Zoning Board of Appeals

June 9, 2016

PACKET

Part III

TOWN OF NANTUCKET
BOARD OF APPEALS
NANTUCKET, MA 02554

Agenda
(Subject to Change)

Thursday, June 9, 2016
1:00 PM
4 Fairgrounds Road
Public Safety Facility – 1st Floor Community Room

- **CALL TO ORDER:**
- **APPROVAL OF THE AGENDA:**
- **APPROVAL OF THE MINUTES:**
  - May 11, 2016

Pages 5 - 11

- **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:
  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

Pages 13 - 47

WITHDRAWL WITHOUT PREJUDICE

- 15-16 Madaket Wheelhouse, LLC 13 Massachusetts Avenue Cohen

Action deadline August 9, 2016

Pages 48 - 60

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 **CONTINUED TO JULY 14, 2016**

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).

➢ **NEW BUSINESS:**

- 18-16 Janet Hanson 3 Pond Road Shalley

Action deadline September 7, 2016

Pages 63 - 89

Applicant is seeking modification of prior Variance relief in order to remove the condition that the second dwelling be restricted to year-round occupancy. Prior relief validated the siting of the garage structure within the front yard setback and the conversion of a portion of the garage into a second dwelling. No change in footprint is proposed. The Locus is situated at 3 Pond Road, is shown on Assessor's Map 56 as Parcel 151.1, and as Lot 132 upon Land Court Plan 14830-7. Evidence of owner's title is registered on Certificate of Title No. 23280 at the Nantucket County District of the Land Court. The site is zoned Residential 20 (R-20).

- 19-16 John Udelson 12 Pond View Drive Brescher

Action deadline September 7, 2016

Pages 90 - 113

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 the various structures upon the premises already granted Certificates of Occupancy but shown on most recent As-Built survey to have a total ground cover ratio of 4.1% where 4% is maximum allowed. The Locus is situated at 12 Pond View

Drive, is shown on Assessor's Map 81 as Parcel 9, and as Lot 10 upon Land Court Plan 36550-C. Evidence of owner's title is registered on Certificate of Title No. 25177 at the Nantucket County District of the Land Court. The site is zoned Limited Use General 2 (LUG-2).

- 20-16 Gerald T. Vento & Margaret Vento, Tr. of Ninety-One Low Beach Road Nominee Trust
Action deadline September 7, 2016 3 Pond Road Cohen

Pages 114 - 122

Applicant is requesting Special Permit relief pursuant Zoning Bylaw Section 139-16.C(2) to validate unintentional side and rear yard setback intrusions. The siting of a tennis court, installed in 2012, was reasonably based on a licensed survey. The court is sited as close as 15.4 feet from the side yard lot line and 18 feet from the rear yard lot line, where a twenty (20) foot setback is required. In the alternative, and to the extent necessary, Applicant requests relief by Variance pursuant to Section 139-32 to allow said setback intrusions. The Locus is situated at 91 Low Beach Road, is shown on Assessor's Map 75 as Parcel 31, and as Lot 912 upon Land Court Plan 5004-65. Evidence of owner's title is registered on Certificate of Title No. 24350 at the Nantucket County District of the Land Court. The site is zoned Limited Use General 3 (LUG-3).

- 21-16 William Pietragallo, II, Tr. of The 2013 Freedom Trust Beaudette
Action deadline September 7, 2016 9 Fulling Mill Road

Pages 123 - 209

Applicant is requesting a finding that a proposed generator enclosure is substantially below grade and, therefore, does not contribute towards ground cover. In the alternative, applicant requests either Special Permit relief pursuant to Zoning Bylaw Section 139-33.A(2) or Variance relief pursuant to Section 139-32 for a waiver of the ground cover ratio provisions in Section 139-16. The Locus is situated at 9 Fulling Mill Road, is shown on Assessor's Map 27 as Parcel 25, and as Lot 3 upon Land Court Plan 14311-K. Evidence of owner's title is registered on Certificate of Title No. 24827 at the Nantucket County District of the Land Court. The site is zoned Limited Use General 3 (LUG-3).

➢ OTHER BUSINESS:

- 66-00 Abrem Quary (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 ~~

Wednesday, May 11, 2016

Public Safety Facility, 4 Fairgrounds Road, Community Room & Training Room –11:00 a.m.

Called to order at 11:08 a.m.

Staff in attendance:	Eleanor Antonietti, Zoning Administrator; T. Norton, Town Minutes Taker
Attending Members:	Toole, Botticelli, McCarthy, O'Mara, Koseatac, Poor, Thayer, Mondani
Absent:	None
Late Arrivals:	Thayer, 1:11 p.m.
Early Departures:	None
Town Counsel:	Ilana Quirk, Kopelman & Paige, P.C.
ZBA Consultants:	Ed Marchant, 40B Advisor

Agenda adopted by unanimous consent

I. APPROVAL OF MINUTES

1. April 14, 2016: **Motion to Approve.** (made by: Koseatac) (seconded by: Botticelli) 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, McCarthy
Alternates	Poor, 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 Gary Gardner, Sheskey Architects Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP
Public	Patrick Taaffe, 21 Okorwaw Avenue Mary Beth Ferro, 104 Surfside Road Jane Valero, 9 Gladlands Avenue Cormac Collier, Executive Director Nantucket Land Council (NLC) Jessica Davis & Linda Davis at 108 Surfside Road
Discussion (11:37)	**MacKinnon** – Reviewed changes to the site layout, distance to neighboring properties. **Gardner** – Reviewed architectural aspects and Island precedent. Explained how the proposed design addresses the needs of an average working class resident. Cited 15-23 Orange Street block as precedent. Exterior materials are to be cedar shingles and trim.

PROPOSED

O'Mara – The entrance shares space with the exit in proximity to the playground and to the 8-car parking area.
MacKinnon – There is a fence along the play area and the drive is 24-feet wide. They haven't heard from the Planning Board yet. Reviewed upcoming changes: wastewater treatment, building size, public safety. They are at the point to start updating the architectural plans.
Poor – If an on-site wastewater treatment plan is being proposed, the Board of Health (BOH) will have to look at this.
Botticelli – The height of the structures should come down. Pointed out that the Orange Street block does not relate to this building or this location. Right now these buildings don't reflect Nantucket architecture; should reduce the roof pitch to a more typical pitch.
Toole – Noted that all the precedent photos are from in Town; these are totally out of context with this area.
Botticelli – This is an open rural area and that should be kept in mind when designing these structures.
Schwartz – Stated that they are not considering any changes to the overall massing considering the purposes of these buildings; they feel comfortable with the design of the project as does the subsidizing agency, which took a close look at this. They are comfortable with the 40B precedent in regards to design in face of the need for affordable housing.
Poor – He would like to address the Historic District Commission (HDC) comments as to how this project is justified in a rural context on this island.
Botticelli – Stated there is a letter from Deborah Timmerman of the Historical Commission (HC), which also expressed concern about the effect of this design on the overall character of the Island.
Toole – We are hopeful something better will come; this design is not very sensitive to Nantucket.
MacKinnon – To the extent that concerns were expressed about how out of context these are, will not be addressed.
Botticelli – The context references are not the same scale: those have two stories then the roof; these have 2.5 stories before the eave line starts. We can't respond to the proposed changes without the plans including them. Her main concern, and those of others, is the mass and design of these buildings.
MacKinnon – Stated he understands the concerns about massing; they will look at adjusting the setbacks for the next meeting. They are hoping to review traffic; asked if the board would have their traffic engineer attend the next meeting.
McCarthy – She feels adjustment to the massing and traffic go hand in hand; Mr. O'Mara's concerns are valid; the central mailbox is presently on the corner of the sole ingress-egress point.
Toole – The peer review of the traffic can be done prior to the next meeting.
Botticelli – She is not ready to spend time on the traffic if there are still massing issues that have not been resolved.
Schwartz – Pointed out that there is 180-day deadline that has been extended so would appreciate the board closing the project in a timely way.
Toole – In regards to the timing, we have to September 30. If the changes had been presented in a substantive form at this meeting, we would be discussing them.
Botticelli – There is no buffer around the site except for a single line of trees on the property line; that is insufficient.
Toole – Suggested looking at breaking up the buildings into six smaller structures to be more contextual.
MacKinnon – That hadn't been looked at; doing that would take up more space.
Marchant – The important number is 52 apartments. Massing is a huge concern; suggested the client take a look at a redesign to address the massing and keep the level of drawings to preliminary. Given that wastewater is under 10,000 gallons, they could do a Title V compliant system, which would provide more flexibility than a private-package treatment plant. A requirement for a private-package treatment plant occurs when bedrooms exceed 90; it is not a coincidence that this project has 87 bedrooms. The Department of Environmental Protection (DEP) requires a long permitting process for groundwater discharge; they are thorough in operations, maintenance, and establishing a capital reserve. As long as they are under 10,000 gallons, the BOH would be responsible for monitoring this. There are special nitrate requirements they must meet. Maintenance of the system is up to the owner of the property.
Taaffe – If the 10,000 gallons is exceeded or fails, asked if they can forfeit to hook up to sewer. The average person uses 800 gallons a day, that would restrict occupancy to 100 people. Asked if an independent perc test has been done.
MacKinnon – The BOH witnessed the perc test and determined the soil to be adequate.
Marchant – Noted that it would be impossible to predict the number of occupants, 100 gallons a day is based upon the bedrooms. Ed Pesce, Engineering Consultant for the ZBA, is very familiar with the soil on the island and the system will go through a peer review.
Toole – The system would have to fail twice for them to default to sewer.
McCarthy – If the system were to fail, she is concerned about what would happen to the residents.
Marchant – This has a single owner and safeguards are in place.
Quirk – She will look at the special act in regards to emergency connection to sewer.
Ferro – She has a well that is close to the property line and needs to know where the septic would go.
McKinnon – The system would go where the pool is, which is beyond 100 feet from Ms Ferro's well.
Marchant – There would be a condition that the system is subject to approval by the BOH.
MacKinnon – Believes the BOH would be charged with monitoring but it would not be approved by the BOH.
Quirk – She will look at that issue specifically as she has not seen a septic proposed for a 40B this large. State-driven permits under Chapter 31 and state building codes go back to the Building Commissioner and Conservation Commission. With respect to issuance of the Title V permit, she has to look into that.

PROPOSED

Ferro – The new bikepath might be an infringement into her privacy as it would entail fill and removal of trees. Compared the construction of these buildings to the construction of the school and how these would be out of scale to the neighborhood. Screening is an issue; a 4-foot fence would not screen anything; there should be lots of tall fences and big plants. The site would have to be cleared to the property line.
Valero – Shares Ms Ferro's concerns. Also the number of parking spaces doesn't allow for guests and she is concerned about where those vehicles would park.
Toole – Noted that the applicant can't consider neighboring vegetation as screening for this project.
Collier – This site is in Zone 2, public wellhead recharge district, with no more than 2,000 gallons discharge per system, they are going to five times that. We need details for the peer review to protect our water.
Marchant – There might be provisions within Title V to grant relief for innovative systems.
Davis – Asked if the traffic report would include increased traffic for Boulevard and a future development. Noted the school bus does not stop in this area due to the proximity to schools.
Marchant – Noted the traffic study has to take into consideration any proposed development as well as natural increase. This board has a traffic peer review in the works and part of that review is to ensure that assumptions made are reasonable. The applicant peer reviewer should meet with the Town Planner to be made aware of future developments.
O'Mara – He is interested in a bus drive off area in this vicinity. The bike path could be routed around it.
Quirk – A license would have to be sought for the bike path as well as a Town easement. There is a potential that the license would be given and the path handed over to the Town.
MacKinnon – It would be built in accordance to Town legislation then become a Town bike path.
O'Mara – Suggested shortening the bike path, bringing it out of the north side of the project, keeping the bikes away from trucks and cars at the entrance.
Ferro – She and the other abutters question the bike path. Right now everyone crosses at the 4-way stop crosswalks; this new path will cause confusion by creating two places for bikes and pedestrians to cross.
McCarthy – Agrees that a bike path just to service the complex would be confusing. Supports the crosswalk.
Toole – We need to think about that in regards to traffic safety.
MacKinnon – At some point in time, there could be a roundabout at the Fairgrounds Road intersection; the bike path would prevent bikers from having to get into the roundabout. Noted also that the Surfside bike path crosses the road further up.
Valero – Agrees that the bike path and crosswalk adds to the traffic mix.
Davis – All rotaries have crosswalks; there is no need for the second bike path.

Motion — **Motion to Continue to June 9 at 1 p.m.** (made by: Botticelli) (seconded by: O'Mara)
Vote — Carried unanimously

2. 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 Village Height Overlay District (VHOD).

Voting — Toole, Botticelli, McCarthy, O'Mara, Koseatac
Alternates — Poor, Thayer, Mondani
Recused — None
Documentation — File with associated plans, photos and required documentation
Representing — **John Brescher**, Glidden & Glidden – Recapped the project. Reviewed additional information submitted in response to previous requests. There is an easement in place that protects abutter's views.
Mickey Rowland, Rowland and Associates
Don Bracken, Bracken Engineering, Inc.
Ward Osgood, owner
Public — None
Discussion (1:11) — **Botticelli** – At the last meeting, Mr. Poor had asked to see the HDC approval for any requested grade change. The bylaw doesn't allow filling a site unless the existing and proposed grade are averaged; the fact that the land was filled without permitting and that change is not included in this application doesn't sit right with her. The land was filled up to elevation 12. Noted that she's not opposed to the request but feels the application is not correct.
Bracken – Zoning Enforcement Officer (ZEO) said that the ground elevation at the time of the application is what is considered as the existing grade. Based upon that they moved forward.

PROPOSED

Toole – There is no evidence the area was previously dug out for the tennis courts. He has a real problem with filling ahead of time. He would like to have the ZEO's new definition of fill in regards to the bylaw in writing for inclusion in the file.
Bracken – The area was definitely excavated; no depression shows in old photographs.
Discussion about the ZEO's interpretation of the bylaw in regards to this application and future applications.
Toole – Wants the ZEO to go on record in writing that filling without a permit is "kosher".
Rowland – His design went by what he was told, that once the HDC approves the grade, that is the existing grade.
Osgood – From his perspective, he was under the impression he could build. It was a big hole and he filled it to the grade appropriate to the surrounding area.
Toole – In his opinion, if there is a geological valley, someone shouldn't be allowed to fill it to be at the same level with the abutters.
Botticelli – Before granting the variance, she wants accurate information of what was there and what is there now or a letter from ZEO stating the fill is okay.
Poor – Agrees with Ms Botticelli.
McCarthy – Expressed concern about the ZEO's making an interpretation of the bylaw which affects the construction industry Island wide.
Toole – Reiterated that he would like the letter from the ZEO; also the board had asked for an accurate amount of fill and that hasn't been supplied.
Antonietti – It might be safe to re-notice this application.
Brescher – Noted that the move date is set for June 7 and would like some decision by then.

Motion **Motion to Continue to June 9.** (made by: O'Mara) (seconded by: Botticelli)
Vote Carried unanimously

III. NEW BUSINESS

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

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).

Voting Toole, Botticelli, Koseatac, Poor, Thayer
Alternates None
Recused O'Mara, McCarthy, Mondani
Documentation File with associated plans, photos and required documentation
Representing **John Sullivan** – Asking for relief to reduce the 10-foot side-yard setback to 5 feet for a non-residential structure.
Public None
Discussion (1:42) **Toole** – Asked how the house ended up too close to the side line without relief.
Sullivan – This was initially permitted when the 5-foot setback was in place.
Toole – Cautioned he should go to 5'6" to avoid any mistake.
Motion **Motion to Grant the relief as requested with no further encroachment.** (made by: Botticelli) (seconded by: Thayer)
Vote Carried unanimously

2. 12-16 Amos B. Hostetter, Jr., Stephen W. Kidder, & Michael J. Puzo, Tr., A & B Realty Trust 53 Baxter Road Reade

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).

Voting Toole, Botticelli, McCarthy, O'Mara, Koseatac
Alternates Poor, Mondani
Recused None
Documentation File with associated plans, photos and required documentation
Representing **Arthur Reade**, Reade, Gullicksen, Hanley, & Gifford LLP – The proposal is to move laterally north an existing house and garage, within the front-yard setback, while maintaining existing front-yard setback for a new foundation. Been to the Planning Board to reduce the width of the driveway and received special relief to do that. Work to be done in the Fall.
Public None
Discussion (11:10) Discussion about imposing work limitations.
Motion **Motion to Approve with no exterior construction between Memorial Day and Labor Day.** (made by: Botticelli) (seconded by: O'Mara)
Vote Carried unanimously

PROPOSED

3. 13-16 Anjonic Real Estate 13 Company, LLP & Maureen Dunphy, Tr., One Kite Hill Lane Realty Trust
1 Kite Hill Lane Brescher

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).

Voting	Toole, Botticelli, McCarthy, O'Mara, Thayer
Alternates	Koseatac
Recused	Poor, Mondani
Documentation	File with associated plans, photos and required documentation
Representing	**John Brescher**, Glidden & Glidden – There was a condition of no further construction without permit from the board; owner wants to expand the basement. All work is outside the setback and no change in footprint or groundcover. No abutter concerns. This is a request to modify the special permit or get relief.
Public	None
Discussion (1:47)	No concern as long as existing condition remain in place
Motion	**Motion to Grant the relief as requested with all conditions remaining in place.** (made by: Thayer) (seconded by: Botticelli)
Vote	Carried unanimously

14-16 17 OSR, LLC 17 Old South Road Dale

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).

Voting	Toole, Botticelli, McCarthy, O'Mara, Koseatac
Alternates	Poor, Mondani
Recused	None
Documentation	File with associated plans, photos and required documentation
Representing	**Kevin Dale**, Vaughan, Dale, Hunter and Beaudette, P.C. – The variance is for an awning to cover the front patio; the awning would encroach on the front setback; the property is conforming. Cited precedence for approval of this application. His client is prepared to meet all regulations. Reviewed site layout. Noted that when the parking calculations were done, patio seating was taken into account and it is part of the liquor license. Tom Fusaro, owner
Public	None
Discussion (11:17)	**Poor** – Need to recognize the awning as a structure for hurricane codes and other considerations to include patron safety. A building permit would be involved and material should meet fire safety regulations. **Toole** – Would like evidence that all parking requirements are met included in the file. Discussion about how much the awning would encroach into the front- and side-yard setbacks and the need for a survey plan marking the dimensions of the awning. **Dale** – Asked the board to allow the relief with submission of a supplemental plan in accordance with the variance. **Poor** – The COI should clearly state what is the permitted seating. **Botticelli** – Add the condition that there would be no amplified music on the patio.
Motion	**Motion to Grant the relief conditioned upon no amplified music on the patio, evidence that the patio is included in the COI seating plan, if the patio and awning are to be converted into a more permanent structure the owner must seek relief from this board.** (made by: McCarthy) (seconded by: O'Mara)
Vote	Carried unanimously

4. 15-16 Madaket Wheelhouse, LLC 13 Massachusetts Avenue Cohen

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).

Voting	Toole, McCarthy, Koseatac, Thayer, Mondani
Alternates	None
Recused	Botticelli, O'Mara, Poor
Documentation	File with associated plans, photos and required documentation

PROPOSED

Representing	**Steven Cohen**, Cohen & Cohen Law PC – The septic was installed without permit and it is no longer legal; it has to be replaced with a tight tank. Reviewed changes to the pre-existing, nonconforming structure that result in increase of groundcover. The main house outdoor shower with a floor encroaches into the setback. Explained why the outdoor shower is necessary.
Public	None
Discussion (1:55)	**Toole** – Would prefer not to bless the floored shower in the setback. Would need a step from the bedroom into the shower and that would also be in the setback. **McCarthy** – Suggested the applicant not make the shower a structure so that it doesn't require a variance. Discussion about the other parts of the variance request. **Cohen** – Asked for a continuance.
Motion	**Motion to Continue to June 9.** (made by: McCarthy) (seconded by: Koseatac)
Vote	Carried unanimously

5. 16-16 Todd W. Winship & Elizabeth W. Winship and Bess W. Clarke, Tr., Sixteen Monohansett Road Trust
16 Monohansett Road Wilson

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).

Voting	Toole, Botticelli, McCarthy, O'Mara, Koseatac
Alternates	Poor, Thayer, Mondani
Recused	None
Documentation	File with associated plans, photos and required documentation
Representing	**John Brescher**, Glidden & Glidden – Relief is to validate a cabana to be converted into tertiary dwelling resulting in exceeding the groundcover based upon a hardship. The Planning Board approved the tertiary dwelling based upon ZBA approval. As an open cabana, it didn't count for groundcover. **Elizabeth Winship**, owner – The work has been done and someone is living there.
Public	None
Discussion (2:10)	**Toole** – The cabana has been made into a 3rd dwelling without a permit; now they are seeking a permit. **McCarthy** – This is a dwelling for year-round occupancy with only a toilet and no shower. This is not a legal dwelling. **Botticelli** – Asked how much of the building is over the groundcover. **Brescher** – The structure is 506 square feet; 180 square feet is over maximum groundcover. Discussion about the work done on the main house and changes to the cabana. **McCarthy** – Asked why a permit wasn't sought at time the work to the cabana was done; she doesn't understand why the work wasn't done under permit. The hardship would be the reason for the variance. **Toole** – Stated he is disinclined to grant the relief.
Motion	**Motion to Continue to June 9.** (made by: Botticelli) (seconded by: Koseatac)
Vote	Carried unanimously

6. 17-16 Nantucket Memorial Airport
WITHDRAWAL AS A MATTER OF RIGHT AND WITHOUT PREJUDICE

Voting	Toole, Botticelli, McCarthy, O'Mara, Koseatac
Alternates	Poor, Thayer, Mondani
Recused	None
Documentation	File with associated plans, photos and required documentation
Representing	None
Public	None
Discussion	None
Motion	**Motion to Accept the withdrawal.** (made by: Botticelli) (seconded by: O'Mara)
Vote	Carried unanimously

PROPOSED

IV. OTHER BUSINESS

1. 66-00 Abrem Quary (40B)

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

Voting	Toole, Botticelli, McCarthy, O'Mara, Koseatac, Poor, Thayer, Mondani
Documentation	File with associated plans, photos and required documentation
Representing	**Anne Kuszpa**, Housing Nantucket – The monitoring agreement wasn't properly executed. Housing Nantucket would like to be the monitoring agent for Abrem Quary. The first resale of a 40B unit will be happening in the very near future and there is a strict timeline that must be met. The monitoring agent could get up to 2.5% of the resale price; the lottery agent gets 3%. The monitoring agent doesn't get paid until there is a sale. The recorded documents were incorrectly done. Needs the board to say it okay to charge up to 2.5% then she works it out with Town Counsel.
Discussion (2:23)	**Toole** – Housing Nantucket is supposed to be the monitoring agent. **Antonietti** – She has requested a legal opinion that came back with the ruling that Housing Nantucket is the correct monitoring agent. Discussion about the charge and how it would be calculated dependent upon the sales price. Ms Antonietti is directed to proceed with legal counsel.

V. ADJOURNMENT

Motion to Adjourn: 2:38 pm.

Submitted by:
Terry L. Norton

PROPOSED

OLD

BUSINESS

MHD Partners Real Estate LLC

4 Goose Cove Ln.

File No. 10-16

WITHDRAWN

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)

June 2, 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,

On behalf of my client, MHD Partners Real Estate, LLC, I hereby request the application for their Variance request be withdrawn without prejudice.

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.

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:__/__/__

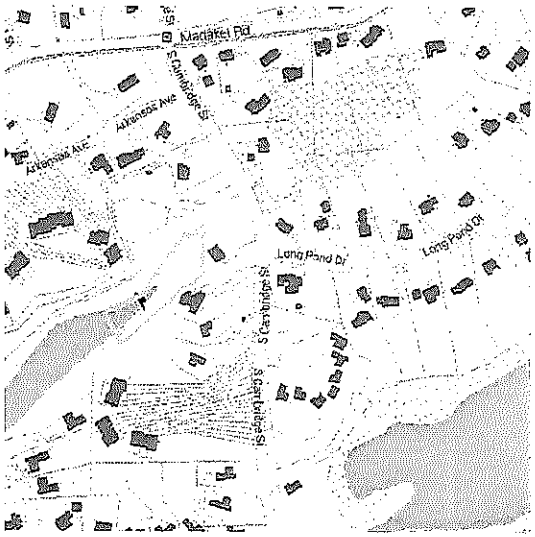
Exhibit A

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.

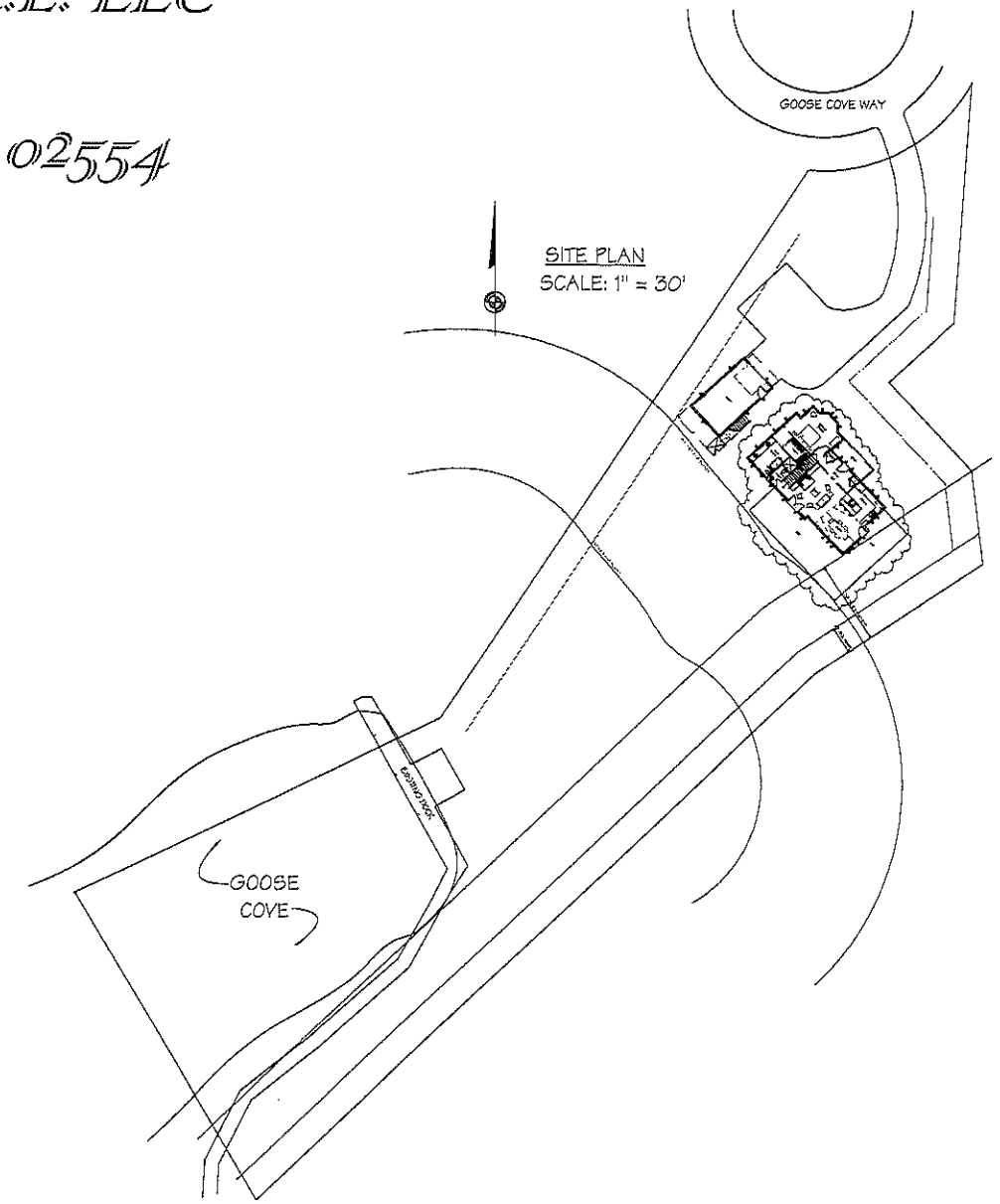
As this structure is being relocated from one VR lot in Madaket to another VR lot in Madaket and the height of the structure is not being altered, no Special Permit relief is available to the alteration or relocation of the pre-existing nonconforming structure. However, Variance relief may be available 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.

SITE PLAN
SCALE: 1" = 30'



MILTON ROWLAND & ASSOCIATES
15 COMMERCIAL WHARF
NANTUCKET, MASSACHUSETTS
508.228.2044

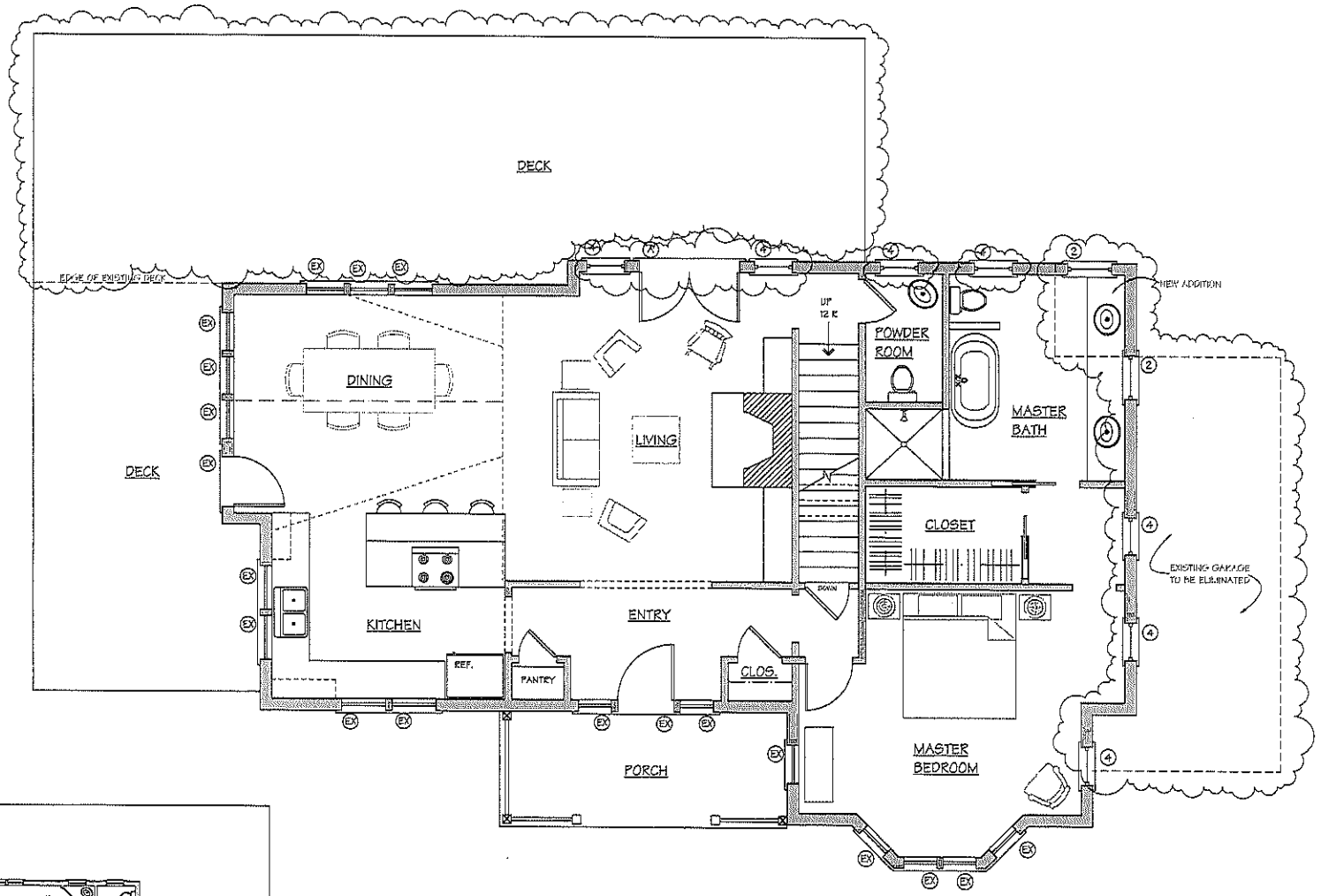
REVISIONS:

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

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

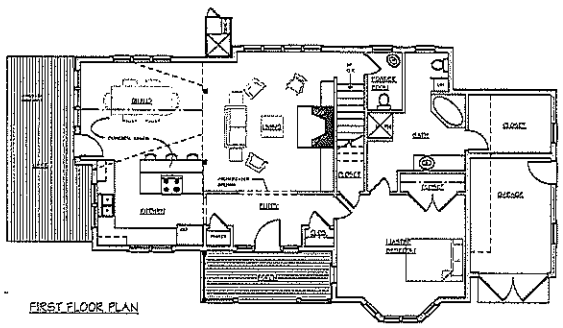
MP: 59.4 / 30

A



FIRST FLOOR PLAN

AS-BUILT



FIRST FLOOR PLAN

NOT FOR CONSTRUCTION

MILTON ROWLAND & ASSOCIATES
15 COFFIN CIRCLE EXTENSION
NANTUCKET, MASSACHUSETTS
508.228.2044

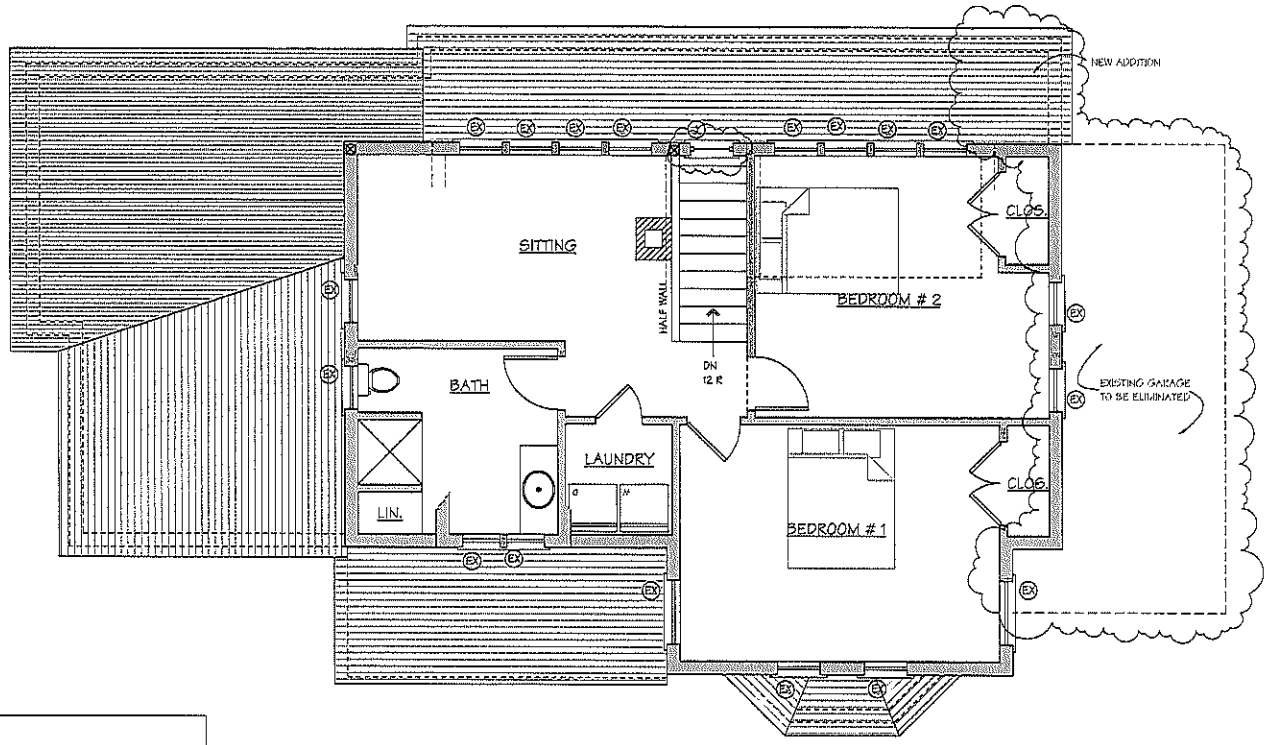
REVISIONS:

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

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

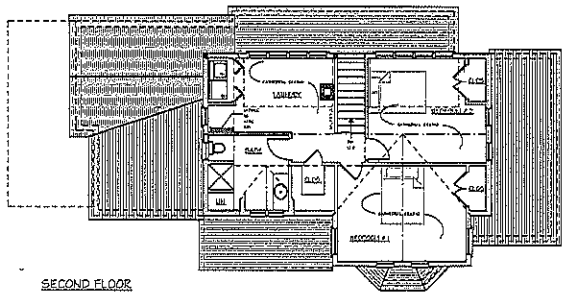
W/P: 59.4 / 30

1



SECOND FLOOR

AS-BUILT



SECOND FLOOR

NOT FOR CONSTRUCTION

MILTON 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

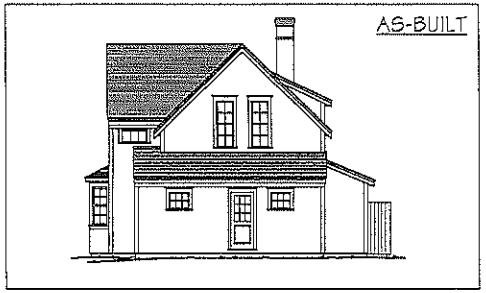
2

NOT FOR CONSTRUCTION

NORTHEAST ELEVATION

AS-BUILT

AS-BUILT



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

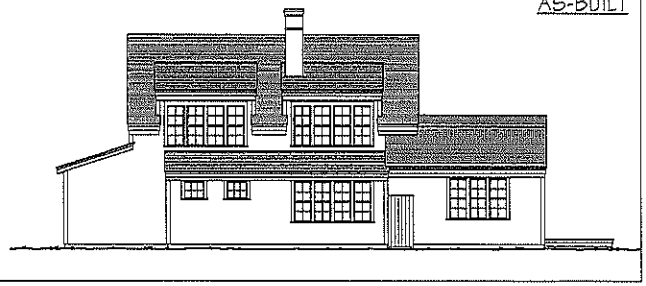
M/F: 59.4 / 30

3

NOT FOR CONSTRUCTION

SOUTHWEST ELEVATION

AS-BUILT



AS-BUILT

SOUTHEAST ELEVATION

MILTON ROWLAND & ASSOCIATES
15 COMMERCIAL WHARF
NANTUCKET, MASSACHUSETTS
508.228.2044

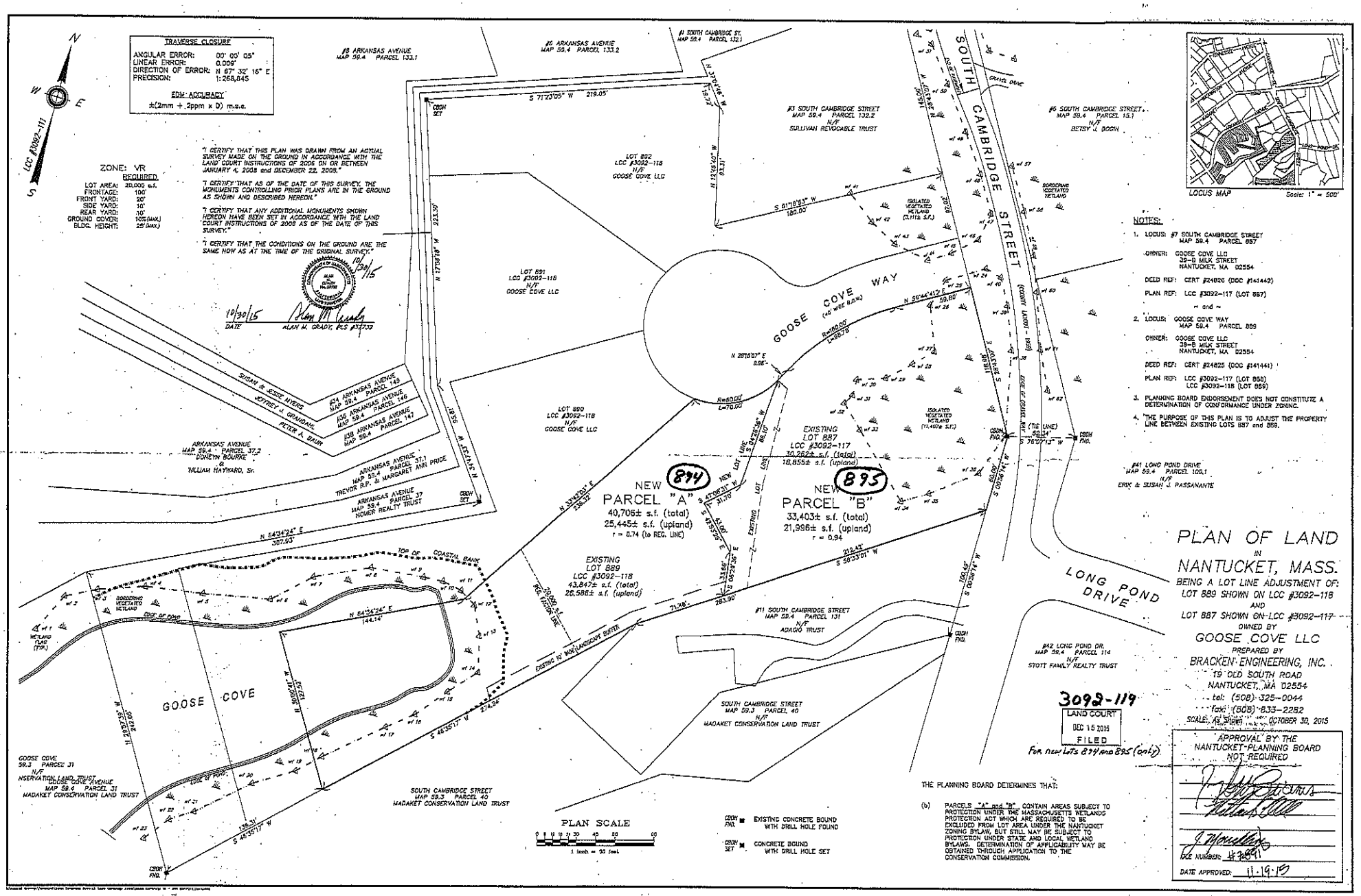
REVISIONS:

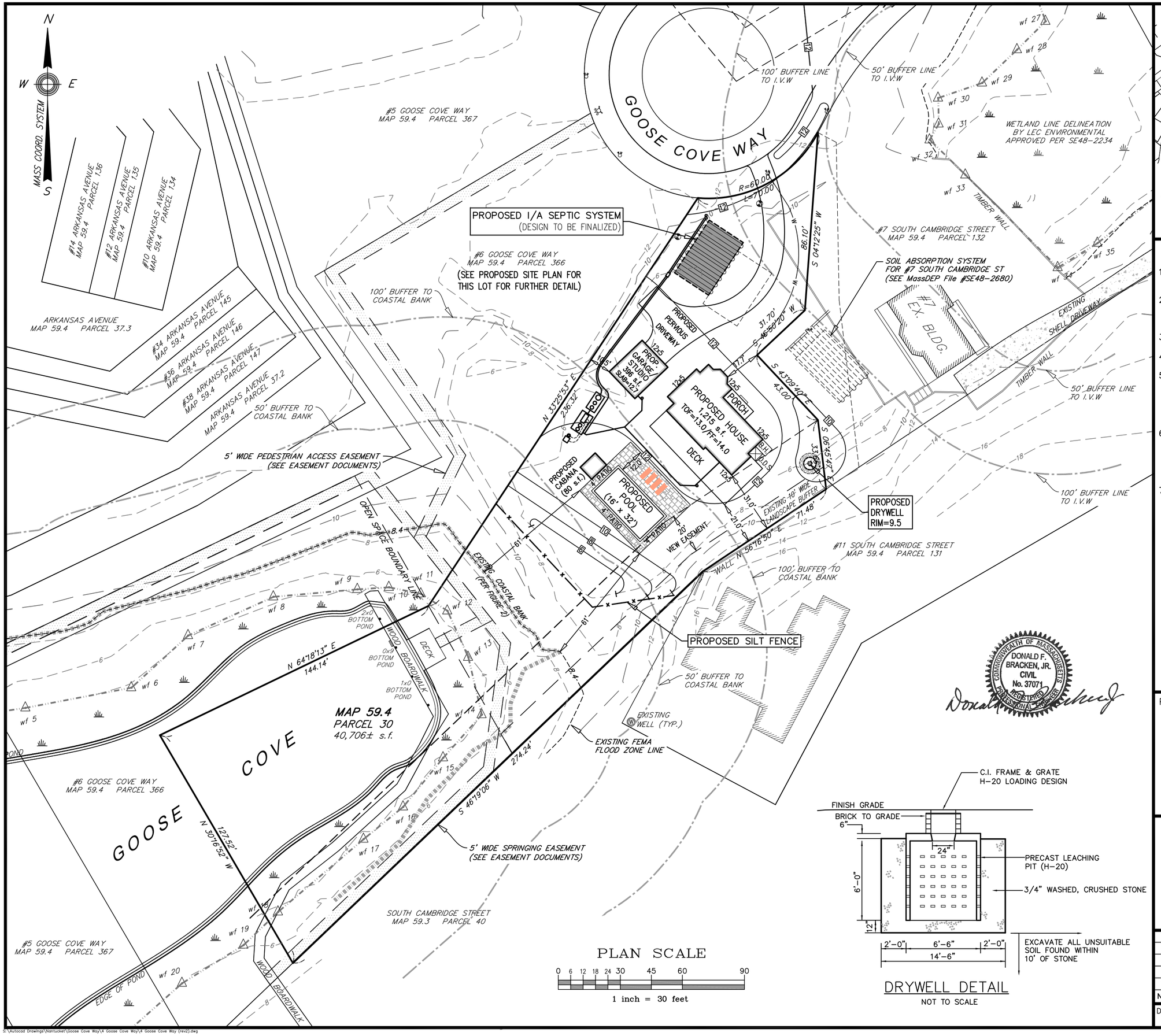
ELEVATIONS
DATE: 01/11/2016
SCALE: 1/4" = 1'-0"

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

LOT: 99.1 / 30

4

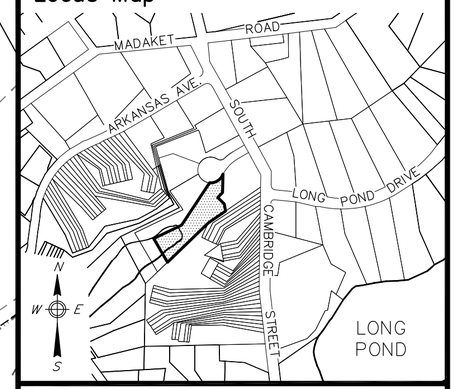

TRAVERSE CLOSURE
ANGULAR ERROR: 00° 00' 05"
LINEAR ERROR: 0.009'
DIRECTION OF ERROR: N 67° 32' 16" E
PRECISION: 1:268,645
EDM ACCURACY
±(2mm + 2ppm x D) m.s.e.
ZONE: VR
REQUIRED
LOT AREA: 20,000 s.f.
FRONTAGE: 100'
FRONT YARD: 20'
SIDE YARD: 10'
REAR YARD: 10'
GROUND COVER: 10% (MAX.)
BLDG. HEIGHT: 25' (MAX.)
"I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 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 2006 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 #37736
#7 SOUTH CAMBRIDGE ST. MAP 59.4 PARCEL 132.1
#8 ARKANSAS AVENUE MAP 59.4 PARCEL 133.1
#6 ARKANSAS AVENUE MAP 59.4 PARCEL 133.2
#3 SOUTH CAMBRIDGE STREET MAP 59.4 PARCEL 132.2 N/F SULLIVAN REVOCABLE TRUST
#6 SOUTH CAMBRIDGE STREET MAP 59.4 PARCEL 15.1 N/F BETSY J. BODIN
SOUTH CAMBRIDGE STREET (COBBLESTONE - 1951)
LOCUS MAP
Scale: 1" = 500'
NOTES:
1. LOCUS: #7 SOUTH CAMBRIDGE STREET MAP 59.4 PARCEL 857
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.
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.)
R=180.00' L=59.78'
R=80.00' L=70.00'
EXISTING LOT 887 LCC #3092-117 30,252± s.f. (total) 18,855± s.f. (upland)
NEW 894 PARCEL "A" 40,706± s.f. (total) 25,445± s.f. (upland) r = 0.74 (to REG. LINE)
NEW 895 PARCEL "B" 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)
20' WIDE PRIVATE WAY
EXISTING 10' HOUSE/LANDSCAPE BUFFER
ISOLATED VEGETATED WETLAND (2,111± S.F.)
ISOLATED VEGETATED WETLAND (11,407± S.F.)
BORDERING VEGETATED WETLAND
TOP OF COASTAL BANK
COAST OF POND
LINE OF POND
WETLAND FLAG (TYP.)
GOOSE COVE
ARKANSAS AVENUE MAP 59.4 PARCEL 37.2 DONETH BOURKE & WILLIAM HAYWARD, Sr.
ARKANSAS AVENUE MAP 59.4 PARCEL 144 SUSAN B. JESSE MYERS & HETTIET J. GRANDAHL
#34 ARKANSAS AVENUE MAP 59.4 PARCEL 145
#36 ARKANSAS AVENUE MAP 59.4 PARCEL 146
#38 ARKANSAS AVENUE MAP 59.4 PARCEL 147
PETER A. BAUR
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
#11 SOUTH CAMBRIDGE STREET MAP 59.4 PARCEL 131 N/F ADAGIO TRUST
#42 LONG POND DR. MAP 59.4 PARCEL 114 N/F STOTT FAMILY REALTY TRUST
LONG POND DRIVE
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
SOUTH CAMBRIDGE STREET MAP 59.3 PARCEL 40 N/F MADAKET CONSERVATION LAND TRUST
PLAN SCALE
1 inch = 50 feet
CRDH FND. ■ EXISTING CONCRETE BOUND WITH DRILL HOLE FOUND
CRDH SET ■ CONCRETE BOUND WITH DRILL HOLE SET
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.
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)
APPROVAL BY THE NANTUCKET PLANNING BOARD NOT REQUIRED
J. Mosseau
DCE NUMBER: #2861
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

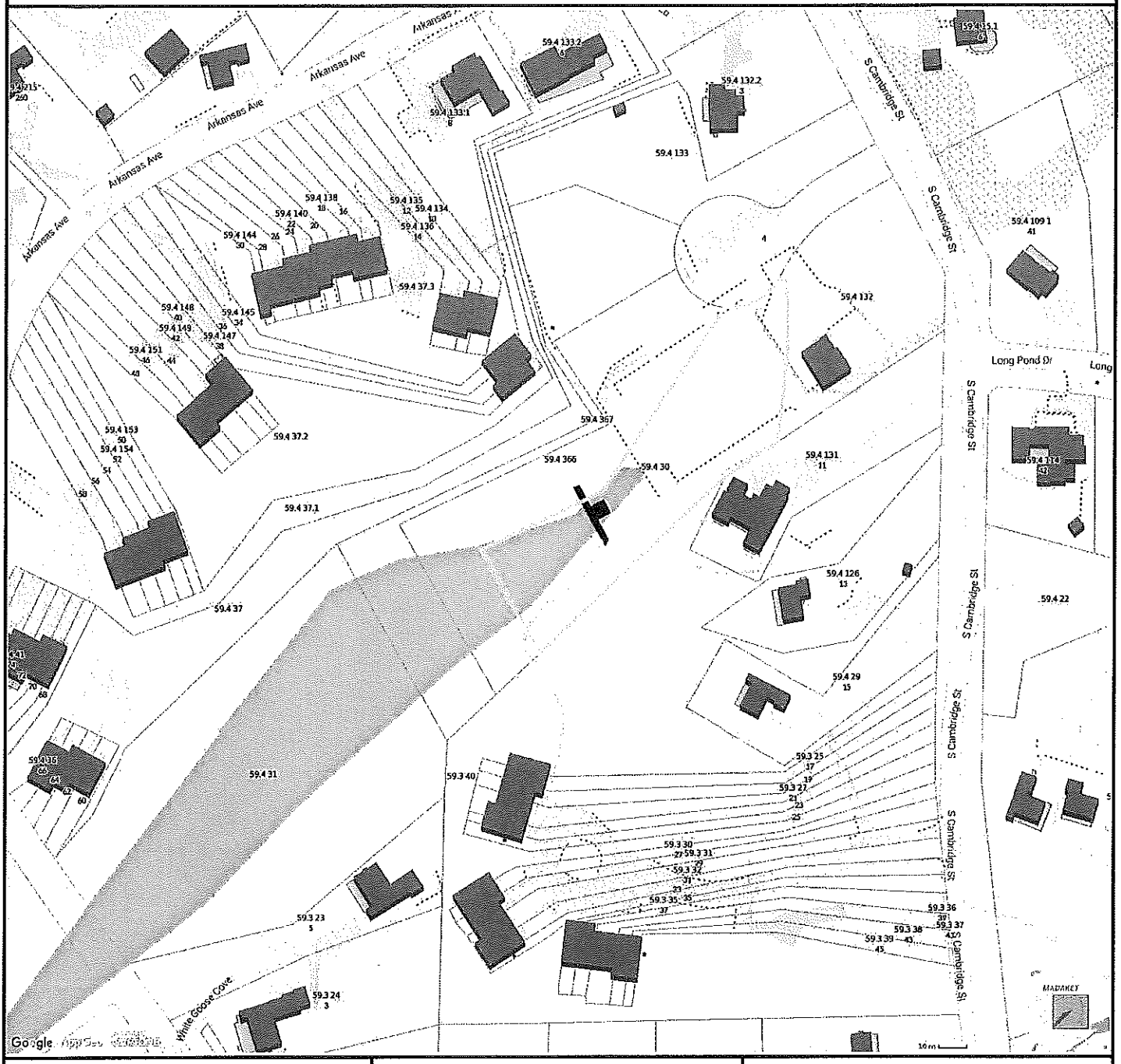
#4 GOOSE COVE WAY
MAP 59.4 PARCEL 30

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 Boon Cove Lane

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

SUBMITTED BY..... Chatten + Chatten

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

Materials Provided by Applicant to Supplement Application

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.

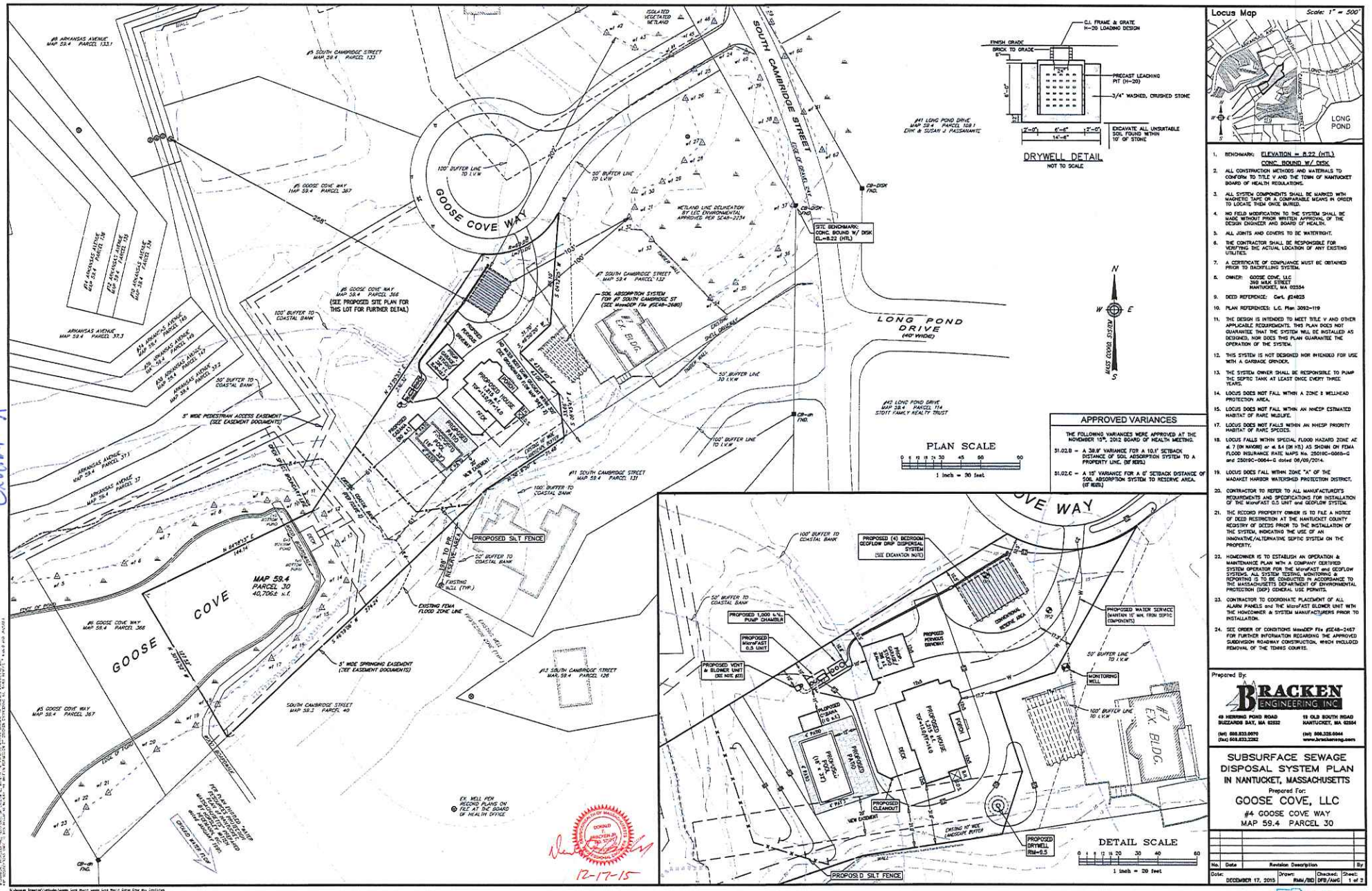
The shape and topography of this lot are unique and granting Variance relief to allow the relocation of a building already within the Village Height Overlay District to another location within the district such that the calculated height of the structure at its new location is approximately 25.5 feet 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)



APPROVED VARIANCES

THE FOLLOWING VARIANCES WERE APPROVED AT THE NOVEMBER 13TH, 2012 BOARD OF HEALTH MEETING.

51.02.B – A 38.8' VARIANCE FOR A 10.5' SETBACK DISTANCE OF SOIL ABSORPTION SYSTEM TO A PROPERTY LINE. (BF KEEL)

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

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 (ON MAKOMI) or at 8.4 (ON HT.) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS No. 25019C-0068-G and 25019C-0064-G dated 08/09/2014.
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 SUDDUCKSON 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) 508.833.2262
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: DECEMBER 17, 2015 | Drawn: RMH/BD | Checked: DFB/AMG | Sheet: 1 of 2

12-17-15

FILE COPY

Exhibit A

"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.

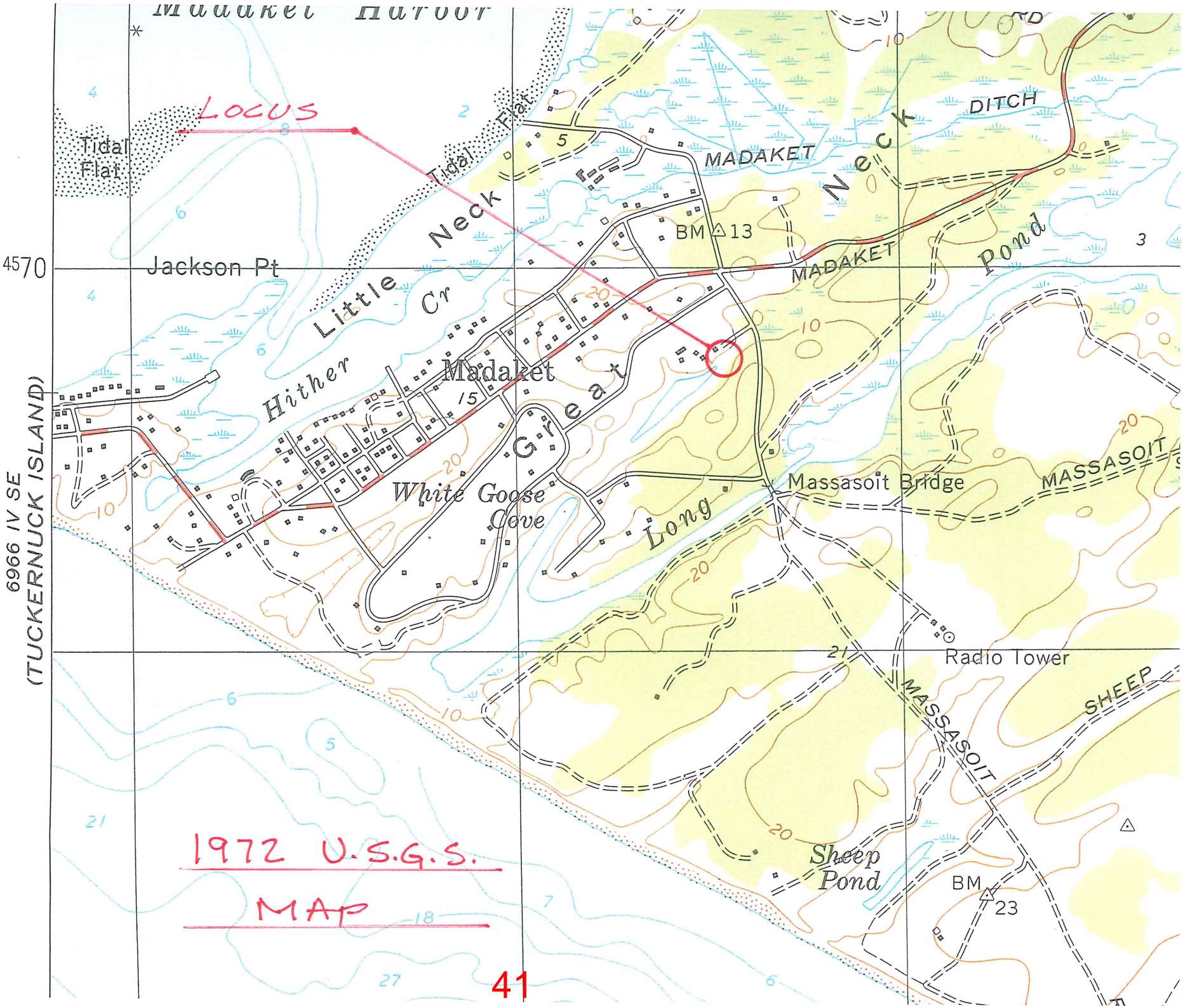
The shape and topography of this lot are unique and granting Variance relief to allow the relocation of a pre-existing nonconforming building already within the Village Height Overlay District to another location within the district such that the calculated height of the structure at its new location 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.

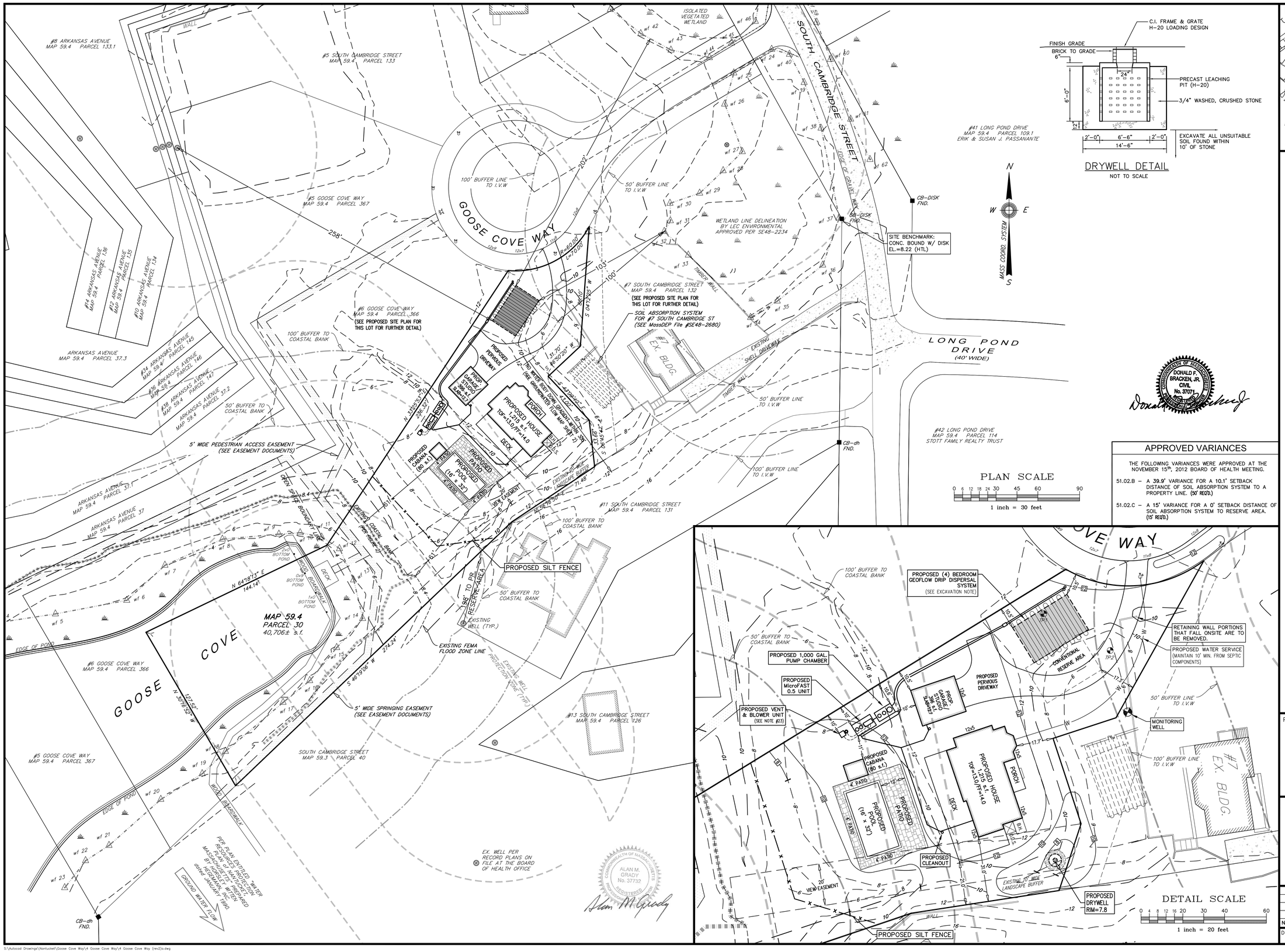
If you have any questions, please do not hesitate to contact me. Trusting you find everything in order, I remain,

Very Truly Yours,

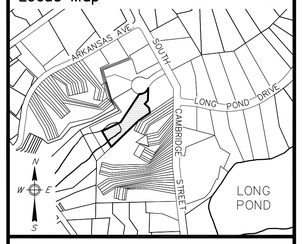
John B. Brescher, Esq.

Enclosure(s)


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



DRYWELL DETAIL
NOT TO SCALE



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8. OWNER: **GOOSE COVE, LLC**
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NANTUCKET, MA 02554
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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.

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.)**

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

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

ALAN M. GRADY No. 37732 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

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

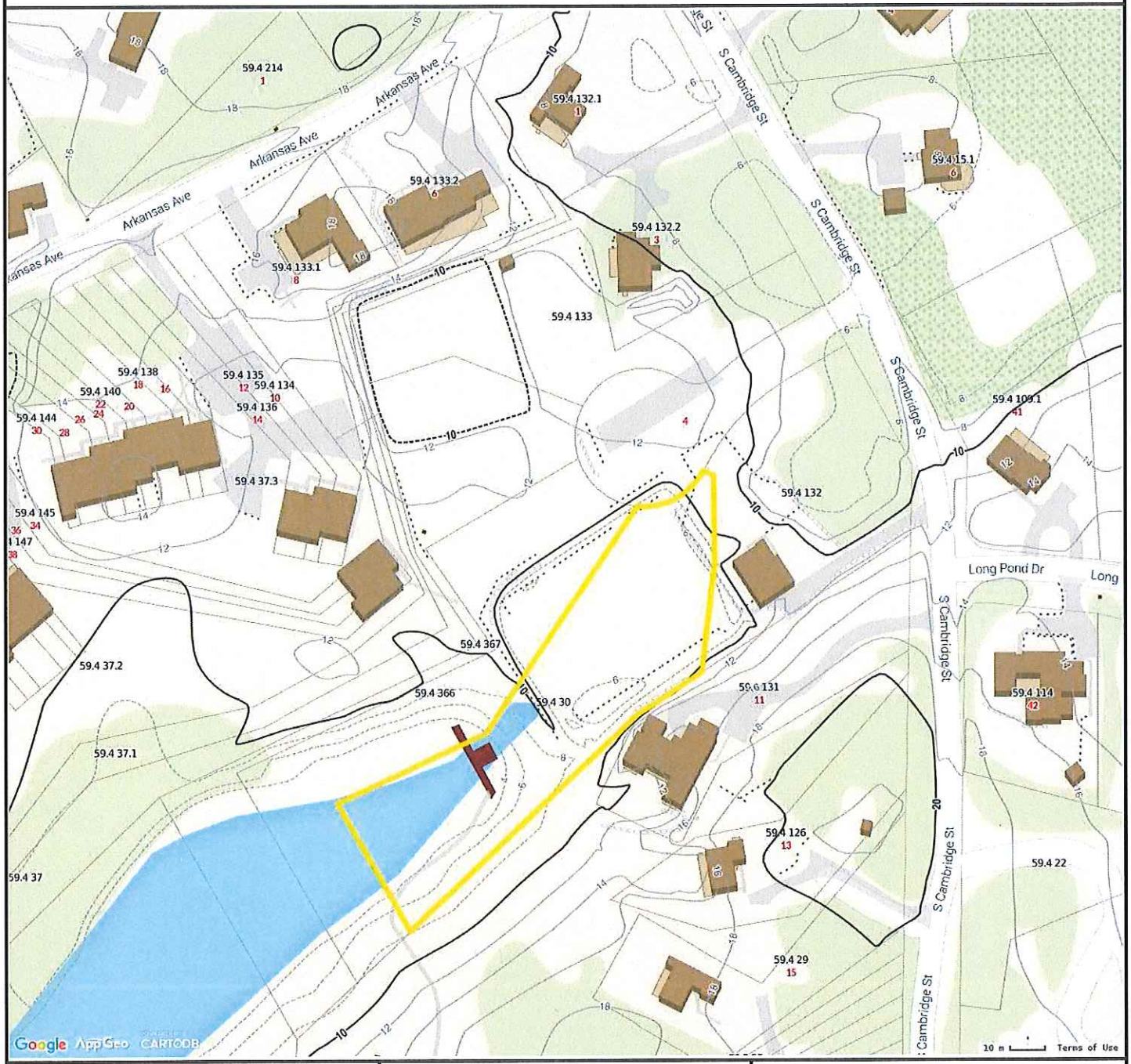
If you have any questions, please do not hesitate to contact me. Trusting you find everything in order, I remain,

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

From: Marcus Silverstein
To: Eleanor Antonietti; "Don"
Cc: Steve Butler; Al Noll; Jim Barry
Subject: FW: Mean grade definition
Date: Thursday, May 12, 2016 11:20:49 AM

Good morning,

The bylaw is silent with regards to a definition of "existing grade." That is, the bylaw does not specify what constitutes existing grade, does not "freeze" the grading of property to any particular point in time (e.g. "January 1, 2000", or the effective date of zoning (July 27, 1972), or the end of the last Ice Age, etc.), and does not prohibit alterations to the grade of a property at any stage of development. Moreover, the sole relevance of "grade" in the bylaw is with respect to the height of a structure (technically, the "apparent height"). As such, "existing grade" can only be read as "the grade of the property at the start of development" (or "the application process," as it is referred to below, with "application process" being read broadly). And in this context, "start of development" means "once an application to develop a property is submitted for review."

Note that this reading is not restricted to "submitted for a building permit." The exchange below does not contemplate properties under pre-development review for subdivision, review by the Conservation Commission, special permit/variance, or the like. In such contexts, the existing grade would be established based upon representations made to the permitting agency, which would occur prior to submission of an application for a Building Permit.

Without specific guidance from the bylaw as to what constitutes "existing grade", the above interpretation is consistent with past practice, reasonable, and in compliance with the stated goals of zoning on Nantucket.

Respectfully,

Marcus Silverstein
Zoning Enforcement Officer
Town of Nantucket

From: Don [mailto:Don@brackeneng.com]
Sent: Thursday, May 12, 2016 9:11 AM
To: Marcus Silverstein
Cc: Eleanor Antonietti
Subject: RE: Mean grade definition

Marcus,

The ZBA is reviewing a height variance application for a project in Goose Cove where the lot was

filled to create an existing grade for the mean grade line. We have relied on your interpretation per the email below.

They requested that we get a letter form you describing your interpretation of existing grade. Is that something you can prepare and give to Eleanor?

Thank you,

Don Bracken, PE
President

Bracken Engineering, Inc.
49 Herring Pond Road
Buzzards Bay, MA 02532
(t) 508-833-0070
(f) 508-833-2282

19 Old South Road
Nantucket, MA 02584
(t) 508-325-0044

http://www.brackeneng.com

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From: Marcus Silverstein [mailto:MSilverstein@nantucket-ma.gov]
Sent: Wednesday, June 24, 2015 8:24 AM
To: Don
Cc: Steve Butler
Subject: RE: Mean grade definition

Don,

The bylaw is silent on that point. As such, “existing grade” is interpreted to mean “the grade at the start of the application process.” So the grade at the time of application for permitting is considered “existing”. I would caution that a reagrading of the property to such a drastic extent could result in run-off issues. Your client will need to ensure all run-off is contained within the property itself.

Respectfully,

Marcus Silverstein
Zoning Enforcement Officer
Town of Nantucket

From: Don [mailto:Don@brackeneng.com]
Sent: Tuesday, June 23, 2015 2:55 PM
To: Marcus Silverstein
Subject: Mean grade definition

Marcus,

This definition refers to the *existing grade.* Is the existing grade meant to mean "natural" grade? Or can it mean existing grade at time of the building permit application?

We have a lot that is about 2' below the road and the owner would like to fill the lot up to the road grade prior to applying for a permit.

As always, thank you for your help.

Don Bracken, PE
President

Bracken Engineering, Inc.
49 Herring Pond Road
Buzzards Bay, MA 02532
(t) 508-833-0070
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19 Old South Road
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Madaket Wheelhouse, LLC

13 Massachusetts Ave.

File No. 15-16

Catherine Flanagan Stover, Town Clerk
Town of Nantucket - 16 Broad Street
Nantucket, MA 02554 tnaclerk@nantucket.net
508-228-7[illegible] APR 12 2016 AM9:30
Home: 508-228-7041

2016 APR 12 PM 3:14

PAID APR 12 2016 BY: 2953 PAID

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: _____

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.

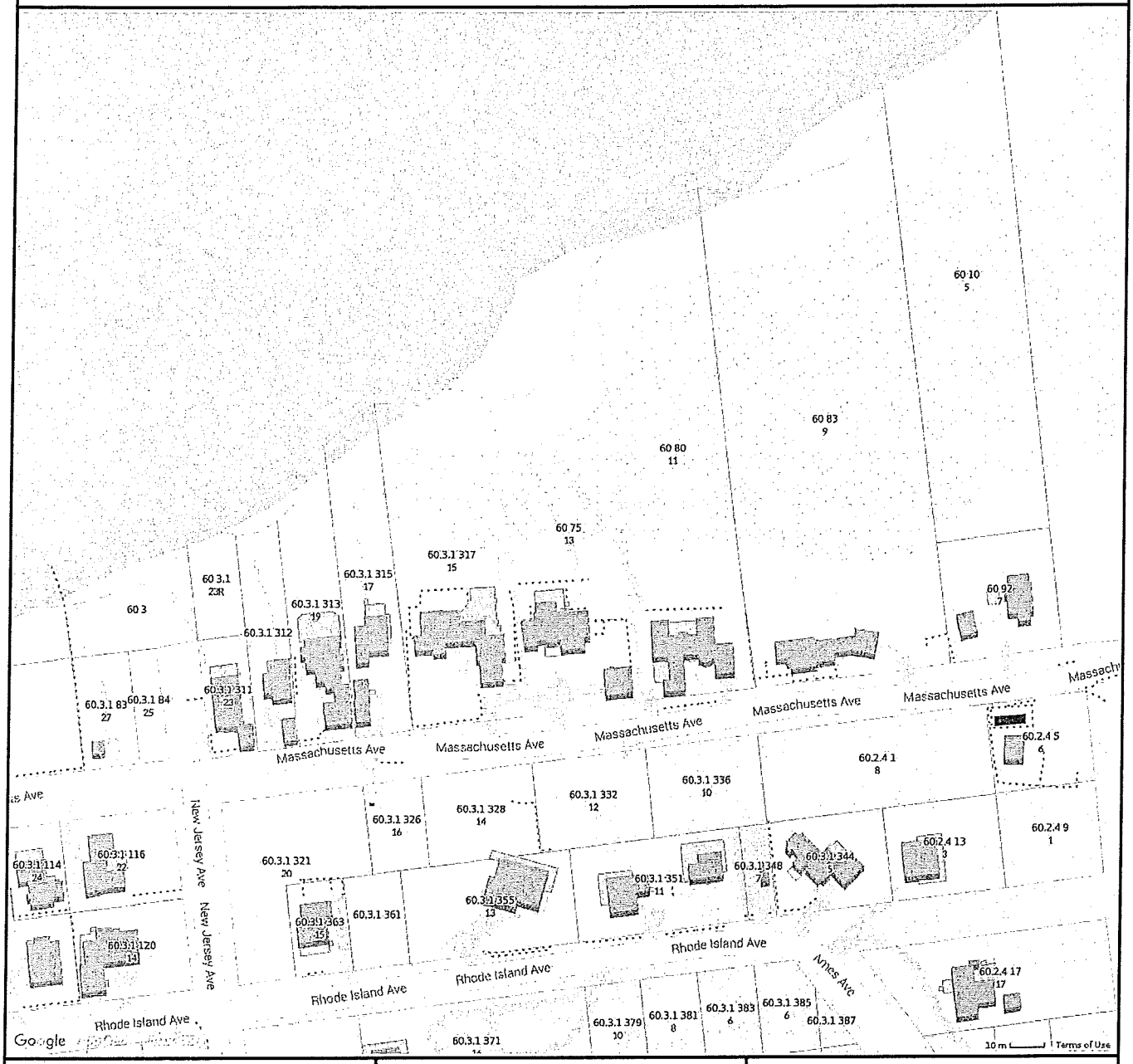
SIGNATURE: Madaket Wheelhouse LLC, a Massachusetts limited liability company
Owners, By:

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

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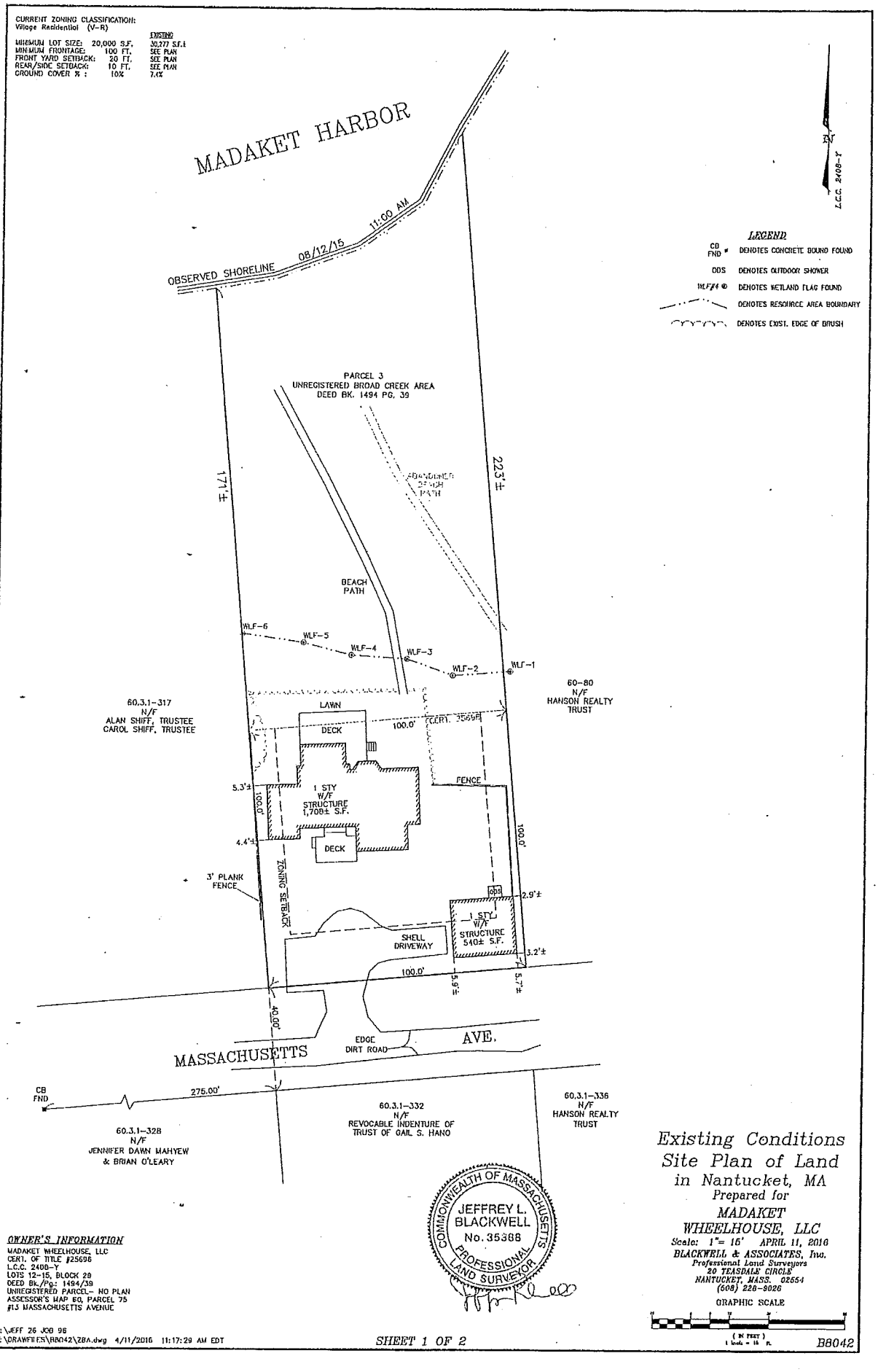
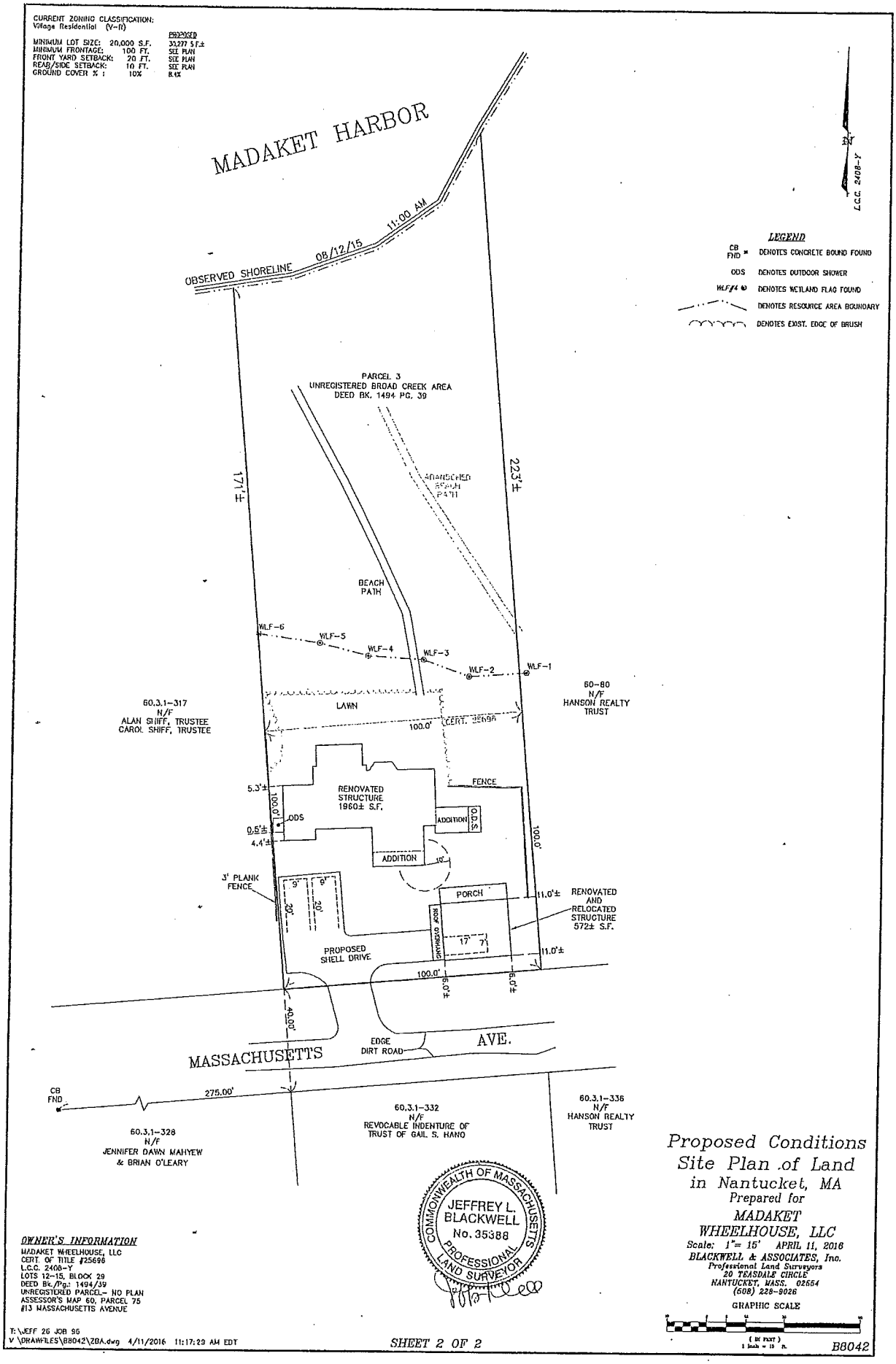
Parcels updated December, 2014
Properties updated January, 2015


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%
MADAKET HARBOR
OBSERVED SHORELINE 08/12/15 11:00 AM
L.C.C. 2408-Y
LEGEND
CB FND DENOTES CONCRETE BOUND FOUND
ODS DENOTES OUTDOOR SHOWER
WLF#1 DENOTES WETLAND FLAG FOUND
DENOTES RESOURCE AREA BOUNDARY
DENOTES EXIST. EDGE OF BRUSH
PARCEL 3
UNREGISTERED BROAD CREEK AREA
DEED BK. 1494 PG. 39
171'±
223'±
BEACH PATH
WLF-6
WLF-5
WLF-4
WLF-3
WLF-2
WLF-1
60.3.1-317
N/F
ALAN SHIFF, TRUSTEE
CAROL SHIFF, TRUSTEE
60-80
N/F
HANSON REALTY TRUST
LAWN
DECK
100.0'
(CERT. 35698)
FENCE
5.3'±
1 STY W/F STRUCTURE 1,708± S.F.
100.0'
4.4'±
DECK
3' PLANK FENCE
ZONING SETBACK
OBS
2.9'±
1 STY W/F STRUCTURE 540± S.F.
SHELL DRIVEWAY
3.2'±
100.0'
5.9'±
5.7'±
40.00'
MASSACHUSETTS AVE.
EDGE DIRT ROAD
CB FND
275.00'
60.3.1-328
N/F
JENNIFER DAWN MAHYEW
& BRIAN O'LEARY
60.3.1-332
N/F
REVOCABLE INDENTURE OF
TRUST OF GAIL S. HANO
60.3.1-336
N/F
HANSON REALTY TRUST
COMMONWEALTH OF MASSACHUSETTS
JEFFREY L. BLACKWELL
No. 35388
PROFESSIONAL LAND SURVEYOR
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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FRONT YARD SETBACK: 20 FT. SEE PLAN
REAR/SIDE SETBACK: 10 FT. SEE PLAN
GROUND COVER % : 10% 8.4%
MADAKET HARBOR
OBSERVED SHORELINE 08/12/15 11:00 AM
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
PARCEL 3
UNREGISTERED BROAD CREEK AREA
DEED BK. 1494 PG. 39
171'±
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BEACH PATH
WLF-6
WLF-5
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WLF-3
WLF-2
WLF-1
60.3.1-317
N/F
ALAN SHIFF, TRUSTEE
CAROL SHIFF, TRUSTEE
LAWN
100.0'
CERT. BERM
60-80
N/F
HANSON REALTY TRUST
FENCE
5.3'±
RENOVATED STRUCTURE
1960± S.F.
100.0'
ODS
ADDITION
O.D.S.
0.5'±
4.4'±
ADDITION
10'
3' PLANK FENCE
9'
9'
20'
20'
PORCH
11.0'±
RENOVATED AND RELOCATED STRUCTURE
572± S.F.
ROOF OVERHANG
17'
7'
PROPOSED SHELL DRIVE
11.0'±
100.0'
6.0'±
6.0'±
40.00'
MASSACHUSETTS AVE.
EDGE DIRT ROAD
CB FND
275.00'
60.3.1-328
N/F
JENNIFER DAWN MAHYEW
& BRIAN O'LEARY
60.3.1-332
N/F
REVOCABLE INDENTURE OF
TRUST OF GAIL S. HANO
60.3.1-336
N/F
HANSON REALTY TRUST
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
T:\JEFF 26 JOB 96
V:\DRAWFILES\B8042\ZBA.dwg 4/11/2016 11:17:29 AM EDT
SHEET 2 OF 2
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Site Plan of Land
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Prepared for
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Scale: 1"= 15' APRIL 11, 2016
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20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026
GRAPHIC SCALE
(IN FEET)
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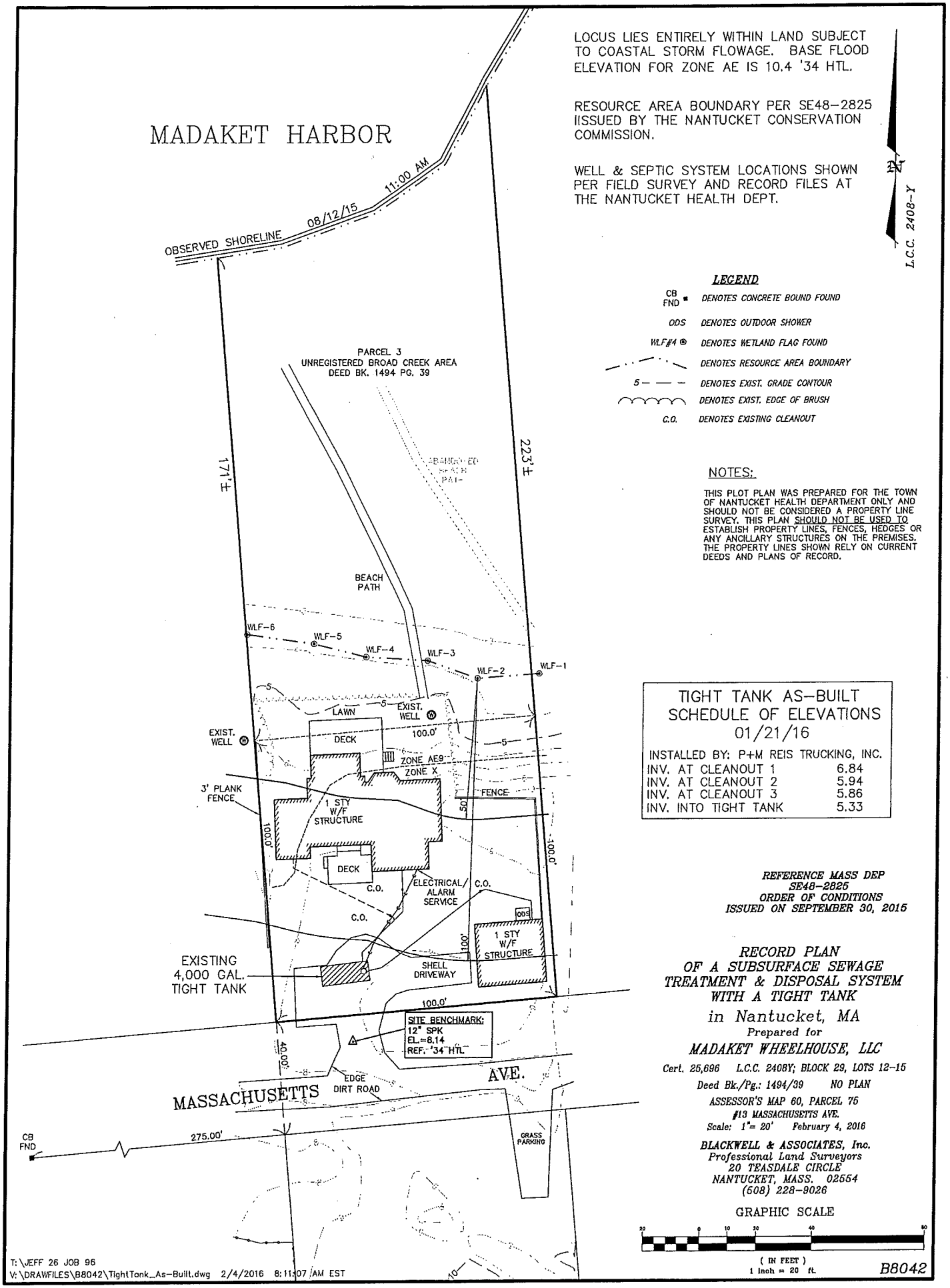
B8042

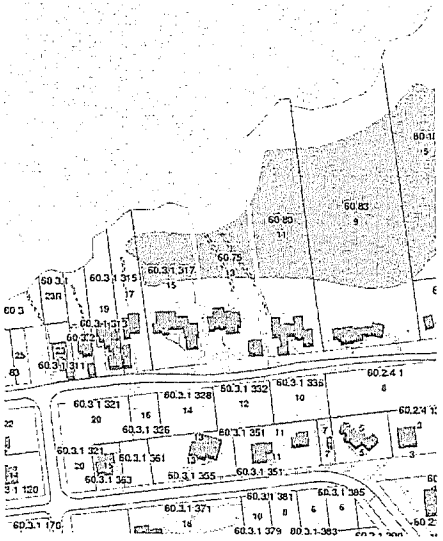

MADAKET HARBOR
OBSERVED SHORELINE 08/12/15 11:00 AM
LOCUS LIES ENTIRELY WITHIN LAND SUBJECT TO COASTAL STORM FLOWAGE. BASE FLOOD ELEVATION FOR ZONE AE IS 10.4 '34 HTL.
RESOURCE AREA BOUNDARY PER SE48-2825 IISSUED BY THE NANTUCKET CONSERVATION COMMISSION.
WELL & SEPTIC SYSTEM LOCATIONS SHOWN PER FIELD SURVEY AND RECORD FILES AT THE NANTUCKET HEALTH DEPT.
N
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
PARCEL 3
UNREGISTERED BROAD CREEK AREA
DEED BK. 1494 PG. 39
171'±
223'±
BEACH PATH
WLF-6
WLF-5
WLF-4
WLF-3
WLF-2
WLF-1
LAWN
EXIST. WELL
EXIST. WELL
DECK
100.0'
ZONE AE9
ZONE X
3' PLANK FENCE
FENCE
1 STY W/F STRUCTURE
50'
100.0'
DECK
C.O.
ELECTRICAL/ ALARM SERVICE
C.O.
C.O.
ODS
1 STY W/F STRUCTURE
100'
EXISTING 4,000 GAL. TIGHT TANK
SHELL DRIVEWAY
100.0'
SITE BENCHMARK:
12" SPK
EL.=8.14
REF. '34 HTL
40.00'
EDGE DIRT ROAD
MASSACHUSETTS AVE.
CB FND
275.00'
GRASS PARKING
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

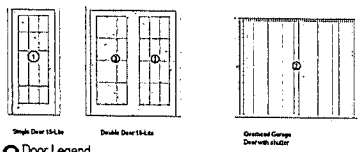
04.12.16

HDC Submission

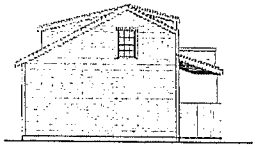


1 Locus Site

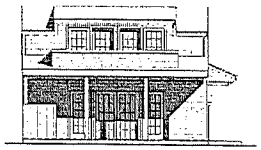
2 Window Legend



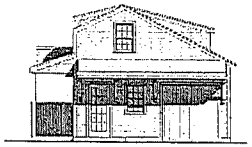
3 Door Legend



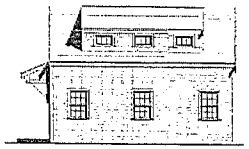
East



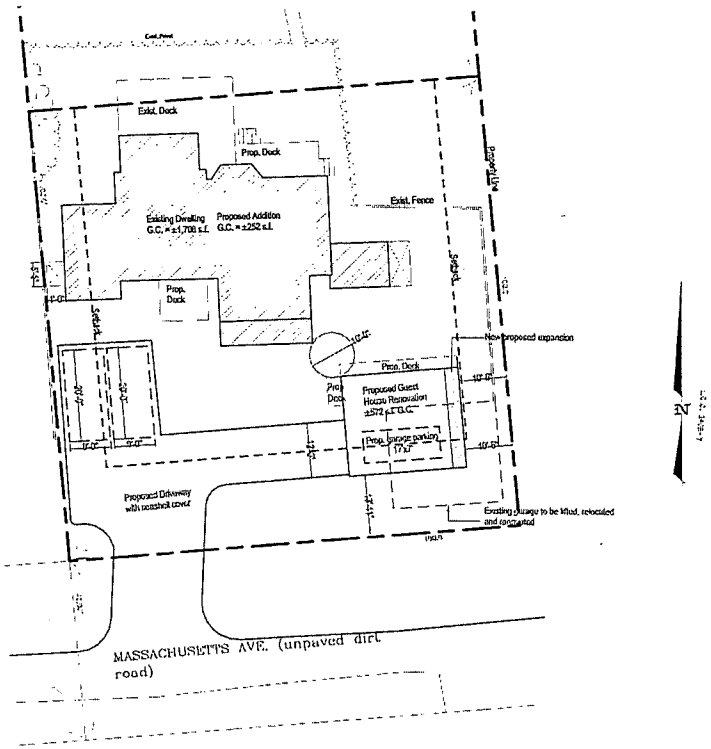
North



West



South



4 Site plan

1525
Fooshee Garage / Guest House
13 Massachusetts Ave
Nantucket, MA 02554

emeritus

Site Plan, Locus Map

Site Information

Map & Parcel	66/29
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.:	+/- 69.34 ft.
Total Proposed G.C.:	+/- 686 sq.ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing do es not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

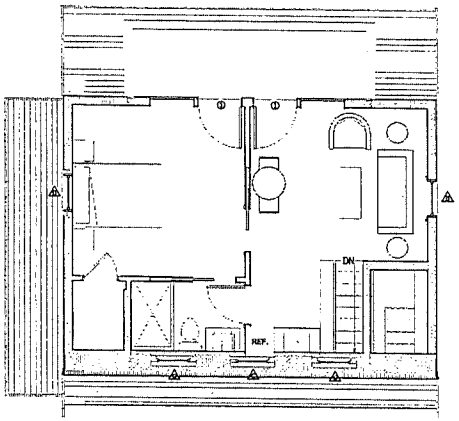
SHEET INDEX

G.1.1 Site Plan, Locus Map
A.1.1 First Floor Plan
A.2.1 Elevations

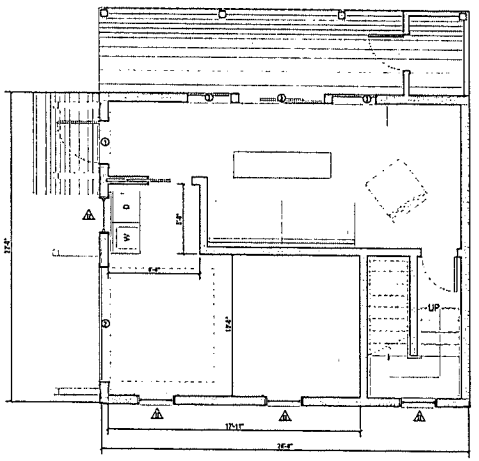
Revisions

G.1.1
1525

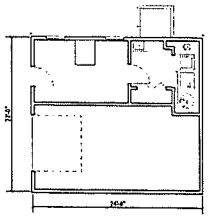
HDC Submission 04.12.16



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

emeritus

First Floor Plan

Site Information

Map & Parcel:	10/75
Current Zoning:	VR
Minimum Frontage:	100 ft.
Front Setback:	20 ft.
Side/Rear Setback:	10 ft.
Lot Size:	+/- 20,277 sq.ft.
Min. Lot Size:	20,000 sq.ft.
Allowable G.C.:	10%
Existing G.C.:	+/- 540 sq.ft.
Proposed G.C.:	+/- 60 Sq.ft.
Total Proposed G.C.:	+/- 600 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

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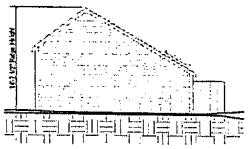
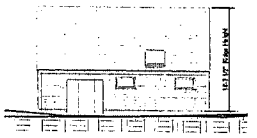
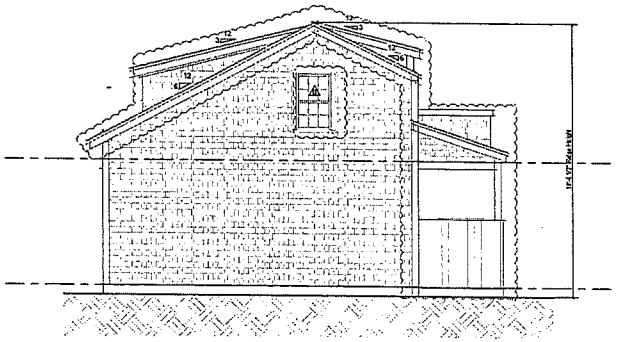
HDC Submission



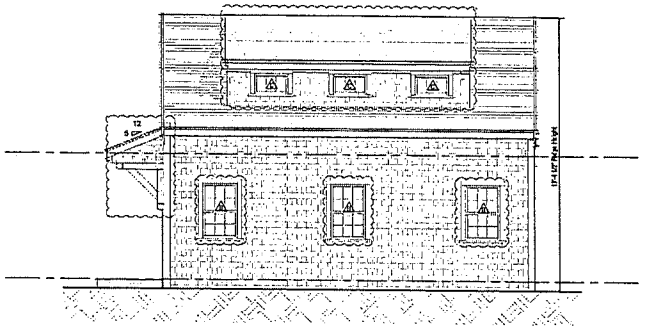
Existing East Elevation



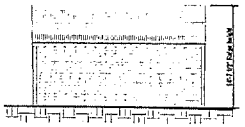
Existing South Elevation



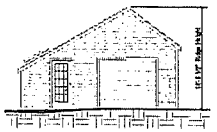
1 East Elevation



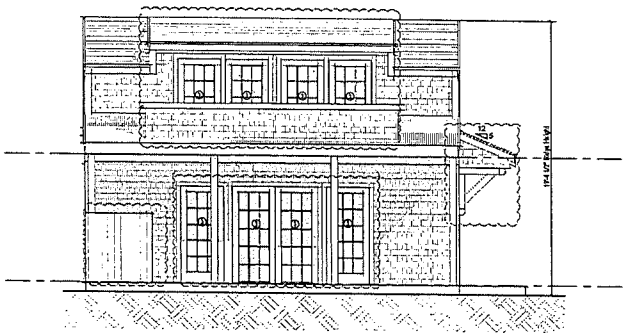
3 South Elevation



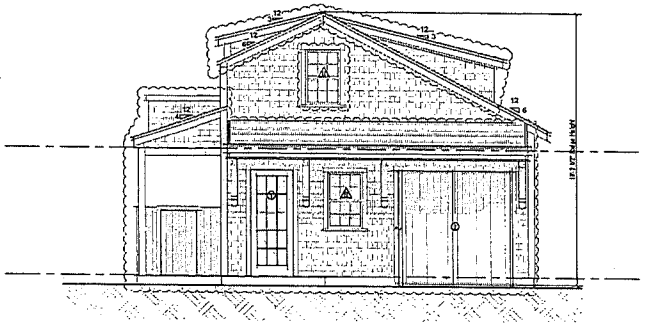
Existing North Elevation



Existing West Elevation



2 North Elevation



4 West Elevation

1525

Fooshee Garage / Guest House

13 Massachusetts Ave
Nantucket, MA 02554

emeritus

Elevations

Site Information

Map & Parcel	60/75
Current Zoning	VR
Minimum Frontage:	100 ft.
Front Setback:	20 ft.
Side/Rear Setback:	10 ft.
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Allowable G.C.:	10%
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Total Proposed G.C.:	+/- 634 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

60

TODD & LIZ WINSHIP
&
BESS CLARKE, TR. OF SIXTEEN MONOHANSETT ROAD TR.

16 MONOHANSETT RD.

FILE NO. 16-16

CONTINUED TO 7/14/16

NEW

BUSINESS

JANET HANSON

3 POND RD.

FILE NO. 18-16

RECEIVED
APR 25 2016
By DS 2867

TOWN OF NANTUCKET
BOARD OF APPEALS
NANTUCKET, MA 02554

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

MAY 31 2016 PM1:38

APPLICATION

Fee: $450.00 **File No.** 18-16

Owner's name(s): Janet Hanson

Mailing address: 18 Banks Farm Rd., Bedford, NY 10506

Phone Number: 914 589-5034 E-Mail: jthanson1213@gmail.com

Applicant's name(s): Janet Hanson

Mailing Address: (same as above)

Phone Number: _____ E-Mail: _____

Locus Address: 3 pond Road Assessor's Map/Parcel: 56 151.1

Land Court Plan/Plan Book & Page/Plan File No.: _____

Deed Reference/Certificate of Title: C0023280 Zoning District R2

Uses on Lot- Commercial: None ✓ Yes (describe) _____
Residential: Number of dwellings 2 Duplex _____ Apartments _____

Date of Structure(s): all pre-date 7/72 _____ or 1988/1987

Building Permit Numbers: 244-12

Previous Zoning Board Application Numbers: 023-07, 087-03, 056-95

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

Owner requests that the Town lift the restriction that the apartment shall be limited to year-round occupancy.

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.

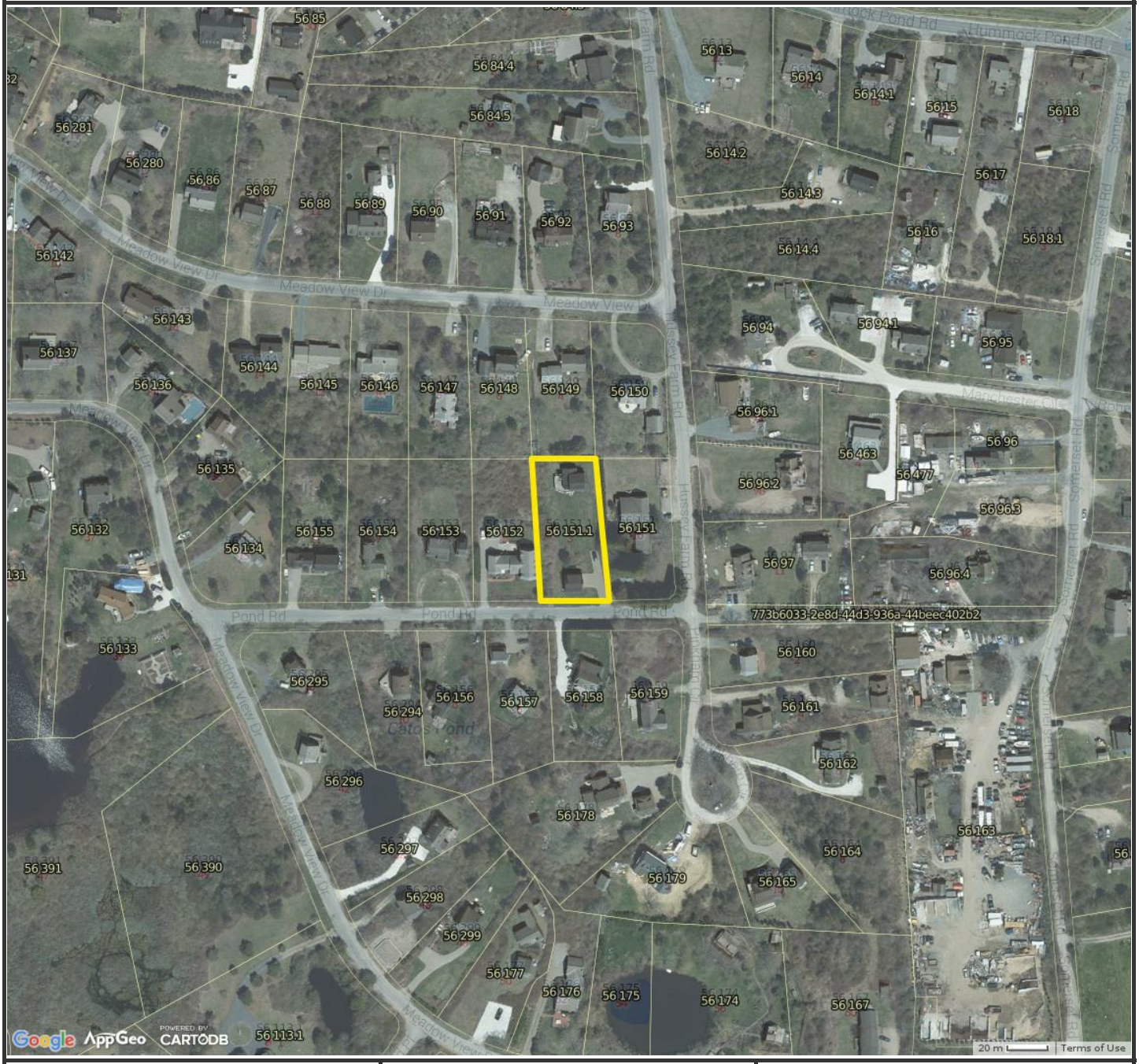
SIGNATURE: _____ Owner*

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:__/__/__



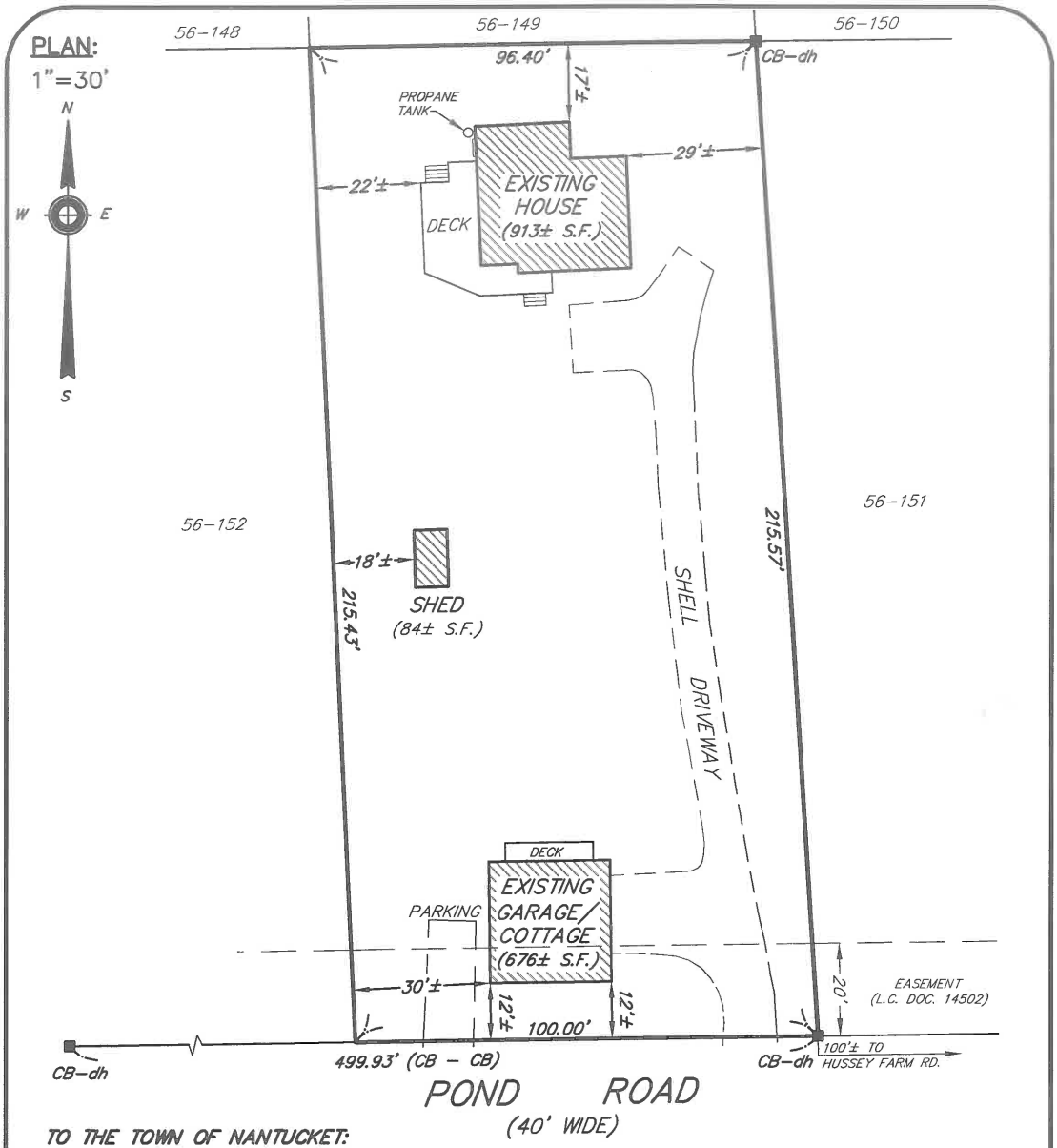
Property Information

Property ID	56 151.1
Location	3 POND RD
Owner	HANSON JANET

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



TO THE TOWN OF NANTUCKET:

"I CERTIFY THAT THE BUILDING AND IMPROVEMENTS SHOWN WERE LOCATED BY AN ACTUAL FIELD SURVEY AND THE DIMENSIONS SHOWN ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF."

COMMONWEALTH OF MASSACHUSETTS
JOHN R. FARREN
No. 33590
PROFESSIONAL LAND SURVEYOR

PROFESSIONAL LAND SURVEYOR

ZONING CLASSIFICATION: R-20		
	REQUIRED	EXISTING
MINIMUM LOT SIZE	20,000 S.F.	21,142 S.F.
MINIMUM FRONTAGE	75'	100'
FRONT SETBACK	30'	12'*
SIDE/REAR SETBACK	10'	17'
GROUND COVER RATIO	12.5%	7.5%

*SEE VARIANCE RECORDED AS L.C. DOC. #71707

NOTES

1. OWNER: JANET HANSON
2. DEED REFERENCE: L.C. CERT. 23280
3. PLAN REFERENCE: L.C. PLAN 14830-7

Prepared By:
BRACKEN ENGINEERING, INC.
Engineering - Surveying
Environmental Permitting
19 Old South Road, P.O. Box 3525
Nantucket, MA 02584
Phone: 508-325-0044 Fax: 508-833-2282

AS-BUILT PLOT PLAN IN NANTUCKET, MA

Prepared For:
JANET HANSON
3 POND ROAD
MAP 56 PARCEL 151.1

Date: OCTOBER 1, 2009	Job No.: 353-
Drawn By: JRL Checked By: JRF	Scale: 1" = 30'
Drawing Name: 3 Pond Rd.dwg	

071707
056-95

TOWN OF NANTUCKET

BOARD OF APPEALS

NANTUCKET, MASSACHUSETTS 02554

Date: November 2, 1995

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

Application No.: 056-95

Owner/Applicant: PHILLIP M. JEKANOWSKI AND ELIZABETH D. COLLIER NKA Elizabeth C. Jekanowski

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.

Michael J. O'Mara, Chairman

cc: Town Clerk
Planning Board
Building Commissioner

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

071707

TOWN OF NANTUCKET

BOARD OF APPEALS

NANTUCKET, MASSACHUSETTS 02554

Assessor's Map 56
Parcel 151.1
Residential-2

3 Pond Drive
Land Court Plan 14870-7
Lot 132
Cert. of Title ~~12704~~ 15949

At a Public Hearing of the NANTUCKET ZONING BOARD OF APPEALS, held on FRIDAY, OCTOBER 13, 1995, at 1:00 P.M., in the Selectmen's Meeting Room, Town and County Building, Broad Street, Nantucket, MA, on the Application of PHILLIP M. JEKANOWSKI AND ELIZABETH D. COLLIER* of 3 Pond Drive, Nantucket, MA 02554, Board of Appeals File No. 056-95, the Board made the following Decision: *n/k/a Elizabeth C. Jekanowski

1. Applicants request a FINDING that a garage structure is protected from enforcement action pursuant to M.G.L. ch 40A, §7 and further seek relief by VARIANCE pursuant to Zoning By-Law §139-32 from the requirements of Zoning By-Law §139-16A (Intensity Regulations - front yard setback). Applicants propose to construct a secondary single-family dwelling unit within an existing garage structure that is sited 12± feet from the front yard lot line in a district that requires a minimum front yard setback of 30 feet.

The premises is located at 3 POND DRIVE, Assessor's Map 56, Parcel 151.1, Land Court Plan 14870-7, Lot 132. The property is zoned Residential-2.

2. The Decision is based upon the Application and materials submitted with it, and testimony and evidence presented at the Hearing. The Planning Board made an unfavorable recommendation. There were two (2) letters and one (1) petition, signed by five (5) abutters, on file supporting the proposed conversion of the second floor of the garage into a dwelling unit. The Building Commissioner also spoke in favor of the grant of relief.

3. The Applicants purchased this property in 1986 when there was one (1) structure located on it, the subject garage, which was built in 1980. At the time of construction of the garage the Locus had been part of a larger lot and considered a use ancillary to the single family dwelling and office contained therein. In 1984 the predecessor in title subdivided the property into Lot 132 (the "Locus") which contained the garage and Lot 133 which contained the dwelling and office. Lot 132 then measured its frontage along Pond Drive and Lot 133 maintained Hussey Farm Road as its frontage. When the two (2) lots had been considered as one (1) the Lot met front yard setback requirements from Hussey Farm Road and further, met the 10-foot side yard setback requirement for the garage from Pond Drive. When the Lots were subdivided, the lot with the garage on it became non-complying as to front yard setback being sited 12 feet from its front yard lot line as measured from Pond Drive rather than the required 30 feet.

However, no enforcement action was ever taken and the garage has remained in the same location from the date of the 1984 subdivision until the present. Applicants subsequently received a Building Permit and Certificate of Occupancy to construct a single family dwelling at the rear of the Lot that met all dimensional requirements and in 1990 received a Building Permit to construct a deck onto the house.

Applicants now propose to renovate the two-car garage structure and convert second floor space into a garage apartment. There would be no increase in the footprint of the structure and any additions that will be made to accommodate exterior stairway access and placement of shed dormers on the structure would be made outside of the 30-foot setback area. Applicants would be allowed to convert said space and have a secondary dwelling unit on the premises as a matter of right were the garage sited outside of the setback area. Any alteration to a non-complying structure would have to be made by Variance.

Applicants represent that moving the structure would be difficult and cause extreme financial difficulty, costing several thousand dollars. The placement of the existing septic system and leaching field would severely hamper relocation to a point outside of the required setbacks while still maintaining the required 12-foot distance from the principal dwelling. Applicants stated that the nearest abutter, at 5 Pond Drive, preferred that the garage remain in its present location to minimize infringement on his privacy which would occur should the garage be relocated. The abutter at 10 Hussey Farm Road also expressed the same concern and preference. However, both supported the addition of the garage apartment. It was also noted that Applicants had been before this Board in 1986 (BOA File No. 132-86) asking for similar relief but the Application was withdrawn without prejudice.

4. The Board finds that the garage structure is protected by the 10-year curative statute from any enforcement action. The Board further finds that due to the facts as presented in this case, and the overwhelming neighborhood support for the proposal, and owing to the unique location of the structure and difficulty relocating it, conditions especially affecting the Locus but not affecting generally the zoning district in which the Locus is situated, a literal enforcement of the provisions of the By-Law would involve substantial hardship, financial and otherwise, to the Applicants (in that they had purchased a lot in good faith with a non-complying structure on it) and the desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the By-Law.

5. Accordingly, by a vote of four (4) in favor (O'Mara, Williams, Leichter and Waine) and one (1) abstaining (Balas), the Board GRANTS the requested relief by VARIANCE under Zoning By-Law §139-16A to allow conversion of the second floor garage space into a secondary dwelling unit and further makes the finding that the garage structure is protected from enforcement action by the curative statute subject

to the following conditions:

a. The apartment shall be limited to year-round occupancy; and

b. The footprint of the garage structure shall remain substantially unchanged, and that any additions to allow for second floor access and dormers shall be made outside of the 30-foot setback area.

Dated: November 2, 1995

Michael J. O'Mara

Linda F. Williams

Robert J. Leichter

Dale W. Waine

Ann G. Balas

RECEIVED
TOWN CLERK'S OFFICE
NANTUCKET, MA 02554
NOV 02 1995
TIME:
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
TOWN CLERK
APR 12 1996

000222

106203

ORIGINAL

TOWN OF NANTUCKET

BOARD OF APPEALS

NANTUCKET, MASSACHUSETTS 02554

Date: January 20, 2004

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

Application No.: 087-03

Owner/Applicant: David Clough and Jane B. Clough

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

'04 JAN 20 P2:08

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

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Nancy J. Lewis

Nancy J. Lewis Chairman

cc: Town Clerk
Planning Board
Building Commissioner

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000223 106203

Zoning Board of Appeals
1 EAST CHESTNUT STREET
Nantucket, Massachusetts 02554

Assessor's Map 56
Parcel 151.1
Residential–2

3 Pond Drive
LC PLN 14830-7
Lot 132, C.O.T. No. 20,876

At a public hearing of the Nantucket Zoning Board of Appeals, on Friday, December 12, 2003 at 1:00 P.M., in the Conference Room, in the Town Annex Building, 37 Washington Street, Nantucket, Massachusetts, the Board made the following Decision on the Application of DAVID CLOUGH AND JANE B. CLOUGH, c/o Vaughan, Dale and Hunter, P.C., Whaler's Lane, P.O. Box 659, Nantucket, MA 02554, on Board of Appeals File No. 087-03;

1. Applicants are seeking a MODIFICATION of previously granted VARIANCE relief in the Decision in Board of Appeals File No. 056-95 that allowed the construction of a second floor over an existing garage structure to provide a secondary dwelling. The garage was sited within the required 30-foot front yard setback area in 1980. Applicants are now proposing to expand the living space into the first floor area of the garage space, while maintaining a single garage space. Entry steps added on the westerly side of the structure within the required 30-foot setback area would be removed and access would be provided outside of the 30-foot setback area. The Premises is located at 3 POND ROAD, Assessor's Map 56, Parcel 151.1, Land Court Plan 14830-7, Lot 132. The property is zone Residential-2.

2. The Decision is based upon the Application and materials submitted with it and testimony and evidence presented at the Public Hearing. The Planning Board made no recommendation in this matter as the matter was not of planning concern. There was one letter in support of the Application presented at the Public Hearing.

3. Applicants, through counsel, represented that the Locus was a portion of a bigger corner lot that had been subdivided into two parcels in 1984. Upon subdivision newly created Lot No. 133, abutting the Locus to the east, was benefited by and subject to a front yard setback taken from Hussey Farm Road and side yard setback from Pond Road. However, upon subdivision, newly created Lot 132, the Locus, which until then had been subject to a ten-foot side yard setback, now took frontage off of Pond Road and was therefore benefited by and

subject to the thirty-foot front yard setback required in the zoning district. Consequently, the subdivision left the Locus with a garage, originally sited outside of the ten-foot side yard setback prior to subdivision, now sited within the thirty-foot front yard setback area.

Applicants explained that in 1995 Applicants' predecessors-in-interest applied to the Nantucket Zoning Board of Appeals for a Variance to ratify the siting of the existing nonconforming garage within the thirty-foot front yard setback area and for permission to convert the second floor of the garage into a secondary dwelling. The Board in the Decision in BOA File No. 056-95 granted the requested relief provided that there was no expansion of the footprint within said setback area and that the apartment be limited to year-round occupancy

4. Applicants are now requesting a Modification to that Variance to include the highlighted portion of the following text: "...conversion of the second floor garage space **as well as a portion of the first floor garage space** into a secondary dwelling." Applicants stated that the planned conversion of a portion of the first floor garage space would include living area as well as kitchen facilities, while leaving one conforming parking bay for use as a garage on the first floor. There would be no expansion of the footprint or any further intrusion into the required 30-foot front yard setback area.

5. Therefore, based upon the foregoing, the Board finds that the requested Modification of the conditions in the Variance granted in the Decision in BOA File No. 056-95 to now allow alteration of the interior first floor space to allow an expansion of the living space, without expansion of the footprint within the required 30-foot front yard setback area, would not be substantially more detrimental to the neighborhood than the existing nonconformity and further reaffirms the Variance related findings made in said Decision.

5. Accordingly, by an UNANIMOUS vote, the Board GRANTS the requested MODIFICATION of the VARIANCE granted in the Decision in Zoning Board of Appeals File No. 056-95, under Nantucket Zoning By-law 139-16A, to allow the conversion of the expansion of the second floor living space of the secondary dwelling into a portion of the first floor garage space, while maintaining a one-bay garage space for parking, subject to the following conditions (which incorporates the conditions contained in the previous Decision):

000225

(a) The apartment shall be limited to year-round occupancy;

(b) The footprint of the garage structure shall remain substantially unchanged, and any additions to allow for second floor access and dormers shall be made outside of the 30-foot setback area; and

(c) The apartment shall be limited to a single bedroom.

January 20, 2004

C. Richard Loftin

Dale Waine

Edward S. Toole

Michael J. O'Mara

Edward Murphy

Town of Nantucket

Zoning Board of Appeals

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

PROPERTY OWNER.....Janet Hanson.....

MAILING ADDRESS.....18 Banks Farm Road.....

PROPERTY LOCATION.....3 Pond Road.....

ASSESSOR MAP/PARCEL.....56 151.1.....

SUBMITTED BY.....Jen Shalley, agent for Mrs. Hanson

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).

DATE

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
56		90		LOCKLEY MARY P		7 MEADOW VIEW DR	NANTUCKET	MA	02554	7 MEADOW VIEW DR
56		91		HARVEY ROBIN LEE		5 MEADOW VIEW DR	NANTUCKET	MA	02554	5 MEADOW VIEW DR
56		92		SILFEN ERIC LIFE ESTATE	C/O BLAU DIANA SILFEN	200 EAST 72ND STREET # 2	NEW YORK	NY	10021	3 MEADOW VIEW DR
56		93		DEE TIMOTHY J & SUSAN G		1 ARLINGTON ROAD	WELLESLEY	MA	02481	8 HUSSEY FARM RD
56		94		MANCHESTER WILLIAM P & AMY L		3 MANCHESTER CIRCLE	NANTUCKET	MA	02554	3 MANCHESTER CI
56		96	1	STARR MICHELE M & JAMES		9A HUSSEY FARM RD	NANTUCKET	MA	02554	9A HUSSEY FARM RD
56		96	2	OBRIEN EDWARD A III & HUNT ELIZABET		P O BOX 3035	NANTUCKET	MA	02584	9B HUSSEY FARM RD
56		97		MANCHESTER LAWRENCE & SUSAN L		PO BOX 594	NANTUCKET	MA	02554	11 HUSSEY FARM RD
56		145		FLASTER RICHARD P TRUSTEE	C/O REYNOLDS KATHY F	4 HEATHER WY	MILL VALLEY	CA	94941	12 MEADOW VIEW DR
56		146		FALLS ALICE ETAL		8 MEADOW VIEW DRIVE	NANTUCKET	MA	02554	10 MEADOW VIEW DR
56		147		FALLS~ALICE ETAL		8 MEADOW VIEW DR	NANTUCKET	MA	02554	8 MEADOW VIEW DR
56		148		ADAMS JERRY W & MARY E		6 MEADOW VIEW DRIVE	NANTUCKET	MA	02554	6 MEADOW VIEW DR
56		149		TRIFERO WILLIAM L TRST ETAL		61 RICHARD ROAD	HOLLISTON	MA	01746	4 MEADOW VIEW DR
56		150		CONNON ROBERT M & BARBARA J		24 MCKINLEY AVENUE	SOUTH HADLEY	MA	01075	2 MEADOW VIEW DR
56		151		LANG DIANE J		10 HUSSEY FARM RD	NANTUCKET	MA	02554	10 HUSSEY FARM RD
56		152		RIZZO JOHN S ETAL		112 BLEDDYN RD	ARDMORE	PA	19003-1502	5 POND RD
56		153		ALLISON KENT E TRST	SEVEN POND ROAD REALTY TR	37 LORD WILLIAM PENN DRIV	MORRISTOWN	NJ	07960	7 POND RD
56		154		STARK ROBERT W III		9 POND RD	NANTUCKET	MA	02554	9 POND RD
56		155		KUSZPA JOHN & ANNE P M		11 POND RD	NANTUCKET	MA	02554	11 POND RD
56		156		KEPPLER JOHN K & DIANNE M		7508 LYNN DRIVE	CHEVY CHASE	MD	20815	8 POND RD
56		157		SHEEHAN KATHRYN K		P O BOX 3834	NANTUCKET	MA	02584	6 POND RD
56		158		GODLESKY THOMAS A & KAREN J		4 POND RD	NANTUCKET	MA	02554	4 POND RD
56		159		TAYLOR NANCIE B		76 EASTON STREET	NANTUCKET	MA	02554	1 PINKHAM CI
56		160		GELLER HARRY & PAULA J		99 MOHAWK TRAIL	STAMFORD	CT	06903	2 PINKHAM CI
56		161		BOUSQUET NICOLE		PO BOX 844	NANTUCKET	MA	02554	4 PINKHAM CI
56		162		GLIDDEN RICHARD J TRUSTEE	C/O CAPAUNO EDWARD	82 KINGSBURY RD	NEW ROCHELLE	NY	10804	6 PINKHAM CI
56		178		MONTGOMERY CHRISTOPHER &	BRIDGET C	3 PINKHAM CI	NANTUCKET	MA	02554	3 PINKHAM CI
56		294		BLANK THEODORE J & CRISTINA		PO BOX 3250	NANTUCKET	MA	02584	10 POND RD
56		295		KANE JOHN J JR & ANGELA M		83 EAGLE ROCK ROAD	STOUGHTON	MA	02072	12 POND RD

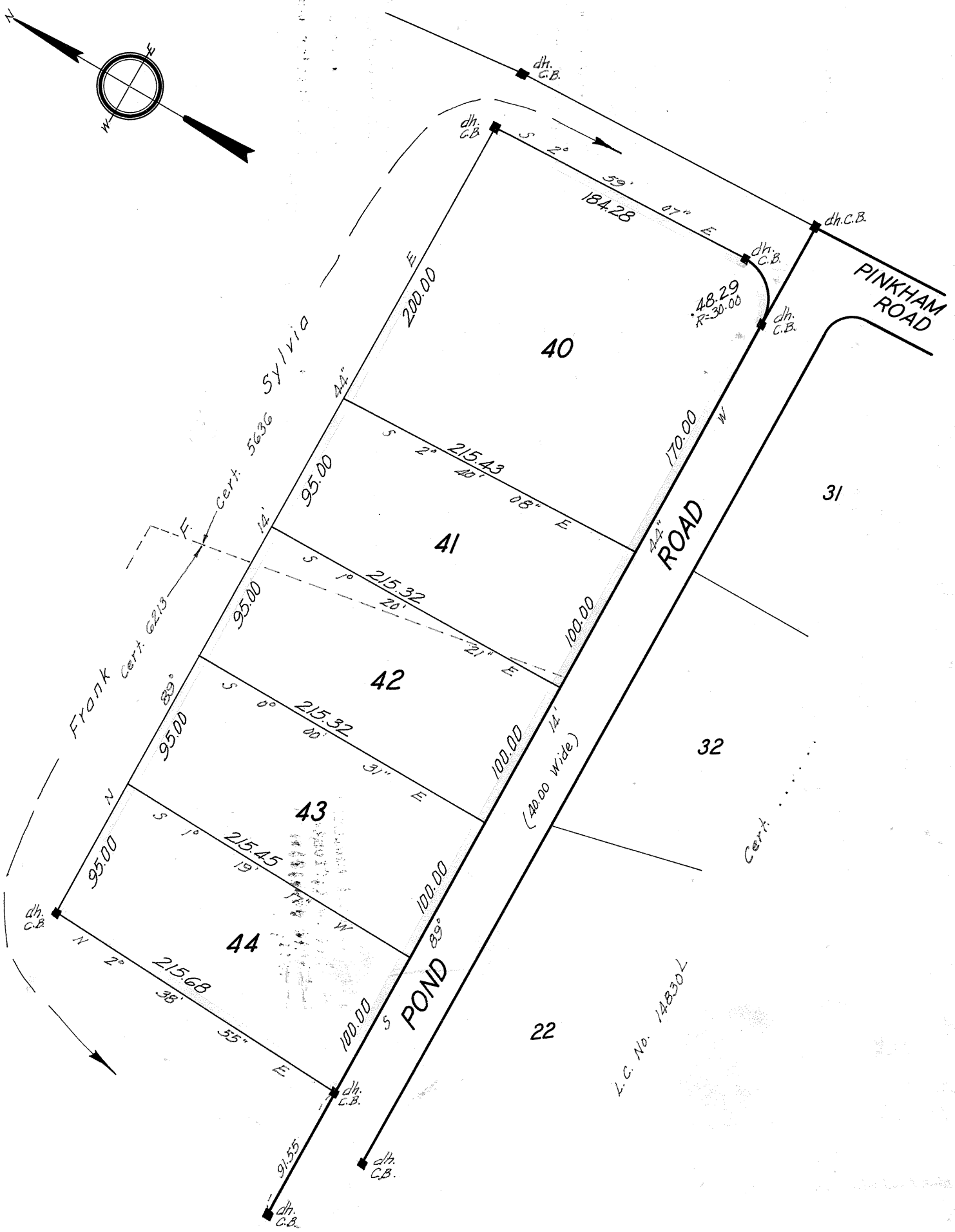
Materials Provided by Staff to Supplement Application

14830N

SUBDIVISION PLAN OF LAND IN NANTUCKET

Schofield Brothers, Inc., Surveyors

December 1, 1972



Subdivision of part of Lot 19
Shown on Plan 14830J
Filed with Cert. of Title No. .....
Registry District of Nantucket County

Separate certificates of title may be issued for land shown hereon as Lots 40 thru 44 By the Court.

JAN. 5 1973 Jeanne M. Maloney Deputy Recorder.

Copy of part of plan filed in LAND REGISTRATION OFFICE JAN. 5, 1973
Scale of this plan 80 feet to an inch
R.L. Woodbury, Engineer for Court

GNG

Form LCE-S-3. 2500-1-71

This plan filed with Certificate No. 6766

LOT 40 ON PLAN No. 14830-N FILED WITH CERTIFICATE No. 6766 HAS BEEN Subdivided AND PLAN No. 14830-7 SHOWING SUCH CHANGES IS FILED WITH CERTIFICATE NO. 12300 FURTHER CERTIFICATES FOR SAID LOT 40 ON SAID EARLIER PLAN WILL NOT BE ISSUED UNLESS AUTHORIZED BY THE COURT. (New Lots 132+133)

Nantucket Registry District

FEB 21 1973

RECEIVED FOR REGISTRATION

11 O'CLOCK 30 m A M

This plan filed with Certificate No. 6766

Attest Janice L. Barnett
Assistant Recorder

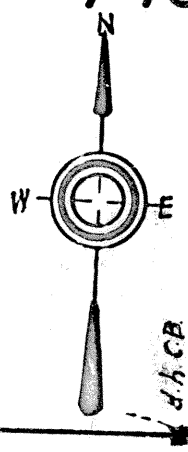
SUBDIVISION PLAN OF LAND IN NANTUCKET

Michael S. Bachman, Surveyor

January 23, 1984

14830-7

Plan No. 14830 U sh. 1 Cert. No. 7459



79 | 78 | 77

d.h.c.B. — N 89° 14' 44" E 103.55 — d.h.c.B. — d.h.c.B.

380.00 — 96.40 — 103.60

41 | 133 | 132

N 02° 40' 08" W 215.43 — S 03° 37' 32" E 215.57 — S 02° 59' 07" E 184.28

HUSSEY FARM (40.00 Wide) ROAD

400.00 — 100.00 — 70.00 — 48.29 — R=30.00 — C.B.

d.h.c.B. — S 89° 14' 44" W — C.B. — 0.50 — S 59° 22' 49" W

POND (40.00 Wide) ROAD

PINKHAM RD.

THIS PLAN FILED WITH CERTIFICATE NO. 12,300

Subdivision of Lot 40
Shown on Plan 14830[N]
Filed with Cert. of Title No. 6766
Registry District of Nantucket County

Separate certificates of title may be issued for land shown hereon as lots 132 and 133 *By the Court.*

NOV. 26, 1984 — Recorder.

Copy of part of plan filed in LAND REGISTRATION OFFICE
NOV. 26, 1984
Scale of this plan 30 feet to an inch
Louis A. Moore, Engineer for Court

Transfer Certificate of Title

Cert No:23280
Doc No:127813

From Transfer Certificate No. 20876 Originally Registered September 15, 2003

Registry District of Nantucket County

This is to Certify that

JANET HANSON

of 810 Old Post Road, Bedford in the State of New York, 10506, is the owner in fee simple, of that land situated in Nantucket, in the County of Nantucket and Commonwealth of Massachusetts, bounded and described as follows:

Lot 132 as shown on plan numbered 14830-7, drawn by Michael S. Bachman, Surveyor, dated January 23, 1984, and filed with Certificate of Title No. 12300 at the Registry District of Nantucket County.

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

JANET HANSON

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 to the memoranda of encumbrances for this certificate.

Witness **KARYN F. SCHEIER**, Esquire, Chief Justice of the Land Court, at Nantucket in said County of

Nantucket the fifteenth day of July in the year two thousand and nine

at 2 o'clock and 36 minutes in the afternoon.

Jennifer H. Ferreira

Attest, with the Seal of said Court, _____

Jennifer H. Ferreira, Assistant Recorder

Purported Property Address: 3 Pond Road

Land Court Case No. 14830

CERTIFICATE OF TITLE NO. **23280**

2009 00127813
Cert: 23280 Doc: DD
Registered: 07/15/2009 02:36 PM

MASSACHUSETTS QUITCLAIM DEED

We, DAVID CLOUGH and JANE B. CLOUGH, of PO Box 401, Wenham, Massachusetts 01984

for consideration paid and in full consideration of ONE MILLION TWENTY-FIVE THOUSAND AND NO/100 DOLLAR ($1,025,000.00),

grant to JANET HANSON, of 810 Old Post Road, Bedford, New York 10506

with QUITCLAIM COVENANTS,

that certain parcel of land with all improvements thereon situate at 3 POND ROAD, in Nantucket, Nantucket County, Massachusetts, bounded and described as follows:

> Lot 132 as shown on plan numbered 14830-7, drawn by Michael S. Bachman, Surveyor, dated January 23, 1984, and filed with Certificate of Title No. 12300 at the Registry District of Nantucket County.

Subject rights, easements and restrictions of record as noted on Certificate of Title No. 20876 at Nantucket Registry District for the Land Court as same may be in force and applicable.

For Grantors' title, see Certificate of Title No. 20876 at said Registry.

WITNESS our hands and seals as of the 7th day of JULY, 2009.

David Clough

Jane B. Clough

COMMONWEALTH OF MASSACHUSETTS

County of Nantucket, ss.

On this 7th day of July, 2009, before me, the undersigned notary public, personally appeared ~~David Clough and~~ Jane B. Clough (a) ____ personally known to me, or (b) ✓ proved to me through satisfactory evidence of identification, which was Drivers license, (type of identification) to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

Official Signature and Seal of Notary Public
My Commission expires:

RICHARD J. GLIDDEN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 18, 2012

LETTERS

From: John@ackmodern.com
To: Eleanor Antonietti
Subject: Public Comment on Janet Hanson File# 18-16
Date: Friday, May 27, 2016 7:58:21 AM

To whom it may concern,
I request that the board consider that there is a year round housing crisis on Nantucket. Providing a variance will remove this unit as a year round rental when we need it most.

The town is spending a considerable amount of money to create more year round housing on the island and needs to create more housing to get away from the 40B developments that have no local control.

Here is an opportunity for the town to preserve another unit for year round housing without any additional cost.

I ask the board deny this request.

Sincerely,

John Kuszpa
Year round resident.

From: matteucci7@comcast.net
To: Eleanor Antonietti
Cc: john rizzo
Subject: comment on File No. 18-16
Date: Wednesday, June 01, 2016 12:08:20 PM

Dear Members of the Nantucket Zoning Board of Appeals,

The following comments are sent to you in opposition to the application by Janet Hanson of 3 Pond Road, file NO. 18-16.

We have owned our home at 5 Pond Road since 2010. The beauty of the Hussey Farm neighborhood is the solitude and peace it provides from the noise and craziness that consumes so much of Nantucket in the summer. By the time one reaches the entrance to Hussey Farm, most of the sounds you hear are simply the wind, the birds, and sometimes, the haunting ferry horn distantly from town.

When we moved into our home, which will soon be our retirement home for much of the year, and I met our neighbor at 3 Pond road for the first time, I clearly remember her asking me straight out if we were planning to cut down any of the wetland bushes that lie between our properties. When I assured her that we had no intention of doing so, she was greatly relieved as she too shared our love of the peace and tranquility of the space that we shared.

Each morning, I sit on my back patio reading the paper, and each evening, I watch the sunset to the music of the many birds that frequent the wetlands. This is an essential part of my Nantucket experience. The summer before last, this solitude was rudely destroyed when our neighbor rented her home to weekly tenants in July. As we are all aware, many weeklong visitors to magical places like Nantucket seem to forget that they are visiting a place that people consider a home, a residence, and a treasure. Each morning, my solitude was interrupted by loud phone conversations on the deck or in the yard of 3 Pond, carried on outside so as not to awaken sleeping members of their group. Soon, others arrived on the back deck for breakfast and to carry on loud conversations and laughter in recounting the previous evening and planning the day. With our wonderful acoustics, I was unfortunately a silent participant in each conversation. My sunset solitude was similarly destroyed by loud pre-dinner cocktails, followed by post dinner conversations and laughter after 11 PM. In the daytime, the large lawn between the 3Pond structures invites loud and boisterous ball games as well.

We are very much opposed to the modification of the property to allow for short term rentals at 3 Pond Road. Appreciating the difficulty for workers on Nantucket to procure housing, we are not, however, opposed to long term rentals for the season or year. We earnestly ask the Zoning Board to reject this proposal for short term renting in order to preserve the tranquility and beauty of our neighborhood. We are grateful for your consideration of our concerns.

Respectfully,

John Rizzo and Barbara M. Matteucci
5 Pond Road

From: Anne Kuszpa
To: Eleanor Antonietti
Subject: New Event Zoning Board of Appeals For cp-stcity2.civicplus.com
Date: Friday, June 03, 2016 12:10:14 PM

Dear Eleanor,

Regarding the application at 3 Pond Road on your 6/9 agenda, I am opposed to this application both professionally and personally as a nearby property owner. Please include this email as public comment, and I intend to speak against the application at the public hearing.

Lifting this year-round housing restriction will increase the value of the property, and as a homeowner down the street, I appreciate that. However, island values extend beyond those reflected in our real estate. The Nantucket community is working hard to create options for year-round residents, not eliminate them. It is important we continue to take steps forward, not backwards.

I strongly encourage the ZBA to uphold the existing restriction and preserve this year round housing option.

Sincerely,
Anne Kuszpa
11 Pond Road

~~~~~~~~~~~~~~~~~~~~~

Anne Kuszpa, Executive Director
Housing Nantucket
75 Old South Road
PO Box 3149
Nantucket, MA 02554
Direct Line: 774-333-3927
Main Line: 508-228-4422

Check out our beautiful new website:
www.HousingNantucket.org

On Fri, Jun 3, 2016 at 10:19 AM, Zoning Board of Appeals <listserv@civicplus.com> wrote:

> View this in your browser
>
> June 09, 2016 01:00 PM
~~~~~~~~~~~~~~~~~~~~~

JOHN UDELSON

12 POND VIEW DR.

FILE NO. 19-16

MAY 9 2016 AM8:35

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

TOWN OF NANTUCKET
BOARD OF APPEALS
NANTUCKET, MA 02554

A P P L I C A T I O N

Fee: $450.00 File No. 19-16

Owner's name(s): **John Udelson**

Mailing address: **49 Union Park, Unit 3, Boston, MA 02118**

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: **12 Pond View Drive** Assessor's Map/Parcel: **81/9**

Land Court Plan~~/Plan Book & Page/Plan File~~: **Lot 10, LC Plan No. 36550-C, Sheet 2**

~~Deed Reference~~/Certificate of Title: **25177** Zoning District: **LUG-2**

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

Residential: Number of dwellings: **2** Duplex _____ Apartments _____ _____

Date of Structure(s): **Pre-1972, 1984, 2004, 2007**

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, John Udelson (hereinafter referred to as "Udelson") is the owner of 12 Pond View Drive ("the Premises") by virtue of Certificate of Title No. 25177. Applicant is requesting Variance relief pursuant to Nantucket Zoning Bylaw Section 139-32 from the intensity regulations in Section 139-16 to validate the ground cover of the existing structures which have been in their same location and have not been altered since 2007.

The Premises, a lot containing approximately 80,298 square feet in the Limited Use General – 2 zoning district, contains four structures: a single-family dwelling, a two-story garage/studio, a shed, and a secondary dwelling. All of said structures were duly permitted and received Certificates of Occupancy from the Building Department. Said Certificates were all issued upon a duly-licensed survey.

In August 2004, the then-owner, Greg Bourbeau, applied for a building permit to modify the existing garage. Said building permit application is attached hereto as Exhibit B. As indicated on page 3 of said application, the ground cover of the principal dwelling is 1,706 and the ground cover of the existing garage will be 580. This corresponds with the ground cover of the principal dwelling as shown on the site plan from February 2004, which is attached hereto as Exhibit C. However, upon Exhibit C, the square footage of the existing garage is 667 square feet. As part of the work done in Exhibit B, a renovation was made to reduce this 87 square feet of ground cover of part of the conversion of the garage use to office use.

In 2007, a Certificate of Occupancy was issued for the building permit referenced in Exhibit B. Said Certificate of Occupancy is attached hereto as Exhibit D. Said Certificate of Occupancy was issued in part due to the site plan provided to the Building Department by John J. Shugrue, PLS, dated May 9, 2005, which shows the location of the 583 square foot garage, a 95 square foot shed (which has a Certificate of Occupancy attached as Exhibit E), and a primary dwelling with 1,692 square feet of ground cover.[1] Said plan from Mr. Shugrue is attached hereto as Exhibit F.

In August 2007, a building permit was applied for to add a secondary dwelling to the Locus. Said application is attached hereto as Exhibit G. As evidenced on page 3 of Exhibit G, the principal dwelling has a ground cover of 1,692 square feet, the secondary dwelling would have a ground cover of 935 square feet, and the garage/studio has a ground cover of 583 square feet (note: the 95 square foot shed is exempt from ground per Nantucket Zoning Bylaw Section 2 and therefore does not count towards the maximum allowable ground cover on the Locus). This meant that the total ground cover on the Locus would be 3,210 square feet when the maximum allowable was 3,211.96, which is 4% of the lot area of the Locus. These numbers were relied upon per the plot

[1] Please note the discrepancy in ground cover between 2004 and 2005. It does not appear as though there were any alterations to the primary dwelling that would account for this 14 square-foot difference. It may be that the overhangs were not included in the 2004 survey or that surveying equipment improved over the course of a year.

plan in Exhibit F from 2005 showing the ground cover and location of the renovated garage and shed.

Said secondary dwelling was completed in 2008 and a Certificate of Occupancy was issued in November 2008 (Exhibit H). This Certificate of Occupancy was issued based upon the survey dated October 22, 2007 prepared by Outermost Land Survey, Inc., attached hereto as Exhibit I. Per the Exhibit I, the ground cover of the structures is as follows: the garage/office has a ground cover of 505 square feet; the primary dwelling has a ground cover of 1,725 square feet, and the secondary dwelling has an existing ground cover of 934 square feet for a total ground cover of 3,164 or a ground cover ratio of 3.9%, which is less than the maximum ground cover ratio allowed in the Limited Use General – 2 zoning district. Based upon the information provided in this survey, a Certificate of Occupancy was issued.

In 2014, Udelson took title to the property and in 2015 applied for a building permit to construct a pool and appurtenant decking. Said work did not add any ground cover, but a survey was completed in order to close-out this permit. Said survey, prepared by Nantucket Surveyors, attached hereto as Exhibit J, shows a Locus with structures over the allowable ground cover for a property in the Limited Use General – 2 zoning district.

The largest discrepancy in the plans in Exhibit I and Exhibit J is the calculation of the ground cover of the garage/studio. The most recent survey shows a ground cover of 585 square feet (which corresponds with the 2005 Shugrue Survey), whereas the 2007 survey shows a ground cover of 505 square feet. The two surveys also show a discrepancy in the ground cover of the primary dwelling of nearly 50 feet.

Per Massachusetts General Laws Chapter 40A, Section 7:

> "no action, criminal or civil, the effect or purpose of which is to compel the abandonment, limitation or modification of the use allowed by said permit or the removal, alteration or relocation of any structure erected in reliance upon said permit by reason of any alleged violation of the provisions of this chapter, or any ordinance or by-law adopted thereunder, shall be maintained, unless such action, suit or proceeding is commenced and notice thereof recorded in the registry of deeds for each county or district in which the land lies within six years after the commencement of the alleged violation of law."

Because the structure was constructed with the benefit of a building permit – and received a Certificate of Occupancy – and no action to force the removal, alteration, or relocation of the structure was taken within the six years since the issuance of the building permit relative to the violative work, and therefore the structure is deemed protected.

Accordingly, although the structures upon the Locus are protected from removal, alteration, or relocation to comply with the intensity regulations of the Zoning Bylaw, the structures are deemed noncompliant because they violate the intensity regulations of ground cover. Therefore, the Applicant is requesting Variance relief pursuant to Nantucket Zoning Bylaw Section 139-32 from the intensity regulations in Section 139-16 to validate the ground cover on the Locus of approximately 3,292, per Exhibit J. This results in a ground cover ratio of 4.1% where the maximum allowable ground cover ratio is 4% in the Limited Use General – 2 zoning district.

Exhibit B

RECEIVED
SEP 07 2004
NANTUCKET
BUILDING DEPT

RECEIVED
AUG 23 2004
NANTUCKET
ZONING DEPT

976-04
9-9-04
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): BOURBEAU GREGORY
Last First Middle Initial

12 POND VIEW DRIVE
No. Street

Assessor's Map No. 81 Assessor's Parcel No. 09

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
85,000

D. DIMENSIONS
Dimensions of Structure
First Floor Area: 576± EXISTING
Second Floor Area: 576± NEW
Third Floor Area: —
Total Floor Area: 576± 2ND
Full Cellar Area:

E. PROPOSED USE
Residential
- ☐ One Family
- ☑ Studio ABOVE GARAGE
- ☐ 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.

EXISTING GARAGE LEVEL: CONVERT 1 BAY FOR ~~HOME~~ OFFICE USE ± 288 SF.
REMOVE EXISTING ROOF, ADD 2ND FLOOR LEVEL FOR STUDIO USE W/ FULL BATH
INSTALL STAIRS TO 2ND FLOOR DECK
DECK: 8'X 24'± ± 198 SF.

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
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	RIGID	MIN 2"	15
Wall Insulation	BATT	3½ 6"	15 21
Ceiling or Roof Insulation	BATT	8½"	30

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 EXISTING

	Footing size: _____	Footing reinforcing: _____	
	Wall material: _____	Wall thickness: _____	
	Wall height: _____	Wall reinforcing: _____	
NEW	Pier or column size: 3½"ø LALLY	Pier or column spacing: 12' OC.	
	Pier or column footing size: 3'x3'x 12"	Pier or column reinforcing: #4 BARS 6"OC BW	
	No. of crawl space vents: N/A	Crawl space: ☐ Full ☐ Partial	

FRAMING: Main Carrying members: Size: N/A Support Spacing: _____

First Floor Framing	Joist size: N/A	Maximum Span: _____	Maximum Spacing: _____
Second Floor Framing	Joist size: 2X10	Maximum Span: 12'	Maximum Spacing: 16" OC.
Ceiling Framing	Joist size: _____	Maximum Span: _____	Maximum Spacing: _____
Roof Framing	Joist size: 2X10	Maximum Span: 12'	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)

a000 9-8-04

FEE CALCULATIONS

864 SF
198 SF DECKS
1062
x .75
$797.00

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
Frontage on Street: 240±'
Plan Book No. and Page:
Date Lot Purchased: MAY 2004

Total Land Area: 80,298 ± SF
Lot No.: 10
Land Court Plan No.: 36550 D ±E
Certificate No.:
Name of Previous Owner: ZIEDMAN

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 ±283' REAR 18.2 LEFT 110± RIGHT 110±
Distance between Principal and Secondary Dwelling: N/A (12ft. minimum)
Height of structure above finish grade: N ± 23'-9" E ± 23'-9" S ± 23'-9" W ± 23'-9"
Number of off-street parking spaces: Enclosed 1 On-site 2

GROUND COVER

Principal Dwelling: 1,706 (COLD RULE)
Secondary Dwelling:
Addition: (± 580 OVER EXISTING GARAGE)
Garage: ± 580
Accessory Building:
Swimming Pool:
Other:

Total: 2286 SF.
Allowable: 3211.92' 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: 9/7/4

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	GREG BOURBEAU	BOX 3426		508
		NANTUCKET, MA.	02584	~~257-4113~~ 228-6755
2. Contractor	Print Name William Lemon	53 Thayer Rd. ~~MONSON, MA.~~	Builder's License	
	Signature	MONSON, MA	Date	
3. Contact Person	PERMITS PLUS INC OR OWNER	BOX 3363 NANTUCKET, MA 02584	Date 4-30-04	228-6913 OR ~~257-4113~~ 228-6755

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 [signature] Address SEE ABOVE Telephone # 1-413 596 4700 508-228-6755

Print name GREG BOURBEAU

DO NOT WRITE BELOW THIS LINE

6. PLAN REVIEW RECORD - For Office Use

Plans Review Required				
HISTORIC DISTRICTS COMMISSION		43706	4/27/04	
SEPTIC [illegible] for 4 bedrooms & [illegible] - OKKG				
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 $797 00/xx

Date of Issuance of Certificate of Occupancy _____

FOR DEPARTMENT USE ONLY

Use Group _____

Occupancy Load _____

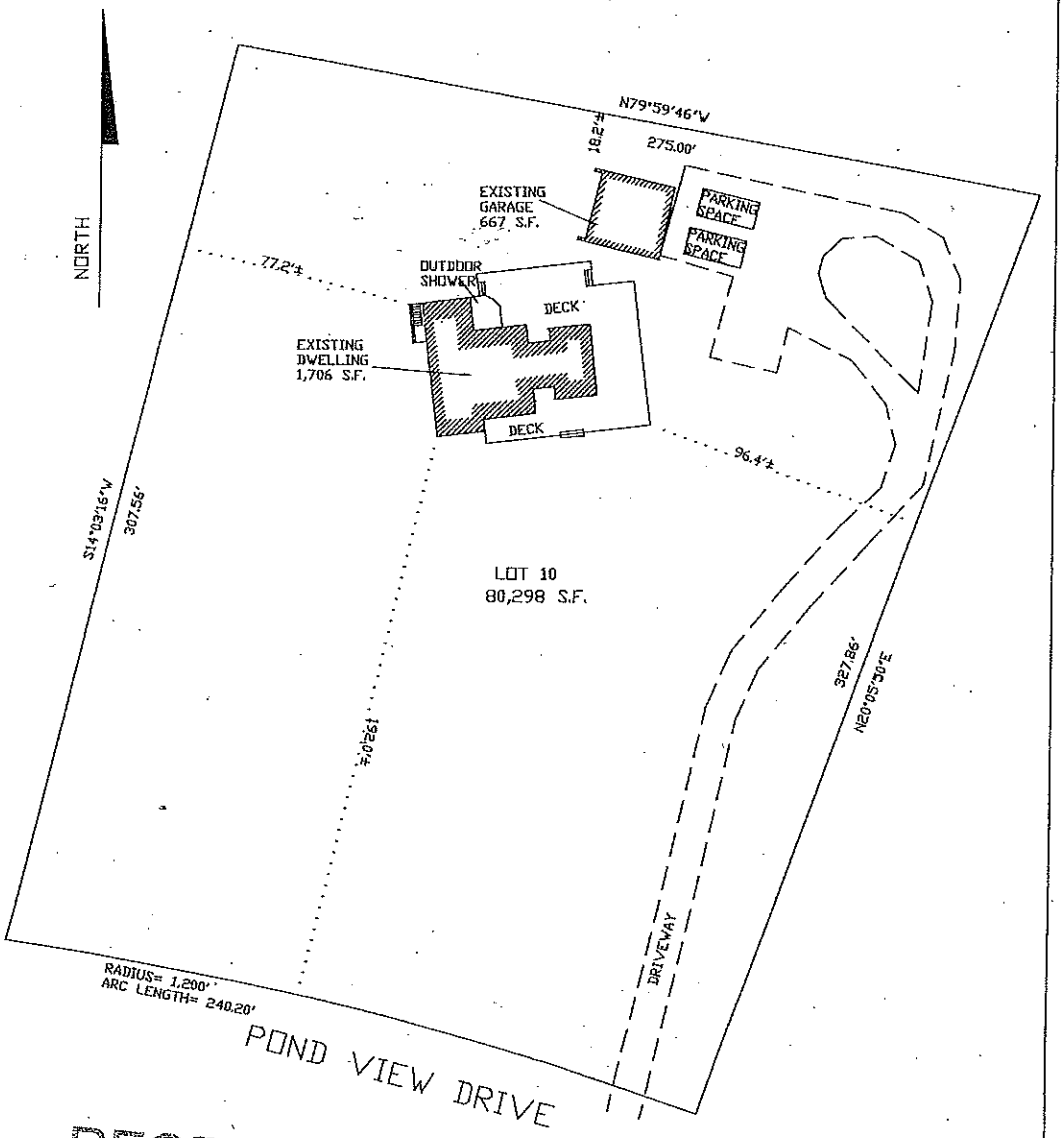
Census No. 437

Approved by:

[signature] 9/8/04

Building Commissioner

Exhibit C



RECEIVED

FEB 2 5 2004

NANTUCKET
BUILDING DEPT.

ZONING: LUG-2
MINIMUM LOT SIZE: 80,000 S.F.
MINIMUM FRONTAGE: 150 FT
FRONT YARD SETBACK: 35 FT
REAR & SIDE SETBACK: 15 FT
GROUND COVER RATIO: 4%

PLOT PLAN OF LAND IN
NANTUCKET, MA

SCALE: 1"= 50'

DATE: FEBRUARY 20, 2004

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

FOR: ROBERT AND VILMA ZIEDMAN

THE STRUCTURES
ARE LOCATED AS SHOWN

JOHN J. SHUGRUE PLS
DATE: FEBRUARY 20, 2004

COMMONWEALTH OF MASSACHUSETTS
JOHN J. SHUGRUE
No. 23529
REGISTERED
PROFESSIONAL LAND SURVEYOR

TA ASSESSORS MAP 81 PARCEL NO. 9 6880ABS

PERSONS CONTRACTIN
UNREGISTERED CONTRACTC
HAVE ACCESS TO THE GUAR
780 CMR/6MGL c142

E

No. 97

BU

THIS PERMIT
PERMISSIOI
WITH FULL BATH
THE PERSOI
FILE IN THE
ORDINANCE
IN THE TOWN

Certificate No: OP-2007-0421 Building Permit No.: BP-2004-0997

Commonwealth of Massachusetts

Town of Nantucket

Building Electrical Mechanical Permits

This is to Certify that the ALTERATION located at
Dwelling Type

12 POND VIEW DR in the TOWN OF NANTUCKET
Address Town/City Name

IS HEREBY GRANTED A PERMANENT CERTIFICATE OF OCCUPANCY

Convert 1 bay of existing garage to office use & add 2nd fl studio 576sf with full bath 2nd fl deck 8' x 24' CO for 976-04 M/P 81-9

This permit is granted in conformity with the Statutes and ordinances relating thereto, and expires ..... unless sooner suspended or revoked.
Expiration Date

Issued On: Fri Aug 10, 2007

Bernard Barth

GeoTMS® 2007 Des Lauriers Municipal Solutions, Inc.

Exhibit D

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.

Bernard Barth

BUILDING INSPECTOR

Exhibit E

Certificate No: OP-2014-0212

Building Permit No.: BP-2004-0629

Commonwealth of Massachusetts

Town of Nantucket

Building Electrical Mechanical Permits

This is to Certify that the SHED (Dwelling Type) located at 12 POND VIEW DR (Address) in the TOWN OF NANTUCKET (Town/City Name)

IS HEREBY GRANTED A PERMANENT CERTIFICATE OF OCCUPANCY

Move 8' x 12' shed on to lot from 20 Cornwall Street
CO for permit 535-04 M/P 81-9

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

Issued On: Thu May 29, 2014

780 CMR R110.1(1)

GeoTMS® 2014 Des Lauriers Municipal Solutions, Inc.

ACHUSETTS

NTUCKET

PARTMENT

ng Inspector FEE $ 200 00/xx

5-25-04 20

PERMIT

EAU HAS

O LOT FROM 20 CORNWALL STREET

12 POND VIEW DRIVE PROVIDED THAT

ORM TO THE TERMS OF THE APPLICATION ON

E PROVISIONS OF THE STATUTES AND THE

AINTENANCE AND INSPECTION OF BUILDINGS

TS STATE BUILDING CODE 780 CMR.

ON RETURN OF THIS PERMIT ONLY AFTER ALL

ATED BY THE APPROPRIATE INSPECTOR.

S FROM THE DATE OF ISSUE IF THE WORK

CEEDING CONTINUOUSLY TO COMPLETION AS

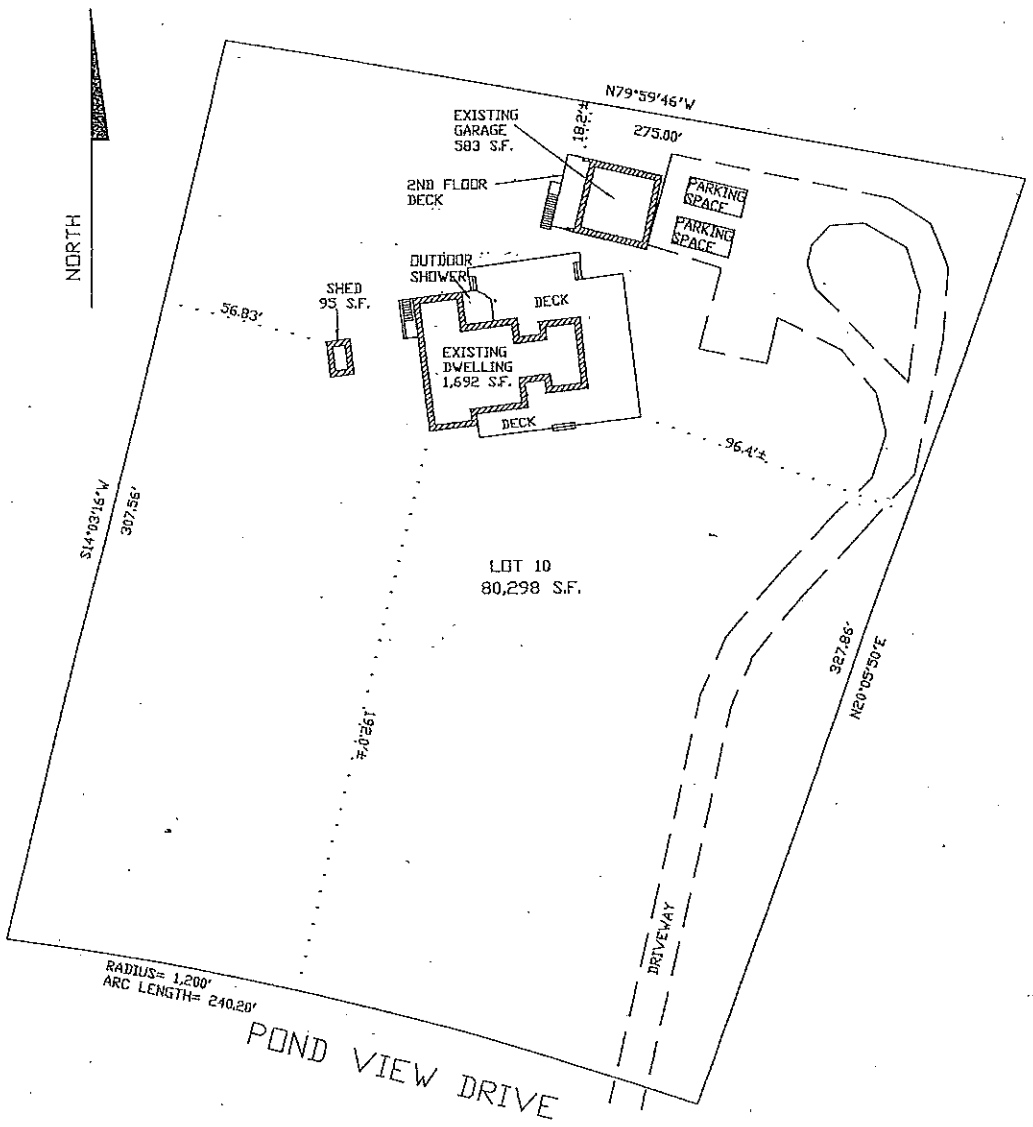
SPICUOUS PLACE ON THE PREMISES.

Bernard Battista

BUILDING INSPECTOR

Map 81 Parcel 9

Exhibit F



ZONING: LUG-2
MINIMUM LOT SIZE: 80,000 S.F.
MINIMUM FRONTAGE: 150 FT
FRONT YARD SETBACK: 35 FT
REAR & SIDE SETBACK: 15 FT
GROUND COVER RATIO: 4%

PLOT PLAN OF LAND IN NANTUCKET, MA

SCALE: 1"= 50'

DATE: MAY 9, 2005

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

FOR: GREG BOURBEAU

THE STRUCTURES ARE LOCATED AS SHOWN

JOHN J. SHUGRUE PLS
DATE: MAY 9, 2005

COMMONWEALTH OF MASSACHUSETTS
JOHN J. SHUGRUE
No. 23529
REGISTERED PROFESSIONAL LAND SURVEYOR

TA ASSESSORS MAP 81 PARCEL NO. 9 #7284ABS

Exhibit 6

RECEIVED
AUG 10 2007
NANTUCKET
BUILDING DEPT.

RECEIVED
AUG 03 2007
NANTUCKET
ZONING DEPT

806-07
8/14/2007
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): BOURBEAU, GREGORY
Last First Middle Initial

12 POND VIEW DRIVE
No. Street

Assessor's Map No. 81 Assessor's Parcel No. 09

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
300,000

D. DIMENSIONS
Dimensions of Structure
First Floor Area: 935 ± S.F
Second Floor Area: 477 ± S.F
Third Floor Area: —
Total Floor Area: 1,412 ± S.F
Full Cellar Area: 935 SF (UNFINISHED)

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.

3. SELECTED CHARACTERISTICS OF BUILDING

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 5 per code
See Plan for Location

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

L. RESIDENTIAL BUILDINGS
Number of Bedrooms 2
Number of Bathrooms 2
Full ✓ Partial

3. Continued

M. ENERGY CONSERVATION

	Type	Thickness	R Value
Foundation or Floor insulation	BATT	6" M.D.	21
Wall Insulation	BATT	6" M.D.	21
Ceiling or Roof Insulation	BATT	6" & 8" MD	21/30

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:	10x22	Footing reinforcing:	2 #5 BARS; CONT.
Wall material:	CONC	Wall thickness:	10"
Wall height:	8'-10"	Wall reinforcing:	2 #5 BARS TYP
Pier or column size:	3½" ϕ STL	Pier or column spacing:	SEE PLAN
Pier or column footing size:	3'x3'x12"D	Pier or column reinforcing:	#4 BAR 6" O.C., B/W
No. of crawl space vents:	N/A	Crawl space: ☐ Full ☐ Partial	

FRAMING: Main Carrying members: Size: (3) 1 3/4 x 9 1/2" LVLS Support Spacing: SEE PLAN

First Floor Framing	Joist size:	2x10	Maximum Span:	15'	Maximum Spacing: 12" O.C.
Second Floor Framing	Joist size:	2x10	Maximum Span:	13'	Maximum Spacing: 16" O.C.
Ceiling Framing	Joist size:	2x6	Maximum Span:	12'	Maximum Spacing: 16" O.C.
Roof Framing	Joist size:	2x10	Maximum Span:	15'	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)

8/14/07 - Spoke w/ Gregory -

FEE CALCULATIONS

1425 SF
329 SF DECKS
1741
x.75
$1306.00 xx

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
Frontage on Street: 240 ± '
Plan Book No. and Page:
Date Lot Purchased: MAY 2024

Total Land Area: 80,298 ± S.F.
Lot No.: 10
Land Court Plan No.: 36550 D&E
Certificate No.:
Name of Previous Owner: ZIEDMAN

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 ± 38' REAR ± 260' LEFT 50 RIGHT ± 150
Distance between Principal and Secondary Dwelling: ± 110' (12ft. minimum)
Height of structure above finish grade: N 22' E 22' S 22' W 22'
Number of off-street parking spaces: Enclosed _____ On-site 2 (FOR NEW DWELLING)

GROUND COVER

Principal Dwelling: 1,692 ± S.F.
Secondary Dwelling: 935 ± S.F
Addition: 583 ± S.F
Garage:
Accessory Building:
Swimming Pool:
Other: SHED ± 75 SF. (NOT INCLUDED IN G.C. CALC'S) ?

Total: 3,210 SF.
Allowable: 3,211.96 SF.

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: 8/10/7

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	GREG BOURBEAU	BOX 3420		508
		NANTUCKET, MA	02584	228 6795
2. Contractor	Print Name HOMEOWNER		Builder's License	
	Signature		Date	
3. Contact Person	OWNER OR PERMITS PLUS	BOX 3363 ACK 02584	Date 8-1-07	508 228 6755 508 228 6913

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 ABOVE

Print name GREG BOURBEAU

DO NOT WRITE BELOW THIS LINE

6. PLAN REVIEW RECORD - For Office Use

Plans Review Required		50088	3/13/07	
HISTORIC DISTRICTS COMMISSION		50560	6/5/07	
SEPTIC existing system adequate for 3 bedrooms			3 bedrooms	OK RB
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 $1306.00 CK

Date of Issuance of Certificate of Occupancy _____

FOR DEPARTMENT USE ONLY

Use Group _____

Occupancy Load _____

Census No. 101

Approved by:

B. Bartlett 8/13/07

Building Commissioner

Exhibit H

Certificate No: OP-2008-0574

Building Permit No.: BP-2007-0630

Commonwealth of Massachusetts

Town of Nantucket

Building Electrical Mechanical Permits

This is to Certify that the SINGLE FAMILY DWELLING located at
Dwelling Type

12 POND VIEW DR in the TOWN OF NANTUCKET
Address Town/City Name

IS HEREBY GRANTED A PERMANENT CERTIFICATE OF OCCUPANCY

Dwelling unfinished cellar, 1st fl 935sf & 2nd fl 477sf 2 bedrooms 2 baths
CO for permit 806-07 M/P 81-9

This permit is granted in conformity with the Statutes and ordinances relating thereto, and expires _____ unless sooner suspended or revoked.
Expiration Date

Issued On: Wed Nov 12, 2008

Bernard Bartlett

GeoTMS® 2008 Des Lauriers Municipal Solutions, Inc.

COMMONWEA

TOWN OF

BUILDING

No. 806-07

Office of the

BUILDIN

THIS PERMIT CERTIFIES THAT GREGORY

PERMISSION TO CONSTRUCT IDU, 935SF

2 BEDROOMS & 2 BATHS LOCA

THE PERSON ACCEPTING THIS PERMIT SHA

FILE IN THE BUILDING DEPARTMENT AND

ORDINANCES RELATING TO THE CONSTRUC

IN THE TOWN OF NANTUCKET, AND THE MASS

A CERTIFICATE OF OCCUPANCY WILL BE ISS

REQUIRED INSPECTIONS HAVE BEEN SIGNE

THIS PERMIT SHALL BECOME INVALID 6

PERMITTED HAS NOT COMMENCED OR IS N

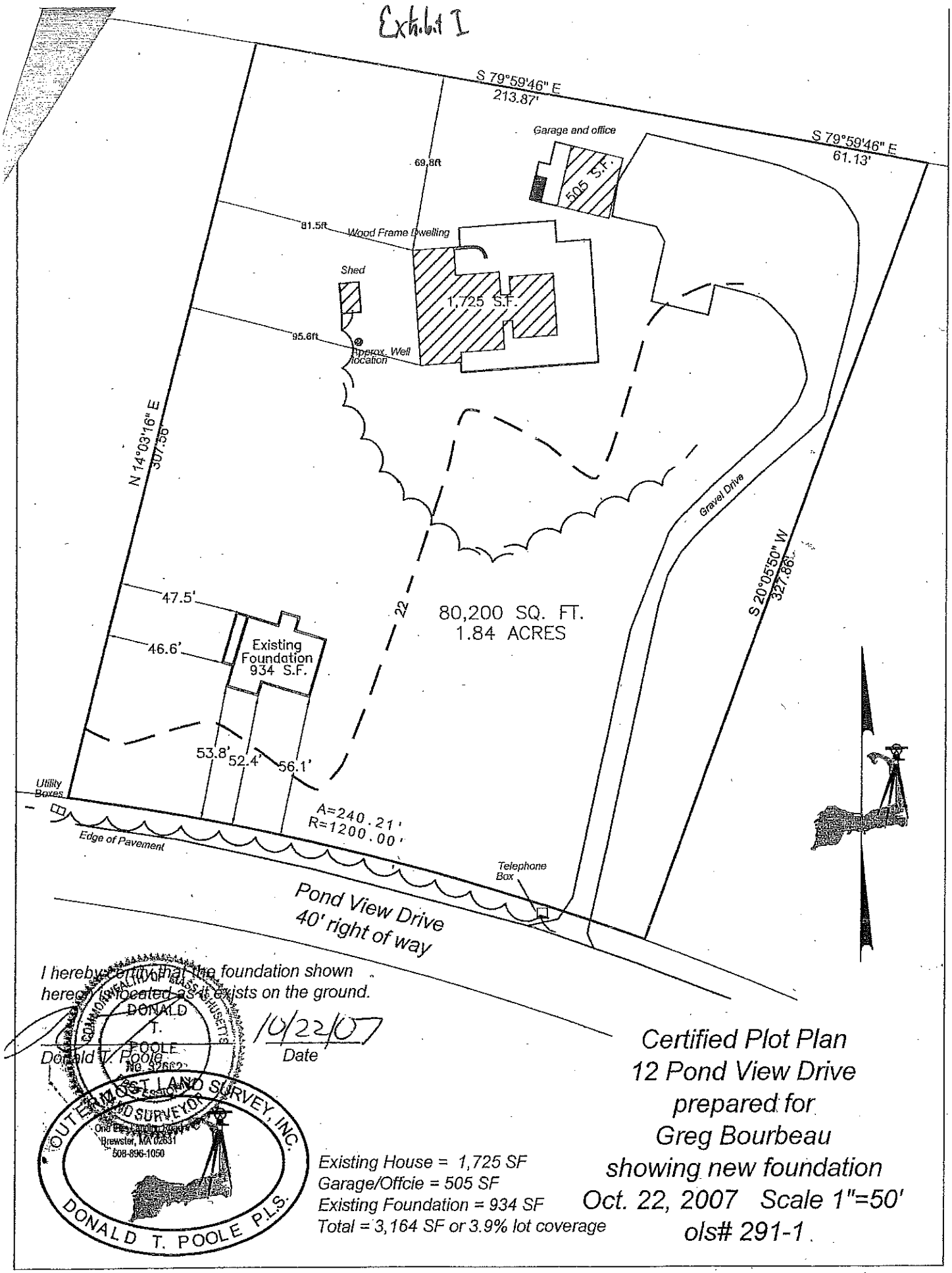
FAR AS REASONABLY PRACTICABLE.

THIS CARD MUST BE DISPLAYED IN

CERTIFICATE OF OCCUPANCY NO.

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

Exhibit I



I hereby certify that the foundation shown hereon is located as it exists on the ground.

Donald T. Poole

10/22/07
Date

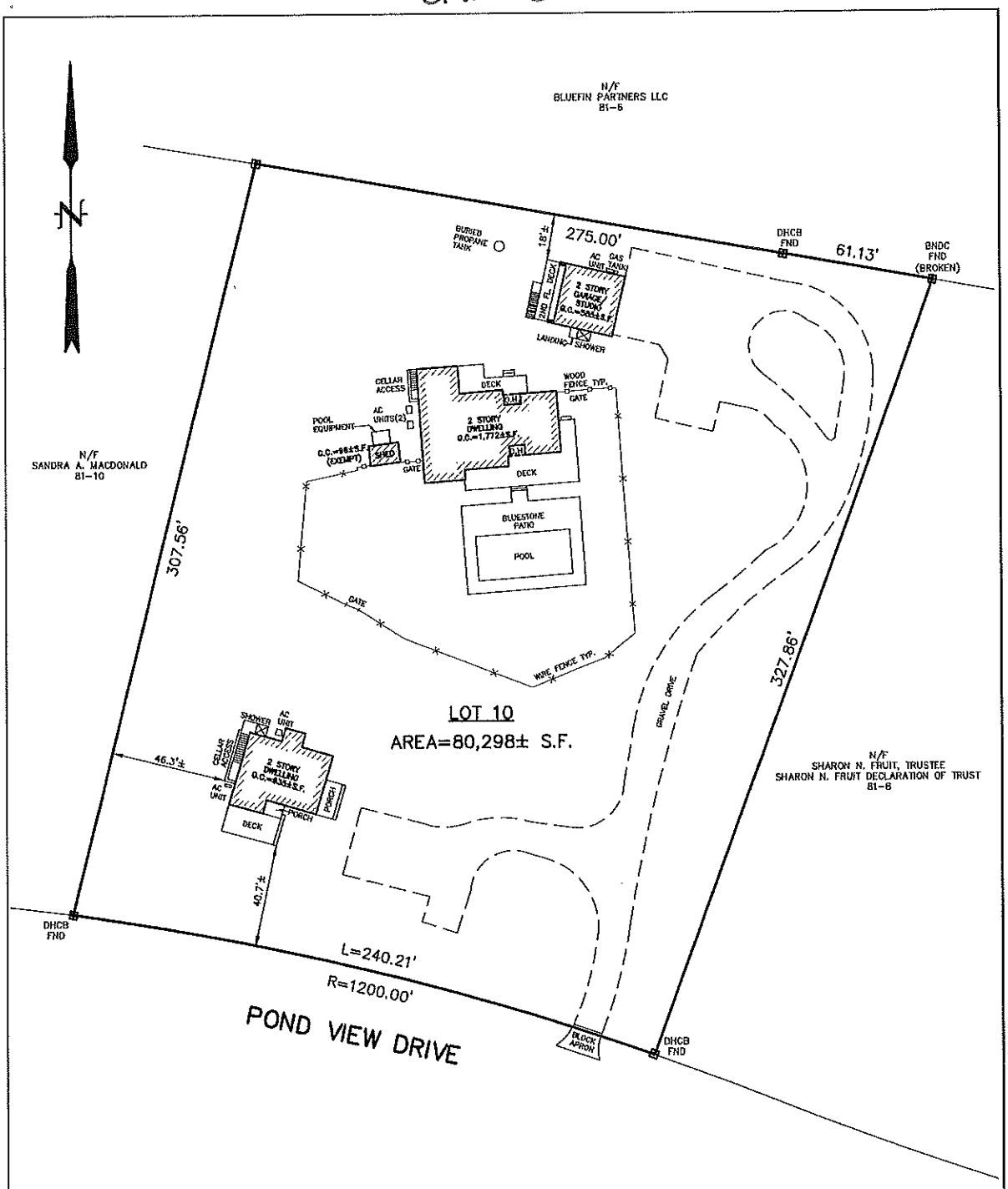
COMMONWEALTH OF MASSACHUSETTS
DONALD T. POOLE
No. 32662
REGISTERED LAND SURVEYOR

OUTER CAPE LAND SURVEY, INC.
Brewster, MA 02631
508-896-1050
DONALD T. POOLE P.L.S.

Existing House = 1,725 SF
Garage/Offcie = 505 SF
Existing Foundation = 934 SF
Total = 3,164 SF or 3.9% lot coverage

Certified Plot Plan
12 Pond View Drive
prepared for
Greg Bourbeau
showing new foundation
Oct. 22, 2007 Scale 1"=50'
ols# 291-1

Exhibit 5



LOT 10
AREA=80,298± S.F.

CURRENT ZONING: LUG-2
MINIMUM LOT SIZE: 80,000 S.F.
MINIMUM FRONTAGE: 150'
FRONTYARD SETBACK: 35'
SIDE AND REAR SETBACK: 15'
ALLOWABLE G.C.R.: 4%
EXISTING G.C.R.: 4.1%

NOTE:
1. SEE MIACOMET REALTY DEED RESTRICTIONS TO THE EXTENT APPLICABLE

AS-BUILT PLOT PLAN
#12 POND VIEW DRIVE
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=40' DATE: 3/18/16

DEED REFERENCE: L.C. CERT. #25177
PLAN REFERENCE: L.C. PLAN #36550-C

ASSESSOR'S REFERENCE:
MAP: 81 PARCEL: 9

PREPARED FOR:
JOHN UDELSON

NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

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. 163-104/401-21/401-41

COPYRIGHT BY NANTUCKET SURVEYORS, LLC.

N-10736

12 Pond View Drive

Property Information

Property ID	81 9
Location	12 POND VIEW DR
Owner	UDELSON JOHN D

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

$ 15.00

RECEIVED
BOARD OF ASSESSORS

APR 28 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 Udulsan

MAILING ADDRESS..... 49 Union Park Unit 3, Boston, MA 02118

PROPERTY LOCATION..... 12 Pond View Drive

ASSESSOR MAP/PARCEL..... 81/9

SUBMITTED BY..... Gillen & Gladden, P.C.

SEE ATTACHED PAGES

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

April 29, 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
80		53	3	BORZILLERI JAMES JR	BORZILLERI BETHANY S	PO BOX 2513	NANTUCKET	MA 02584	2 RACHEL DR
80		53	4	VISCO DAVID F & JANA L		4 RACHEL DR	NANTUCKET	MA 02554	4 RACHEL DR
80		308		TWEARDY MILAN P & LISA A &		59 S SHORE RD	NANTUCKET	MA 02554	59 S SHORE RD
81		6		BLUEFIN PARTNERS LLC		PO BOX 650	NORFOLK	MA 02056	120 MIACOMET RD
81		7		CARUTHERS STEPHEN P & LOUISE ANN ET		3820 NORTH RICHMOND ST	ARLINGTON	VA 22207	16 POND VIEW DR
81		8		FRUIT SHARON TRST	SNF DECLARATION OF TRUST	12 EAGLE COURT	EDWARDSVILLE	IL 62025	14 POND VIEW DR
81		10		MACDONALD SANDRA A		10 POND VIEW DRIVE	NANTUCKET	MA 02554	10 POND VIEW DR
81		11		OCONNELL GERALD F & JUDITH A		113A HARRISON AVE	NEW CANAAN	CT 06840	8 POND VIEW DR
81		21		WERTHEIMER JAY W TRST	WERTHEIMER JAY W REV TRUST	150 EAST 69TH ST APT 21	NEW YORK	NY 10021	9 POND VIEW DR
81		22		SEGALAS HERCULES & MARGARET TR		10625 WITTINGHAM AVE	VERO BEACH	FL 32963	11 POND VIEW DR
81		23		WELLS NANTUCKET INVEST LLC	C/O WELLS HENRY	3515 HENRY HUDSON PKWY	BRONX	NY 10463	13 POND VIEW DR
81		24		WORK LEILANI D TRST ETAL		PO BOX 2462	NNATUCKET	MA 02584	15 POND VIEW DR
81		25		PORTHCAWL FAMILY LP		2210 MOCKINGBIRD RD	HARRISBURG	PA 17112	17 POND VIEW DR
81		26		CARDAMONE MICHELE TRUSTEE	C/O NICOLETTE WERNICK	27 RESERVOIR ROAD	BLOOMFIELD	CT 06002	19 POND VIEW DR
81		180		BLUEFIN PARTNERS LLC		PO BOX 650	NORFOLK	MA 02056	27 ELLENS WY
81		181		BLUEFIN PARTNERS LLC		PO BOX 650	NORFOLK	MA 02056	25 ELLENS WY
81		182		BLUEFIN PARTNERS LLC		PO BOX 650	NORFOLK	MA 02056	23 ELLENS WY
81		183		BLUEFIN PARTNERS LLC		PO BOX 650	NORFOLK	MA 02056	21 ELLENS WY

GERALD & MARGARET VENTO, TRUSTEES OF 91 LOW BEACH RD NOM. TR.

91 LOW BEACH RD.

FILE NO. 20-16

RECEIVED
MAY 13 2016
By CHC#2993

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

TOWN OF NANTUCKET
BOARD OF APPEALS
NANTUCKET, MA 02554

APPLICATION

MAY 13 [illegible]

Fee: $450.00 **File No. 2016**

Owner's name(s): Gerald T. Vento and Margaret Vento, as Trs., Ninety-One Low Beach Road Nominee Trust.

Mailing address: c/o Cohen & Cohen, PO Box 786, Nantucket, MA 02554

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

Applicant's name(s): same

Mailing Address: same

Phone Number: same E-Mail: same

Locus Address: 91 Low Beach Road Assessor's Map/Parcel: 75 / 31

Land Court Plan: Lot 912, Land Court Plan 5004-65

Certificate of Title: 24350 Zoning District LUG 3

Uses on Lot- Commercial: None X Yes (describe) _____
Residential: Number of dwellings 2 Duplex _____ Apartments _____

Date of Structure(s): all pre-date 7/72 no or 2007

Building Permit Numbers: _____

Previous Zoning Board Application Numbers: None

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

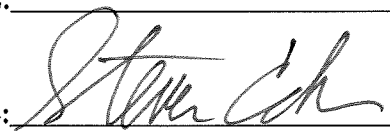
The Locus is an oversized lot of about 156,430+/- SF in the LUG-3 zoning district. It contains a 2-story dwelling of about 3,182+/- SF and a cottage of about 1,381+/- SF. There is an accessory structure about 98+/- SF. The premises has a ground cover ratio of about 2.97% in a zoning district where 3% is allowed.

In 2012 the Applicant hired a contractor, Arthur Dwyer of *Fair Play*, to install a clay tennis court and associated fence. The structure was sited based on a prior survey and was measured off multiple survey stakes, previously uses for selling the property and then for landscaping and land clearing. However, when the court was installed, the court was not correctly sited – the northwest corner is as close as 15.4 +/- feet from the side yard lot line and the northern side is as close as 18.0 +/- feet from the rear lot line, in a zoning district where 20' is required. The Applicant later discovered that the contractor had installed the tennis court with HDC approval but without a building/zoning permit, and is now trying to resolve the matter. The encroachment was discovered in the as-buit.

The contractor reasonably sited the structure base on a licensed survey, but unintentionally violated the side and rear yard setback. The intrusion is 4.6 +/- feet for the side yard and 2.0 +/- feet for the pool equipment (i.e., it is not more than 5' into the setback and not closer than 4' from a lot line). Therefore, the Applicant seeks Special Permit relief under Nantucket Zoning Bylaw Section 139-16.C.2 to validate the intrusion. The burden of correcting the intrusion, which would require entirely redoing the court and fence, substantially outweighs any benefit to an abutter of eliminating the intrusions. Applicant also seeks Variance relief, in the alternative, to the extent necessary, under Section 139-32.

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: / /___

CURRENT ZONING CLASSIFICATION:
Limited Use General 3 (L.U.G.–3)

		Existing:
MINIMUM LOT SIZE:	120,000 S.F.	156,430 S.F.±
MINIMUM FRONTAGE:	200 FT.	SEE PLAN
FRONT YARD SETBACK:	35 FT.	SEE PLAN
REAR/SIDE SETBACK:	20 FT.	SEE PLAN
GROUND COVER % :	3%	2.97% ±

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MA

SCALE: 1"= 50' DATE: APRIL 15, 2016

Owner: NINTEY–ONE LOW BEACH ROAD NOMINEE TRUST

Cert. of Title: #24350 Plan: L.C.C. 5004–65 LOT 912

Locus: 91 LOW BEACH ROAD

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

75–31.4
N/F
SCONSET TRUST, INC.

227.09'
18.0'±
19.1'±
15.4'±
9'± WOOD AND WIRE FENCE
EXIST. CLAY TENNIS COURT
PATIO
4'± WOOD AND WIRE FENCE
23.6'±
241.99'
543.07'
EXIST. POOL EQUIPMENT
A/C UNIT
EXIST. 2 STY. W/F DWELLING 1,381 S.F.±
PORCH
57.1'±
57.3'±
EXIST. 2 STY. W/F DWELLING 3,182 S.F.±
EXIST. STONE PATIO
EXIST. POOL
EXIST. PERGOLA
A/C UNITS
PORCH
PORCH
79.6'±
84.9'±
EXIST. STONE WALL
75–31.3
NEMIROVSKY, TR.
EXIST. W/F STRUCTURE 98 S.F.±
EXIST. STONE DRIVEWAY
97.0'±
75–3.1
N/F
WEINROTH
STONE STEP
PORCH
9'x20' PARKING SPACE (TYP.)
180.8'±
400.00'
EXIST. STONE DRIVEWAY
280.00'
TP
TP
LOW BEACH ROAD

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.

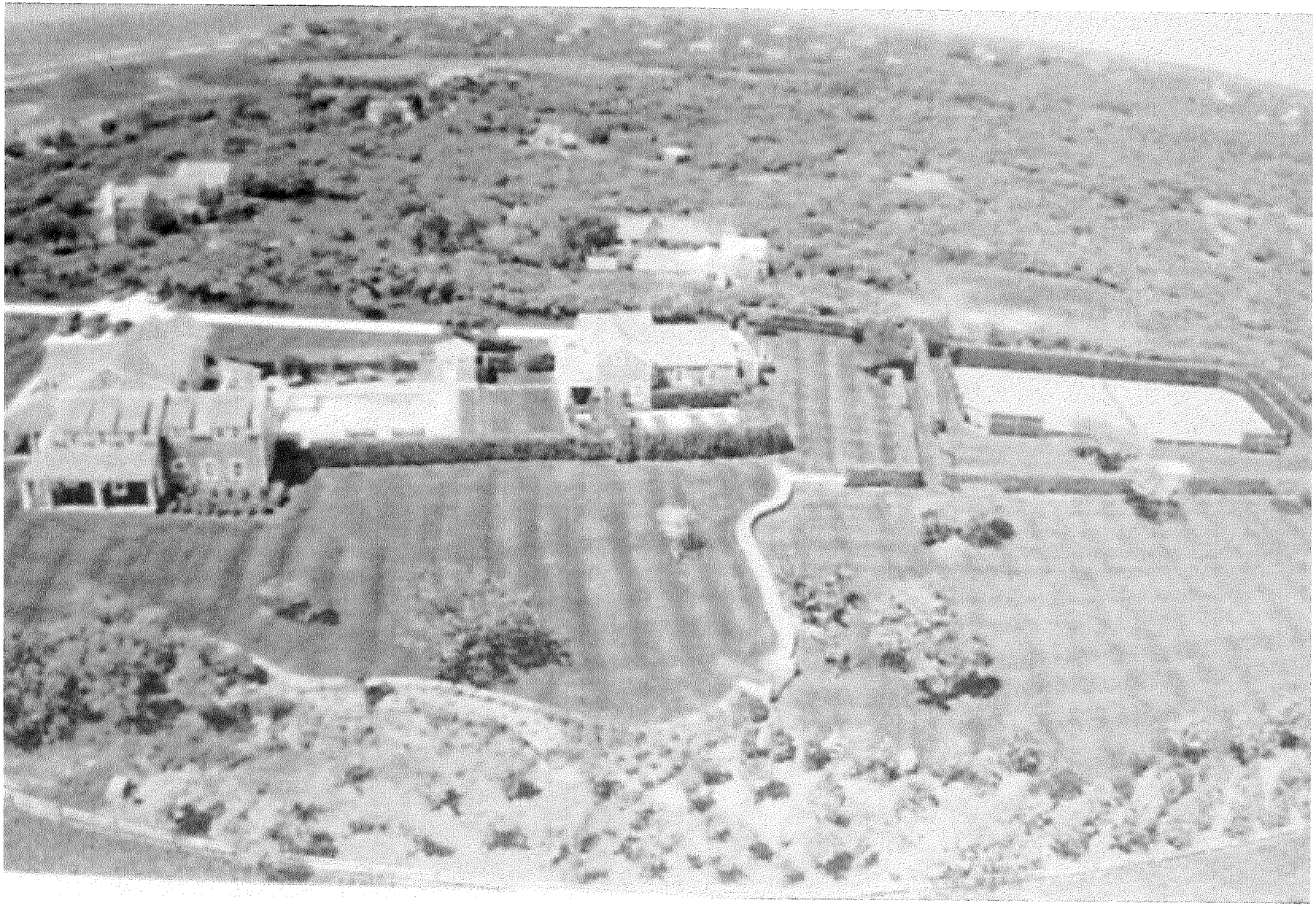
ASSESSOR MAP: 75 , PARCEL: 31

LEGEND

- DENOTES EXIST. DIRT TRACK
- TP DENOTES EXIST. TELEPHONE PEDESTAL
- E DENOTES EXIST. ELECTRIC TRANSFORMER
- W DENOTES EXIST. WELL

T:\KEN 26 JOB 10
V:\DRAWFILES\B7344\BLP.dwg 6/15/2011 1:43:16 PM EDT

B7604



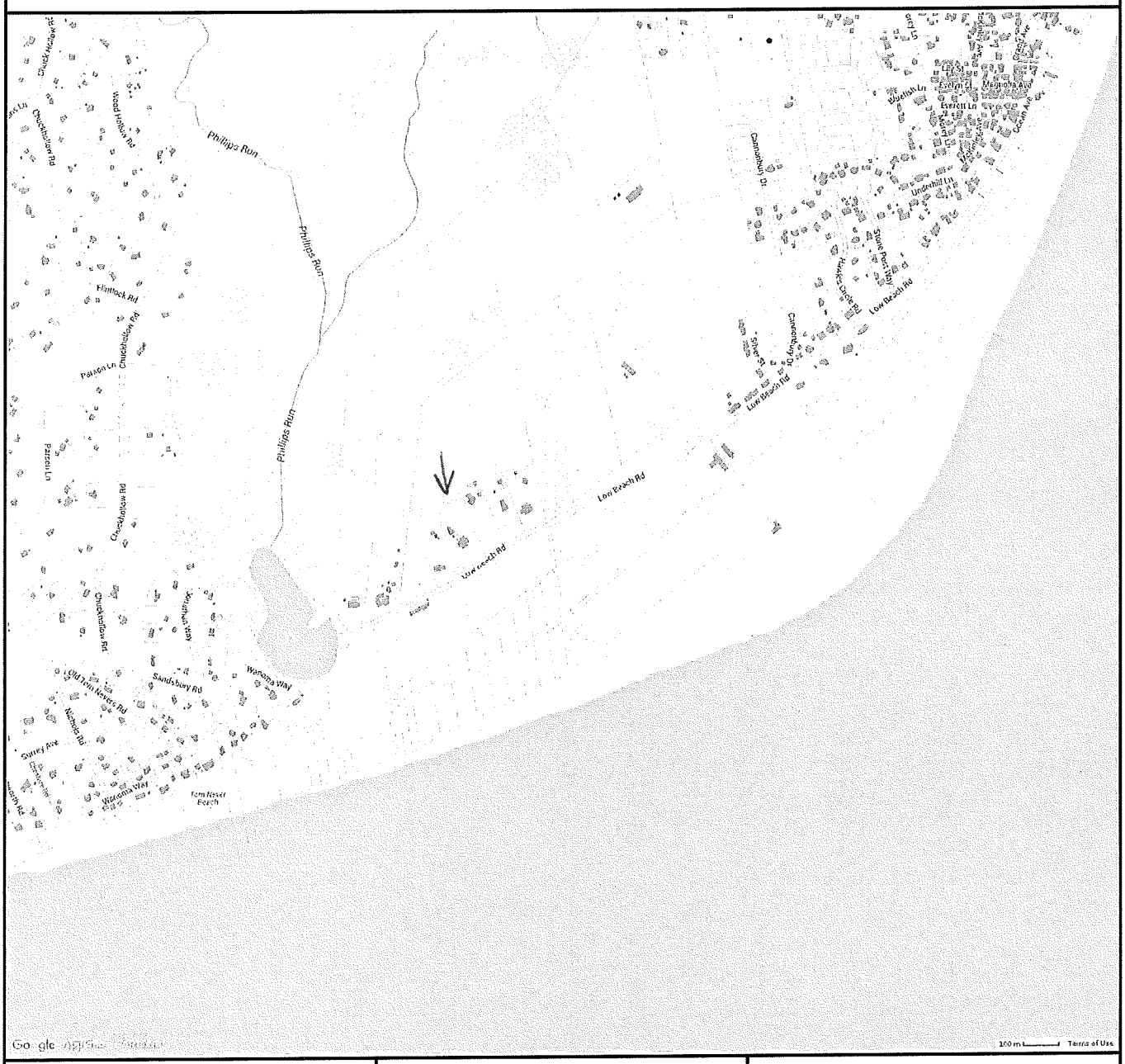
Property Information

Property ID	75 31
Location	91 LOW BEACH RD
Owner	VENTO GERALD T & MARGARET
	91 LOW BEACH RD NOM TRUST

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



Property Information

Property ID	75 31
Location	91 LOW BEACH RD
Owner	VENTO GERALD T & MARGARET 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

$10.00

RECEIVED
BOARD OF ASSESSORS

MAY 09 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 Ninety-One Low Beach Road Nominee Trust

MAILING ADDRESS c/o Cohen+Cohen, PO Box 786, Nantucket, MA 02554

PROPERTY LOCATION 91 Low Beach Road

ASSESSOR MAP/PARCEL 75, 31

SUBMITTED BY Steven Cohen, Cohen+Cohen Law PC

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).

May 10, 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
75		26		DOUGLAS KENNETH WHITE ETAL	C/O BARKER JAMES HUNT	300 FRONT STREET APT #	PAWTUCKET	RI	02860	90 LOW BEACH RD
75		27		ROCHAT ALICE		101 MOUNTAIN TOP RD	BERNARDSVILLE	NJ	07924	100 LOW BEACH RD
75		28		SCONSET TRUST INC		PO BOX 821	SIASCONSET	MA	02564	LOW BEACH RD
75		30		81 LOW BEACH RD LLC		132 TURNPIKE RD # 100	SOUTHBOROUGH	MA	01772	81 LOW BEACH RD
75		31	2	DANNHEIM ERIC		182 WEST 82ND STREET APT	NEW YORK	NY	10024	97 LOW BEACH RD
75		31	3	NEMIROVSKY OFER & SHELLY TRST	C/O THE FUSION GROUP INC	132 TURNPIKE RD	SOUTHBOROUGH	MA	01772	85 LOW BEACH RD
75		31	4	SCONSET TRUST INC		PO BOX 821	SIASCONSET	MA	02564	LOW BEACH RD
75		32		HOROWITZ JEFFREY SAMUEL TR	CLARA R URBAHN 2015 MAGMENT TRUST	PO BOX 109	SIASCONSET	MA	02564	101 LOW BEACH RD

2013 FREEDOM TRUST

9 FULLING MILL RD.

FILE NO. 21-16

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

May 12, 2016

ZBA 21-16

Eleanor Antonietti
Zoning Administrator
Nantucket Zoning Board of Appeals
2 Fairgrounds Road
Nantucket, MA 02554

Re: Request for Determination that No Relief is Required, Special Permit or Variance Relief
2013 Freedom Trust
9 Fulling Mill Road, Nantucket, MA 02554
Map 27 / Parcel 25

Dear Eleanor:

On behalf of our client, the 2013 Freedom Trust, enclosed please find an Application and Addendum with respect to the property located at 9 Fulling Mill Road, Nantucket, MA 02554.

Please note that I reserve the right to supplement this Application with further materials at a later time. Thank you for your help in this matter. Please feel free to call me should you have questions.

Sincerely,

Rick Beaudette

RPB/lld
Enclosures
cc: 2013 Freedom Trust

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

MAY 31 2016 PM1:38

✓ 15881

PLANNING OFFICE
MAY 13 2016
RECEIVED

TOWN OF NANTUCKET
BOARD OF APPEALS
NANTUCKET, MA 02554

APPLICATION

Fee: $450.00 **File No.** 21-16

Owner's name(s): 2013 Freedom Trust

Mailing address: c/o Vaughan, Dale, Hunter & Beaudette, P.C., 2 Whalers Ln., P.O Box 659, Nantucket, MA 02554

Phone Number: 508-228-4455 E-Mail: rick@vdhlaw.com; lori@vdhlaw.com

Applicant's name(s): same

Mailing Address: same

Phone Number: same E-Mail: same

Locus Address: 9 Fulling Mill Road Assessor's Map/Parcel: 27 / 25

Land Court Plan/Plan Book & Page/Plan File No.: Lot 3 on Land Court Plan 14311-K

Deed Reference/Certificate of Title: COT 24287 Zoning District LUG - 3

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

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

Building Permit Numbers: _____

Previous Zoning Board Application Numbers: _____

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

See Addendum, attached hereto.

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

SIGNATURE:_____ Owner*

SIGNATURE:_____ Applicant/Attorney/Agent*

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

OFFICE USE ONLY

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

ADDENDUM – 9 Fulling Mill Road

Applicant, *the 2013 Freedom Trust*, is the owner of the property located at 9 Fulling Mill Road, Nantucket, Massachusetts 02554 (the "Premises"). Applicant seeks a determination that no relief is required, or, *Special Permit Relief* under Section 139-33(2), or, in the alternative, *Variance Relief* pursuant to Section 139-32 of the Nantucket Zoning By-Law (the "By-Law").

The Premises is located in the LUG-3 zoning district and is shown as Lot 3 on Land Court Plan 13311-K. The Premises is pre-existing non-confirming as to ground cover, having a ground cover ratio of 6.9% where 3% is permitted. The existing and proposed plans for the Premises, prepared by Blackwell and Associates as well as Design Associates Inc. (the Plans), are attached hereto as Exhibit A.

As shown on the Plans, the guest house contains a "generator shed" underneath the deck specifically designed and intended for the installation a generator. The understanding at the time the Plans were permitted was that this underground and unenclosed space did not contribute to ground cover on the Premises and, therefore, was not included in the ground cover calculations.

The Applicant recently learned that in order to function safely and ventilate properly, the generator requires a more enclosed space with strategically placed vents. As a result, the Applicant is seeking permission to construct the "proposed generator enclosure", shown on the Plans, which will involve a rubber layer directly underneath the deck and plywood along the lattice. The proposed changes will be undetectable to the eye and the structure, intended solely for the operation of a generator, will remain substantially underground. Further, the new design will conceal the generator and help to reduce the noise level it creates.

Under the By Law, the definition of ground cover is as follows:

> The horizontal area of a lot covered at grade by structures, together with those portions of any overhangs which contain enclosed interior space; excluding tents, retaining walls, substantially below grade finished or unfinished space . . .

The proposed generator enclosure is located substantially below grade, and, therefore, should not be included in the ground cover calculations for the Premises. The very nature of the structure is that it is intended to be underground. If not for the sloping topography on the Premises, the structure would be entirely underground and, therefore, the enclosed space for the generator would not contribute to ground cover.

Accordingly, the Applicant requests a determination from the Board that the structure is substantially below grade, does not contribute to ground cover and therefore no relief is required to make the proposed changes.

In the event that the Board determines that the proposed generator enclosure is not substantially below grade and contributes to groundcover, the structure will increase the ground cover on the Premises from 6.9% to 7%. Under Section 139-33(2) of the By-Law:

An extension, alteration, or change to an existing structure or a new structure that will result in an increase in the pre-existing nonconforming ground cover ratio of a lot may be allowed through the issuance of a Special Permit, provided that the Special Permit granting authority makes the following findings:

(a) The increase in ground cover will not be substantially more detrimental to the neighborhood that the existing nonconformity;
(b) The resulting ground cover ratio is consistent with the character of the surrounding neighborhood; and
(c) The extension, alteration, or change to the existing structure or new structure is conforming to other dimensional requirements of this chapter.

Further, under Section 139-32 of the By-Law, the Board may grant a Variance where:

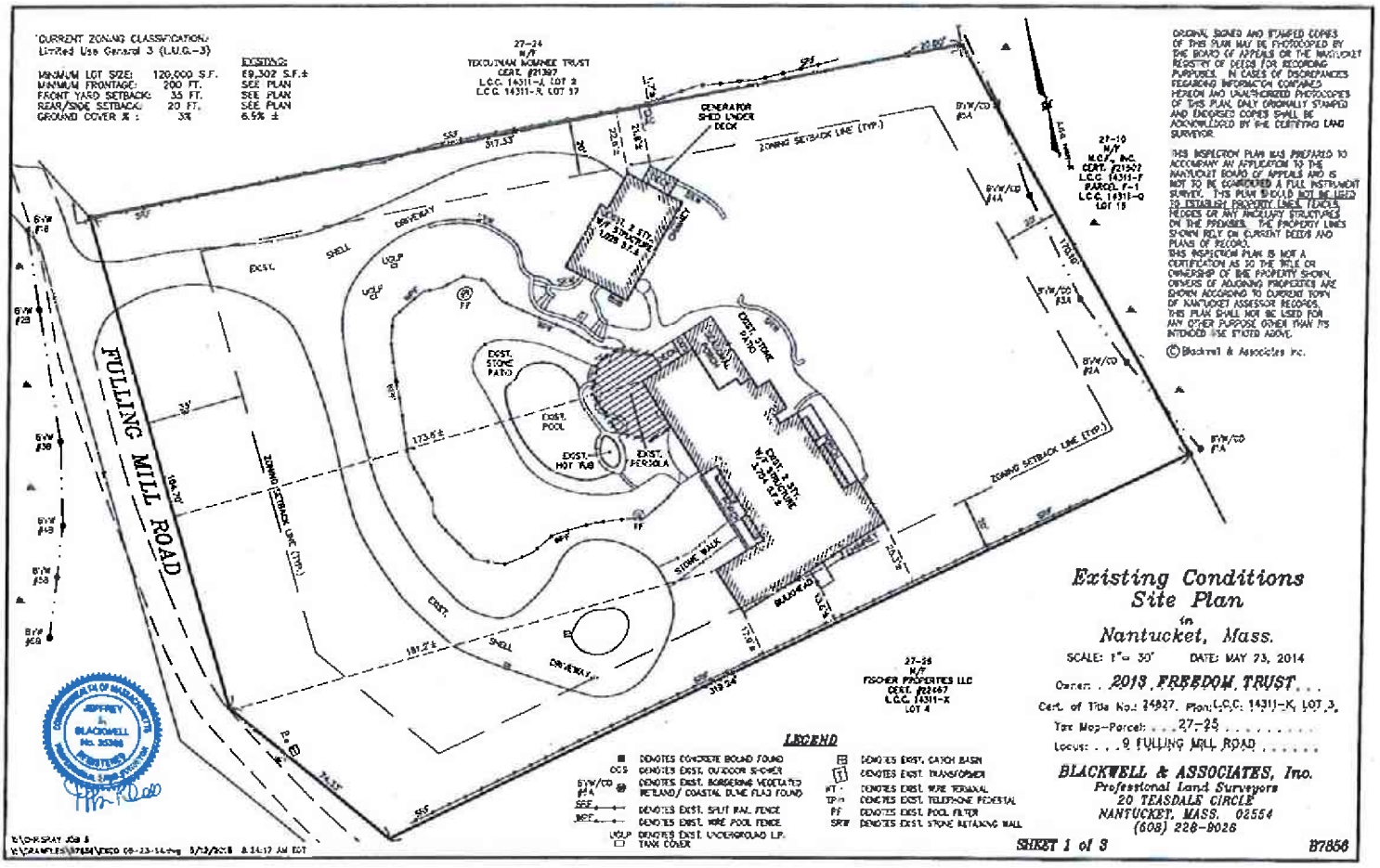
Owing to circumstances relating to the soil, conditions, shape or topography of such land or structures especially affecting such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of this chapter would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and the desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such bylaw.

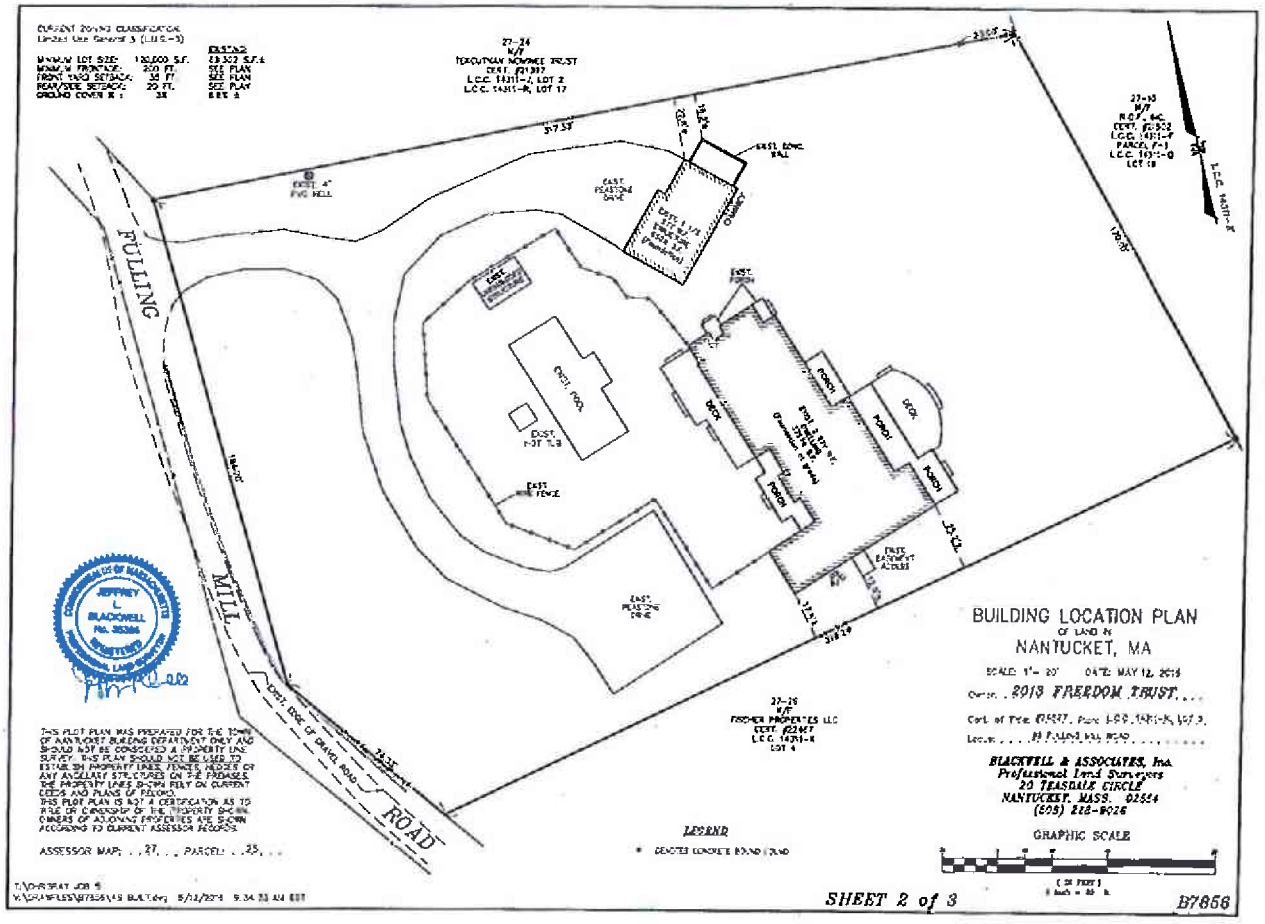
In the event the Board does not permit the proposed generator enclosure, the emissions and noise level created by the generator will create a hardship not only for the Applicant, but also the neighbors. The proposed changes to the structure housing the generator will reduce the noise level and emissions created by the generator and therefore benefit the surrounding neighbors. Accordingly, a Special Permit is warranted because the proposed changes will not be substantially more detrimental to the neighborhood than the existing nonconformity, are consistent with the surrounding neighborhood and the Premises complies with the By-Law in all other respects.

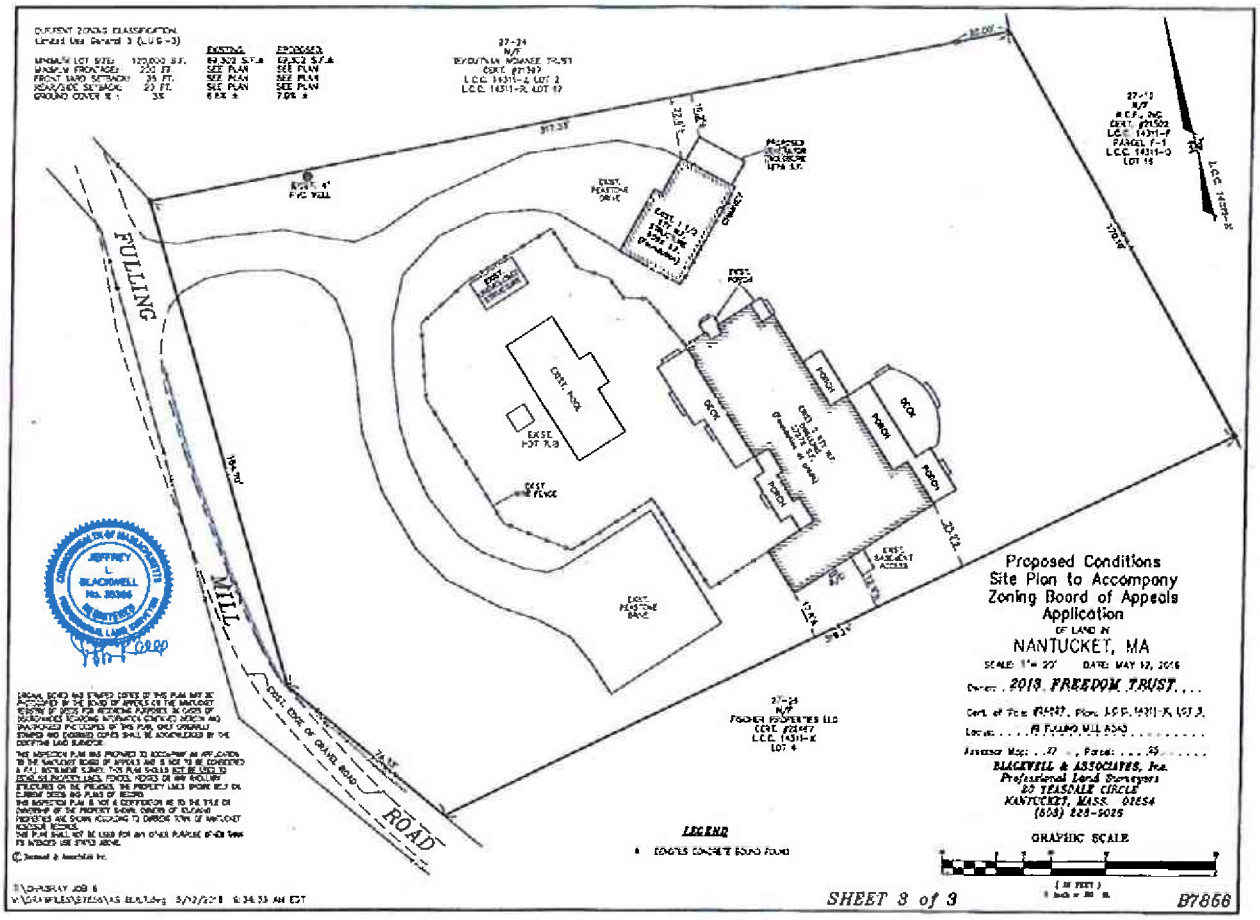
Due to the topography of the Premises, namely the slope of the lot, a literal enforcement of the By-Law, in the event that the Board determines that the generator enclosure is not underground, would create a hardship not only to the Applicant but also to the abutting neighbors. The issuance of a Variance under these circumstances may therefore be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent / purpose of the By-Law.

In conclusion, the Applicant respectfully request that the Board determine that the proposed generator enclosure is substantially below grade and does not contribute to ground cover on the Premises. In the alternative, if the Board determines that the structure is not substantially underground, the Applicant respectfully requests Special Permit or Variance Relief for proposed changes.

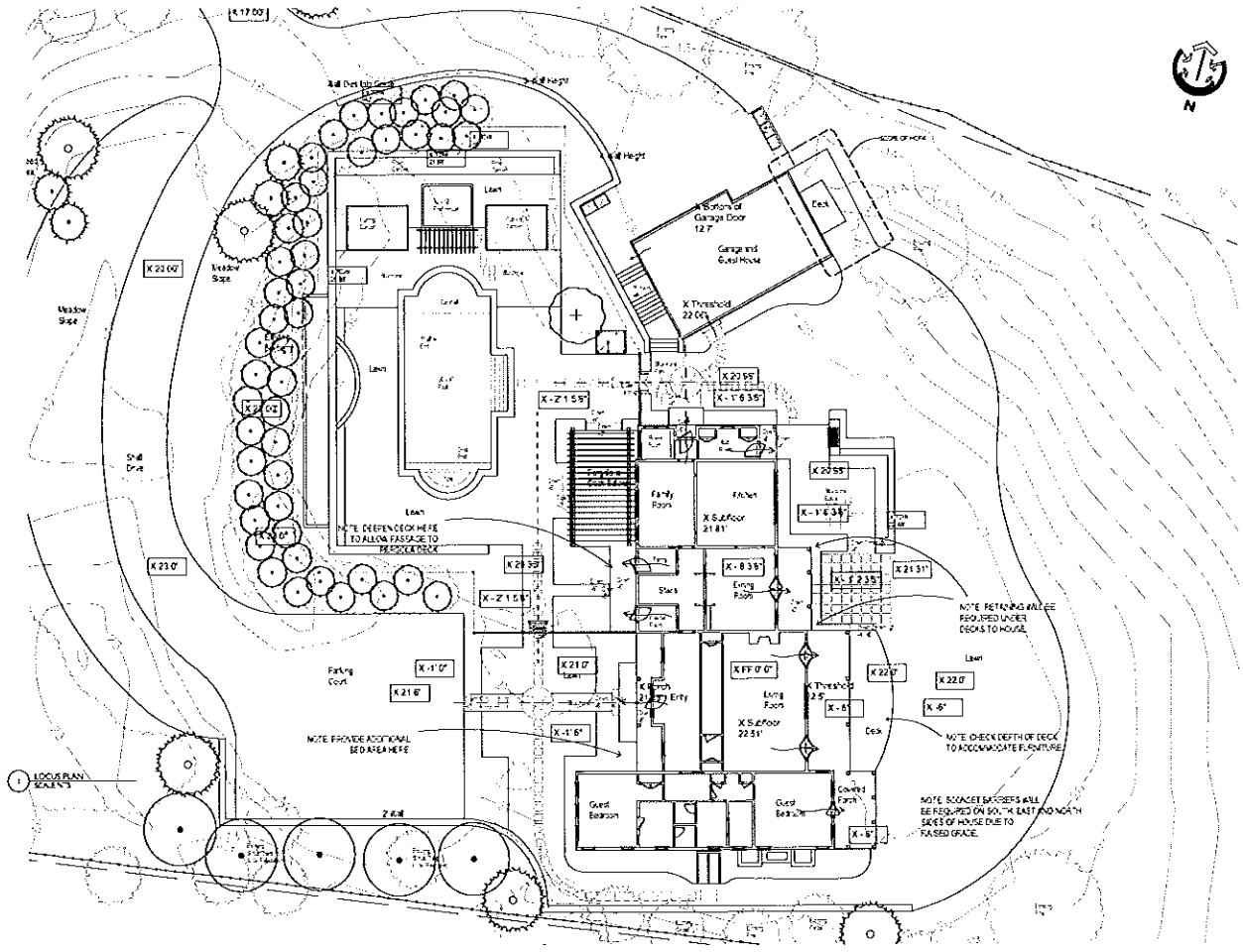
EXHIBIT A


CURRENT ZONING CLASSIFICATION:
Limited Use General 3 (L.U.G.-3)
EXISTING:
MINIMUM LOT SIZE: 120,000 S.F. 89,302 S.F.±
MINIMUM FRONTAGE: 200 FT. SEE PLAN
FRONT YARD SETBACK: 35 FT. SEE PLAN
REAR/SIDE SETBACK: 20 FT. SEE PLAN
GROUND COVER %: 35% 6.5% ±
27-24
M/F
TEXCUTNIAN NOMINEE TRUST
CERT. #21397
L.C.C. 14311-J, LOT 2
L.C.C. 14311-R, LOT 17
27-10
M/F
N.C.F., INC.
CERT. #21567
L.C.C. 14311-F
PARCEL F-1
L.C.C. 14311-Q
LOT 19
27-25
M/F
FISCHER PROPERTIES LLC
CERT. #22667
L.C.C. 14311-X
LOT 4
FULLING MILL ROAD
GENERATOR SHED UNDER DECK
ZONING SETBACK LINE (TYP.)
EXIST. SHELL DRIVEWAY
EXIST. STONE PATIO
EXIST. POOL
EXIST. HOT TUB
EXIST. PERGOLA
EXIST. 2 STY. W/F DWELLING
EXIST. STONE WALL
EXIST. SHED
EXIST. SHELL DRIVEWAY
STONE WALK
BULKHEAD
B/W/CO #1A
B/W #2B
B/W #3B
B/W #4B
B/W #5B
B/W #7B
B/W/CO #3A
B/W/CO #4A
B/W/CO #5A
B/W/CO #6A
B/W/CO #7A
517.33'
319.24'
181.21'
173.6'±
104.70'
LEGEND
DENOTES CONCRETE BOUND FOUND
DENOTES EXIST. OUTDOOR SHOWER
DENOTES EXIST. BORDERING VEGETATED WETLAND/ COASTAL DUNE FLAG FOUND
DENOTES EXIST. SPLIT RAIL FENCE
DENOTES EXIST. WIRE POOL FENCE
DENOTES EXIST. UNDERGROUND L.P. TANK COVER
DENOTES EXIST. CATCH BASIN
DENOTES EXIST. TRANSFORMER
DENOTES EXIST. WIRE TERMINAL
DENOTES EXIST. TELEPHONE PEDESTAL
DENOTES EXIST. POOL FILTER
DENOTES EXIST. STONE RETAINING WALL
ORIGINAL SIGNED AND STAMPED COPIES OF THIS PLAN MAY BE PHOTOCOPIED BY THE BOARD OF APPEALS OR THE NANTUCKET REGISTRY OF DEEDS FOR RECORDING PURPOSES. IN CASES OF DISCREPANCIES REGARDING INFORMATION CONTAINED HEREON AND UNAUTHORIZED PHOTOCOPIES OF THIS PLAN, ONLY ORIGINALLY STAMPED AND ENDORSED COPIES SHALL BE ACKNOWLEDGED BY THE CERTIFYING LAND SURVEYOR.
THIS INSPECTION PLAN WAS PREPARED TO ACCOMPANY AN APPLICATION TO THE NANTUCKET BOARD OF APPEALS 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.
Existing Conditions
Site Plan
in
Nantucket, Mass.
SCALE: 1"= 30' DATE: MAY 23, 2014
Owner: . 2013 FREEDOM TRUST . . .
Cert. of Title No.: 24827. Plan: L.C.C. 14311-K, LOT 3.
Tax Map-Parcel: . . . 27-25 . . . . . .
Locus: . . . 9 FULLING MILL ROAD . . . . . .
BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026
SHEET 1 of 3
B7856


FULLING MILL ROAD
BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MA
SCALE: 1" = 20'
DATE: MAY 12, 2015
Owner: 2015 FREEDOM TRUST, ...
BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026
GRAPHIC SCALE
LEGEND
SHEET 2 of 3
B7856



FULLING
MILL
ROAD
EXIST. EDGE OF GRAVEL ROAD
EXIST. HOUSE
EXIST. HOT TUB
EXIST. FENCE
EXIST. PEASTONE DRIVE
EXIST. PORCH
DECK
PORCH
EXIST. BASEMENT ACCESS
Proposed Conditions
Site Plan to Accompany
Zoning Board of Appeals
Application
OF LAND IN
NANTUCKET, MA
2013 FREEDOM TRUST
BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-5025
GRAPHIC SCALE
LEGEND
SHEET 3 of 3
B7868



DESIGN ASSOCIATES INC

ARCHITECTURE
PLANNING
HISTORIC PRESERVATION

1035 Cambridge Street
Cambridge MA 02141
617 661 9082
617 661 2550

PO Box 1520
Nantucket MA 02554
508 228 4342
508 228 3428

The Renovation of

THE BATTLE RESIDENCE

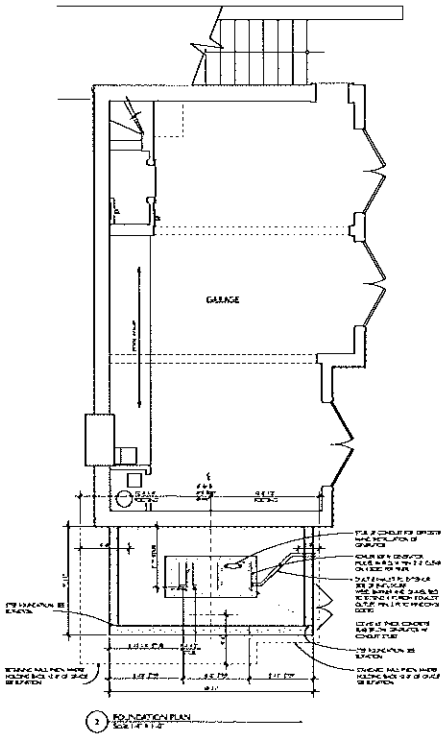
9 Fairgrounds Road
Nantucket, MA 02554

MARK	DATE	DESCRIPTION
	10.4.5	HDC SUBMISSION
	10.4.5	ISSUED FOR BID
	10.9.5	ISSUED FOR HDC
	11.24.5	ISSUED FOR PERMIT

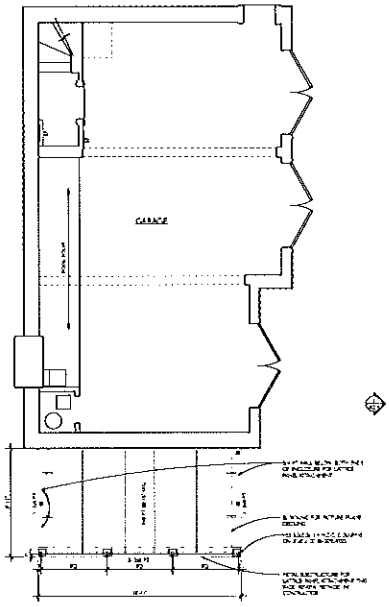
Print Date:

SITE PLAN

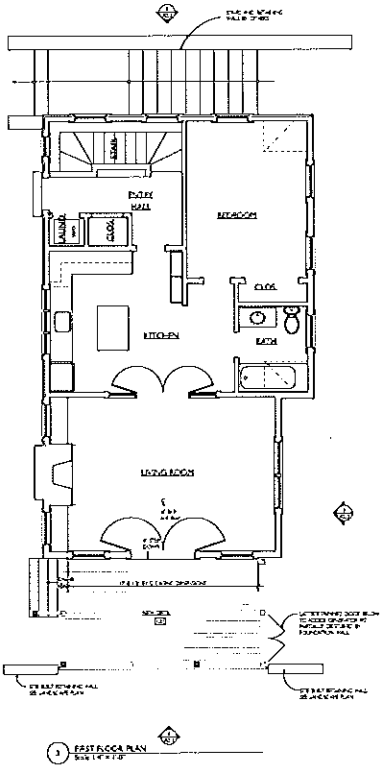
A0.1



2 FOUNDATION PLAN



3 EXISTING FIRST FLOOR PLAN



3 FIRST FLOOR PLAN

DESIGN ASSOCIATES INC

ARCHITECTURE
PLANNING
HISTORIC PRESERVATION

1035 Cambridge Street
Cambridge MA 02141
617 661 9082
617 661 2550

PO Box 1520
Nantucket MA 02554
508 228 4342
508 228 3428

The Renovation of

THE BATTLE RESIDENCE

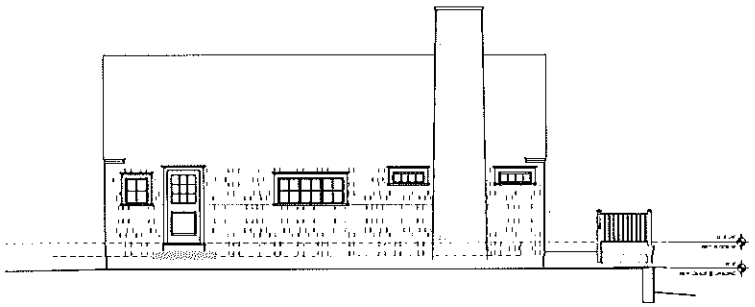
3 Fairgrill Road
Nantucket, MA 02554

MARK	DATE	DESCRIPTION

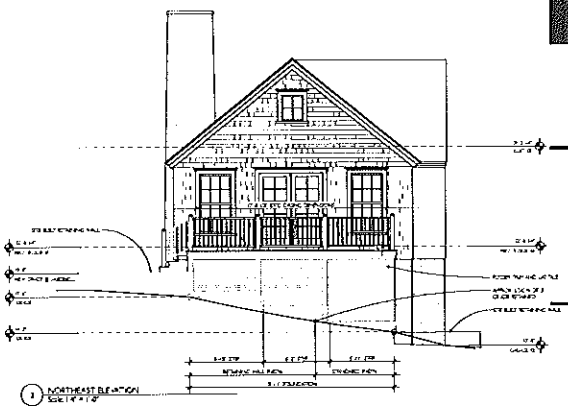
Print Date:

PLANS: EXISTING FIRST FLOOR, PROPOSED FIRST FLOOR, FOUNDATION

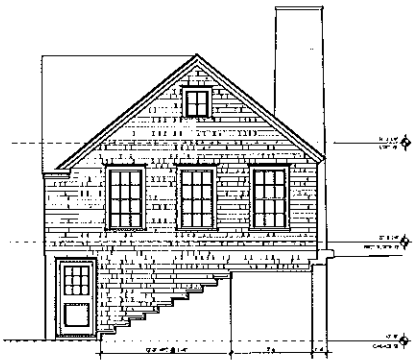
A1.1



1 SOUTHEAST ELEVATION



1 NORTHEAST ELEVATION



1 NORTHWEST ELEVATION

1 NORTHWEST ELEVATION

DESIGN ASSOCIATES INC

ARCHITECTURE
PLANNING
HISTORIC PRESERVATION

1035 Cambridge Street
Cambridge MA 02141
617 661 9082
617 661 2550

PO Box 1520
Nantucket MA 02554
508 228 4342
508 228 3428

THE BATTLE RESIDENCE

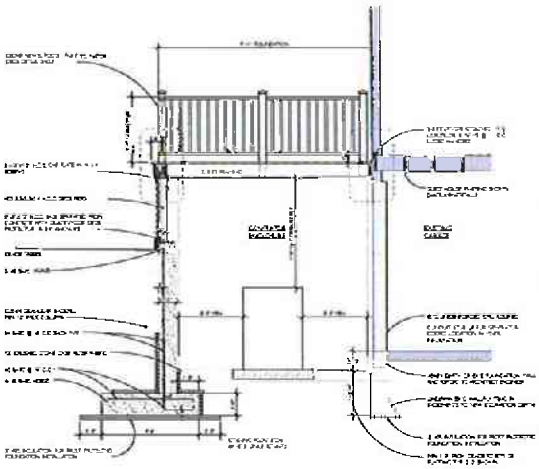
9 Fulbright Road
Nantucket MA 02554

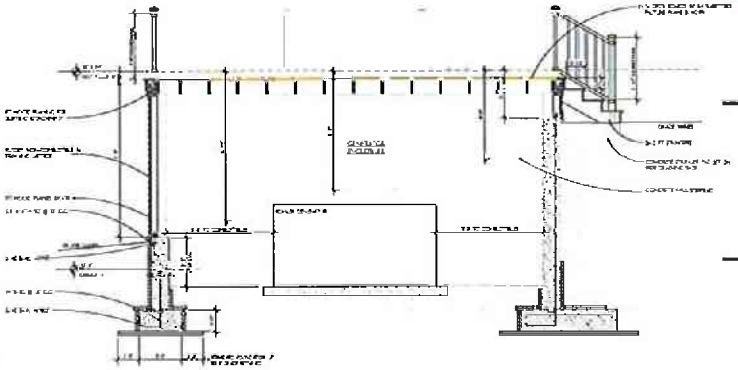
MARK	DATE	DESCRIPTION

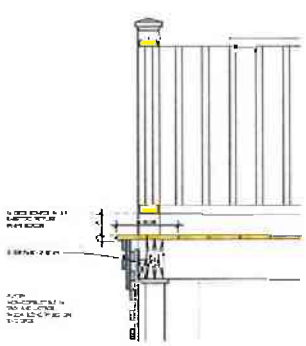
Print Date:

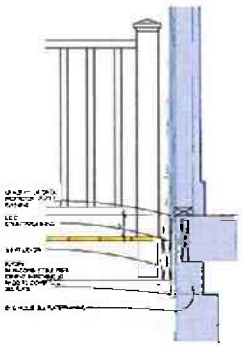
EXTERIOR ELEVATIONS

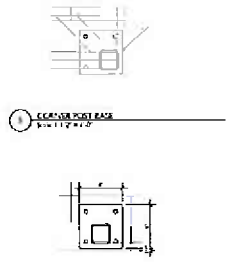
A2.1











DESIGN ASSOCIATES INC

ARCHITECTURE
PLANNING
HISTORIC PRESERVATION

1035 Cambridge Street
Cambridge MA 02141
617 661 9082
617 661 3553

PO Box 1523
Nantucket MA 02554
508 228 4342
508 228 3438

THE BATTLE RESIDENCE

BUILDING SECTIONS, DECK DETAILS

A3.1

$ 12.00

RECEIVED
BOARD OF ASSESSORS

MAY 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..... 2013 Freedom Trust

MAILING ADDRESS..... c/o VDH&B, PO Box 659, 2 Whalers Ln., Nantucket, MA 02554

PROPERTY LOCATION..... 9 Fulling Mill Road

ASSESSOR MAP/PARCEL..... 27 / 25

SUBMITTED BY..... VDH&B, P.C.

SEE ATTACHED PAGES

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

May 9, 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
27		8		JAMES MOLLY F TRUSTEE	C/O STRAYER EDUCATION	2303 DULLES STATION BLVD	HERNDON	VA	20171	15 FULLING MILL RD
27		9		SHERIDAN PHILIP H TRST	TEKCUTNAN NOMINN TRUST	4831 INDIAN LANE NW	WASHINGTON	DC	20016	13 FULLING MILL RD
27		10		NANTUCKET CONSERVATION FOUNDATION I		PO BOX 13	NANTUCKET	MA	02554	160 POLPIS RD
27		14		JOHNSON DAVID H &	HALBOWER KATHRYN S	ONE LEXINGTON AVENUE	NEW YORK	NY	10010	150 POLPIS RD
27		23	1	DOUGLASS DAVID L		18 REDBERRY RIDGE	PORTOLA VALLEY	CA	94028	20 FULLING MILL RD
27		23	2	PERRY FAMILY TRUST		424 MARRETT ROAD	LEXINGTON	MA	02421	16 FULLING MILL RD
27		24		SHERIDAN PHILIP H TRST	TEKCUTNAN NOMINEE TRUST	4831 INDIAN LANE NW	WASHINGTON	DC	20016	11 FULLING MILL RD
27		26		FISCHER PROPERTIES LLC		6 WEST CEDAR STREET	BOSTON	MA	02108	5 FULLING MILL RD
27		27		JOHNSTON TODD D & LESLEY L		11BRISTOL COURT	SKILLMAN	NJ	08558	3 FULLING MILL RD
27		29		PILLA DEBORAH & VOLPI DAVID O		1035 PARK AV APT 9A	NEW YORK	NY	10028	4 FULLING MILL RD
27		30		COE RICHARD L & ELLEN		8 FULLING MILL RD	NANTUCKET	MA	02554	8 FULLING MILL RD
27		35		JOHNSON DAVID H &	HALBOWER KATHRYN S	ONE LEXINGTON AVENUE	NEW YORK	NY	10010	150 POLPIS RD

Materials Provided by Applicant to Supplement Application

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

June 3, 2016

Eleanor Antonietti
Zoning Administrator
Nantucket Zoning Board of Appeals
2 Fairgrounds Road
Nantucket, MA 02554

Re: ***Supplemental Information***
Request for Determination that No Relief is Required,
Special Permit or Variance Relief
2013 Freedom Trust
9 Fulling Mill Road, Nantucket, MA 02554
Map 27 / Parcel 25

The purpose of this letter is to provide the zoning history for the above mentioned property located at 9 Fulling Mill Road (the "Premises") with respect to the related Application currently scheduled to be heard at the June Board of Appeals Meeting.

The Premises is currently located in LUG-3 Zoning District and is preexisting non-conforming as to ground cover ratio and lot size, having an original ground cover ratio of 6.9% where 3% is permitted and a lot size of 69,302 square feet where a minimum of 120,000 square feet is required. The Premises was originally located in the LUG-1 Zoning District where a minimum lot size of 40,000 square feet was required and a maximum ground cover ratio of 7% was permitted. As further explained below, when the structures on the Premises were originally constructed, the Premises had the benefit of the LUG-1 intensity regulations and complied with zoning at that time.

The lot for the Premises was created in 1955 and was over-sized when zoning went into effect, being 69,302 square feet in the LUG-1 Zoning District where a minimum of 40,000 square feet is required. In 1990, at a Special Town Meeting and as shown on the 1989 and 1990 Zoning Maps, attached hereto as Exhibit "A", the area east of Gardner Road was changed from LUG-1 to LUG-3, which included the Premises. As noted in Section 139-16 of the 1996 By-Law, a copy of which is attached hereto as Exhibit "B", this zoning change was amended so that all lots in existence at the time of the change continued to have the benefit of the LUG-1 intensity regulations until January 1, 2000.

Accordingly, in 1998, the Premises had benefit of the LUG-1 intensity regulations when the original main house, garage dwelling and pool were permitted by the Building Department (see Building Permits, Applications, Certificates of Occupancy and As-Built prepared by Blackwell & Associates, dated July 24, 2001 attached hereto as Exhibit "C"). As a result, the Premises was developed in compliance with zoning with a ground cover of 6.9%.

The current owner recently received permission from the Building Department to redevelop the Premises by renovating the existing main house and the existing generator pit attached to the garage dwelling and constructing a new pool and accessory structure (see the Building Permits attached hereto as Exhibit "D"). The new permitted generator pit was intended to be uncovered and therefore was not included in ground cover calculations. As a result, the permitted plans reduced the ground cover on the Premises from 6.9% to 6.8%.

The Applicant then learned that the new generator requires an enclosed space with strategically placed vents to ventilate properly and function safely. Because the Applicant is now proposing to enclose the generator pit, there is a possibility that it may count towards ground cover. Under Section 139-2 of the By-Law, structures located "substantially below grade" are excluded from the definition of ground cover and there is a question as to whether the generator pit falls under

this category. In the event that the Board of Appeals determines that the generator pit is not substantially below grade, the proposed changes to enclose it will increase the original ground cover on the Premises from 6.9% to 7%.

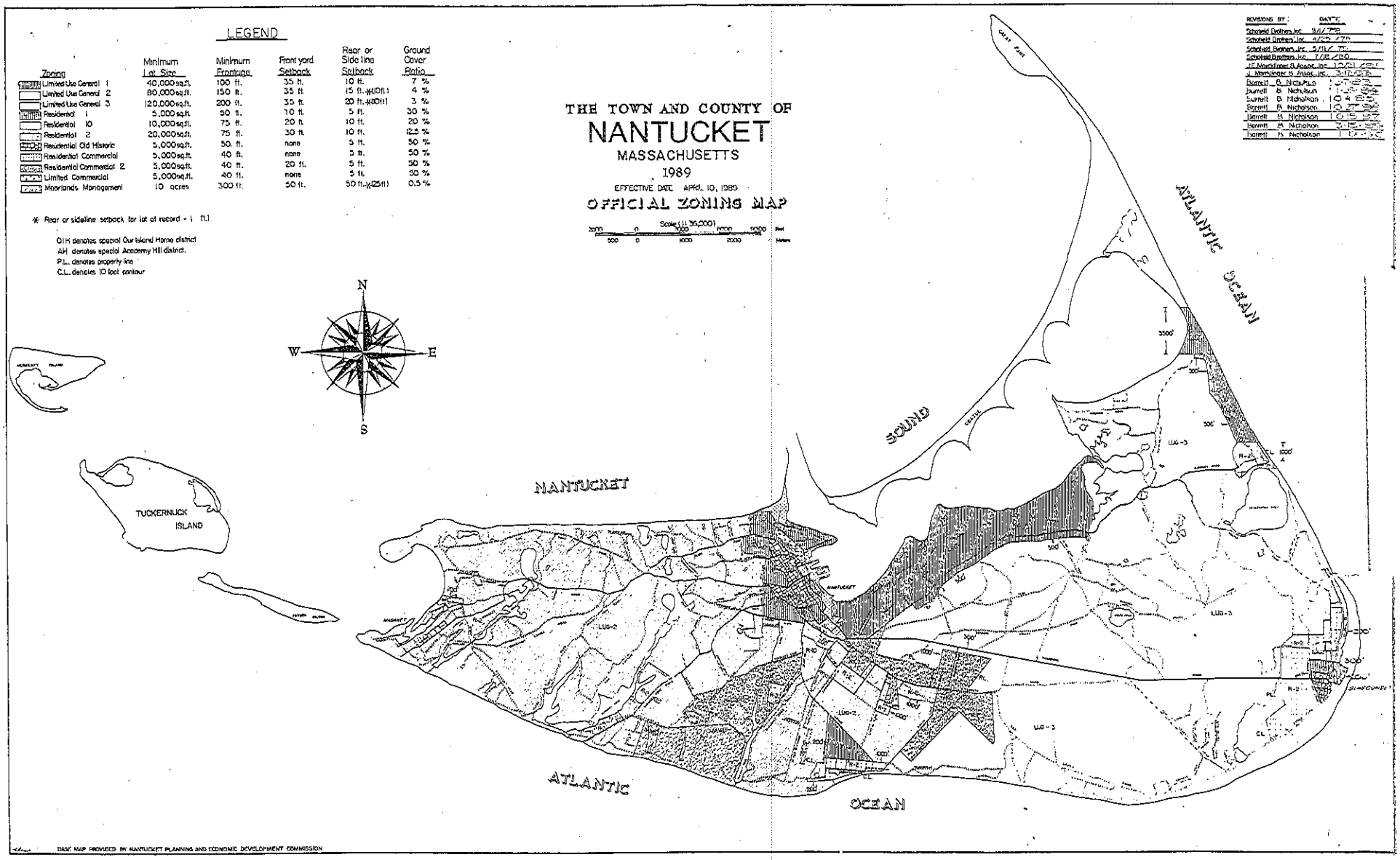
We hope that this letter helps to illustrate the history of zoning for the Premises and the ground cover issue currently before the Board. Should you have any questions or concerns, please do not hesitate to call me. Thank you for your help with this matter.

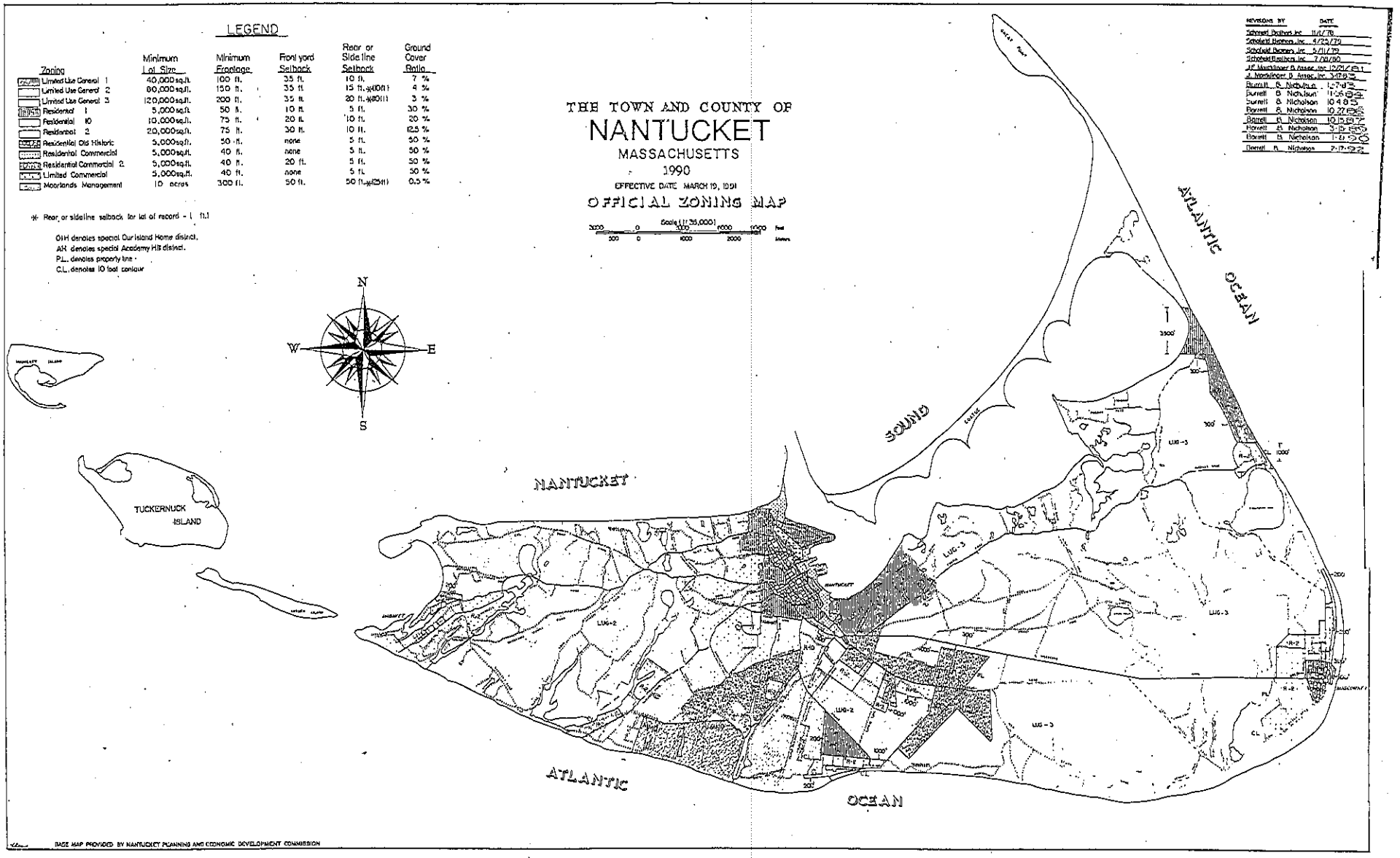
Sincerely,

Richard P. Beaudette

RPB/lld
Enclosures
cc: 2013 Freedom Trust

EXHIBIT A


THE TOWN AND COUNTY OF
NANTUCKET
MASSACHUSETTS
1989
EFFECTIVE DATE APRIL 10, 1989
OFFICIAL ZONING MAP
Scale (1:36,000)
LEGEND
Zoning | Minimum Lot Size | Minimum Frontage | Front yard Setback | Rear or Side line Setback | Ground Cover Ratio
Limited Use General 1 | 40,000 sq.ft. | 100 ft. | 35 ft. | 10 ft. | 7 %
Limited Use General 2 | 80,000 sq.ft. | 150 ft. | 35 ft. | 15 ft. x(10 ft.) | 4 %
Limited Use General 3 | 120,000 sq.ft. | 200 ft. | 35 ft. | 20 ft. x(10 ft.) | 3 %
Residential 1 | 5,000 sq.ft. | 50 ft. | 10 ft. | 5 ft. | 30 %
Residential 10 | 10,000 sq.ft. | 75 ft. | 20 ft. | 10 ft. | 20 %
Residential 2 | 20,000 sq.ft. | 75 ft. | 30 ft. | 10 ft. | 12.5 %
Residential Old Historic | 5,000 sq.ft. | 50 ft. | none | 5 ft. | 50 %
Residential Commercial | 5,000 sq.ft. | 40 ft. | none | 5 ft. | 50 %
Residential Commercial 2 | 5,000 sq.ft. | 40 ft. | 20 ft. | 5 ft. | 50 %
Limited Commercial | 5,000 sq.ft. | 40 ft. | none | 5 ft. | 50 %
Moorlands Management | 10 acres | 300 ft. | 50 ft. | 50 ft. x(25 ft.) | 0.5 %
* Rear or sideline setback for lot of record - 1 ft.
OIH denotes special Our Island Home district
AH denotes special Academy Hill district.
P.L. denotes property line
C.L. denotes 10 foot contour
N
S
E
W
TUCKERNUCK ISLAND
NANTUCKET
SOUND
ATLANTIC OCEAN
ATLANTIC OCEAN
LUG-2
LUG-3
BASE MAP PROVIDED BY NANTUCKET PLANNING AND ECONOMIC DEVELOPMENT COMMISSION



REVISIONS BY	DATE
Schofield Brothers, Inc.	11/1/78
Schofield Brothers, Inc.	4/25/79
Schofield Brothers, Inc.	5/11/79
Schofield Brothers, Inc.	7/28/80
J.F. Mackinnon & Assoc., Inc.	12/21/81
J. Mackinnon & Assoc., Inc.	3-17-83
Barrett & Nicholson	1-7-83
Barrett & Nicholson	11-26-84
Barrett & Nicholson	10-4-85
Barrett & Nicholson	10-27-86
Barrett & Nicholson	10-15-87
Barrett & Nicholson	3-15-89
Barrett & Nicholson	1-8-90
Barrett & Nicholson	2-17-92

EXHIBIT B

§ 139-15. Accessory uses.

In addition to the principal buildings, structures or uses permitted in a district, there shall be allowed in that district, as accessory uses, such activities as are subordinate and customarily incident to such permitted uses.

§ 139-16. Intensity regulations.[1]

A. **[Amended 5-5-1992 ATM, Art. 45, AG approval 8-3-1992; 4-8-1996 ATM, Art. 40, AG approval 7-15-1996]** Except as expressly provided by § 139-33 of this Zoning Bylaw, no structure or building shall be constructed or used, and no lot or parcel of land shall be built upon, improved or used, and no lot shall be changed in size, shape, boundaries or frontage, unless in conformity with the requirements set forth below:

District Defined in § 139-3+	Minimum Lot Size Sq. Feet	Yard Setback Front (feet)	Yard Setback Side/Rear (feet)	Frontage (feet)*	Ground Cover Ratio
LUG-1	40,000	35	10	100	7%
LUG-2	80,000	35	15	150	4%
LUG-3	120,000	35	20	200	3%
R-1	5,000	10	5[1]	50	30%
R-10	10,000	20	10	75	20%
R-2	20,000	30	10	75	12.5%
ROH	5,000	None	5	50	50%
RC	5,000	None	5[1]	40	50%
RC-2	5,000	20	5	40	50%
LC	5,000	None	5	40	50%
MMD	10 acres	50	50	300	0.5%

NOTES: See § 139-33E for nonconforming lots
[1]For corner lots in the R-I and RC-2 districts, side yard setbacks shall be ten (10) feet from any abutting street or way, whether constructed or not.

1 Editor's Note: 11-13-1990 STM, Art. 20, AG approval 3-19-1991, changed an area bounded by Gardner Road , Nantucket Harbor, Polpis Harbor, and 500 feet south of Polpis Road from its classification as LUG-1 to a LUG-3 classification, with the following amendment "Provided, however that all lots in this district in existence as of November 15, 1990 shall have the benefit of the LUG-1 intensity regulations." Subsequently, said amendment was rescinded 4-10-1995 ATM, Art. 51, AG approval 5-22-1995, effective January 1, 2000.

EXHIBIT C

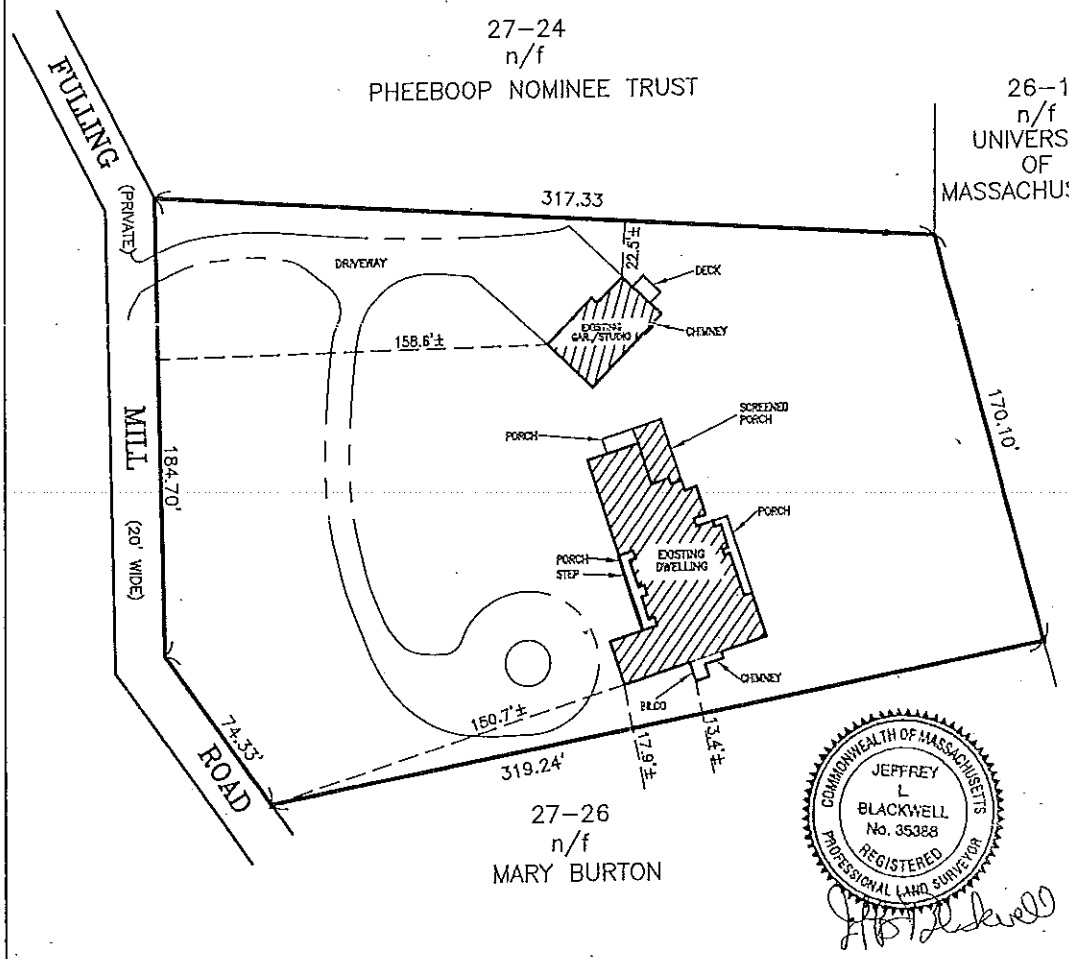
ZONING CLASSIFICATION LUG-3* EXISTING:

MIN. AREA:	40,000 SF	69,302± SF
MIN. FRONTAGE:	100 FT.	SEE PLAN
FRONT YARD S.B.:	35 FT.	"
REAR & SIDE S.B.:	10 FT.	"
GROUND COVER (%):	7%	6.9% ±

*REFER TO ARTICLE 51, 1995 A.T.M. LUG-1 INTENSITY REGULATIONS UNTIL JAN. 1, 2000

ONLY ORIGINALLY STAMPED AND ENDORSED COPIES OF THIS PLAN SHALL BE ACKNOWLEDGED BY THE CERTIFYING LAND SURVEYOR.

NOTE: LOCUS SUBJECT TO ORDER OF CONDITIONS ISSUED UNDER THE MASS. WETLANDS PROTECTION ACT AND THE NANTUCKET WETLANDS BYLAW. DEP FILE NO, SE48-1184



TO: CITIBANK, F.S.B. . . . . AND NO OTHERS.

I CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE PREMISES SHOWN ARE LOCATED IN FLOOD HAZARD ZONE: . . . C . . , DELINEATED ON F.I.R.M. / COMMUNITY PANEL NUMBER: 250230-0006D, 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.

MORTGAGE INSPECTION
PLAN OF LAND IN NANTUCKET, MA

SCALE: 1"=60' DATE: JULY 24, 2001

Owner: JEFFERY A. & MARY H. SMITH

Locus: #9 FULLING MILL ROAD

Certificate: #18060 LC Plan: 14311-K

Tax Map: 27 Parcel: 25 Lot: 3

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 Teasdale Circle
Nantucket, Massachusetts 02554
(508) 228-9026

©Blackwell & Associates Inc.

C:\PROJ\ADG\B4908\MPP1

NOT TO BE RECORDED

FBK.: 68/115

B4908

ZONING CLASSIFICATION LUG-3* EXISTING:

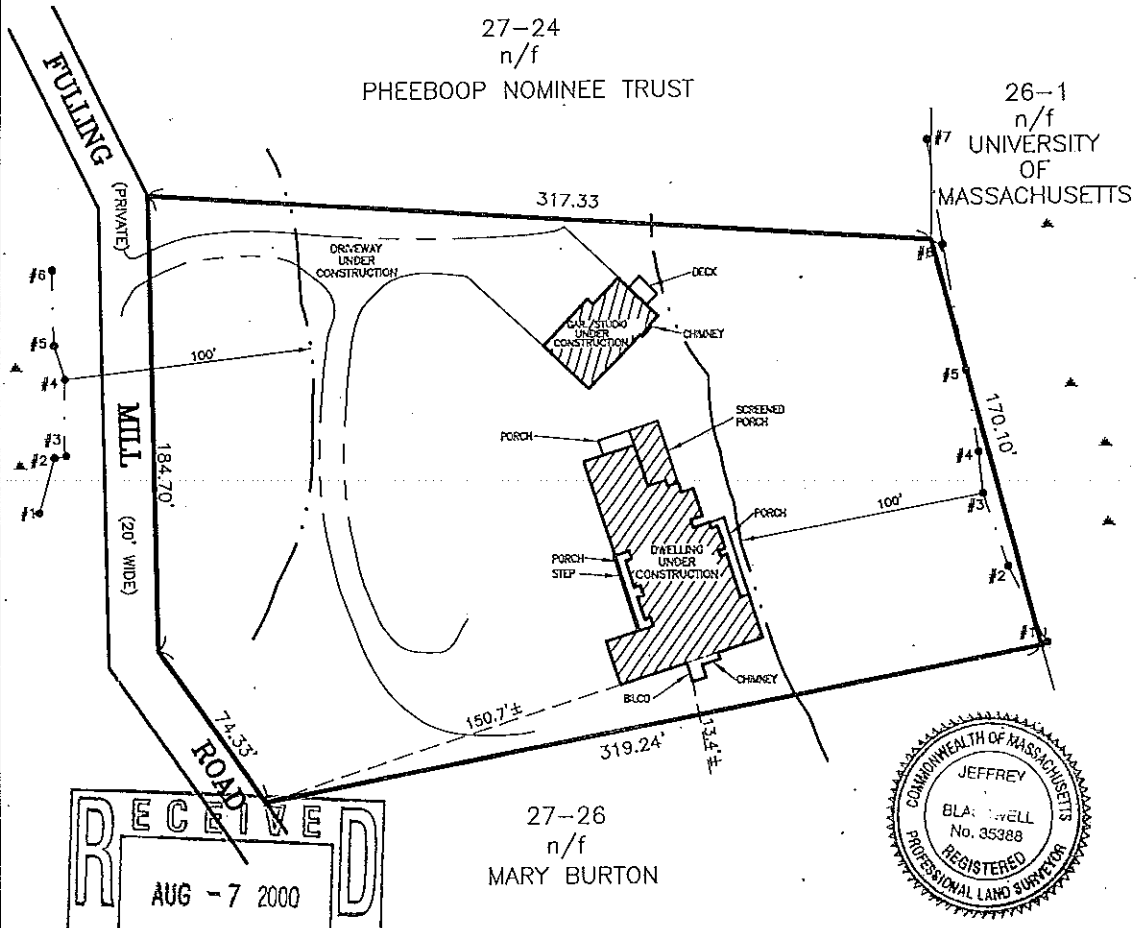
MIN. AREA:	40,000 SF	69,302± SF
MIN. FRONTAGE:	100 FT.	SEE PLAN
FRONT YARD S.B.:	35 FT.	"
REAR & SIDE S.B.:	10 FT.	"
GROUND COVER (%):	7%	6.9% ±

*REFER TO ARTICLE 51, 1995 A.T.M. LUG-1 INTENSITY REGULATIONS UNTIL JAN. 1, 2000

ONLY ORIGINALLY STAMPED AND ENDORSED COPIES OF THIS PLAN SHALL BE ACKNOWLEDGED BY THE CERTIFYING LAND SURVEYOR.

—— · —— DENOTES WETLAND BOUNDARY APPROVED BY NANTUCKET CONSERVATION COMMISSION

NOTE: LOCUS SUBJECT TO ORDER OF CONDITIONS ISSUED UNDER THE MASS. WETLANDS PROTECTION ACT AND THE NANTUCKET WETLANDS BYLAW. DEQE FILE NO. SE48-1184



RECEIVED
AUG - 7 2000
NANTUCKET BUILDING DEPT.

COMMONWEALTH OF MASSACHUSETTS
JEFFREY
BLACKWELL
No. 35388
REGISTERED
PROFESSIONAL LAND SURVEYOR

I CERTIFY, AS OF : 8-7-2000 , 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.

©Blackwell & Associates Inc.

C:\PROJ\ADG\B4908\BLP

NOT TO BE RECORDED

BUILDING LOCATION PLAN
IN
NANTUCKET, MA

SCALE: 1"=60' DATE: AUGUST 7, 2000

Owner: JEFFERY A. & MARY H. SMITH

Locus: #9 FULLING MILL ROAD

Certificate: #18060 LC Plan: 14311-K

Tax Map: 27 Parcel: 25 Lot: 3

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 Teasdale Circle
Nantucket, Massachusetts 02554
(508) 228-9026

FBK.: 68/115 B4908

Certificate No: OP-2002-0410 Building Permit No.: BP-2002-0718

Commonwealth of Massachusetts

Town of Nantucket

Building Electrical Mechanical Permits

This is to Certify that the INGROUND POOL (Dwelling Type) located at 9 FULLING MILL RD (Address) in the TOWN OF NANTUCKET (Town/City Name)

IS HEREBY GRANTED A PERMANENT CERTIFICATE OF OCCUPANCY

48'x24' GUNITE POOL WITH FENCE / GATE
C.O. IS FOR PERMIT # 1035-99 - MAP 27-25

This permit is granted in conformity with the Statutes and ordinances relating thereto, and expires _____ (Expiration Date) unless sooner suspended or revoked.

Issued On: Thu Oct 3, 2002

GeoTMS® 2002 Des Lauriers Municipal Solutions, Inc.

27-25

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

COMMONWEALTH OF MASSACHUSETTS

TOWN OF NANTUCKET

BUILDING DEPARTMENT

No. 1035-99 Office of the Building Inspector FEE $ 50.00

780 CMR SIXTH EDITION Oct. 14 19 99

BUILDING PERMIT

THIS PERMIT CERTIFIES THAT Mary + Jeff Smith HAS PERMISSION TO build a inground heated swimming pool LOCATED ON 9 Fulling Mill 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.

John H. Dunn
BUILDING INSPECTOR

DEPARTMENT	PERMIT NO.	INSPECTOR	DATE
HEALTH		FINAL	
DPW			
PLUMBING		ROUGH	
		FINAL	
WIRING		TEMPORARY	
946-99		SERVICE	
Pool Board OK - 10-19-99 JJC		ROUGH	
		FINAL William H Jordan	4-25-02
GAS		ROUGH	
		FINAL	
HDC	33192	FINAL	9/27/2000
Zoning	9/30/02		
FIRE DEPT.		ALARM	
		FUEL & MECH	
BUILDING	BUILDING DEPT. NORTHBOROUGH SEP 04 2002 RECEIVED	FOOTINGS	
		FOUNDATION	
		ROUGH	10/19/99
		INSULATION	
		FIREPLACE	
		FINAL S Bell	9-24-02

Lus-3

50.-

RECEIVED
RECEIVED OCT - 1 1999
APPLICATION WILL NOT BE DEEMED COMPLETE UNTIL REVIEWED BY BUILDING DEPT. INSPECTOR

APPROVED
NANTUCKET BUILDING DEPT.
Date 10/14/99
By John H. Dunn

1035-99
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: SMITH, MARY & JEFF
Last First Middle Initial
9 Fulling Mill Road, NANTUCKET, MA
No. Street Village
Assessor's Map No. 27 Assessor's Parcel No. 25

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

A. TYPE OF IMPROVEMENT
- ☐ New Building
- ☐ Addition (If residential, enter number of new housing units added, if any, in Part D, 13)
- ☐ Alteration (See 2 above)
- ☐ Repair, replacement
- ☐ Demolition (If multifamily residential, enter number of units in building in Part D, 13)
- ☐ Moving (relocation)
- ☐ Foundation only

B. OWNERSHIP
- ☑ Private (individual, corporation, nonprofit institution, etc.)
- ☐ Public (Federal, State, or local government)

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

Residential
- ☐ One Family
- ☐ Two or more family - Enter number of untils
- ☐ Transient Hotel, Motel or dormitory; or INTERVAL OWNERSHIP - enter number of units
- ☐ Garage
- ☐ Carport
- ☑ Other - Specify Pool

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

Organic Shape gunite Pool 48 x 24 & Pool gate / Fence

C. COST Pool

	omit cents
Cost of: a. Structure	$
b. Electrical	
c. Plumbing	
d. Heating	
e. Other	
TOTAL COST OF IMPROVEMENT	50,000
BUILDING INSPECTOR'S ESTIMATE	

E. DIMENSIONS

Dimensions (New) of Dwelling or Addition:
- No. of Stories:
- First Floor Area:
- Second Floor Area:
- Third Floor Area:
- Total Floor Area:
- Full Cellar Area:

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

3. SELECTED CHARACTERISTICS OF BUILDING

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

F. PRINCIPLE TYPE OF FRAME
- ☑ Masonry (wall bearing)
- ☐ Wood frame
- ☐ Structural steel
- ☐ Reinforced concrete
- ☐ Other - Specify

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

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

I. TYPE OF WATER SUPPLY
- ☐ Public or private company
- ☑ Private (well, cistern)

J. SPECIAL CHARACTERISTICS
- ☐ Air Conditioning
- ☐ Heat Pump
- ☐ Central Vacuum
- ☐ Other

K. ACCESSORY HEAT SOURCE
- No. of fireplaces
- No. of Wood Stoves
- No. of Coal Stoves
- Solar Collector
- Other: Pool heater

L. SMOKE DETECTORS
- No. of Dectectors
- Type (Battery or AC)
- See Plan for Location

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

3. Continued

N. 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: _____

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 insufficiant 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	Rafter size: _____	Maximum Span: _____	Maximum Spacing: _____

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

INTERIOR FINISH	Walls	Floors	Ceiling
Bedrooms			
Living Room			
Family Room			
Dining Room			
Bathroom			
Utility Room			
Special (specify)			
Attic			
Cellar			

EXTERIOR FINISH

Wall Material _____

Roof Material _____

Roof Type _____

NOTES AND DATE (For Department Use)

FEE CALCUALTIONS

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 - 3
Frontage on Street: ~~150~~ 184.70 + 74.33
Plan Book No. and Page:
Date Lot Purchased:

Total Land Area:
Lot No. 3
Land Court Plan No. 14311K
Certificate No. ~~[illegible]~~ 17732
Name of Previous Owner: Keenan

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 unchanged 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 parkig spaces: Enclosed _____ On-site _____

GROUND COVER

Principal Dwelling: 3690
Secondary Dwelling:
Addition:
Garage: STUDIO 1000
Accessory Building:
Swimming Pool: 1152 (N/A inground pool)
Other:

Total: 69,302 SF.
Allowable: 4851.14 SF.

MISCELLANEOUS

Was a request to "Determing Applicability of the Wetland Protection Act" filed with the Nantucket Conservation Committee? YES ____ NO ____
If answered YES, incide "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 withing a Flood Hazard district? YES _____ NO _____
Was a Variance or Special Permit granted by the Board of Apeals? YES _____ NO _____
If answered YES, what date was the decision filed with the Town Clerk?

FOR BUILDING DEPARTMENT USE ONLY

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

Ground Cover Ratio:
Side and Rear Setback:

Date: 10/14/99

APPROVED BY: John H. Duncan
Zoning Officer

5. IDENTIFICATION - To be completed b all applicants

	Name	Mialing address - Number, street, city, and State	Zip Code	Telephone No.
1. Owner or Lessee	Jeff & Mary Smith	63 Tempe Wick Rd		973.543 6334
2. General Contractor	Warren Hill	~~[illegible]~~ 4 So Mill ST Nantucket	Builder's License 028945	228-3360
3. Contractor Signature			Date	
4. Architect or Engineer	Botticelli & Pohl Architects	Zero Washington Street Nantucket, MA.		

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 [signature] Address Mary H. Smith

DO NOT WRITE BELOW THIS LINE

6. PLAN REVIEW RECORD - For Office Use

Plans Review Required				
HISTORIC DISTRICS COMMISSION	BK	33192	11-10-98	
SEPTIC				
SEWER				
WATER WELL COMPLETION REPORT				
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				

7. VALIDATION

Building Permit number 1035-99

Building Permit issued 10/14/99

Date of Reissuance

Building Permit Fee 50

Date of Issuance of Certificate of Occupancy

FOR DEPARTMENT USE ONLY

Use Group

Fire Grading

Live Loading

Occupancy Load

Census No. 329

Approved by:

[signature]

Building Inspector

Certificate No: OP-2002-0191 Building Permit No.: BP-2002-0717

Commonwealth of Massachusetts

Town of Nantucket

Building Electrical Mechanical Permits

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

9 FULLING MILL RD (Address) in the TOWN OF NANTUCKET (Town/City Name)

IS HEREBY GRANTED A PERMANENT CERTIFICATE OF OCCUPANCY

2 STORY GARAGE APARTMENT - SEPTIC
C.O. IS FOR PERMIT # 620-98 - MAP 27-25

This permit is granted in conformity with the Statutes and ordinances relating thereto, and expires _____ (Expiration Date) unless sooner suspended or revoked.

Bernard Bartlett

Issued On: Thu May 30, 2002

GeoTMS® 2002 Des Lauriers Municipal Solutions, Inc.

Amendment # 2
Approval Date 7/24/01
Plan # 620-98
Type Change to DU
Building Official JHD

27-25

COMMONWEALTH OF MASSACHUSETTS

TOWN OF NANTUCKET

BUILDING DEPARTMENT

No. 620-98 Office of the Building Inspector FEE $ 800 00

NOT FOR HUMAN HABITATION

JUNE 9 1998

780 CMR SIXTH EDITION

BUILDING PERMIT

THIS PERMIT CERTIFIES THAT Jeff + Mary Smith HAS PERMISSION TO build a studio, storage + garage building 1000 ft 1st 1000 ft 2nd LOCATED ON 9 Fulling Mill 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.

John H. Dunn
BUILDING INSPECTOR

OWNER CONTRACTOR

DEPARTMENT	PERMIT NO.	INSPECTOR	DATE
HEALTH		FINAL [signature]	4-13-02
DPW			
PLUMBING	99-556	ROUGH [signature]	10/15/99
	99-556	FINAL [signature]	12/18/01
WIRING	638-00	TEMPORARY	
		SERVICE	
		ROUGH [signature]	7-14-00
		FINAL William W. Jacobs	4-25-02
GAS	00-56	ROUGH [signature]	9/6/00
	00-56	FINAL [signature]	8/31/01 8/31/01
HDC	31368	FINAL Jade Shane	12/12/01
Zoning	[signature]	5/29/02	
FIRE DEPT.		ALARM	
		FUEL & MECH	
BUILDING		FOOTINGS B. Batt	SEE BOOK
		FOUNDATION B. Batt	7-7-00
		ROUGH B. Batt	7-7-00
		INSULATION B. Batt	7-17-00
		FIREPLACE S. Butt	8-31-99
		FINAL S Butt 5-13-02	4-25-02

ALARM LENER 7 GARAGE DOOR OK

RECEIVED
MAY 13 2002
NANTUCKET
BUILDING DEPT.

Amendment # 2
Approval Date 7/24/01
Plan # 630 Ot 00
Type change to 3 HD
Building Official

Lug-1

Amendment # 1
Approval Date 9-29-98
Plan # 620 98
Type ADD BATH + WORK SINK
Building Official JHD

RECEIVED
SEP 25 1998

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

AMMEND BUILDING PERMIT NO 620-98

9/29/98

30

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: SMITH, MARY & JEFF
Last First Middle Initial

9 FALLING MILL ROAD, NANTUCKET MA 02554
No. Street Village

Assessor's Map No. 27 Assessor's Parcel No. 25

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
- [ ] Private (individual, corporation, nonprofit institution, etc.)
- [ ] Public (Federal, State, or local government)

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

Residential
- [ ] One Family
- [ ] Two or more family - Enter number of untils
- [ ] Transient Hotel, Motel or dormitory; or INTERVAL OWNERSHIP - enter number of units
- [ ] Garage
- [ ] Carport
- [X] Other - Specify STUDIO W/ BATHROOM

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

ADD BATH & WORK SINK.

C. COST

	omit cents $
Cost of: a. Structure	
b. Electrical	
c. Plumbing 10,000 -	10,000 -
d. Heating	
e. Other	
TOTAL COST OF IMPROVEMENT	
BUILDING INSPECTOR'S ESTIMATE	

E. DIMENSIONS

Dimensions (New) of Dwelling or Addition:
- No. of Stories:
- First Floor Area:
- Second Floor Area:
- Third Floor Area:
- Total Floor Area:
- Full Cellar Area:

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

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

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

G. PRINCIPLE TYPE OF HEATING
- [ ] Gas
- [ ] Oil
- [ ] Electricity
- [ ] Coal
- [ ] Other - Specify

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

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

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

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

L. SMOKE DETECTORS
- No. of Dectectors
- Type (Battery or AC)
- See Plan for Location

M. RESIDENTIAL BUILDINGS ONLY
- Number of Bedrooms
- Number of Bathrooms
- Full ____ Partial ____

3. Continued

N. 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: _____

Maximum BTU loss per hour of structure: _____ (Do not fill in if % of window to wall area is less than 20%)

UNCHANGED

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 insufficiant 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	Rafter size:	Maximum Span:	Maximum Spacing:

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

INTERIOR FINISH	Walls	Floors	Ceiling
Bedrooms			
Living Room			
Family Room			
Dining Room			
Bathroom			
Utility Room			
Special (specify)			
Attic			
Cellar			

EXTERIOR FINISH

Wall Material _____

Roof Material _____

Roof Type _____

NOTES AND DATE (For Department Use)

FEE CALCUALTIONS

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 parkig spaces: Enclosed _____ On-site _____

GROUND COVER

Principal Dwelling: _____

Secondary Dwelling: _____

Addition: _____

Garage: _____

Accessory Building: _____

Swimming Pool: _____

Other: _____

Total: _____ SF.

Allowable: _____ SF.

MISCELLANEOUS

Was a request to "Determing Applicability of the Wetland Protection Act" filed with the Nantucket Conservation Committee? YES ____ NO ____

If answered YES, inclde "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 withing a Flood Hazard district? YES _____ NO _____.

Was a Variance or Special Permit granted by the Board of Apeals? YES _____ NO _____

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

FOR BUILDING DEPARTMENT USE ONLY

Minimum Lot Size: _____ Ground Cover Ratio: _____

Frontage on Street: _____ Side and Rear Setback: _____

Front Yard: _____

Additional Comments: _____

Date: 9/29/98 APPROVED BY: _____ Zoning Officer

5. IDENTIFICATION - To be completed b all applicants

	Name	Mialing address - Number, street, city, and State	Zip Code	Telephone No.
1. Owner or Lessee	JEFF & MARY SMITH	63 TEMPE WICK RD MENDHAM NJ		973-543-6334
2. General Contractor	WARREN HILL HILL CONSTR INC		Builder's License	028745
3. Contractor Signature	X Warren Hill		Date 9/11/98	
4. Architect or Engineer.	BOTTICELLI + POHL	0 WASHINGTON ST. NANTUCKET MA	02554	228-5455

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 Warren Hill — Address:

DO NOT WRITE BELOW THIS LINE

6. PLAN REVIEW RECORD - For Office Use

Plans Review Required				
HISTORIC DISTRICS COMMISSION				
SEPTIC				
SEWER				
WATER WELL COMPLETION REPORT				
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				

Amendment # 1
Approval Date 9-29-98
Plan # 620-98
Type ADD bath + WORK SINK
Building Official JHD

7. VALIDATION

Building Permit number _____

Building Permit issued OCTOBER 1, 1998

Date of Reissuance _____

Building Permit Fee 30

Date of Issuance of Certificate of Occupancy _____

Approved by: _____ Building Inspector

FOR DEPARTMENT USE ONLY

Use Group _____
Fire Grading _____
Live Loading _____
Occupancy Load _____
Census No. _____

6

RECEIVED
SEP 29 2000

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

Denied
OK 7/24/01 J. Dunn
Date 12/1/00
John H. Dunn
AMMEND EXISTING PERMIT NO. 620-98

$50.00

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: SMITH, JEFF & MARY
Last First Middle Initial
9 FULLING MILL ROAD
No. Street Village
Assessor's Map No. 27 Assessor's Parcel No. 25

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

A. TYPE OF IMPROVEMENT
- ☑ New Building
- ☐ Addition (If residential, enter number of new housing units added, if any, in Part D, 13)
- ☐ Alteration (See 2 above)
- ☐ Repair, replacement
- ☐ Demolition (If multifamily residential, enter number of units in building in Part D, 13)
- ☐ Moving (relocation)
- ☐ Foundation only

B. OWNERSHIP
- ☑ Private (individual, corporation, nonprofit institution, etc.)
- ☐ Public (Federal, State, or local government)

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

Residential
- ☑ One Family
- ☐ Two or more family - Enter number of untils
- ☐ Transient Hotel, Motel or dormitory; or INTERVAL OWNERSHIP - enter number of units
- ☐ Garage
- ☐ Carport
- ☐ Other - Specify

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

*CHANGE FROM STUDIO TO DWELLING

C. COST

	omit cents
Cost of: a. Structure	$
b. Electrical	
c. Plumbing	
d. Heating	
e. Other	
TOTAL COST OF IMPROVEMENT	
BUILDING INSPECTOR'S ESTIMATE	

E. DIMENSIONS

Dimensions (New) of Dwelling or Addition:
- No. of Stories:
- First Floor Area:
- Second Floor Area:
- Third Floor Area:
- Total Floor Area:
- Full Cellar Area:

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

NOT APPLICABLE

3. SELECTED CHARACTERISTICS OF BUILDING

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

F. PRINCIPLE TYPE OF FRAME
- ☐ Masonry (wall bearing)
- ☐ Wood frame
- ☐ Structural steel
- ☐ Reinforced concrete
- ☐ Other - Specify

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

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

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

J. SPECIAL CHARACTERISTICS
- ☐ Air Conditioning
- ☐ Heat Pump
- ☐ Central Vacuum
- ☐ Other

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

L. SMOKE DETECTORS
- No. of Dectectors
- Type (Battery or AC)
- See Plan for Location

M. RESIDENTIAL BUILDINGS ONLY
- Number of Bedrooms 1
- Number of Bathrooms
- Full ____ Partial

3. Continued

N. 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: _____

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 insufficiant 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	Rafter size: _____	Maximum Span: _____	Maximum Spacing: _____

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

INTERIOR FINISH	Walls	Floors	Ceiling
Bedrooms			
Living Room			
Family Room			
Dining Room			
Bathroom			
Utility Room			
Special (specify)			
Attic			
Cellar			

EXTERIOR FINISH

Wall Material _____

Roof Material _____

Roof Type _____

NOTES AND DATE (For Department Use)

FEE CALCUALTIONS

Conversion 1 ea

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: _____ UNCHANGE

Frontage on Street: _____

Plan Book No. and Page: _____

Date Lot Purchased: _____

Total Land Area: _____

Lot No. _____

Land Court Plan No. _____

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 150'-0" REAR 120'-0" LEFT ~~20~~ 16'-0" RIGHT 140'-0"

Distance between Principal and Secondary Dwelling: 20'-0" (12ft. minimum.)

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

Number of off-street parkig spaces: Enclosed 2 On-site 3

GROUND COVER

Principal Dwelling: 3764

Secondary Dwelling: 1017

Addition: _____

Garage: _____

Accessory Building: N/A

Swimming Pool: N/A

Other: _____

Total: 4781 SF.

Allowable: 4851 SF.

MISCELLANEOUS

Was a request to "Determing Applicability of the Wetland Protection Act" filed with the Nantucket Conservation Committee? YES ✓ NO ____

ON FILE

If answered YES, incide "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 withing a Flood Hazard district? YES _____ NO ✓

Was a Variance or Special Permit granted by the Board of Apeals? YES _____ NO ✓

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

FOR BUILDING DEPARTMENT USE ONLY

Minimum Lot Size: _____

Frontage on Street: _____

Front Yard: _____

Additional Comments: _____

Ground Cover Ratio: _____

Side and Rear Setback: _____

Date: 12/1/00

APPROVED BY: John H. Dunn

Zoning Officer

IDENTIFICATION - To be completed b all applicants

	Name	Mialing address - Number, street, city, and State	Zip Code	Telephone No.
1. Owner or Lessee	SMITH, JEFF & MARY	63 TEMPE WICK ROAD MENDHAM, NJ	07945	973-543-6334
2. General Contractor	HILL CONSTRUCTION	4 SOUTH MILL ST. NANTUCKET, MA. 02554	Builder's License 028945	
3. Contractor Signature		WARREN W. HILL	Date 9/27/2000	
4. Architect or Engineer	BOTTICELLI & POHL ARCHITECTS	2 SOUTH WATER STREET NANTUCKET, MA	02554	228-5455

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: Mary H. Smith

Address: 63 TEMPE WICK ROAD 07945
MENDHAM, NJ

DO NOT WRITE BELOW THIS LINE

6. PLAN REVIEW RECORD - For Office Use

Plans Review Required				
HISTORIC DISTRICS COMMISSION				
SEPTIC	ok			
SEWER				
WATER WELL COMPLETION REPORT				
CONSERVATION COMMISSION				
BOARD OF APPEALS				
SECONDARY DWELLING APPROVAL (Planning Board)	ok	1-7-2000		
FIRE CHIEF				
OVER-THE-ROAD (Board of Selectmen)				
RELEASE FORM (Planning Board)				
ROAD OPENING PERMIT (DPW)				
PLUMBING				
ELECTRICAL				

Amendment # 2
Approval Date 7/24/01
Plan # 620-98
Type CHANGE TO DW
Building Official

7. VALIDATION

Building Permit number 620-98

Building Permit issued 12/12/01

Date of Reissuance

Building Permit Fee 50.-

Date of Issuance of Certificate of Occupancy

FOR DEPARTMENT USE ONLY

Use Group
Fire Grading
Live Loading
Occupancy Load
Census No. 101

Approved by:

Building Inspector

RECEIVED
APR 15 1998

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

APPROVED
5/6/98
John H. Duncan

620-98
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: Smith Jeff and Mary
Last First Middle Initial

9 Fulling Mill Road
No. Street Village

Assessor's Map No. 27 Assessor's Parcel No. 25

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

A. TYPE OF IMPROVEMENT
- ☑ New Building
- ☐ Addition (If residential, enter number of new housing units added, if any, in Part D, 13)
- ☐ Alteration (See 2 above)
- ☐ Repair, replacement
- ☐ Demolition (If multifamily residential, enter number of units in building in Part D, 13)
- ☐ Moving (relocation)
- ☐ Foundation only

B. OWNERSHIP
- ☑ Private (individual, corporation, nonprofit institution, etc.)
- ☐ Public (Federal, State, or local government)

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

Residential
- ☑ One Family
- ☐ Two or more family - Enter number of units
- ☐ Transient Hotel, Motel or dormitory; or INTERVAL OWNERSHIP - enter number of units
- ☑ Garage
- ☐ Carport
- ☐ Other - Specify

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

First Floor 2car garage third door for Bike, etc. storage
Second floor studio of workspace finished

C. COST

	omit cents
Cost of: a. Structure 50,000	$
b. Electrical 20,000	
c. Plumbing 20,000	
d. Heating 10,000	
e. Other 100,000	
TOTAL COST OF IMPROVEMENT	200,000
BUILDING INSPECTOR'S ESTIMATE	250,000

E. DIMENSIONS

Dimensions (New) of Dwelling or Addition:
- No. of Stories: 2
- First Floor Area: 1,000
- Second Floor Area: 1,000
- Third Floor Area:
- Total Floor Area: 2,000
- Full Cellar Area:

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

3. SELECTED CHARACTERISTICS OF BUILDING

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

F. PRINCIPLE TYPE OF FRAME
- ☐ Masonry (wall bearing)
- ☑ Wood frame
- ☐ Structural steel
- ☐ Reinforced concrete
- ☐ Other - Specify

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

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

I. TYPE OF WATER SUPPLY
- ☐ Public or private company
- ☑ Private (well, cistern)

J. SPECIAL CHARACTERISTICS
- ☐ Air Conditioning
- ☐ Heat Pump
- ☐ Central Vacuum
- ☐ Other

K. ACCESSORY HEAT SOURCE
- No. of fireplaces 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 4
- Number of Bathrooms 3
- Full — Partial

169

3. Continued

N. ENERGY CONSERVATION

	Type	Thickness	R Value
Foundation or Floor insulation	Batt	9"	R.30
Wall Insulation	Batt	6"	R.19
Ceiling or Roof Insulation	Batt	9"	R.30

Window Glazing: Insulated Glass _____ Double Glass _____ Storm ✓

Doors: Insulated Yes _____ No ✓ Weatherstripped: Yes _____ No _____

Percentage of Window Area to Wall Area: .05 %

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 insufficiant for proper plan review.

Foundation

Footing size:	1'-0" x 2'-0" cont	Footing reinforcing:	2#5 rebar
Wall material:	Concrete	Wall thickness:	12"
Wall height	8'-0"	Wall reinforcing:	2#5 rebar
Pier or column size:	4" Lally Column	Pier or column spacing:	
Pier or column footing size:	2'-6" x 2'-6" x 1'-0"	Pier or column reinforcing:	4#5 rebar
No. of crawl space vents:	_____	Crawl space: ☐ Full ☐ Partial	

FRAMING: Main Carrying members: Size: 2x6 @ 16" O.C. Support Spacing: _____

First Floor Framing	~~Joist size:~~ SLAB ON GRADE	Maximum Span:		Maximum Spacing:	
Second Floor Framing	Joist size: 2x10	Maximum Span:	13'-0"	Maximum Spacing:	16" O.C.
Ceiling Framing	Joist size: 2x10	Maximum Span:	12'0"	Maximum Spacing:	16" O.C.
Roof Framing	Rafter size: 2x10	Maximum Span:	15'0"	Maximum Spacing:	16" O.C.

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

INTERIOR FINISH

	Walls	Floors	Ceiling
Bedrooms	1/2" blue w/ plaster on wall & ceiling @ SECOND FLOOR, typ.		
Living Room			
Family Room			
Dining Room			
Bathroom		1x hardwood floor @ second floor, typ.	
Utility Room			
Special (specify)			
Attic			
Cellar			

EXTERIOR FINISH

Wall Material: Shingles - white cedar

Roof Material: Shingles - red cedar

Roof Type: gable

NOTES AND DATE (For Department Use)

FEE CALCUALTIONS

2000 x .4 800

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: WR 3
Frontage on Street: 259.02
Plan Book No. and Page: _____
Date Lot Purchased: _____

Total Land Area: 69,302 s.f. ±
Lot No. 3
Land Court Plan No. 4311K
Certificate No. 3973
Name of Previous Owner: Pheeboop Trust

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 155' REAR 120' LEFT 22'-0" RIGHT 150'
Distance between Principal and Secondary Dwelling: 25'-0" (12ft. minimum.)
Height of structure above finish grade: N 25'-0" E 23'-0" S 21'-0" W 22'-0"
Number of off-street parkig spaces: Enclosed 3 On-site 2

GROUND COVER

Principal Dwelling: 3821 s.f.
Secondary Dwelling: _____
Addition: _____
Garage: 980 s.f.
Accessory Building: _____
Swimming Pool: _____
Other: _____

Total: 4801. SF.
Allowable: 4851.14 SF.
7%

MISCELLANEOUS

Was a request to "Determing Applicability of the Wetland Protection Act" filed with the Nantucket Conservation Committee? YES ✓ NO _____
If answered YES, incide "Order of Conditions" with application. A NEGATIE DETERMINATION WAS GWEN.
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 withing a Flood Hazard district? YES _____ NO ✓
Was a Variance or Special Permit granted by the Board of Apeals? YES _____ NO ✓
If answered YES, what date was the decision filed with the Town Clerk? _____

FOR BUILDING DEPARTMENT USE ONLY

Minimum Lot Size: 40000
Frontage on Street: 150
Front Yard: 35
Additional Comments: _____

Ground Cover Ratio: 7%
Side and Rear Setback: 15

See 139-16 Aug-1 till 2000

Date: 5/6/98

APPROVED BY: _____
Zoning Officer

5. IDENTIFICATION - To be completed b all applicants

	Name	Mialing address - Number, street, city, and State	Zip Code	Telephone No.
1. Owner or Lessee	Jeff & Mary Smith	63 Tempe Wick Rd Mendham, NJ 07945	07945	973- 543-6334
2. General Contractor	Warren Hill Hillcoast Ink	45 Mill St Nan Ma.	Builder's License	025945
3. Contractor Signature	[signature]		Date 9/18/98	
4. Architect or Engineer	Batticelli + Pohl	0 Washington St. Nantucket, Ma	02554	508 228 5455

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: [signature] Mary H. Smith

Address: 63 Tempe Wick Rd Mendham, NJ 07945

DO NOT WRITE BELOW THIS LINE

6. PLAN REVIEW RECORD - For Office Use

Plans Review Required				
HISTORIC DISTRICS COMMISSION	ok	31368	12-16-97	
SEPTIC				
SEWER				
WATER WELL COMPLETION REPORT				
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				

7. VALIDATION

Building Permit number: 620-98

Building Permit issued: 6-9-98

Date of Reissuance:

Building Permit Fee: 800,

Date of Issuance of Certificate of Occupancy:

FOR DEPARTMENT USE ONLY

Use Group:

Fire Grading:

Live Loading:

Occupancy Load:

Census No. 438

Approved by:

[signature]

Building Inspector

27-25

TOWN OF NANTUCKET, MASS.

Certificate of Occupancy No. 443-00

This certifies that the Structure, located at No. 9 Street Fulling Mill Road Zone LUG-1 conforms substantially to the approved lot plan and detailed statements for which Building Permit No. 443-98 was issued April 30, 1998 Nantucket

This certificate therefore is issued to Jeffrey & Mary Smith to occupy or use said premises or building or part thereof for the following purpose

build 2 story 5 br 1 du

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 October 4, 2000

Bernard Bartlett,
Building Inspector.

27-25

COMMONWEALTH OF MASSACHUSETTS

TOWN OF NANTUCKET

BUILDING DEPARTMENT

No. 443-98 Office of the Building Inspector FEE $ 2597.00

April 30 1998

780 CMR SIXTH EDITION

BUILDING PERMIT

THIS PERMIT CERTIFIES THAT Jeffery + Mary Smith HAS PERMISSION TO build 2 story 5 br 1 dr 3680 ϕ 1st 2803 ϕ 2nd LOCATED ON 9 Fulling Mill 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.

443-00

CERTIFICATE OF OCCUPANCY NO.

John H. Dunn

BUILDING INSPECTOR

TO OWNER CONTRACTOR*

DEPARTMENT	PERMIT NO.	INSPECTOR	DATE
HEALTH	61-98	FINAL	9/14/00
DPW			
PLUMBING	99-555	ROUGH	10/15/99
		FINAL	9/27/00
WIRING	722-98	TEMPORARY	5-26-99
		SERVICE	5-15-00
		ROUGH	10-29-99
		FINAL	10-3-00
GAS	00-55	ROUGH	9/6/00
yes	00-55	FINAL	9/29/00
HDC	31439	FINAL	9/27/2000
FIRE DEPT.	581-99	ALARM	10-3-00
	12/31/99	FUEL & MECH	OIT
BUILDING		FOOTINGS	5-28-99
		FOUNDATION	
		ROUGH	10/29/99
		INSULATION	
		FIREPLACE	1-4-99
		FINAL	10-4-00

HANGERS & CEILING (PICTURE)

MECH. VENT IN BASEMENT 10-2-00 SD

Lug-1

ONLY ORIGINALLY STAMPED AND ENDORSED COPIES OF THIS PLAN SHALL BE ACKNOWLEDGED BY THE CERTIFYING LAND SURVEYOR.

DENOTES WETLAND BOUNDARY APPROVED BY NANTUCKET CONSERVATION COMMISSION

ZONING CLASSIFICATION LUG-3* EXISTING:

MIN. AREA:	40,000 SF	69,302± SF
MIN. FRONTAGE:	100 FT.	SEE PLAN
FRONT YARD S.B.:	35 FT.	"
REAR & SIDE S.B.:	10 FT.	"
GROUND COVER (%):	7%	6.9% ±

*REFER TO ARTICLE 51, 1995 A.T.M. LUG-1

ZONING CLASSIFICATION LUG-3* EXISTING:

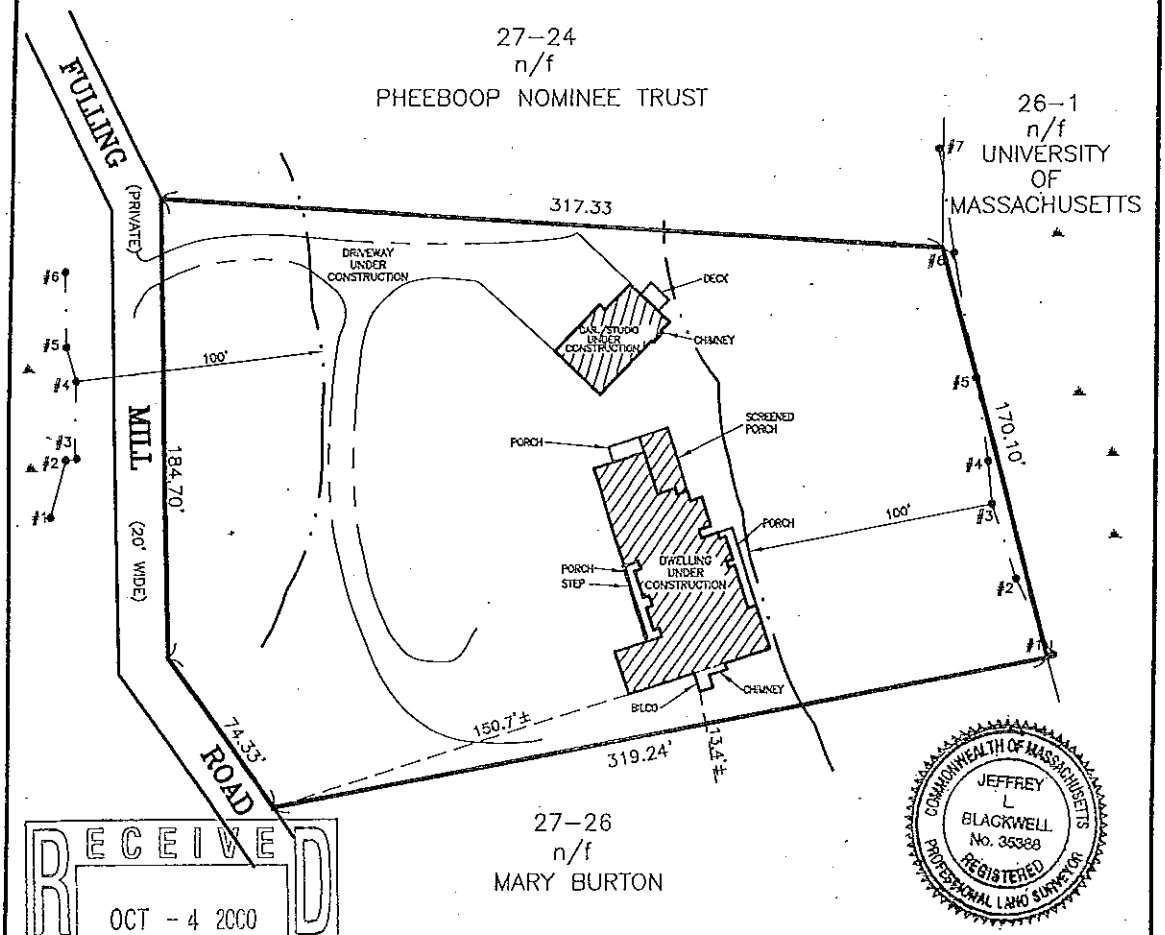
MIN. AREA:	40,000 SF ±	69,302± SF
MIN. FRONTAGE:	100 FT.	SEE PLAN
FRONT YARD S.B.:	35 FT.	
REAR & SIDE S.B.:	10 FT.	
GROUND COVER (%):	7%	6.9% ±

*REFER TO ARTICLE 51, 1995 A.T.M. LUG-1 INTENSITY REGULATIONS UNTIL JAN. 1, 2000

ONLY ORIGINALLY STAMPED AND ENDORSED COPIES OF THIS PLAN SHALL BE ACKNOWLEDGED BY THE CERTIFYING LAND SURVEYOR.

DENOTES WETLAND BOUNDARY APPROVED BY NANTUCKET CONSERVATION COMMISSION

NOTE: LOCUS SUBJECT TO ORDER OF CONDITIONS ISSUED UNDER THE MASS. WETLANDS PROTECTION ACT AND THE NANTUCKET WETLANDS BYLAW. DEQE FILE NO. SE48-1184



COMMONWEALTH OF MASSACHUSETTS
JEFFREY L BLACKWELL
No. 35368
REGISTERED PROFESSIONAL LAND SURVEYOR

RECEIVED
OCT - 4 2000
NANTUCKET BUILDING DEPT.

I CERTIFY, AS OF : 8-7-00 , THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

Jeff 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.

©Blackwell & Associates Inc.

NOT TO BE RECORDED

C:\PROJ\ADG\B4908\BLP

BUILDING LOCATION PLAN IN NANTUCKET, MA

SCALE: 1" = 60' DATE: AUGUST 7, 2000

Owner: JEFFERY A. & MARY H. SMITH

Locus: #9 FULLING MILL ROAD

Certificate: #18060 LC Plan: 14311-K

Tax Map: 27 Parcel: 25 Lot: 3

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 Teasdale Circle
Nantucket, Massachusetts 02554
(508) 228-9026

FBK.: 68/115 B4908

RECEIVED
APR 15 1998

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

2557

MAIN HOUSE
APPROVED
4/30/98

443.98
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: Smith Jeff and Mary
Last First Middle Initial

9 Fulling Mill Road
No. Street Village

Assessor's Map No. 27 Assessor's Parcel No. 25

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

A. TYPE OF IMPROVEMENT
- ☑ New Building
- ☐ Addition (If residential, enter number of new housing units added, if any, in Part D, 13)
- ☐ Alteration (See 2 above)
- ☐ Repair, replacement
- ☐ Demolition (If multifamily residential, enter number of units in building in Part D, 13)
- ☐ Moving (relocation)
- ☐ Foundation only

B. OWNERSHIP
- ☑ Private (individual, corporation, nonprofit institution, etc.)
- ☐ Public (Federal, State, or local government)

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

Residential
- ☑ One Family
- ☐ Two or more family - Enter number of units
- ☐ Transient Hotel, Motel or dormitory; or INTERVAL OWNERSHIP - enter number of units
- ☐ Garage
- ☐ Carport
- ☐ Other - Specify

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

New dwelling
96'-0" x 60'-0"
3690 sq ft. first flr.
2803 sq ft. second flr.

C. COST

	omit cents
Cost of: a. Structure	$
b. Electrical	
c. Plumbing	
d. Heating	
e. Other	
TOTAL COST OF IMPROVEMENT	650,000 -
BUILDING INSPECTOR'S ESTIMATE	

E. DIMENSIONS

Dimensions (New) of Dwelling or Addition:
- No. of Stories: 2
- First Floor Area: 3690
- Second Floor Area: 2803
- Third Floor Area:
- Total Floor Area: 6493
- Full Cellar Area: 3690

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

3. SELECTED CHARACTERISTICS OF BUILDING

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

F. PRINCIPLE TYPE OF FRAME
- ☐ Masonry (wall bearing)
- ☑ Wood frame
- ☐ Structural steel
- ☐ Reinforced concrete
- ☐ Other - Specify

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

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

I. TYPE OF WATER SUPPLY
- ☐ Public or private company
- ☑ Private (well, cistern)

J. SPECIAL CHARACTERISTICS
- ☑ Air Conditioning
- ☐ Heat Pump
- ☐ Central Vacuum
- ☐ Other

K. ACCESSORY HEAT SOURCE
- No. of fireplaces 4
- No. of Wood Stoves
- No. of Coal Stoves
- Solar Collector
- Other:

L. SMOKE DETECTORS
- No. of Dectectors 6
- Type (Battery or AC) AC
- See Plan for Location

M. RESIDENTIAL BUILDINGS ONLY
- Number of Bedrooms 5
- Number of Bathrooms 3.7
- Full 5 Partial 2

177

3. Continued

N. ENERGY CONSERVATION

	Type	Thickness	R Value
Foundation or Floor insulation			
Wall Insulation	Batt insulation	6"	R-19
Ceiling or Roof Insulation	Batt insulation	9"	R-30

Window Glazing: Insulated Glass _____ Double Glass _____ Storm ✓

Doors: Insulated Yes ✓ No _____ Weatherstripped: Yes ✓ 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 insufficiant for proper plan review.

Foundation

Footing size:	1'-0" x 2'-0" x cont	Footing reinforcing:	2 #5 rebar
Wall material:	Poured concrete	Wall thickness:	8"
Wall height	8'-6"	Wall reinforcing:	
Pier or column size:	3 lally	Pier or column spacing:	10' o.c.
Pier or column footing size:	2'-6" x 2'-6" x 1'-0"	Pier or column reinforcing:	4 #5 rebar
No. of crawl space vents:		Crawl space: ☐ Full ☐ Partial	

FRAMING: Main Carrying members: Size: 2x6 @ 16" O.C. Support Spacing: 16" O.C.

First Floor Framing	Joist size:	2x12	Maximum Span:	18'	Maximum Spacing: 16" O.C.
Second Floor Framing	Joist size:	VARIES	Maximum Span:	SEE PLANS	Maximum Spacing:
Ceiling Framing	Joist size:		Maximum Span:		Maximum Spacing:
Roof Framing	Rafter size:	2x12	Maximum Span:		Maximum Spacing: 16" O.C.

Roof Truss — Applicant must submit design calculations for Engineer.

INTERIOR FINISH — Walls

Bedrooms	1/2" blue bd. w/ Plaster	
Living Room	" " "	"
Family Room	" " "	"
Dining Room	" " "	"
Bathroom	" " "	"
Utility Room	" " "	
Special (specify)		
Attic	unfinished	
Cellar	1/2 blue bd. w/ plaster	stee

EXTERIOR FINISH

Wall Material	White cedar Shingles
Roof Material	Red Cedar Shingles
Roof Type	gable

35,000 Hvg
80,000 Elect
62,000 Structure
60,000 Plum
650,000 other

NOTES AND DATE (For Department Use)

9/27/00 Add'l Info + Sep Permit #99-555 Dept. 9/15

FEE CALCUALTIONS

6493 x .4 2597

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: LVG-3
Total Land Area: 69,302 s.f. ±
Frontage on Street: 259.02
Lot No. 3
Plan Book No. and Page:
Land Court Plan No. 14311K
Date Lot Purchased:
Certificate No. 3973
Name of Previous Owner: Bluebloop Trust

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 78' REAR 105' LEFT 90' RIGHT 20'
Distance between Principal and Secondary Dwelling: _____ (12ft. minimum.)
Height of structure above finish grade: N 27'-0" E 27'-0" S 27'-0" W 27'-0"
Number of off-street parkig spaces: Enclosed _____ On-site 3+

GROUND COVER

Principal Dwelling: 3821
Secondary Dwelling:
Addition:
Garage:
Accessory Building:
Swimming Pool:
Other:

Total: 3821 SF.
Allowable: 4851.14 SF.
7%

MISCELLANEOUS

Was a request to "Determing Applicability of the Wetland Protection Act" filed with the Nantucket Conservation Committee? YES ✓ NO _____
If answered YES, inclde "Order of Conditions" with application. NEGATIVE DETERMINATION WAS GIVEN
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 withing a Flood Hazard district? YES _____ NO ✓
Was a Variance or Special Permit granted by the Board of Apeals? YES _____ NO ✓
If answered YES, what date was the decision filed with the Town Clerk?

FOR BUILDING DEPARTMENT USE ONLY

Minimum Lot Size: 40,000
Frontage on Street: 100
Front Yard: 35
Additional Comments:
LVG-1 UNTIL 2000 See 139-16

Ground Cover Ratio: 7%
Side and Rear Setback: 10

Date: 4/30/98

APPROVED BY: John H. Sumner
Zoning Officer

5. IDENTIFICATION - To be completed b all applicants

	Name	Mialing address - Number, street, city, and State	Zip Code	Telephone No.
1. Owner or Lessee	Jeff and Mary Smith	63 Temple Wick Road Mendham N.J.	07945	973 543 6334
2. General Contractor	X MARY SMITH	63 Temple Wick Rd Mendham NJ 07945	Builder's License	"
3. Contractor Signature	X Mary H. Smith	63 Temple Wick Rd. Mendham NJ 07945	Date	
4. Architect or Engineer	Bottinelli & Pohl Architects	Zero washington Street Nantucket, MA.	02554	508-228 5455

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) Mary H. Smith — Address: 63 Temple Wick Road Mendham, NJ 07945

DO NOT WRITE BELOW THIS LINE.

6. PLAN REVIEW RECORD - For Office Use

Plans Review Required				
HISTORIC DISTRICS COMMISSION	ok	31439	1-13-98	
SEPTIC	ok	61-98	4-17-98	
SEWER				
WATER WELL COMPLETION REPORT	ok	7-22-91	RAMOS	
CONSERVATION COMMISSION	ok	3-27-98	HEG #3	
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				

7. VALIDATION

Building Permit number: 443-98

Building Permit issued: April 30, 1998

Date of Reissuance:

Building Permit Fee: 2597

Date of Issuance of Certificate of Occupancy:

Approved by:

Building Inspector

FOR DEPARTMENT USE ONLY

Use Group:

Fire Grading:

Live Loading:

Occupancy Load:

Census No. 101

EXHIBIT D

COMMONWEALTH OF MASSACHUSETTS

MAP/PARCEL 27-25

TOWN OF NANTUCKET

BUILDING DEPARTMENT

Fee $8248.00

No. 1249-14

Office of the Building Inspector

September 2, 2014

BUILDING PERMIT

THIS PERMIT CERTIFIES THAT 2013 FREEDOM TRUST; WILLIAM PIETRAGALLO, TRE. HAS PERMISSION TO RENOVATE ENTIRE 7 BEDROOM 10 BATH 1DU; 3259 SQ' BASEMENT; 3526 SQ' 1ST; 3012 SQ' 2ND ; REMOVE SQ', RECONFIGURE ROOF LOCATED ON 9 FULLING MILL 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.

1 BED BATH

DEPARTMENT	PERMIT NUMBER	INSPECTOR	DATE
HEALTH		FINAL	
DPW/SEWER		FINAL	
PLANNING BOARD		FINAL JG	10/27/14
PLUMBING	14-550	ROUGH	
		FINAL	
WIRING		TEMPORARY	
ALARM/LOW VOLTAGE		SERVICE	
ROUGH		ROUGH	
FINAL		FINAL	
GAS		ROUGH	
		FINAL	
61971 | 62203	H.D.C	FINAL	
FIRE DEPARTMENT		FUEL & MECH/ALARM	
SHEET METAL PERMIT		ROUGH	
		FINAL	
ZONING		FINAL	
BUILDING		FOOTINGS	9.26.14
		FOUNDATION	
		ROUGH	
		INSULATION	
		FIREPLACE John H. Stowe	10/27/2014
		FINAL	

C R-42- W R-21; W U-.32; BW R-19

Amendment # 1
Approval Date 11-17-2014
Plan # 1249-14
Type Add 301sf cellar -
Building Official S.B.
Other Close plan

1249-14
9 [redacted]/2/2014
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): WILLIAM PIETRAGALLO, TRUSTEE OF 2012 FREEDOM TRUST
Last First Middle Initial

9 FULLING MILL ROAD
No. Street

Assessor's Map No. 27 Assessor's Parcel No. 25

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
$4,950,000

D. DIMENSIONS
Dimensions of Structure
First Floor Area: 3526 SF
Second Floor Area: 3012 SF
Third Floor Area: —
Total Floor Area: 6538 SF
Full Cellar Area: 3259 SF

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.

BASEMENT : 3259 SF. REMOVE EXISTING STAIR. PROVIDE NEW STAIR AT NEW LOCATION

1ST FLOOR : 3526 SF FULL RENOVATION

2ND FLOOR : 3012 SF REMOVE EXISTING ROOF + RECONFIGURE LAYOUT FOR FULL RENOVATION

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 FLOOR PLANS
See Plan for Location

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

L. RESIDENTIAL BUILDINGS
Number of Bedrooms 7
Number of Bathrooms
Full 8 Partial 2

3. Continued

M. ENERGY CONSERVATION

	Type	Thickness	R Value
~~Foundation or~~ Floor insulation	BATT (UNFACED)	10"	30
Wall Insulation	SPRAY FOAM (OPEN)	5½"	21
Ceiling or Roof Insulation	SPRAY FOAM (CLOSED)	7"	42

Window Glazing: Insulated Glass ✓ Double Glass _____ Storm _____

Doors: Insulated Yes ✓ No _____ Weatherstripped: Yes ✓ No _____

Percentage of Window Area to Wall Area: 20%

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	

NOTE: STAMPED + SIGNED STRUCTURAL DRAWINGS TO BE PREPARED + SUBMITTED WITH CALCULATIONS FOLLOWING DEMOLITION PHASE AND FIELD INVESTIGATION OF EXISTING FRAMING PRESENTLY CONCEALED BEHIND FINISHED SURFACES.

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

3259 + 3259 + 3012 + 1200

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: LVS-3
Frontage on Street: 259'
Plan Book No. and Page:
Date Lot Purchased: 6/25/13

Total Land Area: 69,302 SF
Lot No.: 3
Land Court Plan No.: 14311-K
Certificate No.: 24827
Name of Previous Owner: MARY H. SMITH

~~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 175'+/- REAR 98'+/- LEFT 21'+/- RIGHT 19'+/-
Distance between Principal and Secondary Dwelling: 19'+/- (EXISTING) (12ft. minimum)
Height of structure above finish grade: N 27'-0" E 28'-5" S 27'-8 1/4"+/- W 28'-5"
Number of off-street parking spaces: Enclosed 3 On-site 4

GROUND COVER

Principal Dwelling: 3754 SF.
Secondary Dwelling: 1025 SF.
Addition/REMOVAL NO CHANGE TO EXISTING GROUND COVER
Garage:
Accessory Building:
Swimming Pool:
Other: 258 s.f. removed; * 228 s.f. added (-30 s.f.)

4/49
Total: ~~4779~~ 4775 SF.
Allowable: 4779 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. NEGATIVE DETERMINATION OF APPLICABILITY ATTACHED
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:
K Blackwell, 7/11/14

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

Date: 8/13/14

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	WILLIAM PIETRA GALLO, TRUSTEE OF 2013 FREEDOM TRUST	ONE OXFORD CENTER PITTSBURGH, PA	15129	412 263 1818
2. Contractor	Print Name JAMIE FEELEY COTTAGE + CASTLE	37 OLD SOUTH ROAD, SUITE 6 NANTUCKET, MA 02554	Builder's License CS-096390	508 825 8825
	Signature [signature]		Date 7/16/14	
3. Contact Person	JAMIE FEELEY COTTAGE + CASTLE	37 OLD SOUTH ROAD, SUITE 6 NANTUCKET, MA 02554	Date 7/16/14	508 633 5500 M

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 [signature]

Address COTTAGE + CASTLE INC 37 OLD SOUTH ROAD NANTUCKET, MA 02554

Telephone # 978 633 5500 M

Print name JAMIE FEELEY

E-Mail Address: JAMIE@COTTAGEANDCASTLEINC.COM

DO NOT WRITE BELOW THIS LINE

6. PLAN REVIEW RECORD - For Office Use

Plans Review Required				
HISTORIC DISTRICTS COMMISSION	ok	61971	7/15/14	
SEPTIC building system available for 10 B/R 1 cottage 7 main house 8 founded OKRH				
SEWER				
WATER WELL COMPLETION REPORT				
CONSERVATION COMMISSION	ok	NEG #3	6/11/14	
FIRE CHIEF				
OVER-THE-ROAD (Board of Selectmen)				
ROAD OPENING PERMIT (DPW)				
PLUMBING				
ELECTRICAL				

7. VALIDATION

Building Permit Issued _____

Building Permit Fee 8248 /

Date of Issuance of Certificate of Occupancy _____

FOR DEPARTMENT USE ONLY

Use Group _____

Occupancy Load _____

Census No. _____

Approved by:

[signature] 4/29/14

Building Commissioner

COMMONWEALTH OF MASSACHUSETTS

AMEND #1
MAP/PARCEL 27-25

TOWN OF NANTUCKET

BUILDING DEPARTMENT

Fee $8248.00

No. 1249-14

Office of the Building Inspector

September 2, 2014

BUILDING PERMIT

THIS PERMIT CERTIFIES THAT 2013 FREEDOM TRUST; WILLIAM PIETRAGALLO, TRE. HAS PERMISSION TO RENOVATE ENTIRE 7 BEDROOM 10 BATH 1DU; 3259 SQ' BASEMENT; 3526 SQ' 1ST; 3012 SQ' 2ND ; REMOVE SQ', RECONFIGURE ROOF LOCATED ON 9 FULLING MILL 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.

ISSUED - AMEND #1

RECEIVED
OCT 14 2014
BY: [illegible]

1249-14
11-18-2014
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): William Pietragallo, Trustee of 2013 Freedom Trust
Last First Middle Initial

9 Fulling Mill Road
No. Street

Assessor's Map No. 27 Assessor's Parcel No. 25

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
$ 200,000

D. DIMENSIONS
Dimensions of Structure
First Floor Area: 3743
Second Floor Area: 3165
Third Floor Area: —
Total Floor Area: 6908
Full Cellar Area: 3743

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.

Basement - Remove existing stair. Provide new stair at new location. Basement addition below proposed addition with an additional 301 sq/ft of basement below grade (with nothing above)

AMEND 1249-14

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
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	Batt (Unfaced)	10"	30
Wall Insulation	Spray foam (open)	5½	21
Ceiling or Roof Insulation	Spray Foam (closed)	7"	42

Window Glazing: Insulated Glass ✓ Double Glass _____ Storm _____

Doors: Insulated Yes ✓ No _____ Weatherstripped: Yes ✓ No _____

Percentage of Window Area to Wall Area: 20%

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)

Amendment # 1

Approval Date 4/17/19

Plan # _____

Type _____

Building Official _____

NOTES AND DATE (For Department Use)

FEE CALCULATIONS

AMEND 50

SITEWORK 50

NEW 301 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: LUG 3
Frontage on Street: 259'
Plan Book No. and Page:
Date Lot Purchased: 6/25/13

Total Land Area: 69,302 SF
Lot No.: 3
Land Court Plan No.: 14311-K
Certificate No.: 24827
Name of Previous Owner: Mary H. Smith

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 175 +/- REAR 98 +/- LEFT 21 +/- RIGHT 18 +/-
Distance between Principal and Secondary Dwelling: 19 +/- (12ft. minimum)
Height of structure above finish grade: N 27'-0" E 28'-5" S 27'-8" W 28'-5"
Number of off-street parking spaces: Enclosed 3 On-site 4

GROUND COVER

Principal Dwelling: 3743
Secondary Dwelling: 1025
Addition:
Garage:
Accessory Building:
Swimming Pool:
Other:

Total: 4768 SF.
Allowable: 4779 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: 11/17/14 Expansion outside of Setbacks 139-33 A 1(c)

Ground Cover Ratio:
Side and Rear Setback:
Secondary Dwelling approval
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	William Pietragallo Trustee of 2013 Freedom Trust	one oxford center Pittsburgh, PA	15129	412-263-1818
2. Contractor	Print Name Cottage & Castle, Inc	37 Old South Rd #6 Nantucket, MA 02554	Builder's License CS-096390	(508) 825-8825
	Signature [signature]		Date 10/14/14	
3. Contact Person	Jamie Feeley	"	Date 10/14/14	508-825-8825

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 [signature]

Address Cottage & Castle, Inc 37 Old South Rd #6 Nantucket, MA 02554

Telephone # 508-633-5500

Print name Jamie Feeley - agent

E-Mail Address: Jamie@cottageandcastleinc.com

DO NOT WRITE BELOW THIS LINE

6. PLAN REVIEW RECORD - For Office Use

Plans Review Required				
HISTORIC DISTRICTS COMMISSION	o/c	62203	9/2/14	
SEPTIC [illegible]				
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 326 %

Date of Issuance of Certificate of Occupancy _____

FOR DEPARTMENT USE ONLY

Use Group _____

Occupancy Load _____

Census No. _____

Approved by:

[signature] 11/17/14

Building Commissioner

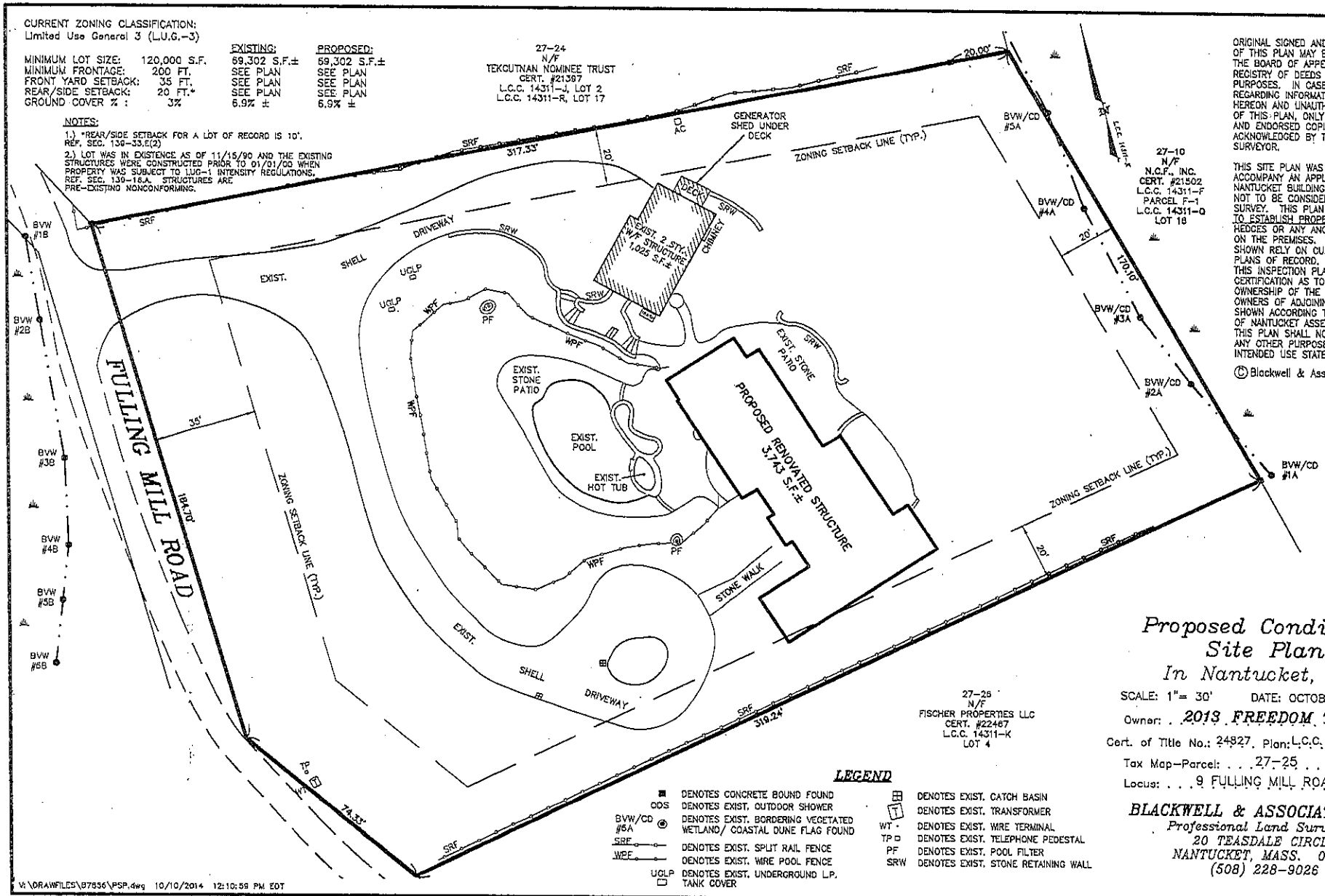
CURRENT ZONING CLASSIFICATION:
Limited Use General 3 (L.U.G.-3)

		EXISTING:	PROPOSED:
MINIMUM LOT SIZE:	120,000 S.F.	69,302 S.F.±	69,302 S.F.±
MINIMUM FRONTAGE:	200 FT.	SEE PLAN	SEE PLAN
FRONT YARD SETBACK:	35 FT.	SEE PLAN	SEE PLAN
REAR/SIDE SETBACK:	20 FT.*	SEE PLAN	SEE PLAN
GROUND COVER % :	3%	6.9% ±	6.9% ±

NOTES:

1.) *REAR/SIDE SETBACK FOR A LOT OF RECORD IS 10'. REF. SEC. 139-33.E(2)

2.) LOT WAS IN EXISTENCE AS OF 11/15/90 AND THE EXISTING STRUCTURES WERE CONSTRUCTED PRIOR TO 01/01/00 WHEN PROPERTY WAS SUBJECT TO LUG-1 INTENSITY REGULATIONS. REF. SEC. 139-18.A. STRUCTURES ARE PRE-EXISTING NONCONFORMING.



ORIGINAL SIGNED AND STAMPED COPIES OF THIS PLAN MAY BE PHOTOCOPIED BY THE BOARD OF APPEALS OR THE NANTUCKET REGISTRY OF DEEDS FOR RECORDING PURPOSES. IN CASES OF DICREPANCIES REGARDING INFORMATION CONTAINED HEREON AND UNAUTHORIZED PHOTOCOPIES OF THIS PLAN, ONLY ORIGINALLY STAMPED AND ENDORSED COPIES SHALL BE ACKNOWLEDGED BY THE CERTIFYING LAND SURVEYOR.

THIS SITE PLAN WAS PREPARED TO ACCOMPANY AN APPLICATION TO THE NANTUCKET BUILDING DEPT 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.

LEGEND

- ■ DENOTES CONCRETE BOUND FOUND
- ODS DENOTES EXIST. OUTDOOR SHOWER
- BVW/CD #5A DENOTES EXIST. BORDERING VEGETATED WETLAND/ COASTAL DUNE FLAG FOUND
- SRF DENOTES EXIST. SPLIT RAIL FENCE
- WPF DENOTES EXIST. WIRE POOL FENCE
- UGLP DENOTES EXIST. UNDERGROUND L.P. TANK COVER
- ⊞ DENOTES EXIST. CATCH BASIN
- T DENOTES EXIST. TRANSFORMER
- WT DENOTES EXIST. WIRE TERMINAL
- TP DENOTES EXIST. TELEPHONE PEDESTAL
- PF DENOTES EXIST. POOL FILTER
- SRW DENOTES EXIST. STONE RETAINING WALL

Proposed Conditions Site Plan
In Nantucket, MA

SCALE: 1"= 30' DATE: OCTOBER 10, 2014

Owner: 2013 FREEDOM TRUST

Cert. of Title No.: 24827 Plan: L.C.C. 14311-K, LOT 3

Tax Map-Parcel: 27-25

Locus: 9 FULLING MILL ROAD

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

V:\DRAWFILES\B7856\PSP.dwg 10/10/2014 12:10:59 PM EDT

B7856

COMMONWEALTH OF MASSACHUSETTS

MAP27/PARCEL25

TOWN OF NANTUCKET

BUILDING DEPARTMENT

Office of the Building Inspector

Fee $50.00

No. 1583-15

Oct. 19, 2015

ZONING PERMIT

THIS PERMIT CERTIFIES THAT 2013 FREEDOM TRUST HAS

PERMISSION TO BUILD A 166 SQ' ACCESSORY STRUCTURE (GAZEBO)

LOCATED ON 9 FULLING MILL 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, AND MAINTENANCE OF BUILDINGS IN THE TOWN OF NANTUCKET,

THIS PERMIT WILL BE COMPLETE ONLY UPON RETURN OF THIS PERMIT AFTER ALL THE REQUIRED INSPECTIONS HAVE BEEN PERFORMED AND THE CARD 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.

James C Barry

INSPECTOR DATE

H.D.C

C.O.A. # 63568 4/28/15

FINAL _____ _____

ZONING FINAL _____ _____

RECEIVED
SEP [illegible] 2015
BY: #1

1583-15
10-19-2015
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): 2013 FREEDOM TRUST (WILLIAM PIETRAGALLO TRUSTEE)
Last First Middle Initial

9 FULLING MILL RD
No. Street

Assessor's Map No. 27 Assessor's Parcel No. 25

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
$50,000

D. DIMENSIONS
Dimensions of Structure
First Floor Area: 166 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 GAZEBO

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

COVERED GAZEBO 16'6" X 10'

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
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)

NOTES AND DATE (For Department Use)

FEE CALCULATIONS

Structure less than
200 ☒ $50.00

ZONING EXCLUDED COVERAGE
GAZEBOS

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 3
Frontage on Street: 259.-
Plan Book No. and Page:
Date Lot Purchased: 6/25/13

Total Land Area: 69,302 ±
Lot No.: 3
Land Court Plan No.: 14311-K
Certificate No.: 24,827
Name of Previous Owner: Mary H. Smith

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 166'+/- REAR 195'+/- LEFT 50'+/- RIGHT 155'+/-
Distance between Principal and Secondary Dwelling: N/A (12ft. minimum)
Height of structure above finish grade: N 11'9"+/- E 11'9" S 11'9" W 11'9"
Number of off-street parking spaces: Enclosed _____ On-site 6+

GROUND COVER

Principal Dwelling: 3743
Secondary Dwelling: 1025
Addition:
Garage:
Accessory Building: 96+25+50 166 ±
Swimming Pool: 800 ±
Other:

Total: 4768 SF.
Allowable: 4779 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:
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	2013 FREEDOM TRUST WILLIAM PIETRAGALLO TRUSTEE	1 OXFORD CENTER PITTSBURGH, PA	15129	(412) 963 1818
2. Contractor	Print Name COTTAGE & CASTLE INC Signature	37 OLD SOUTH RD UNIT #6 NANTUCKET, MA 02554	Builder's License Date 9/15/15	CS 096390
3. Contact Person	JAMES FEELEY		Date 9/15/15	(508) 633-5500

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 37 OLD SOUTH RD UNIT #6 NANTUCKET, MA 02554

Telephone # (508) 825-8825 (W) (508) 633-5500 (C)

Print name James D Feeley as agent

E-Mail Address: JAMES@COTTAGEANDCASTLEINC.COM

DO NOT WRITE BELOW THIS LINE

6. PLAN REVIEW RECORD - For Office Use

Plans Review Required				
HISTORIC DISTRICTS COMMISSION		63568	4 28 15	
SEPTIC				
SEWER				
WATER WELL COMPLETION REPORT				
CONSERVATION COMMISSION				
FIRE CHIEF				
OVER-THE-ROAD (Board of Selectmen)				
ROAD OPENING PERMIT (DPW)				
PLUMBING				
ELECTRICAL				

7. VALIDATION

Building Permit Issued 10 19 15

Building Permit Fee $50.00

Date of Issuance of Certificate of Occupancy

FOR DEPARTMENT USE ONLY

Use Group R3

Occupancy Load

Census No. 329

Approved by:

Building Commissioner

COMMONWEALTH OF MASSACHUSETTS

MAP/PARCEL 27-25

TOWN OF NANTUCKET

BUILDING DEPARTMENT

Fee $250.00

No. 121-15

Office of the Building Inspector

Jan. 30, 2015

BUILDING PERMIT

THIS PERMIT CERTIFIES THAT 2013 FREEDOM TRUST; WILLAIM PIETRAGALLO, TRE. HAS

PERMISSION TO BUILD AN IN-GROUND HEATED SWIMMING POOL

LOCATED ON 9 FULLING MILL 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.

200

RECEIVED
DEC 05 2014
BY:

121-15
1-30-2015
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): 2013 FREEDOM TRUST
Last First Middle Initial

9 FULLING MILL RD.
No. Street

Assessor's Map No. 27 Assessor's Parcel No. 25

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
$200,000.-

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 X 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
- ☐ 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 _____
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)

NOTES AND DATE (For Department Use)

1-29-15 Sent e-mail

FEE CALCULATIONS

4. ZONING COMPLIANCE To be completed by all applicants

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

Zoning District: _____
Frontage on Street: _____
Plan Book No. and Page: _____
Date Lot Purchased: _____

Total Land Area: _____
Lot No.: _____
Land Court Plan No.: _____
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 96.10" REAR 75.10" LEFT 114'9" RIGHT 192'7" ~~250~~
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: _____
Garage: _____
Accessory Building: _____
Swimming Pool: 800 SF
Other: _____

Total: _____ SF.
Allowable: _____ SF.

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 _____
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: _____

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	2013 Freedom Trust	1 OXFOLD CENTER		412-263-1818
		PITTSBURG, PA	15129	
2. Contractor	Print Name: James D. Feeley	37 OLD SOUTH ROAD UNIT #6	Builder's License	CS-096396
	Signature	NANTUCKET, MA 02554	Date 4 Dec 14	508-825 8826
3. Contact Person	Jamie Feeley	"	Date 4 Dec 14	508-825 8826

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: James Feeley

Address: 37 Old South Road
Nantucket, MA 02554

Telephone # 508-633-5500

Print name: James Feeley (agent)

E-Mail Address: Jamie@cottageandcastleinc.com

DO NOT WRITE BELOW THIS LINE

6. PLAN REVIEW RECORD - For Office Use

Plans Review Required				
HISTORIC DISTRICTS COMMISSION	ok	62462	12/7/14	
SEPTIC Pool heater	OK	RB		
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/

Date of Issuance of Certificate of Occupancy _____

FOR DEPARTMENT USE ONLY

Use Group _____

Occupancy Load _____

Census No. _____

Approved by:

1/31/15
Building Commissioner

COMMONWEALTH OF MASSACHUSETTS

MAP27 /PARCEL25

TOWN OF NANTUCKET
BUILDING DEPARTMENT
Office of the Building Inspector

No. 17-16

Fee $126.00

Jan. 6, 2016 ~~2015~~

BUILDING PERMIT

THIS PERMIT CERTIFIES THAT WILLIAM PIETRAGALLO II TRUST HAS

PERMISSION TO CONSTRUCT A GENERATOR PIT WITH NEW DECK/ PORCH ABOVE
LOCATED ON 9 FULLING MILL 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 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
DEC 15 2015
By

17-16
1-06-2016
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): William Pietrogallo II trstee of 2013 Freedom Trust
Last First Middle Initial

9 Fulling Mill Road, Nantucket, MA 02554
No. Street

Assessor's Map No. 27 Assessor's Parcel No. 25

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
#150,000

D. DIMENSIONS
Dimensions of Structure
First Floor Area: 9'11" x 18'11"
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 generator pit

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

Install a generator pit and 60 KW generator with a new deck porch above it.

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
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)

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 3
Frontage on Street: 259
Plan Book No. and Page: _____
Date Lot Purchased: 6/25/2013

Total Land Area: 69,302 SF
Lot No.: 3
Land Court Plan No.: 14311-K
Certificate No.: 24827
Name of Previous Owner: Mary H. Smith

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 175 +/- REAR 98 +/- LEFT 21 +/- RIGHT 18 +/-
Distance between Principal and Secondary Dwelling: 19 +/- (12ft. minimum)
Height of structure above finish grade: N 27'-0" E 28'-5" S 27' 8½" W 28' 5"
Number of off-street parking spaces: Enclosed 3 On-site 4

GROUND COVER

Principal Dwelling: 3743
Secondary Dwelling: 1025
Addition: _____
Garage: _____
Accessory Building: _____
Swimming Pool: _____
Other: _____

Total: 4768 SF.
Allowable: 4779 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: _____

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	William Pietrogallo Tste 2013 Freedom Trust	one oxford Center Pittsburgh, PA	15129	412-263 1818
2. Contractor	Print Name: Cottage & Castle, Inc Signature:	37 old South, #6 Nantucket, MA 02554	Builder's License CS-096390 Date	508-825 8825
3. Contact Person	Jamie Feeley	"	Date	508-633- 5500

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: Cottage + Castle, Inc
37 old South Rd, #6
Nantucket, MA 02554

Telephone # 508-633-5500

Print name: Jamie Feeley - Agent

E-Mail Address: jamie@cottageandcastle inc.com

DO NOT WRITE BELOW THIS LINE

6. PLAN REVIEW RECORD - For Office Use

Plans Review Required				
HISTORIC DISTRICTS COMMISSION		64921	12 8 15	
SEPTIC				
SEWER				
WATER WELL COMPLETION REPORT				
CONSERVATION COMMISSION				
FIRE CHIEF				
OVER-THE-ROAD (Board of Selectmen)				
ROAD OPENING PERMIT (DPW)				
PLUMBING				
ELECTRICAL				

7. VALIDATION

Building Permit Issued: 12 29 15

Building Permit Fee: $126.00

Date of Issuance of Certificate of Occupancy:

FOR DEPARTMENT USE ONLY

Use Group: R3

Occupancy Load:

Census No.: 434

Approved by:

Building Commissioner

ZONING BOARD OF APPEALS

JUNE 9, 2016

END OF PACKET

PART III