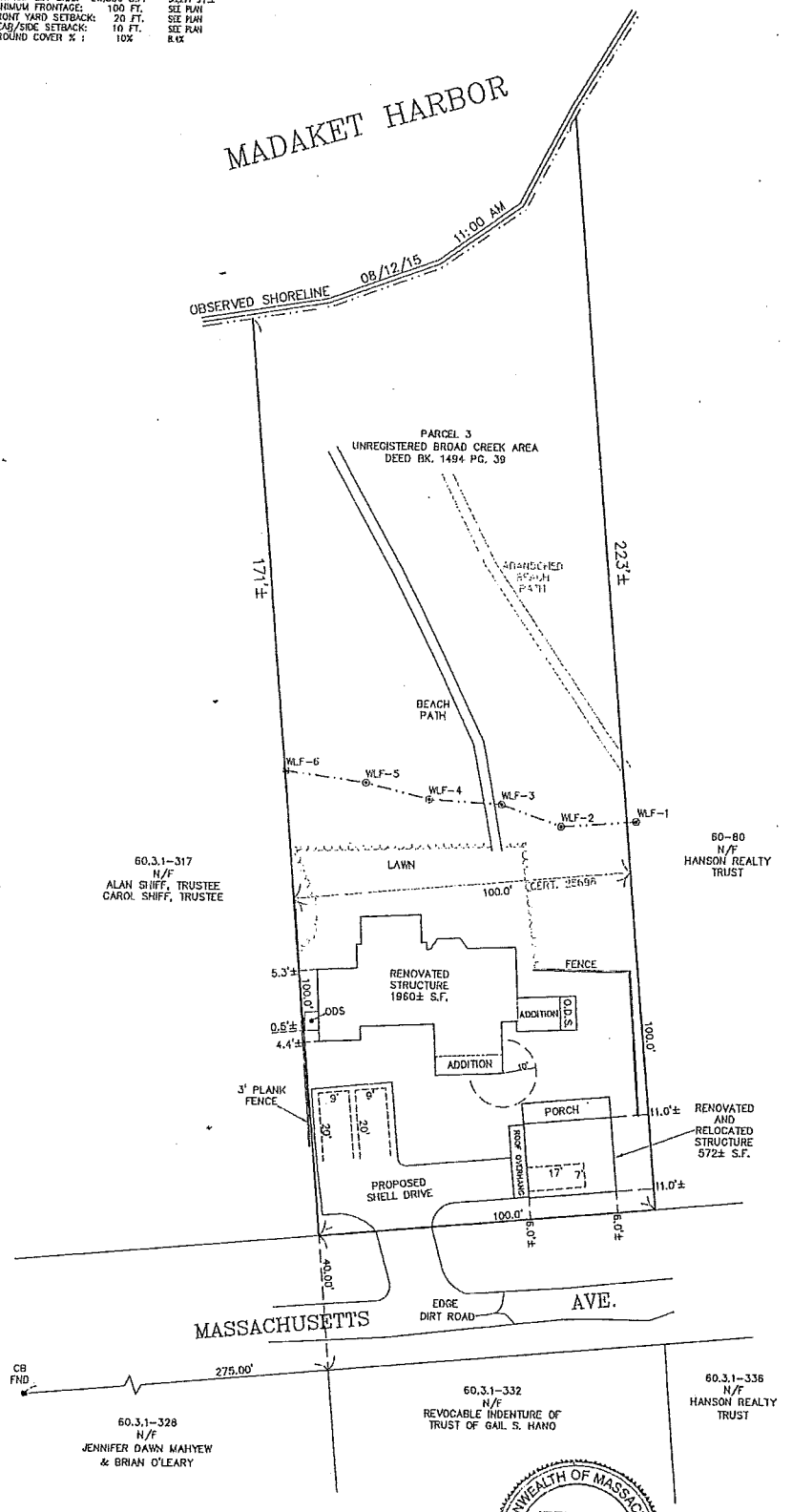
I:\JEFF 26 JOB 96
V:\DRAWFILES\B8042\ZBA.dwg 4/11/2016 11:17:29 AM EDT

SHEET 1 OF 2

B8042

CURRENT ZONING CLASSIFICATION:
Village Residential (V-R)

		PROPOSED
MINIMUM LOT SIZE:	20,000 S.F.	33,277 S.F.±
MINIMUM FRONTAGE:	100 FT.	SEE PLAN
FRONT YARD SETBACK:	20 FT.	SEE PLAN
REAR/SIDE SETBACK:	10 FT.	SEE PLAN
GROUND COVER % :	10%	8.4%



L.C.C. 2408-Y

LEGEND

CB FND	DENOTES CONCRETE BOUND FOUND
ODS	DENOTES OUTDOOR SHOWER
WLF/4	DENOTES WETLAND FLAG FOUND
	DENOTES RESOURCE AREA BOUNDARY
	DENOTES EXIST. EDGE OF BRUSH

COMMONWEALTH OF MASSACHUSETTS
JEFFREY L. BLACKWELL
No. 35388
PROFESSIONAL LAND SURVEYOR

OWNER'S INFORMATION
MADAKET WHEELHOUSE, LLC
CERT. OF TITLE #25696
L.C.C. 2408-Y
LOTS 12-15, BLOCK 29
DEED BK./PG: 1494/39
UNREGISTERED PARCEL- NO PLAN
ASSESSOR'S MAP 60, PARCEL 75
#13 MASSACHUSETTS AVENUE

Proposed Conditions Site Plan of Land in Nantucket, MA
Prepared for
MADAKET WHEELHOUSE, LLC
Scale: 1"= 15' APRIL 11, 2016
BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

T:\JEFF 26 JOB 96
V:\DRAWFILES\B8042\ZBA.dwg 4/11/2016 11:17:29 AM EDT

SHEET 2 OF 2

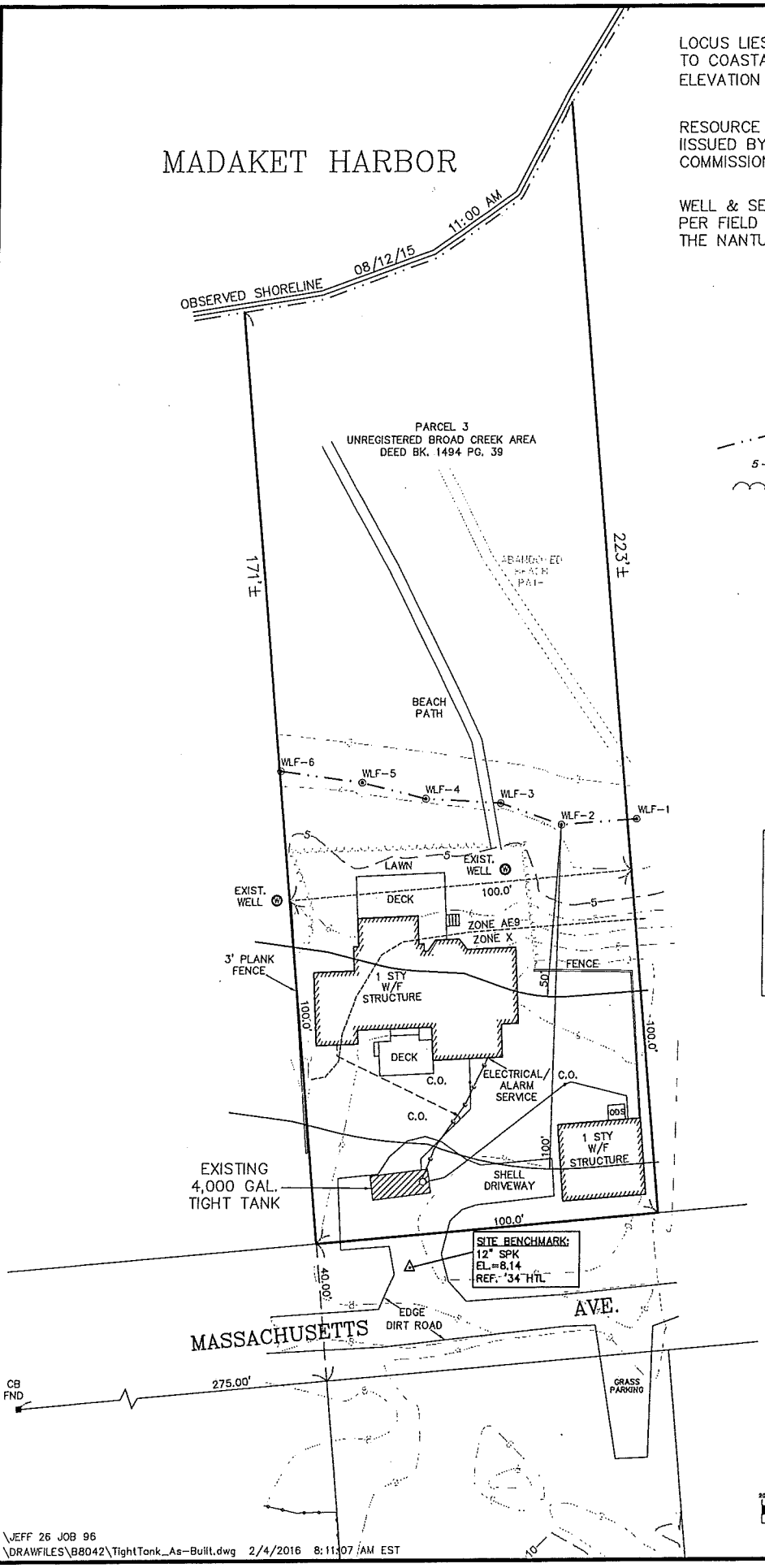
B8042

LOCUS LIES ENTIRELY WITHIN LAND SUBJECT TO COASTAL STORM FLOWAGE. BASE FLOOD ELEVATION FOR ZONE AE IS 10.4 '34 HTL.

RESOURCE AREA BOUNDARY PER SE48-2825 IISSUED BY THE NANTUCKET CONSERVATION COMMISSION.

WELL & SEPTIC SYSTEM LOCATIONS SHOWN PER FIELD SURVEY AND RECORD FILES AT THE NANTUCKET HEALTH DEPT.

L.C.C. 2408-Y



LEGEND

CB FND	DENOTES CONCRETE BOUND FOUND
ODS	DENOTES OUTDOOR SHOWER
WLF#4	DENOTES WETLAND FLAG FOUND
	DENOTES RESOURCE AREA BOUNDARY
5	DENOTES EXIST. GRADE CONTOUR
	DENOTES EXIST. EDGE OF BRUSH
C.O.	DENOTES EXISTING CLEANOUT

NOTES:

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET HEALTH DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.

TIGHT TANK AS-BUILT SCHEDULE OF ELEVATIONS 01/21/16

INSTALLED BY: P+M REIS TRUCKING, INC.

INV. AT CLEANOUT 1	6.84
INV. AT CLEANOUT 2	5.94
INV. AT CLEANOUT 3	5.86
INV. INTO TIGHT TANK	5.33

REFERENCE MASS DEP SE48-2825 ORDER OF CONDITIONS ISSUED ON SEPTEMBER 30, 2015

RECORD PLAN OF A SUBSURFACE SEWAGE TREATMENT & DISPOSAL SYSTEM WITH A TIGHT TANK

in Nantucket, MA

Prepared for

MADAKET WHEELHOUSE, LLC

Cert. 25,696 L.C.C. 2408Y; BLOCK 29, LOTS 12-15

Deed Bk./Pg.: 1494/39 NO PLAN

ASSESSOR'S MAP 60, PARCEL 75

#13 MASSACHUSETTS AVE.

Scale: 1"= 20' February 4, 2016

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

B8042

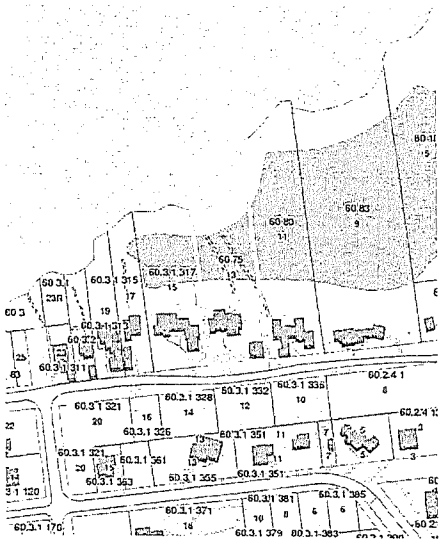
T:\JEFF 26 JOB 96
V:\DRAWFILES\B8042\TightTank_As-Built.dwg 2/4/2016 8:11:07 AM EST

Fooshee Garage / Guest House

13 Massachusetts Avenue
Nantucket, MA 02554

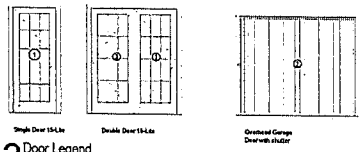
04.12.16

HDC Submission

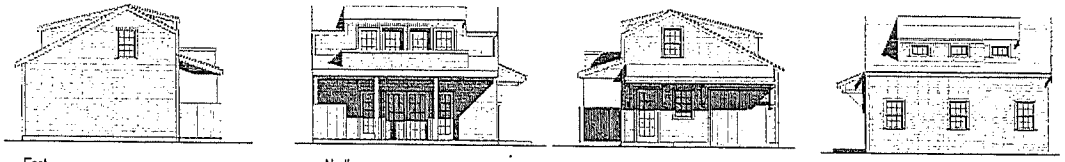


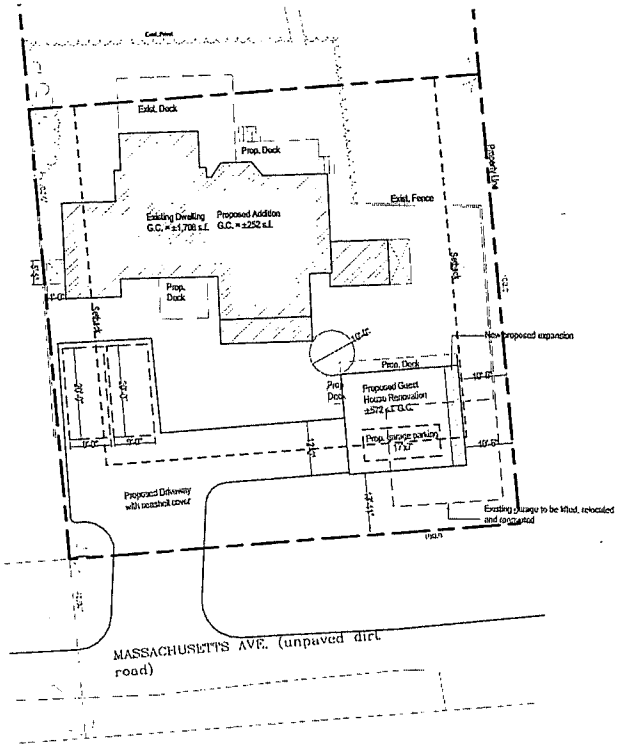
1 Locus Site

2 Window Legend



3 Door Legend





4 Site plan

1525
Fooshee Garage / Guest House
13 Massachusetts Ave
Nantucket, MA 02554

emeritus

Site Plan, Locus Map

Site Information

Map & Parcel:	66/25
Current Zoning:	VR
Minimum Frontage:	100 ft.
Front Setback:	20 ft.
Side/Rear Setback:	10 ft.
Lot Size:	+/- 39,277 sq.ft.
Min. Lot Size:	20,000 sq.ft.
Allowable G.C.:	15%
Existing G.C.:	+/- 548 sq.ft.
Proposed G.C.:	+/- 48 Sq.ft.
Total Proposed G.C.:	+/- 596 sq.ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

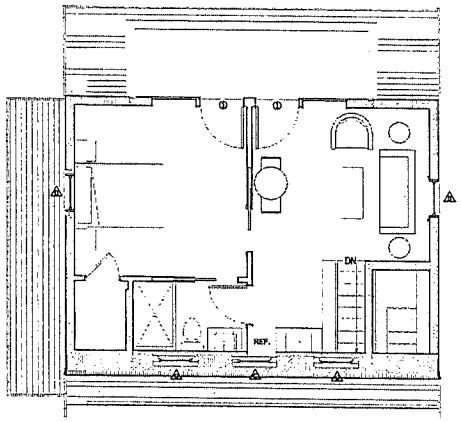
G.1.1 Site Plan, Locus Map
A.1.1 First Floor Plan
A.2.1 Elevations

Revisions

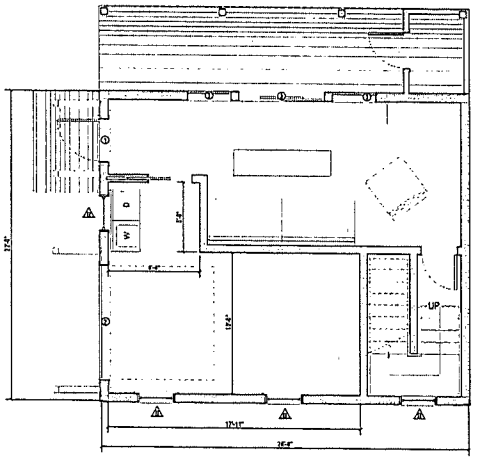
G.1.1
1525

HDC Submission

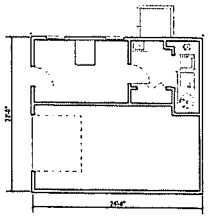
04.12.16



2 Second Floor Plan
1/4" = 1'-0"



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



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

1525

Fooshee Garage / Guest House

13 Massachusetts Ave
Nantucket, MA 02554

emerius development llc

First Floor Plan

Site Information

Map & Parcel:	16/75
Current Zoning:	VC
Minimum Frontage:	100 ft.
Front Setback:	20 ft.
Side/Rear Setback:	10 ft.
Lot Size:	+/- 28,277 sq.ft.
Max. Lot Size:	20,000 sq.ft.
Allowable G.C.C.:	30%
Existing G.C.C.:	+/- 540 sq. ft.
Proposed G.C.C.:	+/- 10 Sq. ft.
Total Proposed G.C.C.:	+/- 550 sq.ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

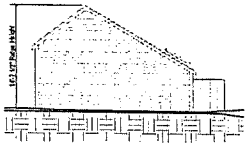
G.1.1 Site Plan, Locus Map
A.1.1 First Floor Plan
A.2.1 Elevations

Revisions

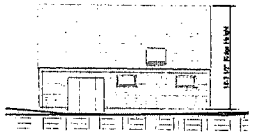
A.1.1
1525

HDC Submission

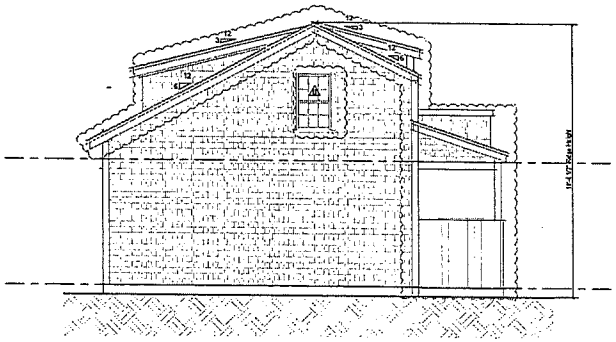
04.12.16



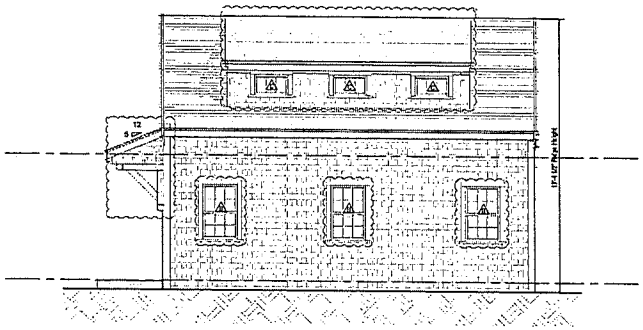
Existing East Elevation
1/4" = 1'-0"



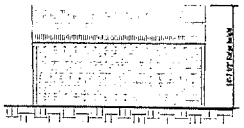
Existing South Elevation
1/4" = 1'-0"



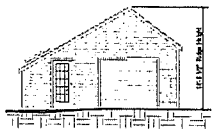
1 East Elevation
1/4" = 1'-0"



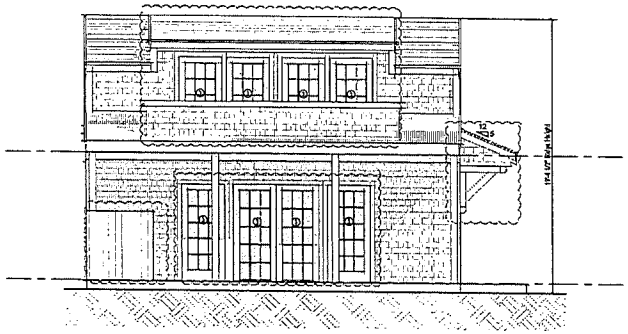
3 South Elevation
1/4" = 1'-0"



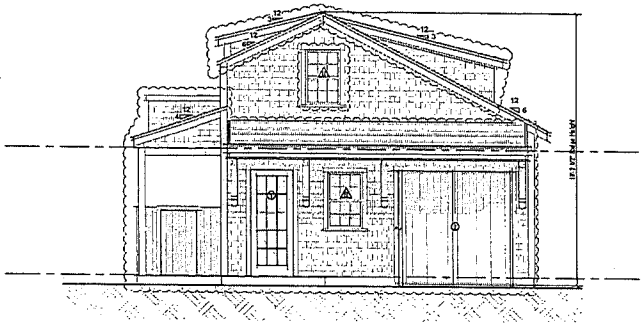
Existing North Elevation
1/4" = 1'-0"



Existing West Elevation
1/4" = 1'-0"



2 North Elevation
1/4" = 1'-0"



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

1525

Fooshee Garage / Guest House

13 Massachusetts Ave
Nantucket, MA 02554

emerlus

Elevations

Site Information

Map & Parcel:	60/75
Current Zoning:	VR
Minimum Frontage:	100 ft.
Front Setback:	20 ft.
Side/Rear Setback:	10 ft.
Lot Size:	~0.20, 277 sq.ft.
Min. Lot Size:	20,000 sq.ft.
Allowable G.C.C.:	10%
Existing G.C.C.:	~0.540 sq. ft.
Proposed G.C.C.:	~0.40 Sq. ft.
Total Proposed G.C.C.:	~0.640 sq.ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

A.2.1

1525

$15.00

RECEIVED
BOARD OF ASSESSORS

APR 06 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 Madaket Wheelhouse LLC

MAILING ADDRESS P.O. Box 786 Nantucket, MA 02554

PROPERTY LOCATION 13 Massachusetts Ave, Nantucket, MA

ASSESSOR MAP/PARCEL 60, 75

SUBMITTED BY Cohen and Cohen Law PC

* with labels

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).

April 8, 2016
DATE

Patricia Giles
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

ABBUTTERS LISTING
NANTUCKET, MA

Map	Block	Lot	Unit	Owner~s Name	Co Owner~s Name	Address	City	ST Zip	Parcel Location
60		3		NANTUCKET COUNTY OF		16 BROAD ST	NANTUCKET	MA 02554	MASSACHUSETTS AV
60		3	1	OKONAK J THOMAS		PO BOX 110	LATROBE	PA 15650	23R MASSACHUSETTS AV
60		10		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA 02554	5 MASSACHUSETTS AV
60		80		HANSON ANN M TRST	HANSON REALTY TRUST	415 GLYNWYNNE ROAD	HAVERFORD	PA 19041	11 MASSACHUSETTS AV
60		83		MURPHY RUTH TAYLOR		112 PERKINS ST	MELROSE	MA 02176	9 MASSACHUSETTS AV
60		92		LEARY FAMILY REALTY CO LLC		140 HALIDON ROAD	WESTBROOK	ME 04092	7 MASSACHUSETTS AV
6024		1		MURPHY JEAN ETAL		112 PERKINS STREET	MELROSE	MA 02176	8 MASSACHUSETTS AV
6024		13		STANLEY ALFRED T & GUIDO	KATHLEEN A	1409 HARDOUIN AVE	AUSTIN	TX 78703	3 RHODE ISLAND AV
6024		17		MNP LLC	C/O MEINKE LORI	15 DOGWOOD LANE	WESTPORT	CT 06880	17 AMES AV
6031		311		OKONAK R THOMAS & JAMES R TRS		PO BOX 110	LATROBE	PA 15650	23 MASSACHUSETTS AV
6031		313		DAVIS ANNE S & LAURA & EMILIE		538 BRIDGEVIEW DR	LEMOYNE	PA 17043	19 MASSACHUSETTS AV
6031		315		ALGER SARAH F TRST	17 MASS AVE NOM TR	161 EAST 35TH ST 1ST FLO	NEW YORK	NY 10016	17 MASSACHUSETTS AV
6031		317		SHIFF ALAN H W TRST ETAL	C/O US COURT HOUSE	915 LAFAYETTE BLVD	BRIDGEPORT	CT 06604	15 MASSACHUSETTS AV
6031		321		OKONAK R THOMAS & JAMES R TRS		PO BOX 110	LATROBE	PA 15650	20 MASSACHUSETTS AV
6031		326		DAVIS ANNE S & LAURA & EMILIE		538 BRIDGEVIEW DR	LEMOYNE	PA 17043	16 MASSACHUSETTS AV
6031		328		MAYHEW JENNIFER DAWN ETAL		117 W 75TH ST APT 11	NEW YORK	NY 10023	14 MASSACHUSETTS AV
6031		332		HANO GAIL		85 E INDIA ROW APT 12B	BOSTON	MA 02110	12 MASSACHUSETTS AV
6031		336		HANSON ANN M TR	HANSON REALTY TRUST	415 GLYNWYNNE RD	HAVERFORD	PA 19401	10 MASSACHUSETTS AV
6031		344		KUNKEL CARLEEN G		9 BEACHCROFT LN	TRUMBULL	CT 06611	5 RHODE ISLAND AV
6031		348		AGUIAR KENNETH F TRS	OLD SALT FAMILY TRUST	PO BOX 2062	NANTUCKET	MA 02584	7 RHODE ISLAND AV
6031		351		PERENNIAL PROPERTY LLC		100 POCONO RD	MOUNTAIN LAKES	NJ 07046	11 RHODE ISLAND AV
6031		355		MAYHEW JENNIFER D ETAL		117 W 75TH ST APT 11	NEW YORK	NY 10023	13 RHODE ISLAND AV
6031		361		VIGNEAU BARBARA TRUSTEE		15 MEADOW LN	NANTUCKET	MA 02554	RHODE ISLAND AV
6031		363		VIGNEAU BARBARA TRUSTEE		15 MEADOW LANE	NANTUCKET	MA 02554	15 RHODE ISLAND AV
6031		371		MESSINGER FAMILY TRUST	C/O MESSINGER SCOTT	4967 ALLAN RD	BETHESDA	MD 20816	16 RHODE ISLAND AV
6031		379		MESSINGER SCOTT & RACHEL A TRS	THE MESSINGER FAMILY TRUST	4967 ALLAN RD	BETHESDA	MD 20816	10 RHODE ISLAND AV
6031		381		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA 02554	8 RHODE ISLAND AV
6031		383		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA 02554	6 RHODE ISLAND AV
6031		385		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA 02554	6 RHODE ISLAND AV
6031		387		NANTUCKET COUNTY OF		16 BROAD ST	NANTUCKET	MA 02554	RHODE ISLAND AV
6031		408		BLANEY BERNARD F		354 ATLANTIC AV	MARBLEHEAD	MA 01945	9 NEW JERSEY AV

TODD & LIZ WINSHIP
&
BESS CLARKE, TR. OF
SIXTEEN MONOHANSETT ROAD TR.

16 MONOHANSETT RD.

FILE NO. 16-16

APR 12 2016 PM1:28

2016 APR 12 PM 2:14

TOWN OF NANTUCKET
BOARD OF APPEALS
NANTUCKET, MA 02554

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

PAID
APR 12 2016
BY:

APPLICATION

16-16

Fee: $450.00 **File No.**

Owner's name(s): 16 MONOHANSETT ROAD TRUST

Mailing address: 16 MONOHANSETT RD

Phone Number: (508) 280-3747 E-Mail: GWEARD@CLARKEBROTHERSCONSTRUCTION.COM

Applicant's name(s): TODD & LIZ WINSHIP

Mailing Address: 16 MONOHANSETT RD NANT. MA

Phone Number: SAME E-Mail: SAME

Locus Address: 16 MONOHANSETT Assessor's Map/Parcel: 79/143

Land Court Plan/Plan Book & Page/Plan File No.: LOT 29 PLAN FILE 11A

Deed Reference/Certificate of Title: 1503-322 Zoning District LUG-2

Uses on Lot- Commercial: None ✓ Yes (describe) _____
Residential: Number of dwellings 2 Duplex _____ Apartments _____

Date of Structure(s): ~~all pre-date 7/72~~ APRIL 1985 = MAIN HOUSE or 2ND DWELLING = MAY 1998
POOL HOUSE = MARCH 2005

Building Permit Numbers: MH = # 4063-85
2ND = # 551-98 POOL HOUSE = #232-05

Previous Zoning Board Application Numbers: _____

HDC COAS:
MH = 2ND = # 31992 POOL HOUSE = # 45347 Jan 2005

2 Fairgrounds Road Nantucket Massachusetts 02554
508-228-7215 telephone 508-228-7298 facsimile

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 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:__/__/__

Applicant is seeking a variance for 180 square feet of ground coverage square footage that exceeds available ground coverage of 4709 sq ft on the parcel, resulting from an enclosure of open space within a third structure on the parcel.

Said structure was originally granted Certificate of Appropriateness from the HDC in January of 2005 as a pool cabana, designed as two separate structures with an open breezeway connecting them. Building Permit was issued in March of 2005.

Since that time, applicant has a lifelong disability handicap which, with age, has resulted in mobility getting increasingly more difficult and around the clock assistance and care becoming a necessity. The enclosure of the breezeway with windows and doors significantly prevents weather from affecting the breezeway area, enabling applicant to utilize the space more effectively. Applicant recently secured HDC COA # 62806 approving the as built windows and door changes enclosing the breezeway. Applicant is now requesting the proposed variance to accommodate the enclosure of the breezeway, now changing the applicable square footage that counts towards the available ground coverage on the parcel. If said proposed variance is granted, applicant hopes to ask for tertiary dwelling status of this structure so as to accommodate living quarters for a full time aide with applicant's increasing needs resulting from the disability handicap.

Gmail

Victoria Ewing <link02554@gmail.com>

Permission for Victoria Ewing to act as agent on behalf of Liz & Todd Winship

2 messages

Bess Clarke <bess@nantucketlooms.com> Thu, Apr 7, 2016 at 4:41 PM
To: "link02554@gmail.com" <link02554@gmail.com>
Cc: Liz Winship <liz@nantucketlooms.com>, "Gerard@clarkebrothersconstruction.com" <Gerard@clarkebrothersconstruction.com>

To Whom It May Concern:

On behalf of Elizabeth and Todd Winship, we grant permission to Victoria Ewing to represent as an agent for 16 Monohansett at ZBA.

If you should have any questions, please do not hesitate to contact me or Liz Winship at 508-527-2305.

Thank you.

Bess Clarke

Nantucket Looms

51 Main Street

Nantucket, MA 02554

508-228-1908 #4

www.nantucketlooms.com

Victoria Ewing <link02554@gmail.com> Thu, Apr 7, 2016 at 4:58 PM
To: Bess Clarke <bess@nantucketlooms.com>

Thank you!

From: Bess Clarke
Sent: 4/7/2016 4:41 PM
To: link02554@gmail.com
Cc: Liz Winship; Gerard@clarkebrothersconstruction.com

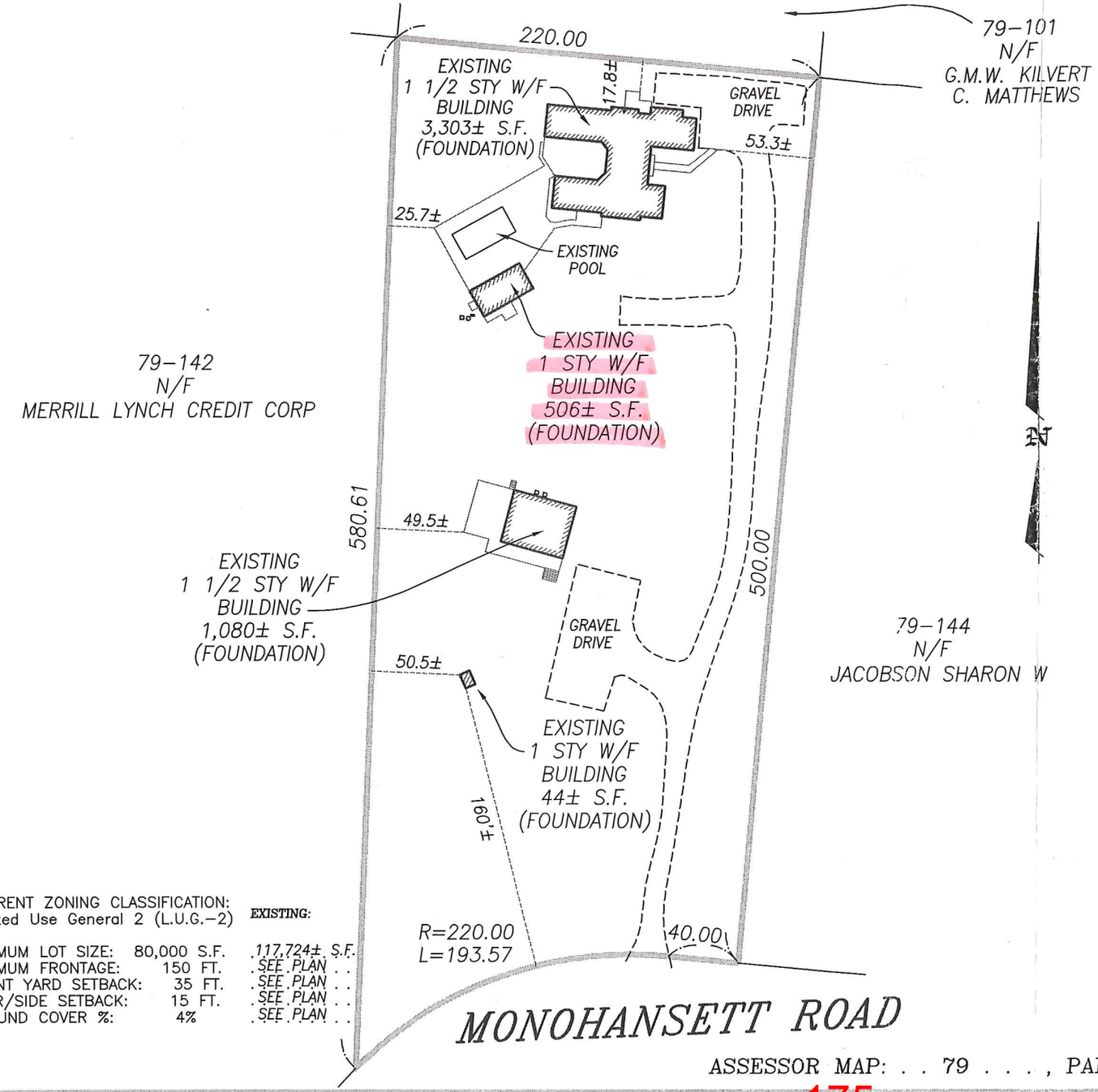
Property Information

Property ID 79 143
Location 16 MONOHANSETT RD
Owner WINSHIP TODD & ELIZABETH

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

The Town 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



CURRENT ZONING CLASSIFICATION: Limited Use General 2 (L.U.G.-2)		EXISTING:
MINIMUM LOT SIZE:	80,000 S.F.	117,724± S.F.
MINIMUM FRONTAGE:	150 FT.	SEE PLAN
FRONT YARD SETBACK:	35 FT.	SEE PLAN
REAR/SIDE SETBACK:	15 FT.	SEE PLAN
GROUND COVER %:	4%	SEE PLAN

I CERTIFY, AS OF : 3/26/16 THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS EDWARD F. [illegible] JR. No. 47[illegible] PROFESSIONAL LAND SURVEYOR

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

BUILDING LOCATION PLAN OF LAND IN NANTUCKET, MASS.

SCALE: 1"= 80' DATE: MARCH 26, 2016

Owner: SIXTEEN MONOHANSETT ROAD TRUST

Deed: 1503-322 Plan: LOT 29; PLAN FILE 11A

Locus: 16 MONOHANSETT ROAD

ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228-2720

ASSESSOR MAP: 79 , PARCEL: 143

K-529

15.00

RECEIVED
BOARD OF ASSESSORS

FEB 10 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.....Todd & Liz Winship.....

MAILING ADDRESS.....16 Monohansett Road.....

PROPERTY LOCATION.....Same.....

ASSESSOR MAP/PARCEL.....79/143.....

SUBMITTED BY.....Tom Ewing Link Permitting & Design
(508) 221-5665

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).

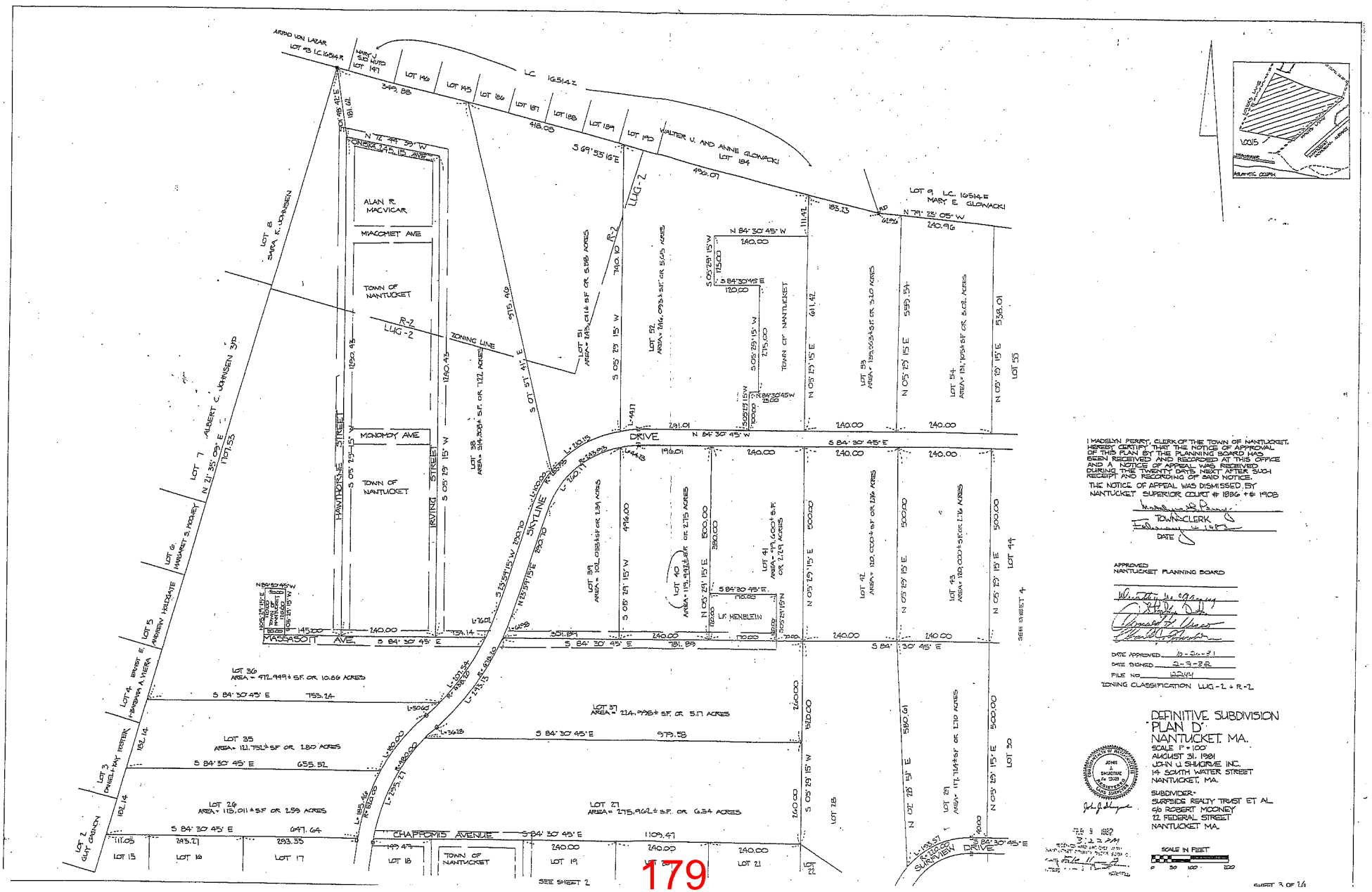
Feb. 11, 2016
DATE

Patricia Giles
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

ABBUTTERS LISTING
NANTUCKET, MA

ner~s Name	Co Owner~s Name	Address	City	ST Zip	Parcel Location
CAAS MICHEL J TRST ETAL	SKYLINE FITCH REALTY TRUST	PO BOX 2697	NANTUCKET	MA 02584	35 SKYLINE DR
VOCA JOYCE		305 PROSPECT ST	FRAMINGHAM	MA 01701	41 SKYLINE DR
LVERT GRAHAM M W TRST &	CLAUDIA M TRST	13 ALFRED DROWNE ROAD	BARRINGTON	RI 02806	47 SKYLINE DR
AZER MOLLIE J		53 SKYLINE DR	NANTUCKET	MA 02554	53 SKYLINE DR
VIDSON WILLIAM P & HUMPHREY	ELIZABETH S	PO BOX 2751	NANTUCKET	MA 02584	61 SKYLINE DR
MPBELL RUPERT & NICOLE		50 BEDFORD ROAD	KATONAH	NY 10536	15 SKYLINE DR
RENT PETER		190 CLAPBOARD RIDGE RD	GREENWICH	CT 06831	5 SKYLINE DR
RRILL LYNCH CREDIT CORP		4802 DEER LAKE DR EAST	JACKSONVILLE	FL 32246	10 MONOHANSETT RD
COBSON SHARON W	APT 5-B	162 E 80 ST	NEW YORK	NY 10021	20 MONOHANSETT RD
NTER DUNCAN F & DELPHINE		P O BOX 443	LAKE PLACID	NY 12946	26 MONOHANSETT RD
RAN JORDAN H TR	GLM ASSOCIATES	400 COMMONWEALTH AV	BOSTON	MA 02215	15 MONOHANSETT RD
RLEY TRACY LYNN		PO BOX 513	NANTUCKET	MA 02554	36 OKORWAW AV
LANDI ROBERT D TRST ETAL		42 OKORWAW AV	NANTUCKET	MA 02554	42 OKORWAW AV
NES SHARON L		7 MONOHANSETT RD	NANTUCKET	MA 02554	7 MONOHANSETT RD
A PROPERTIES INC		PO BOX 3149	NANTUCKET	MA 02584	48 OKORWAW AV
RAS KATHERINE J		46 OKORWAW AVE	NANTUCKET	MA 02554	46 OKORWAW AV

Materials Provided by Staff to Supplement Application



I MADELYN PERRY, CLERK OF THE TOWN OF NANTUCKET, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND A NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

THE NOTICE OF APPEAL WAS DISMISSED, BY NANTUCKET SUPERIOR COURT # 1886 + # 1908

TOWN CLERK

DATE

APPROVED
NANTUCKET PLANNING BOARD

DATE APPROVED 10-24-81

DATE SIGNED 2-9-82

FILE NO. 12244

ZONING CLASSIFICATION LUG-2 + R-2

DEFINITIVE SUBDIVISION "PLAN D" NANTUCKET, MA.

SCALE 1" = 100'
AUGUST 31, 1981
JOHN J. SHUGRUE INC.
14 SOUTH WATER STREET
NANTUCKET, MA.

SUBDIVIDER:
SURFSIDE REALTY TRUST ET AL.
c/o ROBERT MOONEY
72 FEDERAL STREET
NANTUCKET MA.

COMMONWEALTH OF MASSACHUSETTS
JOHN J. SHUGRUE
No. 13135
REGISTERED
PROFESSIONAL ENGINEER

SCALE IN FEET
0 50 100 200

SHEET 3 OF 26

4063-85 - C.O.
E-45-85

551-98 2ND 100 - C.O.

658-04 Pool

232-05 Pool House

25-15 Interior Reno

Seeking Variance
for x-S g.c.

replacement 4/7/86

79-143

COMMONWEALTH OF MASSACHUSETTS

TOWN OF NANTUCKET

BUILDING DEPARTMENT

TOWN OF NANTUCKET, MASS.

Certificate of Occupancy No. 4063-86

This certifies that the Structure, located at No. 29 Street Monhasset Road Zone LUG 2 conforms substantially to the approved lot plan and detailed statements for which Building Permit No. 4063-85 was issued April 2, 19 85 Nantucket

This certificate therefore is issued to Christina T. Savelberg to occupy or use said premises or building or part thereof for the following purpose 1 family dwelling

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

Dated August 15, 1986

Building Inspector

$195 00

EE

l 2, 19 85

T

HAS PERMISSION TO

et Road

TERMS OF THE APPLI-
STATUTES AND THE
N OF BUILDINGS IN

ONLY AFTER ALL RE-
TOR.

IE WORK PERMITTED
AS FAR AS REASON-

THE PREMISES

Carl Borchert

BUILDING INSPECTOR

CERTIFICATE OF OCCUPANCY NO.

replacement 4/7/86

79-143

COMMONWEALTH OF MASSACHUSETTS

TOWN OF NANTUCKET

BUILDING DEPARTMENT

No. 4063-85

Office of the Building Inspector

FEE $195.00

April 2, 1985

BUILDING PERMIT

THIS PERMIT CERTIFIES THAT Christina T. Sevelberg HAS PERMISSION TO Construct 1-Family LOCATED ON 29 Monohasset Road Surfside

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.

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

Carl Borchert

CERTIFICATE OF OCCUPANCY NO.

BUILDING INSPECTOR

Department	Permit No.	Inspector	Date of Inspection
1. Health:			
Installation:			
Final:			
2. D. P. W.			
3. Plumbing			
Rough:		a E Butler	
Finish:		a E Butler	8/15/86
4. Wiring:			
Temporary:		Harold E. Matthews	7/26/85
Service:		Harold E. Matthews	4/23/86
Rough:		Harold E. Matthews	3/5/86
Final:		Harold E. Matthews	8/7/86
5. Building:	4063-85 LUG-2		
Excavation:			
Foundation:			
Rough:			
Final:		OM	7-24-86

5. IDENTIFICATION - *To be completed by all applicants*

	Name	Mailing address - *Number, street, city, and State*	Zip Code	Telephone No.
1. Owner or Lessee	Christina Savelberg	P.O. 132 Woodstock, VT.	05091	802-457-1579
2. General Contractor			Builder's License No.	
3. Masonry Contractor				
4. Architect or Engineer	Henrik Savelberg	Box 132 Woodstock VT.	05091	802-457-1579

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: Christina T. Savelberg / Henrik Savelberg — Address: Box 132 Woodstock, Vt. 05091

DO NOT WRITE BELOW THIS LINE

6. PLAN REVIEW RECORD - *For Office Use*

Plan Review Required	Check	Permit No.	Date Plans Approved	Approved By
HISTORIC DISTRICTS COMMISSION		13883	8-14-84	
SEPTIC	✓	236-84	10-15-84	
SEWER				
WATER WELL COMPLETION REPORT	✓		8-14-84	
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.	✓ Subdivision Exemption

7. VALIDATION

Building Permit number: 4063-85

Building Permit issued: 4/2/85 19 ____

Date of Reissuance: 1. ____ 19__ 2. ____ 19__

Building Permit Fee: $ 195

Date of Issuance of Certificate of Occupancy: ____

Approved by: Carl Bauhert — *Building Inspector*

FOR DEPARTMENT USE ONLY

Use Group: ____

Fire Grading: ____

Live Loading: ____

Occupancy Load: ____

Census No.: 101

COMPLETE

SEP 15 1984

BUILDING INSPECTOR
TOWN OF NANTUCKET

4063-85
BUILDING APPLICATION NUMBER

Orig - File

APPLICATION FOR PLAN EXAMINATION AND BUILDING PERMIT

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

1. LOCATION OF BUILDING

OWNERS NAME: Savelberg (Last) Christina (First) T (Middle Initial)

Lot 29 (No.) Monhasset Rd (Street) Surfside (Village)

Assessor's Map No. 79 Assessor's Parcel No. 143 Fire District ____

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

A. TYPE OF IMPROVEMENT

- [x] 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

- [x] Private (individual, corporation, nonprofit institution, etc.)
- [ ] Public (Federal, State, or local government)

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

Residential
- [x] One Family
- [ ] Two or more family - *Enter number of units* → ____
- [ ] Transient hotel, motel, or dormitory - *Enter number of units* → ____
- [ ] Garage
- [ ] Carport
- [ ] Other - *Specify* ____

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* ____

C. COST

	(*Omit cents*)
Cost of: a. Structure	$ 65,000
b. Electrical	10,000
c. Plumbing	8,000
d. Heating	19,000
e. Other	30,000
TOTAL COST OF IMPROVEMENT	$ 123,000
BUILDING INSPECTOR'S ESTIMATE	190,000

E. DIMENSIONS

Dimensions (*New*) of Dwelling or Addition:

No of Stories:	2
First Floor Area:	900+
Second Floor Area:	900+
Third Floor Area:	
Total Floor Area:	2000
Full Cellar Area:	900
	2900

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 I., for all others skip to 4.

F. PRINCIPAL TYPE OF FRAME
- [ ] Masonry (wall bearing)
- [x] Wood frame
- [ ] Structural steel
- [ ] Reinforced concrete
- [ ] Other - *Specify* ____

G. PRINCIPAL TYPE OF HEATING FUEL
- [x] Gas
- [ ] Oil
- [ ] Electricity
- [ ] Coal
- [ ] Other - *Specify* ____

H. TYPE OF SEWAGE DISPOSAL
- [ ] Public or private company
- [x] Private (septic tank, etc.)

I. TYPE OF WATER SUPPLY
- [ ] Public or private company
- [x] Private (well, cistern)

J. SPECIAL CHARACTERISTICS
- [ ] Air Conditioning
- [ ] Heat Pump
- [ ] Central Vacuum
- [ ] Other ____

K. ACCESSORY HEAT SOURCE

No. of Fireplaces	1
No of Wood Stoves	
No. of Coal Stoves	
Solar Collector	
Other:	

L. SMOKE DETECTORS

No. of Dectectors: 3

Type (*Battery or AC*): AC

See Plan for Location

M. RESIDENTIAL BUILDINGS ONLY

Number of Bedrooms: 4

Number of Bathrooms: 2 1/2

Full: 2 Partial: 1

3. CONTINUED

N. ENERGY CONSERVATION

	Type	Thickness	R Value
Foundation or Floor Insulation	RIGID	2"	10
Wall Insulation	~~6"~~ F.G.	6"	20
Ceiling or Roof Insulation	~~12"~~ F.G.	12	35

Window Glazing: Insulated Glass _____ Double Glass _____ Storm X

Doors: Insulated YES X NO _____. Weatherstripped YES X NO _____.

Percentage of Window Area to Wall Area: _____.

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~~ 10 X 20 Footing reinforcing: #4 CONT

Wall material: BLOCK Wall thickness: 8"

Wall height 7'-10" Wall reinforcing: AS REQ

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

Method of wall reinforcing: Method: ☐ A ☐ B ☐ C ☐ D ☐ E

FRAMING: Main Carrying member: Size: PARTITION Support Spacing: STUDS

	Joist size:	Maximum Span:	Maximum spacing:
First Floor Framing	2X10 HEM FIR	~~16~~ 15'	16" O.C.
Second Floor Framing	2X10	15'	16" OC.
Ceiling Framing		~~13~~	
Roof Framing	Rafter size: 2X12	~~13~~ 15'	16"

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

INTERIOR FINISH	Walls	Floors	Ceiling
Bedrooms	1/2" GYP. BD.	YELLOW PINE	1/2" GYP. BD.
Living Room	" "	" "	"
Family Room	" "	" "	"
Dining Room	" "	" "	"
Bathroom	" "	VAT	"
Utility Room	5/8" " "	"	"
Special (specify)	—		
Attic	—		
Cellar	1/2" GYP. BD.	CARPET	"

EXTERIOR FINISH

Wall Material: CEDAR SHINGLE

Roof Material: ASPHALT SHINGLES

Roof Type: 2X12 RAFTER

NOTES AND DATA (For Department use)

1ST 28 x 30 =
8 x 15 =

2 DECKS

FEE CALCULATIONS

30 x 5 = 150
2 decks 20
CO 25
195

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: LUG 2 Total Land Area: 2.7 ACRES (117,612.)

Frontage on Street: 220 Lot No. 29

Plan Book No. and Page: N A Land Court Plan No. _____

Date Lot Purchased JULY ~~[illegible]~~ 83 Certificate No. _____

Name of Previous Owner: SURFSIDE REALTY TRUST

SUBDIVISION INFORMATION

Name of Owner: SURFSIDE REALTY TRUST

Date of Plan Approval: 10/26/81

Type of Approval: ANR _____ AR X

Planning Board File No. 2244

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. 11A Date _____

DIMENSIONS

Distance from Property Lines: FRONT 150 REAR 125 LEFT 50 RIGHT 50

Distance between Principal and Secondary Dwelling: _____ (12 ft. minimum.)

Height of structure above finish grade: N 30' E _____ S _____ W _____

Number of off-street parking spaces: Enclosed _____ On-site 2

GROUND COVER

Principal Dwelling: 1000

Secondary Dwelling: _____

Addition: _____

Garage: _____

Accessory Building: _____

Swimming Pool: _____

Other: _____

Total: 1000 SF.

Allowable: 4704 SF.

MISCELLANEOUS

Was a request to "Determine Applicability of the Wetland 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 the Registry of Deeds? _____.

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 X.

If answered YES what date was the decision filed with the Town Clerk? _____.

FOR BUILDING DEPARTMENT USE ONLY

Minimum Lot Size: 80,000 sq ft Ground Cover Ratio: 4%

Frontage on Street: 150' Side and Rear Setback: 15'

Front Yard: 35'

Additional Comments: _____

DATE: 4-2-85 APPROVED BY: Carl Bunker

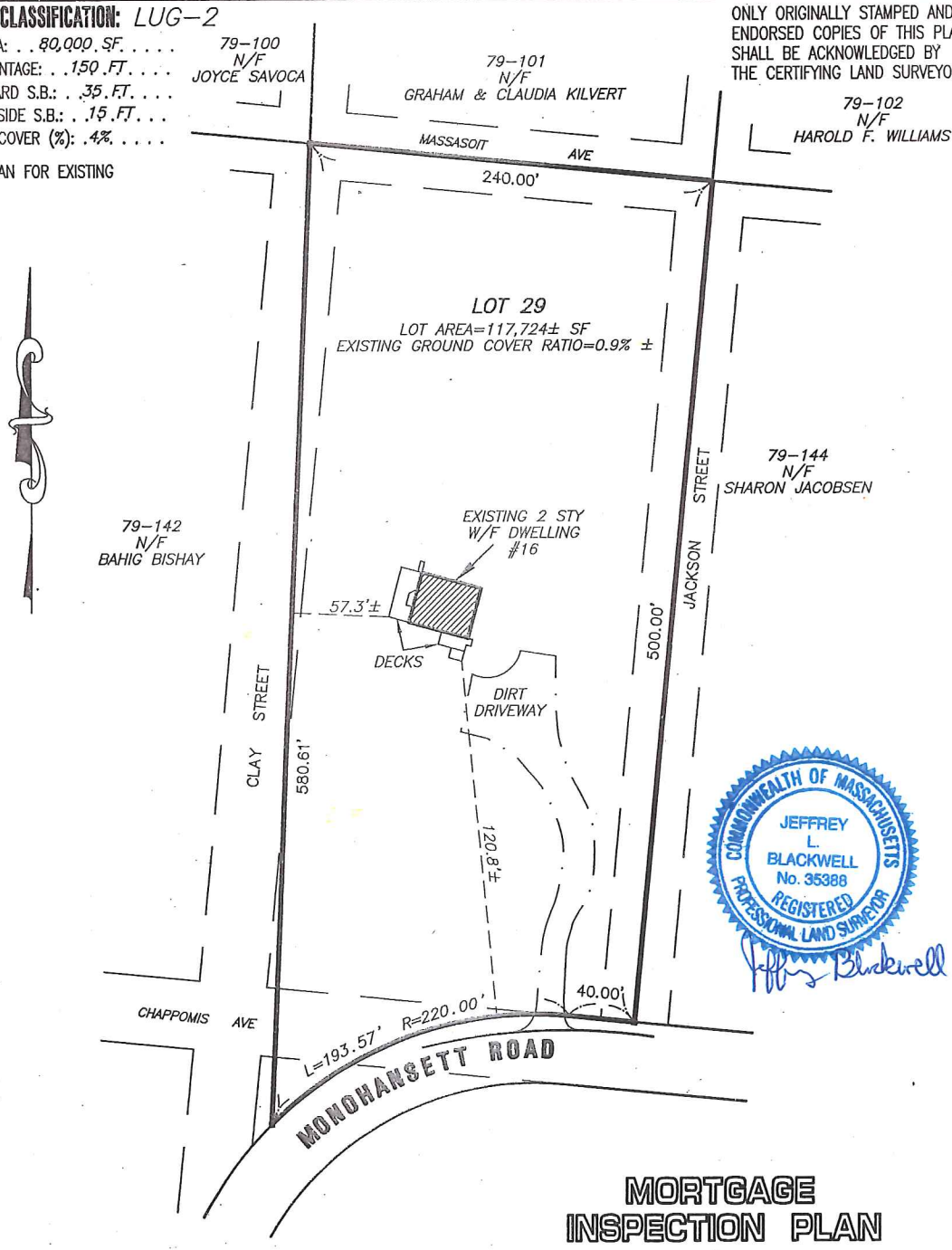
Zoning Officer

ZONING CLASSIFICATION: LUG–2

MIN. AREA: . . 80,000 SF. . . . .
MIN. FRONTAGE: . . 150 FT. . . .
FRONT YARD S.B.: . . 35 FT. . . .
REAR & SIDE S.B.: . . 15 FT. . .
GROUND COVER (%): . 4%. . . . .

*SEE PLAN FOR EXISTING

ONLY ORIGINALLY STAMPED AND ENDORSED COPIES OF THIS PLAN SHALL BE ACKNOWLEDGED BY THE CERTIFYING LAND SURVEYOR.



COMMONWEALTH OF MASSACHUSETTS
JEFFREY L. BLACKWELL
No. 35388
REGISTERED PROFESSIONAL LAND SURVEYOR

Jeffrey L. Blackwell

MORTGAGE INSPECTION PLAN in NANTUCKET, MASS.

SCALE: 1"=80' DATE: APRIL 23, 1998

Owner: . CHRISTINA SAVELBERG . . . . . .
Locus: . #16 Monohansett Road . . . . . .
Deed Book:. 203 Pg. 125. Plan File: . 11A. Plan: D
Tax Map: . 79. . .Parcel: . 143 . . .

TO: . NANTUCKET BANK AND NO OTHERS.

I CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE PREMISES SHOWN ARE LOCATED IN FLOOD HAZARD ZONE: . . X . . . , DELINEATED ON F.I.R.M. / COMMUNITY PANEL NUMBER: 250230–0012D, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. EFFECTIVE DATE OF MAPS: JUNE 3, 1986 AND AS PERIODICALLY REVISED.

THIS INSPECTION PLAN WAS PREPARED FOR MORTGAGE PURPOSES ONLY AND IS NOT TO BE CONSIDERED A FULL INSTRUMENT SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS INSPECTION PLAN IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF NANTUCKET ASSESSOR RECORDS.
THIS PLAN SHALL NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN ITS INTENDED USE STATED ABOVE.

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
6 Young's Way
Nantucket, Massachusetts 02554
(508) 228–9026

C:\PROJ\ADG\B5073\MPP \JEFF17 #9 NOT TO BE RECORDED FBK.: 78/113 B5073

79-143

TOWN OF NANTUCKET, MASS.

Certificate of Occupancy No. 551-01

This certifies that the...Structure....., located at No...16.Momohansett Street..... Zone.....LUG.2..... conforms substantially to the approved lot plan and detailed statements for which Building Permit No...551-98..... was issued .....May.20....., 1998 Nantucket

This certificate therefore is issued to .....Todd.&.Elizabeth.Winship... to occupy or use said premises or building or part thereof for the following purpose....build.a.one.story.... ....3.br.1du....C.O...is.for.work.performed.under.the.above.permit..... .... Septic subject to and in accordance with all the provisions of the Zoning By-Law of the Town of Nantucket.

Dated.....Jan...31,..2001.....

John H. Dunn, Building Inspector.

ISETTS

UCKET

ARTMENT

Inspector FEE $ 1515.00

March 20 19 98

PERMIT

Winship HAS

37 88 " 2ND FLOOR "

Nonhemset Ave PROVIDED THAT

I TO THE TERMS OF THE APPLICATION

OVISIONS OF THE STATUTES AND THE

AINTENANCE AND INSPECTION OF

IUSETTS STATE BUILDING CODE 780 CMR.

RETURN OF THIS PERMIT ONLY AFTER

TED BY THE APPROPRIATE INSPECTOR.

M THE DATE OF ISSUE IF THE WORK

IG CONTINUOUSLY TO COMPLETION AS

JOUS PLACE ON THE PREMISES.

John H. Dunn

BUILDING INSPECTOR

79-143

79-143

COMMONWEALTH OF MASSACHUSETTS

TOWN OF NANTUCKET

BUILDING DEPARTMENT

No. 551-98 Office of the Building Inspector FEE $ 1315.00

780 CMR SIXTH EDITION MAY 20 1998

BUILDING PERMIT

THIS PERMIT CERTIFIES THAT Todd + Elizabeth Winship HAS PERMISSION TO build a 1 story 3 br 1 dw 3288 ft "2ND 100" LOCATED ON 16 Monohansett 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.

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.

CERTIFICATE OF OCCUPANCY NO.

John H. Dunn
BUILDING INSPECTOR

DEPARTMENT	PERMIT NO.	INSPECTOR	DATE
HEALTH	70-98	FINAL [illegible]	11-21-00
DPW			
PLUMBING	98-648	ROUGH Henry Wasiuraba	10/1/98
		FINAL Henry Wasiuraba	8/8/00
WIRING		TEMPORARY	
		SERVICE [illegible]	5-21-99
	53-99	ROUGH [illegible]	2-4-99
	519-99 Primary	FINAL [illegible]	10-31-99
			10-7-99
GAS	NA-No-in gas	ROUGH A. Butler	1-28-99
		FINAL By WDC (Hugh 8/2/00)	8/18/99
HDC	31992	FINAL [illegible]	6/2/00
FIRE DEPT.	53/99	ALARM [illegible]	10-7-99
		FUEL & MECH	
BUILDING		FOOTINGS [illegible]	7/24/98
C.O Issued 1/30/01 J. Dunn		FOUNDATION [illegible]	2-4-99
		ROUGH [illegible]	2-4-99
		INSULATION S. Butler	2-16-99
		FIREPLACE	
		FINAL [illegible]	11-30-00

ONLY ORIGINALLY STAMPED AND ENDORSED COPIES OF THIS PLAN SHALL BE ACKNOWLEDGED BY THE CERTIFYING LAND SURVEYOR

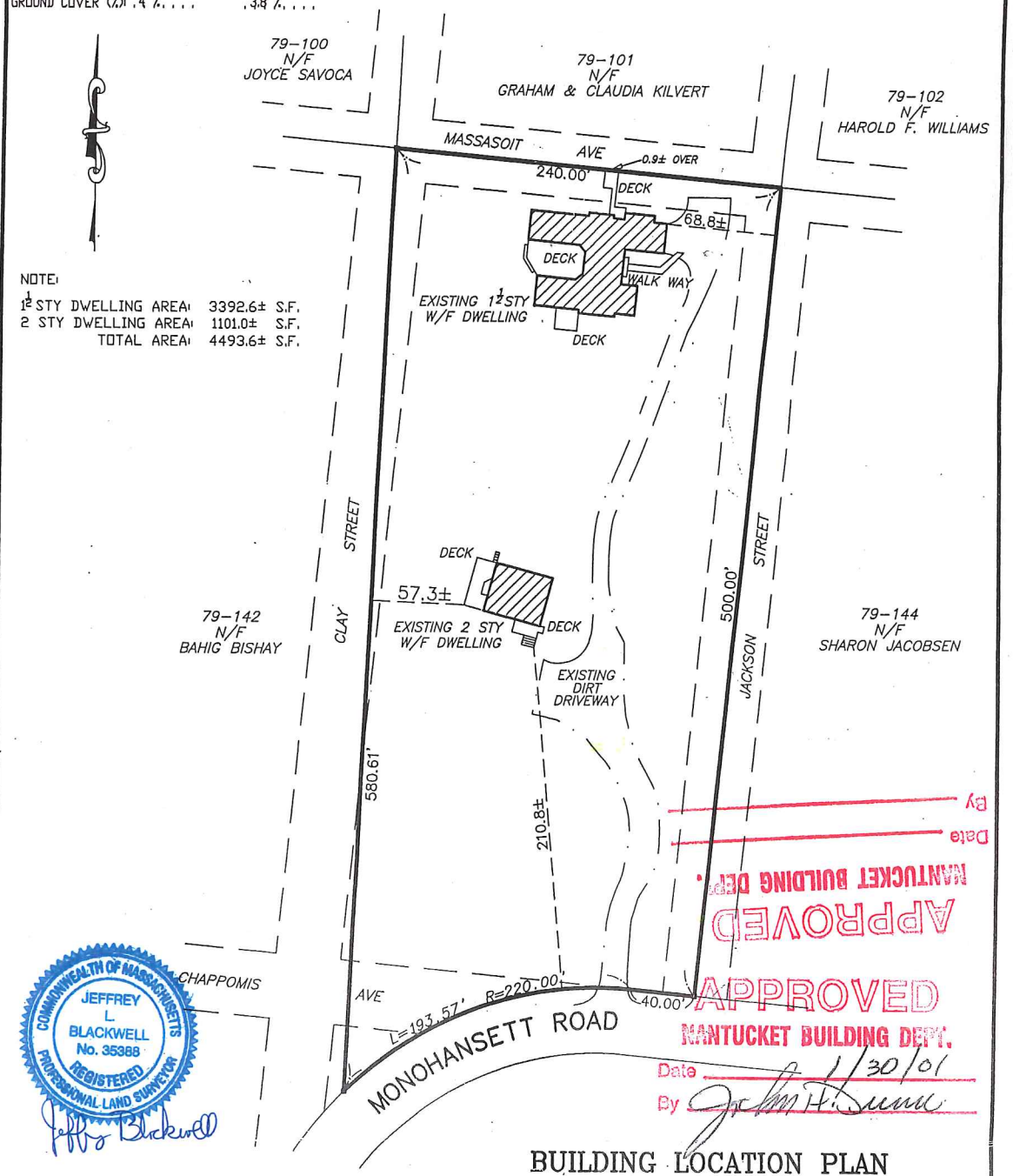
ZONING CLASSIFICATION (LUG-2)
LIMITED USE GENERAL 2

		EXISTING
MIN. AREA	80,000 S.F.	117,724 ±S.F.
MIN. FRONTAGE	150 FT.	SEE PLAN
FRONT YARD S.B.	35 FT.	SEE PLAN
REAR & SIDE S.B.	15 FT. *(10 FT)	SEE PLAN

ZONING CLASSIFICATION (LUG-2)
LIMITED USE GENERAL 2

		EXISTING
MIN. AREA	80,000 S.F.	117,724 ±S.F.
MIN. FRONTAGE	150 FT.	SEE PLAN
FRONT YARD S.B.	35 FT.	SEE PLAN
REAR & SIDE S.B.	15 FT. *(10 FT)	SEE PLAN
GROUND COVER (%)	4 %	3.8 %

ONLY ORIGINALLY STAMPED AND ENDORSED COPIES OF THIS PLAN SHALL BE ACKNOWLEDGED BY THE CERTIFYING LAND SURVEYOR



COMMONWEALTH OF MASSACHUSETTS
JEFFREY L BLACKWELL
No. 35388
REGISTERED PROFESSIONAL LAND SURVEYOR

Jeffrey Blackwell

APPROVED
NANTUCKET BUILDING DEPT.
Date
By

APPROVED
NANTUCKET BUILDING DEPT.
Date 1/30/01
By John H. Dunne

I CERTIFY, AS OF : Jan. 13, 2001, THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

Jeffrey Blackwell
PROFESSIONAL LAND SURVEYOR

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESOR RECORDS.

ASSESSOR MAP: 79, PARCEL: 143 JLB

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1" = 80' DATE: 01/13/01

Owner: TODD & ELIZABETH WINSHIP
Deed: BK 573 PG 208 Plan: 11A PLAN D (LOT 29)
Locus: #16 MONOHANSETT ROAD

BLACKWELL and ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

B-5073

PERSONS CONTRACTING WITH UNREGISTERED CONTRACTORS DO NOT HAVE ACCESS TO THE GUARANTY FUND 780 CMR/6MGL c142A

COMMONWEALTH OF MASSACHUSETTS

TOWN OF NANTUCKET

Map 79 Parcel 143

BUILDING DEPARTMENT

No. 658-04 Office of the Building Inspector FEE $ 250 00 2x

June 17 20 04

BUILDING PERMIT

THIS PERMIT CERTIFIES THAT LIZ & TODD WINSHIP HAS PERMISSION TO CONSTRUCT 20' X 40' INGROUND SWIMMING POOL LOCATED ON 16 MONATHANSETT ROAD 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.

Bernard Berthiaume

BUILDING INSPECTOR

CERTIFICATE OF OCCUPANCY NO.

DEPARTMENT	PERMIT NO.	INSPECTOR	DATE
HEALTH		FINAL	
DPW			
PLANNING BOARD			
PLUMBING		ROUGH	
		FINAL	
WIRING		TEMPORARY	
		SERVICE	
	848.04	ROUGH	8-20-09
	1070-14	✓ FINAL BPC	11/13/14
GAS		ROUGH	
		FINAL	
HDC 11/13/14	43899	✓ FINAL Doris Strang	11/25/14
FIRE DEPT.		ALARM	
		FUEL & MECH	
ZONING		FINAL	
BUILDING		FOOTINGS	
		FOUNDATION	
		ROUGH	8/25/09
		INSULATION	
		FIREPLACE	
		✓ FINAL	11/18/14

RECEIVED
DEC 06 2014
BY:

5. IDENTIFICATION - To be completed by all applicants

	Name	Mailing address - Number, street, city and state	Zip Code	Telephone No.
1. Owner or Lessee	TODD WINSHIP	16 MONAHANSETT ROAD		228-0369
		NANTUCKET, MA 02554		
2. Contractor	Print Name SYL AMARAL JR.	CUSTOM GUNNITE POOLS 74 D FALL RIVER AVE	Builder's License	132725
	Signature	REHOBETH, MA 02769	Date 6/2/04	
3. Contact Person	BELANGER, PAUL + CUTONE ARCHITECTURE	2 BROAD ST. NANT.	Date 6/2/04	228-2722

Works Compensation Insurance Certificate or Affidavit must be submitted with this application.

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 | Telephone #

Print name

DO NOT WRITE BELOW THIS LINE

6. PLAN REVIEW RECORD - For Office Use

Plans Review Required				
HISTORIC DISTRICTS COMMISSION		43899	5/25/04	
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 $250.00

Date of Issuance of Certificate of Occupancy _____

FOR DEPARTMENT USE ONLY

Use Group _____

Occupancy Load _____

Census No. 329

Approved by: _____ 6/1/04

Building Commissioner

RECEIVED JUN 09 2004 NANTUCKET BUILDING DEPT.

RECEIVED JUN 03 2004 NANTUCKET ZONING DEPT

658-04
6-17-04
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): WINSHIP, LIZ + TODD
Last First Middle Initial

16 MONAHANSETT ROAD
No. Street

Assessor's Map No. 79 Assessor's Parcel No. 143

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 $75,000

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

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 footage.

20×40 POOL

3. SELECTED CHARACTERISTICS OF BUILDING

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

F. PRINCIPLE TYPE OF FRAME
- ☐ Wood frame N/A
- ☐ Other - Specify _____

G. PRINCIPLE TYPE OF HEATING
- ☐ Gas ☐ Electricity
- ☐ Oil ☐ Heat Pump
- ☐ Other - Specify N/A

H. TYPE OF SEWAGE DISPOSAL
- ☐ Public N/A
- ☐ Private (septic tank, etc.)

I. TYPE OF WATER SUPPLY
- ☐ Public
- ☐ Private (well) N/A

J. SMOKE DETECTORS
No. of Detectors N/A
See Plan for Location

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

L. RESIDENTIAL BUILDINGS
Number of Bedrooms _____
Number of Bathrooms N/A
Full _____ Partial _____

3. Continued

M. ENERGY CONSERVATION

	Type	Thickness	R Value
Foundation or Floor insulation			
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

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)

6/10/04 Spoke to Tonie

FEE CALCULATIONS

$250 00

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: LUG-2 Total Land Area: 117,724 SF

Frontage on Street: 233' Lot No.: 16

Plan Book No. and Page: _____ Land Court Plan No.: _____

Date Lot Purchased: _____ Certificate No.: _____

Name of Previous Owner: _____

SUBDIVISION INFORMATION

Name of Owner: _____

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 _____

TIME SHARING INFORMATION

Is there a declaration of Covenants and Restrictions of Interval Ownership noted on your Title or Deed?

Yes ____ No ____

DIMENSIONS

Distance from Property Lines: FRONT 393' REAR 75' LEFT 30' RIGHT 163'

Distance between Principal and Secondary Dwelling: N/A (12ft. minimum)

Height of structure above finish grade: N _____ E _____ S _____ W _____

Number of off-street parking spaces: Enclosed _____ On-site _____

GROUND COVER

Principal Dwelling: 3392

Secondary Dwelling: 1101

Addition: _____

Garage: _____

Accessory Building: ~~[illegible]~~

Swimming Pool: 800 SF

Other: _____

Total: 4493 SF.

Allowable: 4680 SF.

MISCELLANEOUS

Was a request to "Determine Applicability of the 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" 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 ZONING OFFICER

Minimum Lot Size: _____ Ground Cover Ratio: _____

Frontage on Street: _____ Side and Rear Setback: _____

Front Yard: _____ Secondary Dwelling approval _____

Additional Comments: _____ Board of Appeals _____

Lot Release Form _____

Date: 6/9/4 APPROVED BY: _____

Zoning Officer

CERTIFICATE NO: 43899 DATE ISSUED: 5/25/04

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference. The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 79 PARCEL N°. 143

Street & Number of Proposed Work: 16 Monohansett

Owner of record: Liz & Todd Winship

Mailing Address: 16 Monohansett
Nantucket MA 02554

Telephone: 228-0359 (on island) _____ (off island)

AGENT INFORMATION (if applicable)

Name: Belanger, Paul & Cutone

Mailing Address: 02 Broad St
Nantucket MA 02554

Telephone: 228-2772 (on island) _____ (off island)

FOR OFFICE USE ONLY

Date application received: 4/30/04 Fee Paid: $ 50

Must be acted on by: 6/30/04

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: [illegible]

Member: [illegible]

Member: [illegible]

Member: [illegible]

Member: J. McLaughlin [illegible]

Notes - Comments - Restrictions - Conditions

Per 4/30/04 plans.
Due to lack of distinctly.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Garage/Apartment ☐ Commercial ☐ Historical Renovation ☐ Deck ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Paving ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☑ Other (please specify) Door

Size of Structure or Addition: Length: 40' Sq. Footage 1st floor: _____ Decks: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 20' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building? ☐ Yes ☐ No

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

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

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

Roofing material: ☐ Asphalt Manufacturer _____
☐ Fiberglass Manufacturer _____
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 4'
Length: _____
Type: Chain Link

Skylights (flat only): Manufacturer _____ Model No. _____ Size _____ Location _____
Manufacturer _____ Model No. _____ Size _____ Location _____

Gutters: ☐ Wood (type) _____ ☐ Aluminum _____ ☐ Copper _____

Leaders (material and size): _____

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

Trim: Lumber type ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
Treatment ☐ Paint ☐ Stain-solid ☐ Natural to weather ☐ Clear oil finish
Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____
Frieze _____ Window Casing _____ Door Frame _____ Posts: Round _____ Square _____

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

* Doors (type and material): Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Landscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required. _____

COLORS

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

* Attach manufacturer's color samples.

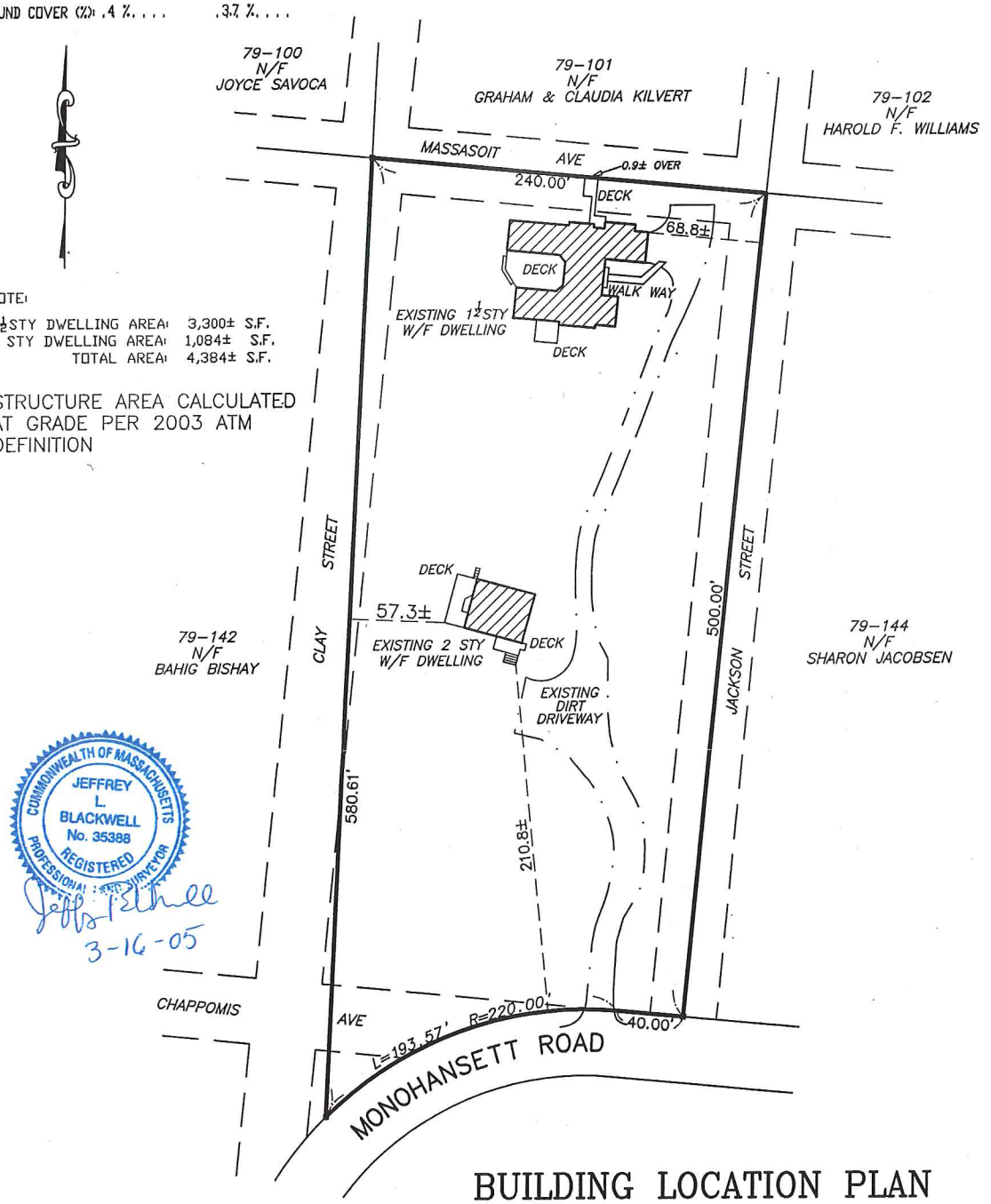
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 4/30/04 Signature of owner of record [illegible] Signed under penalties of perjury

195

ONLY ORIGINALLY STAMPED AND ENDORSED COPIES OF THIS PLAN SHALL BE ACKNOWLEDGED BY THE CERTIFYING LAND SURVEYOR

ZONING CLASSIFICATION (LUG-2) LIMITED USE GENERAL 2		EXISTING
MIN. AREA	80,000 S.F.	117,724 ±S.F.
MIN. FRONTAGE	150 F.T.	SEE PLAN
FRONT YARD S.B.	35 F.T.	SEE PLAN
REAR & SIDE S.B.	15 F.T. *(10 FT)	SEE PLAN
GROUND COVER (%)	4 %	3.7 %



NOTE:

1½ STY DWELLING AREA:	3,300±	S.F.
2 STY DWELLING AREA:	1,084±	S.F.
TOTAL AREA:	4,384±	S.F.

STRUCTURE AREA CALCULATED AT GRADE PER 2003 ATM DEFINITION

COMMONWEALTH OF MASSACHUSETTS
JEFFREY L. BLACKWELL
No. 35388
REGISTERED PROFESSIONAL LAND SURVEYOR

Jeffrey L. Blackwell
3-16-05

I CERTIFY, AS OF : Jan. 13, 2001, THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

Jeffrey L. Blackwell

PROFESSIONAL LAND SURVEYOR

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESOR RECORDS.

ASSESSOR MAP: . . . . . , PARCEL: . . . . . .

BUILDING LOCATION PLAN

OF LAND IN

NANTUCKET, MASS.

SCALE: 1"= 80' DATE: 3/16/05

Owner: TODD & ELIZABETH WINSHIP (LOT 29)

Deed: BK 573 PG 208 Plan: 11A PLAN D

Locus: #16 MONOHANSETT ROAD

BLACKWELL and ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

C:\SPF\proj\ADG\B5073\BLP-05.dwg 3/16/2005 11:30:56 AM ESTJB#9 FBK 78/113

B-5073

9/14/2007

DUPLICATE

PERSONS CONTRACTING WITH UNREGISTERED CONTRACTORS DO NOT HAVE ACCESS TO THE GUARANTY FUND 780 CMR/6MGL c142A

COMMONWEALTH OF MASSACHUSETTS

TOWN OF NANTUCKET

Map 79 Parcel 143

BUILDING DEPARTMENT

No. 232-05

Office of the Building Inspector

FEE $ 384.00

March 21 2005 20

BUILDING PERMIT

THIS PERMIT CERTIFIES THAT Liz & todd Winship HAS PERMISSION TO construct 32' x 16' pool house with equipment below LOCATED ON 16 Monohansett Road 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.

Bernard Batt BB

BUILDING INSPECTOR

CERTIFICATE OF OCCUPANCY NO.

5. IDENTIFICATION - To be completed by all applicants

	Name	Mailing address - Number, street, city and state	Zip Code	Telephone No.
1. Owner or Lessee	ELIZABETH & TOD WINSHIP	16 MONOHANSETT RD NANTUCKET, MA	02554	
2. Contractor	Print Name: ELIZABETH & TOD WINSHIP Signature:	16 MONOHANSETT RD. NANTUCKET, MA.	Builder's License	228-0369
			Date	
3. Contact Person	BPC-ARCHITECTURE INC	2 BROAD STREET NANTUCKET, MA, 02554	Date 11/JAN/05	228-2722

Works Compensation Insurance Certificate or Affidavit must be submitted with this application.

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: M. Cutone

Address: 2 BROAD STREET NANTUCKET, MA

Telephone #: 228-2722

Print name: MARK CUTONE, BPC-ARCHITECTURE

DO NOT WRITE BELOW THIS LINE

6. PLAN REVIEW RECORD - For Office Use

Plans Review Required				
HISTORIC DISTRICTS COMMISSION		45347	1/25/05	
SEPTIC existing system available for 5 bedrooms - 6 people - OK KG				
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 $384.00

Date of Issuance of Certificate of Occupancy _____

FOR DEPARTMENT USE ONLY

Use Group _____

Occupancy Load _____

Census No. 328

Approved by: B. Butler 3/1/05

Building Commissioner

RECEIVED MAR 17 2005 NANTUCKET BUILDING DEPT.

RECEIVED ZONING DEPT

232-05
3-21-05

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): LIZ & TOD WINSHIP
Last First Middle Initial

16 MONOHANSETT, NANTUCKET, 02554
No. Street

Assessor's Map No. 79 Assessor's Parcel No. 143

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 $100,000

D. DIMENSIONS
Dimensions of Structure
First Floor Area: 32'x16'=512 ☐
Second Floor Area: _____
Third Floor Area: _____
Total Floor Area: _____
Full Cellar Area: _____

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 Pool house

Detail scope of work by floor & provide the square footage.

POOL HOUSE W/ POOL EQUIPMENT BELOW

3. SELECTED CHARACTERISTICS OF BUILDING

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

F. PRINCIPLE TYPE OF FRAME
- ☒ Wood frame
- ☐ Other - Specify _____

G. PRINCIPLE TYPE OF HEATING
- ☐ Gas
- ☐ Electricity
- ☐ Oil
- ☐ Heat Pump
- ☐ Other - Specify N/A

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

I. TYPE OF WATER SUPPLY
- ☐ Public
- ☒ Private (well)

J. SMOKE DETECTORS
No. of Detectors 2
See Plan for Location

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

L. RESIDENTIAL BUILDINGS
Number of Bedrooms _____
Number of Bathrooms N/A
Full 0 Partial 1

3. Continued U/A

M. ENERGY CONSERVATION

	Type	Thickness	R Value
Foundation or Floor insulation			
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

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: 12"x20" Footing reinforcing: _____

Wall material: CONCRETE Wall thickness: 8"

Wall height: 8' 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: _____

	Joist size:	Maximum Span:	Maximum Spacing:
First Floor Framing	2x12	16'	12"
Second Floor Framing			
Ceiling Framing			
Roof Framing	2x10	8'	16" o/c

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)

CRAWL SPACE PER PLAN

FEE CALCULATIONS

512 SF
x .75
$384.00

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: LUG2 + R-2 Total Land Area: 117,724 ± SF

Frontage on Street: 420' Lot No.: 16

Plan Book No. and Page: _____ Land Court Plan No.: _____

Date Lot Purchased: _____ Certificate No.: _____

Name of Previous Owner: _____

SUBDIVISION INFORMATION

Name of Owner: _____

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 _____

TIME SHARING INFORMATION
Is there a declaration of Covenants and Restrictions of Interval Ownership noted on your Title or Deed?
Yes ____ No ____

DIMENSIONS

Distance from Property Lines: FRONT 420' REAR 78' LEFT 30' RIGHT 164'

Distance between Principal and Secondary Dwelling: U/A (12ft. minimum)

Height of structure above finish grade: N 17' E 17' S 17' W 17'

Number of off-street parking spaces: Enclosed _____ On-site _____

GROUND COVER

Principal Dwelling: ~~3398~~ * 3300 SF **

Secondary Dwelling: ~~1101~~ 1084 SF

Addition: _____

Garage: _____

Accessory Building: 256

Swimming Pool: _____

Other: _____

Total: ~~117,724 SF~~ 4384 SF.

Allowable: 4709 SF.

MISCELLANEOUS

Was a request to "Determine Applicability of the 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" 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 ZONING OFFICER

Minimum Lot Size: _____ Ground Cover Ratio: _____

Frontage on Street: _____ Side and Rear Setback: _____

Front Yard: _____ Secondary Dwelling approval _____

Additional Comments: _____ Board of Appeals _____

Lot Release Form _____

*a-b/s 1-31-1

** a-b/s 3/16/5

Date: 3/17/5

APPROVED BY: _____
Zoning Officer

CERTIFICATE NO: 45347 DATE ISSUED: 1/25/05

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°: 79 PARCEL N°. 143

Street & Number of Proposed Work: 16 MONOHANSETT

Owner of record: LIZ & TOD WINSHIP

Mailing Address: 16 MONOHANSETT
NANTUCKET, MA, 02554

Telephone: 228-0369 (on island) _____ (off island)

AGENT INFORMATION (if applicable)

Name: BPC - ARCHITECTURE INC.

Mailing Address: ~~16 MONOHANSETT~~ 2 BROAD ST
NANTUCKET, MA, 02554

Telephone: 228-2722 (on island) _____ (off island)

FOR OFFICE USE ONLY

Date application received: 1/14/05 Fee Paid: $ 00

Must be acted on by: 3/14/05

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: [illegible]

Member: [illegible]

Member: [illegible]

Member: _____

Member: [illegible] 1-25-05

Notes - Comments - Restrictions - Conditions

due to lack of visibility

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Garage/Apartment ☐ Commercial ☐ Historical Renovation ☐ Deck ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Paving ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☒ Other (please specify) POOL HOUSE/CABANA

Size of Structure or Addition: Length: 32' Sq. Footage 1st floor: 512 ft Decks: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 16' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 17' South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building? ☐ Yes ☐ No

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 2'6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 10 /12 Secondary Mass _____/12 Dormer _____/12 Other 5/12

Roofing material: ☒ Asphalt Manufacturer 3-Tab
☐ Fiberglass Manufacturer _____
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Length: _____
Type: _____

Skylights (flat only): Manufacturer _____ Model No. _____ Size _____ Location _____
Manufacturer _____ Model No. _____ Size _____ Location _____

Gutters: ☐ Wood (type) _____ ☐ Aluminum _____ ☐ Copper _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front only _____
☐ Other _____

Trim: Lumber type ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
Treatment ☐ Paint ☐ Stain-solid ☐ Natural to weather ☐ Clear oil finish
Dimensions: Fascia 1x6 Rake _____ Soffit (Overhang) 15" Corner boards NO
Frieze _____ Window Casing 1x2 Door Frame 1x2 Posts: Round _____ Square _____

* Windows: ☐ Double Hung ☒ Casement ☒ All Wood ☐ Other _____
☐ True Divided Lights(muntins) ☐ SDL's (Simulated Divided Lights)

* Doors (type and material): Front ANDERSEN Rear ANDERSEN Side _____
Garage Door(s): Type _____ Material _____
Landscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof Brown - Driftwood
Trim NATURAL Sash Terra tone Doors Terra tone
Deck NATURAL Foundation _____ Fence Natural Shutters _____

* Attach manufacturer's color samples.

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 01/11/05 Signature of owner of record [illegible] Signed under penalties of perjury

200

1-26-16

PERSONS CONTRACTING WITH UNREGISTERED CONTRACTORS DO NOT HAVE ACCESS TO THE GUARANTY FUND 780 CMR/6MGL c142A

DUPLICATE

COMMONWEALTH OF MASSACHUSETTS

TOWN OF NANTUCKET

Map 79 Parcel 143

BUILDING DEPARTMENT

No. 25-15

Office of the Building Inspector

FEE $ 360 00/xx

January 8, 2015

BUILDING PERMIT

THIS PERMIT CERTIFIES THAT Todd & Elizabeth Winship HAS PERMISSION TO Renovate Kitchen Area 340 sq' 1st; Reno Bath 140 sq' 2nd; 1 DU LOCATED ON 16 Monohansett Rd. 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.

CERTIFICATE OF OCCUPANCY NO.

(SB)

BUILDING INSPECTOR

DUPLICATE

DEPARTMENT	PERMIT NO.	INSPECTOR		DATE
HEALTH		FINAL		
DPW				
PLANNING BOARD				
PLUMBING	15-144	ROUGH	Daniel Bartlett	3/13/15 DB
		FINAL	Dan Bartlett	2/2/16 DB
WIRING	229-15	TEMPORARY		
		SERVICE		
		ROUGH	BPC	3/12/15 BC
		FINAL	BPC	7/22/15 BC
GAS	15-111	ROUGH		DB
		FINAL	Dan Bartlett	~~2/2/16~~ DB
	SHEET METAL	Rough-	(AN)	3-20-2015
		Final-		
HDC		FINAL		
FIRE DEPT.		ALARM		
		FUEL & MECH		
ZONING		FINAL		
BUILDING		FOOTINGS		
		FOUNDATION		
		ROUGH	[illegible]	3-30-2015 AN
		INSULATION	[illegible]	4-08-2015 AN
		FIREPLACE		
		FINAL		

5. IDENTIFICATION - To be completed by all applicants

	Name	Mailing address - Number, street, city and state	Zip Code	Telephone No.
1. Owner or Lessee	Todd & Elizabeth Winship	16 Manchaneset Rd. Nantucket MA 02554		
2. Contractor	Print Name Carl Clarke	5B Henabea Ln.	Builder's License 090077	
	Signature	Nantucket MA 02554	Date 3/3/15	
3. Contact Person	Milton Rowland & Assoc.	15 Commercial Wharf Nantucket MA 02554	Date 3/3/15	228-2044

Works Compensation Insurance Certificate or Affidavit must be submitted with this application.

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: Ben Normand Address: See Contact Person Telephone #

Print name: Ben Normand E-Mail Address:

DO NOT WRITE BELOW THIS LINE

6. PLAN REVIEW RECORD - For Office Use

Plans Review Required				
HISTORIC DISTRICTS COMMISSION				
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 _____

Date of Issuance of Certificate of Occupancy _____

FOR DEPARTMENT USE ONLY

Use Group _____

Occupancy Load _____

Census No. _____

Approved by: _____

Building Commissioner

RECEIVED MAR 04 2015

Amendment to Permit #25-15 KB #2

BUILDING PERMIT NUMBER

APPLICATION FOR BUILDING PERMIT

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

1. LOCATION OF BUILDING

OWNERS NAME (print): Winship Todd & Elizabeth
Last First Middle Initial

16 Manchaneset Rd.
No. Street

Assessor's Map No. 79 Assessor's Parcel No. 143

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 $ 100,000

D. DIMENSIONS
Dimensions of Structure
First Floor Area: 1096 s.f.
Second Floor Area: 800 s.f.
Third Floor Area: _____
Total Floor Area: _____
Full Cellar Area: 959 s.f.

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 footage.

Renovate entire structure:
1st floor: 1096 s.f.
2nd floor: 800 s.f. + new balcony (60 s.f.)
Basement: 959 s.f. - finished

3. SELECTED CHARACTERISTICS OF BUILDING

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

F. PRINCIPLE TYPE OF FRAME
- ☑ Wood frame
- ☐ Other - Specify _____

G. PRINCIPLE TYPE OF HEATING
- ☑ Gas ☐ Electricity
- ☐ Oil ☐ Heat Pump
- ☐ Other - Specify _____

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 Removed
No. of Wood Stoves _____
Other: _____

L. RESIDENTIAL BUILDINGS
Number of Bedrooms 3
Number of Bathrooms 3
Full 2 Partial 1

3. Continued

M. ENERGY CONSERVATION

	Type	Thickness	R Value
Foundation or Floor insulation	No change		
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 No change

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: See engineered plans 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)

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: LUG-2 Total Land Area: 117,724 s.f.

Frontage on Street: 193' Lot No.: 29

Plan Book No. and Page: BK 573 Pg 208 Land Court Plan No.: _____

Date Lot Purchased: _____ Certificate No.: _____

Name of Previous Owner: _____

SUBDIVISION INFORMATION

Name of Owner: _____

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 _____

TIME SHARING INFORMATION

Is there a declaration of Covenants and Restrictions of Interval Ownership noted on your Title or Deed?

Yes ____ No ____

DIMENSIONS

Distance from Property Lines: FRONT No change REAR _____ LEFT _____ RIGHT _____

Distance between Principal and Secondary Dwelling: _____ (12ft. minimum)

Height of structure above finish grade: N _____ E _____ S _____ W _____

Number of off-street parking spaces: Enclosed _____ On-site _____

GROUND COVER

Principal Dwelling: No change

Secondary Dwelling: _____

Addition: _____

Garage: _____

Accessory Building: _____

Swimming Pool: _____

Other: _____

Total: 3.8% SF.

Allowable: 4% SF.

MISCELLANEOUS

Was a request to "Determine Applicability of the 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" 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 ZONING OFFICER

Minimum Lot Size: _____ Ground Cover Ratio: _____

Frontage on Street: _____ Side and Rear Setback: _____

Front Yard: _____ Secondary Dwelling approval _____

Additional Comments: _____ Board of Appeals _____

Lot Release Form _____

Date: _____ APPROVED BY _____

Zoning Officer

BP-2015-20012

RECEIVED
NOV 20 2014
BY: KB #1

25-15
1-08-2015
BUILDING PERMIT NUMBER

APPLICATION FOR BUILDING PERMIT

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

1. LOCATION OF BUILDING

OWNERS NAME (print): Winship, Todd & Elizabeth
Last First Middle Initial

16 Monohansett Rd.
No. Street

Assessor's Map No. 79 Assessor's Parcel No. 143

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
$ 100,000

D. DIMENSIONS
Dimensions of ~~Structure~~ Renovation
First Floor Area: 340 s.f.
Second Floor Area: 140 s.f.
Third Floor Area:
Total Floor Area:
Full Cellar Area:

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 footage.

Interior renovation
1st flr: 340 s.f. (kitchen & powder)
2nd flr: 140 s.f. (TS bathroom)

3. SELECTED CHARACTERISTICS OF BUILDING For new buildings and additions, complete Parts D-N for Demolition, complete only Part 1., for all others skip to 4.

F. PRINCIPLE TYPE OF FRAME
- ☑ Wood frame
- ☐ Other - Specify

G. PRINCIPLE TYPE OF HEATING
- ☐ Gas
- ☑ Electricity
- ☐ Oil
- ☐ Heat Pump
- ☐ Other - Specify

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 1
No. of Wood Stoves
Other:

L. RESIDENTIAL BUILDINGS
NA
Number of Bedrooms
Number of Bathrooms
Full Partial

5. IDENTIFICATION - To be completed by all applicants

	Name	Mailing address - Number, street, city and state	Zip Code	Telephone No.
1. Owner or Lessee	Todd & Elizabeth Winship	PO Box 1264 Nantucket MA 02554		
2. Contractor	Print Name Gerard Clarke Signature	5B Honobeah Dr. Nantucket MA 02554	Builder's License CS-090368 090677 Date 11/19/14	
3. Contact Person	Milton Rowland & Assoc.	15 Commercial Wharf Nantucket MA 02554	Date 11/19/14	220-2044

Works Compensation Insurance Certificate or Affidavit must be submitted with this application.

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 Telephone #
see contact person

Print name Ben Normand E-Mail Address:

DO NOT WRITE BELOW THIS LINE

6. PLAN REVIEW RECORD - For Office Use

Plans Review Required				
HISTORIC DISTRICTS COMMISSION				
SEPTIC existing septic available for 5 B/R 5 footed. OR				
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 3607

Date of Issuance of Certificate of Occupancy

FOR DEPARTMENT USE ONLY

Use Group

Occupancy Load

Census No. 434

Approved by:

11/21/15
Building Commissioner

3. Continued

M. ENERGY CONSERVATION

	Type	Thickness	R Value
Foundation or Floor insulation	No change		
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

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 No change

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)

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: LUG-2 Total Land Area: 117,724 s.f.

Frontage on Street: 193.57 Lot No.: 29

Plan Book No. and Page: Bk 363 Pg. 277 Land Court Plan No.: _____

Date Lot Purchased: _____ Certificate No.: _____

Name of Previous Owner: _____

SUBDIVISION INFORMATION

Name of Owner: _____

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 _____

TIME SHARING INFORMATION

Is there a declaration of Covenants and Restrictions of Interval Ownership noted on your Title or Deed?

Yes ____ No ____

DIMENSIONS No change

Distance from Property Lines: FRONT _____ REAR _____ LEFT _____ RIGHT _____

Distance between Principal and Secondary Dwelling: _____ (12ft. minimum)

Height of structure above finish grade: N _____ E _____ S _____ W _____

Number of off-street parking spaces: Enclosed _____ On-site_____

GROUND COVER No change

Principal Dwelling: _____

Secondary Dwelling: _____

Addition: _____ Total: _____ SF.

Garage: _____ Allowable: _____ SF.

Accessory Building: _____

Swimming Pool: _____

Other: _____

MISCELLANEOUS

Was a request to "Determine Applicability of the 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" 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 ZONING OFFICER

Minimum Lot Size: _____ Ground Cover Ratio: _____

Frontage on Street: _____ Side and Rear Setback: _____

Front Yard: _____ Secondary Dwelling approval _____

Additional Comments: _____ Board of Appeals _____

Lot Release Form _____

Date: _____ APPROVED BY: _____

Zoning Officer

CERTIFICATE NO: 63225 DATE ISSUED: 2/12/15

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°: 79 PARCEL N°. 143

Street & Number of Proposed Work: 16 Manohansett Rd.

Owner of record: Todd & Elizabeth Livingstone

Mailing Address: PO Box 1764

Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Milton Rowland & Assoc.

Mailing Address: 15 Commercial Wharf

Nantucket MA 02554

Contact Phone #: 775-7044 E-mail: _____

FOR OFFICE USE ONLY CHK# 14413

Date application received: 02-10-15 Fee Paid: $ 25-

Must be acted on by: 3-24-15

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

NTW Hardy Grace Wood Ballroom on 2nd Floor.

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. 62666

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 60 s.f. ☐ 1st floor ☑ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

1. East Elevation *Remove chimney
2. South Elevation *Window changes
3. West Elevation *New second floor deck
4. North Elevation *Remove outdoor shower

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

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

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

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

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

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

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer American

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall TMF Clapboard (if applicable) _____ Roof TMF

Trim TMF Sash TMF Doors TMF

Deck Natural to weather Foundation TMF 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 2/6/2015 Signature of owner of record [signature] Signed under penalties of perjury

NANTUCKET MEMORIAL AIRPORT

FILE NO. 17-16

WITHDRAWN

WITHOUT PREJUDICE

From: David W. Waterfall
To: Andrew Vorce
Cc: Eleanor Antonietti; Jonathan Silverstein; John Giorgio; Leslie Snell
Subject: Airport tent inquiry
Date: Monday, April 25, 2016 3:39:27 PM

Andrew,

You have requested an opinion concerning whether the Nantucket Memorial Airport may erect a tent on its property between May and September without seeking zoning relief. In my opinion, the Airport does not need to seeking zoning relief because its proposed tent qualifies as a municipal use under the zoning bylaw, and is therefore permitted by right.

The Use Chart in the Town's Zoning Bylaw provides that "Municipal uses (any)" are permitted by right in all zoning district. Section 139-2 of the Zoning Bylaw defines "municipal use" as any use: "Of or by the Town of Nantucket, the County of Nantucket, or any agency, board or department therof; and specifically including the Nantucket Islands Land Bank." In my opinion, the Airport qualifies as an agency, board, or department of the Town for a variety of reasons including: (1) General Laws c. 90, s. 51D allows towns to establish, maintain, and operate airports; (2) General Laws c. 90, s. 51E provides that the Airport Commission is appointed by the Board of Selectmen; and (3) the Airport is subject to municipal finance laws and Town Meeting appropriation.

In my further opinion, the Airport's construction of a tent should be considered a "municipal use" under the zoning bylaw. Although the bylaw's definition of "tent" (Section 139-2) is generally restricted to certain structures standing for a maximum of 30 days, this restriction does not apply if carried out by an entity that falls within the definition of "municipal use." The Airport is allowed to build and maintain the tent without zoning relief for as long as it chooses to do so. Zoning relief is not required because such use is permitted by right in all zoning district pursuant to the zoning bylaw's Use Chart.

Please feel free to contact me with any questions related to this issue. Thank you.

David W. Waterfall, Esq.
Kopelman and Paige, P.C.
101 Arch Street, 12th Floor
Boston, MA 02110
O: (617) 654 1791
F: (617) 654 1735
C: (617) 653 4110
dwaterfall@k-plaw.com
www.k-plaw.com

This message and the documents attached to it, if any, are intended only for the use of the addressee and may contain information that is PRIVILEGED and CONFIDENTIAL and/or may contain ATTORNEY WORK PRODUCT. If you are not the intended recipient, you are hereby notified that any dissemination of this communication is strictly prohibited. If you have received this communication in error, please delete all electronic copies of this message and attachments thereto, if any, and destroy any hard copies you may have created and notify me immediately.

Zoning Board of Appeals

May 11, 2016

End of packet

Part III