



# Planning and Land Use Services

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

## STAFF REPORT

Date: November 8, 2016

To: Zoning Board of Appeals

From: Eleanor W. Antonietti  
Zoning Administrator

Re: November 10, 2016

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### I. APPROVAL OF THE MINUTES:

Pages 5 - 8  
of Packet

- October 13, 2016

### II. OLD BUSINESS:

Pages 31 - 80  
of PACKET

- 32-16 Alan A. Shuch, Trustee of the Ann F. Shuch Qualified Personal Residence Trust  
Action deadline January 11, 2017 45 Quidnet Road Alger

*Sitting Members:* ET SM MJO KK GT

Applicant is seeking Special Permit relief under By-law Section 139-33.A(1)(a) to extend, alter, or change a pre-existing, non-conforming ancillary structure used as a studio and beach changing area by raising it up above the flood plain so that it no longer floods and adding stairs necessary for access. To the extent necessary, Applicant also seeks a modification of the Board's decision in File No. 007-96 to allow for such work. The Locus is situated at 45 Quidnet Road, is shown on Assessor's Map 21 as Parcel 21, and is Lot 23 on Land Court Plan 8853-L. Owner's title is evidenced by Certificate of Title No. 21927 at the Nantucket Registry District. The site is zoned Residential-20 (R20).

#### FROM PRIOR STAFF REPORT:

The proposal consists of vertical extension of about 3± feet of a structure which is sited as close as 2.7 feet from the easterly side yard lot line. The structure, used for recreational purposes pursuant to prior ZBA approval (SEE PAGES 46 - 52 OF PACKET), is on the beach of Sesachacha Pond and has sustained flood damage in recent years. This went before the HDC and was granted a COA on September 20<sup>th</sup>. The project consists of lifting this said to be historic accessory structure to place it on a foundation which will protect it from further flood damage. In addition, a set of stairs will be built to access the newly elevated structure. There will be no increase in footprint. The applicant submitted substantial supplementary materials, including photos (SEE PAGES 53 - 64 OF YOUR PACKET). In addition, several abutters submitted comments and concerns (SEE PAGES 69 - 80).

**UPDATE:**

This was opened at the October 13<sup>th</sup> hearing. Attorney for the applicant explained that the structure is located below the bank and the level of Sesachacha Pond has been consistently rising, resulting in water rising up to the floor joists and impacting the underside. In recent years, the DPW has added large stones along the pond due to a noticeable increase in water level. Elevation 9 runs along the edge of the pond and includes the Locus, which abuts a zone that requires elevation 10. The applicant proposes to raise it 3 feet – to elevation 10 in order to be entirely out of the flood zone – where it will still be below the top of the bank.

They cannot move it to the west to get out of the setback, because there is a heavily vegetated bank. Therefore, they would only be able to move it closer to the water which would not be allowed by ConCom. They propose to lift it up and build up existing block and piers, without demolishing the existing foundation. All materials will be hand-carried down the stairs and work will be done on the beach. No change of use and no interior changes are proposed and the ground cover will remain unchanged.

The owner, who spoke at the hearing, told the Board that he has owned the property since August 1993. He stated that the studio, which isn't visible from any of homes above the bay, will not be visible above the bank once it's raised 3 feet. According to the owner, the studio predates many of the homes along Sesachacha Road, many of which have undergone expansion.

At the time of the hearing, the application was pending before ConCom. After hearing testimony from an abutter's representative and the applicant's representatives, the Board members maintained that they would be willing to support the application, but proposed a continuance to have an opportunity to hear what ConCom's determination would be in order to avert applicant having to return to ZBA because of something ConCom could put in their decision. The Board members also expressed some concerns regarding the pump tank, as the gravity sewer line goes out of the cottage into the pump chamber a few feet below the bathroom level. They urged applicant to explore other options for the bathroom and contingencies for the pump system.

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- 014-99 & 021-22 Dennis E. Dias and Suzanne Gale 2 Tripp Drive Williams  
*ET & MJO sat on 2002 decision*

Applicant is seeking to rescind and vacate previous Variance decisions no longer required by virtue of a recent change in zoning from LUG-2 to LUG-1 resulting from passage of Article 15 at the 2016 Special Town Meeting which rendered the Locus conforming as to lot size. The Locus is situated at 2 Tripp Drive, is shown on Assessor's Map 80 as Parcel 51.3, as Lot 1 upon Land Court Plan 37096-B. Evidence of owner's title is registered on Certificate of Title No. 26171 at the Nantucket County District of the Land Court. The site is zoned Limited Use General 1 (LUG-1).

Applicant requests full rescission of prior decisions. The original decision was issued in 1999, extended in 2000, and restated in 2002 due to lack of a duly issued building permit. The Variance relief granted essentially validated the lot as separately marketable and buildable from all adjacent property and restricted it to 1 dwelling unit and vehicular access only off of Tripp Drive. The lot came out of a multi-lot family owned development and was granted to Dennis Dias in 1999 as an intra-family gift. However, this vacant undersized lot (44,476 SF in LUG-2) was held in common ownership after 1972 by that relative. Pursuant to the merger doctrine, the subject lot merged with the adjacent lot. All of the other lots contained in the subdivision were created having a minimum and conforming lot size of 80,000 SF.

The lot was rezoned from LUG-2 to LUG-1 and is now conforming as to lot size by virtue of passage by majority vote of Article 15 at Special Town Meeting on October 17, 2016, rendering the need for relief obsolete and unnecessary. (SEE SUPPLEMENT PAGES 1 - 8 AT END OF STAFF REPORT)

Pages 10 - 30  
of PACKET

See also  
Pages 1 - 8 at end  
of Staff Report

**III. NEW BUSINESS:**

Page 82

- 24-16 6 Lily Street LLC & Sconset Partners LLC 6 and 8 Lily Street Dale  
**CONTINUED TO January 12, 2016** *CONFLICTS: ET*  
2 Fairgrounds Road Nantucket Massachusetts 02554  
508-228-7215 telephone 508-228-7298 facsimile

Pages 83 - 95  
of PACKET

- 36-16 Loren H. Kroll and Norma J. Goldman 24 Coffin St. Beaudette  
 Action deadline February 8, 2017 CONFLICTS: NONE KNOWN  
 Applicant is requesting Special Permit relief pursuant Zoning By-law Sections 139-30.A and 139-16.C(2) to validate an unintentional side yard setback intrusion caused by the siting of a porch 9.5 feet from the side yard lot line abutting West Sankaty Street, where a ten (10) foot setback is required pursuant to Section 139-16.C(3). In the alternative, and to the extent necessary, Applicant requests relief by Variance pursuant to Section 139-32 to allow said setback intrusion. The Locus is situated at 24 Coffin Street, is shown on Assessor's Map 73.4.1 as Parcel 52, as Lot 2 upon Plan No. 2012-37. Evidence of owner's title is in Book 1456, Page 168 on file at the Nantucket County Registry of Deeds. The site is zoned Sconset Residential 1 (SR-1).

The Applicant seeks Special Permit relief pursuant to Bylaw Section 139-16.C(2) which reads:

*The Board of Appeals may grant a special permit to validate unintentional setback intrusions not greater than five feet into a required yard and not closer than four feet from a lot line, provided that it shall first find that the burden of correcting the intrusion substantially outweighs any benefit to an abutter of eliminating the intrusion and, if the intruding structure was so sited after 1990, the siting of the structure was reasonably based upon a licensed survey.*

Per the 2016 Final As-Built Plan (SEE PAGE 93 OF THE PACKET), the dwelling porch is sited 9.5' from the easterly lot line abutting West Sankaty Avenue where 5 foot setbacks are normally required except pursuant to Section 139-16.C(3) which requires that a lot zoned SR-1 abutting two or more streets or ways must maintain a ten (10) foot setback from each street or way.

The *de minimis* intrusion is said to have been "unintentionally created by a contractor, who misjudged the distance from the lot line to the porch".

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Pages 96 - 107  
of PACKET

- 37-16 CHC Development, LLC 7 Primrose Avenue Cohen  
 Action deadline February 8, 2017 CONFLICTS: NONE KNOWN  
 Appellant brings an appeal pursuant to Nantucket Zoning Bylaw Sections 139-29 and 139-31 of the decisions of the Building Inspector to 1) deny a request to amend a building permit, and 2) revoke said permit. Specifically, Applicant requests that the Zoning Board of Appeals overturn the decisions of the Building Inspector by making a determination that the unenclosed roofed over area of a pool cabana is a porch or gazebo, and, therefore does not count towards ground cover. To the extent necessary, and in the alternative, Applicant seeks Variance relief pursuant to Section 139-32 from the definition of ground cover pursuant to 139-2.A and/or ground cover requirements pursuant to 139-16. The Locus is situated at 7 Primrose Avenue, is shown on Assessor's Map 40 as Parcel 65, as Lot 6 upon Land Court Plan 40657-A. Evidence of owner's title is registered on Certificate of Title No. 25497 at the Nantucket County District of the Land Court. The site is zoned Limited Use General 2 (LUG-2).

Appellant requests that the Board overturn the Building Commissioner's ruling denying an amendment to a Building Permit and thereby revoking said permit. (SEE LETTER ON PAGE 100 OF PACKET.)

The Commissioner asserts that the subject structure is one structure for zoning and building code purposes and, as such, the entire structure with a 360 SF footprint should count towards ground cover. This finding puts the overall ground cover of the locus in excess of the allowed 4% GCR. See TABLE below:

Structure	Bldg Permit #	Ground Cover per As-Built*	GC per Bldg. Comm Ltr.
Primary DU	1338-15	2,103± SF	2,098 SF
Secondary DU	1602-15	1,064± SF	1,065 SF
Storage Shed/Pool Cabana	405-16	191± SF	360 SF
<b>TOTAL GC =</b>		<b>3,358± SF or 3.94%</b>	<b>3,523 SF or 4.13%</b>
Maximum GCR = 4% of 85,268 SF <sub>lot area</sub>		→	<b>Max. GC = 3,410.7 SF</b>

\*As shown on the As-Built, dated 9/15/16, (SEE PAGE 103 OF PACKET):

See also  
Pages 9 - 19 at end  
of Staff Report

Staff examined the Building Department file and has included some of these documents at the end of this report (SEE SUPPLEMENT PAGES 9-19 AT END OF STAFF REPORT). The subject structure is called a 192 SF “storage shed” on Building Permit Application 405-16, filed 2/23/2016, and called a “Pool Cabana” in the “Amendment clarification” filed on 8/15/2016. It is called a “Pool House” on COA No. 64242 and a “Pool Cabana” on revision thereof at COA No. 66400. On the above-referenced As-Built, it is shown as “Pool Structure” & “Porch”. Appellant states that the portion of the structure which is open on its sides should be considered to constitute an unenclosed “porch or gazebo” and, accordingly, under the definition of “Ground Cover”, be excluded from the calculation towards Ground Cover Ratio.

The definition of Ground Cover pursuant to Section 139-2.A is:

*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, decks and unenclosed porches not over or under an enclosed interior space, gazebos, platforms and steps, game playing courts at grade, exterior in-ground residential swimming pools, chimneys, bulkheads, bay and bow windows, unenclosed breezeways\*, air conditioning units, fuel tanks, roof eaves, trash bins, and not more than one accessory detached shed covering an area not to exceed more than 200 square feet at grade.*

**\*BREEZEWAY**

*An abovegrade structure connecting two buildings. When used to connect a primary dwelling and secondary dwelling, any such breezeway shall be a minimum length of 10 feet. Sub-grade connections of any structures on a lot shall not be regulated by this chapter.*

Staff notes that open porches and/or gazebos do not have any kind of maximum size allowance. A single shed is exempted up to 200 SF. No such restriction applies to open porches or gazebos. SEE PAGES 104-105 OF PACKET for photos of the subject structure.

- 38-16 Edmund M. Carpenter, Jr. and Patricia F. Carpenter Gifford/Reade  
 Action deadline February 8, 2017 17 Columbus Avenue CONFLICTS: NONE KNOWN  
 Applicant is seeking relief by Special Permit pursuant to Zoning By-law Section 139-33.A in order to alter and expand the pre-existing nonconforming dwelling. Specifically, Applicant proposes to build an addition to the west and south of the dwelling. As so altered and expanded, the dwelling will be no closer to the northwesterly front yard lot line than the existing dwelling which encroaches into the minimum front yard setback of twenty (20) feet. The Locus is situated at 17 Columbus Avenue, is shown on Assessor’s Map 59.3 as Parcel 108, as Lot 604 upon Land Court Plan 3092-48. Evidence of owner’s title is registered on Certificate of Title No. 23848 at the Nantucket County District of the Land Court. The site is zoned Village Residential (VR).

Pages 108 - 124

The Applicant proposes to expand the pre-existing nonconforming dwelling by constructing a single story addition surrounded by an unenclosed deck on the south elevation, all in accordance with Certificate of Appropriateness No. 66840 issued by the HDC on November 1<sup>st</sup>. A portion of the 560 square foot addition the applicant proposes to construct will be sited within the front yard setback, as close as 13.5’ from the front yard lot line abutting Columbus Avenue, but will be no closer than the existing structure. Therefore, the structure, as so altered and expanded, shall be no closer to the front yard lot line than the existing structure. The dwelling, which currently contains approximately 782 square feet for an overall existing ground cover ratio of 2% where 10% GCR is allowed, will have a GCR of approximately 3.4% as a result of the expansion. The applicant originally proposed a deck on the south and west elevations. Subsequent to HDC proceedings, the deck has been downsized and will only be on the less visible south elevation. The Locus, as existing and as proposed, is conforming as to use, parking, and all dimensional requirements of the By-law, except front yard setback, being sited as close as 12.8’ from Columbus Avenue where a twenty (20) foot front yard setback is required, and perhaps height (T/B/D).

The Locus is also located in the Village Height Overlay District (“VHOD”) pursuant to By-law Section 139-4(F). Pursuant to Section 139-12.K(1), the maximum height permitted within the VHOD is twenty-five (25) feet. Pursuant to Section 139-12.K(2), the height limitation under Section 139-12.K(1) became effective January 31, 2010. The existing structure on the Locus was constructed pursuant to a building permit issued in 1974, with a Certificate of Occupancy issuing in 1997. The highest point on the dwelling is shown as approximately 28’1” on plans submitted to the HDC (SEE PAGE 122 OF PACKET). If the average mean grade height prior to the project can be shown to have exceeded 25 feet, the existing structure on the Locus would be a validly pre-existing, nonconforming structure as to height. Staff was unable to obtain a precise figure for the existing or proposed height per definitions & provisions in the By-Law cited below.

Pursuant to Section 139-17.A:

*Building and structure height is measured as the average height of all sides of a building or structure from the **average mean grade\*** to the highest point of the building and/or structure. There shall be only one highest point for each building and/or structure. No one building and/or structure side shall exceed 32 feet\*\*.*

\*Pursuant to Section 139-2.A:

- (1) *Average mean grade shall be the average of the mean grade established along the median grade line. There shall be only one average mean grade for each continuous median grade line.*
- (2) *Where a side does not have continuous existing and/or finish grade lines, caused by retaining walls or horizontal breaks created by setbacks or protrusions, the average mean grade shall be the average of separately calculated average mean grades for each separate continuous median grade line and shall be proportional to the horizontal length of each continuous median grade line.*

\*\*Pursuant to Section 139-12.K describing the VILLAGE HEIGHT OVERLAY DISTRICT:

*The purpose of this overlay district is to establish reduced building heights in certain locations in the Country Overlay District.*

- (1) *Notwithstanding the provisions of Section 139-17, the maximum height permitted within the Village Height Overlay District shall be 25 feet.*

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See also Page 21 at end of Staff Report

One abutter (12 Columbus Avenue) submitted the following comment *via* email (SEE SUPPLEMENT PAGE 21 AT END OF STAFF REPORT).

**IV. OTHER BUSINESS:**

- APPROVAL OF 2017 ZBA MEETING SCHEDULE

**Meeting Dates (Thursdays):**

Page 126

- January 12, 2017
- February 9, 2017
- March 9, 2017
- April 13, 2017
- May 11, 2017
- June 8, 2017
- July 13, 2017
- August 10, 2017
- September 14, 2017
- October 12, 2017
- November 9, 2017
- December 14, 2017

**V. ADJOURNMENT.**

**MATERIALS**

**PROVIDED BY**

**STAFF**

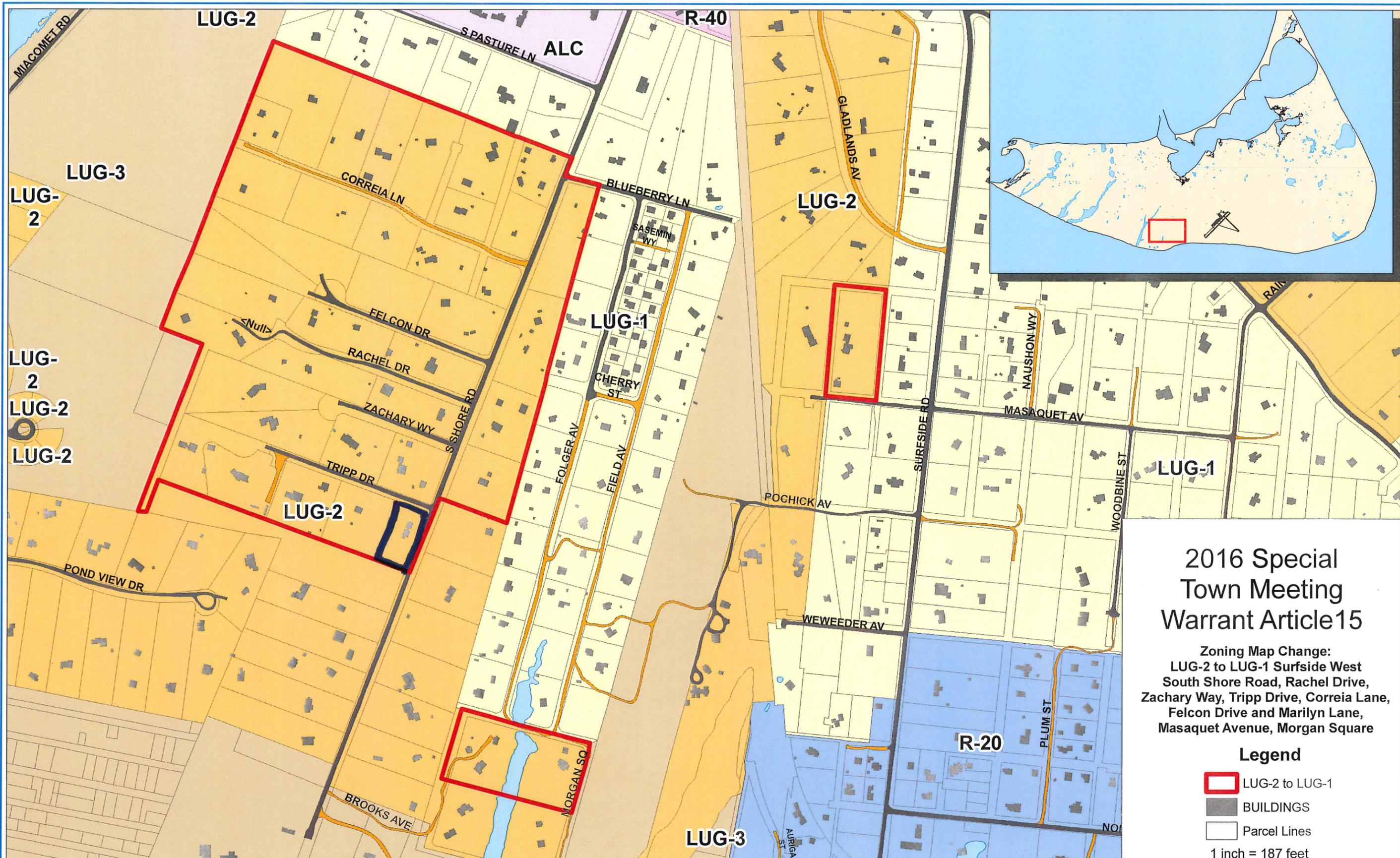
**TO SUPPLEMENT**

**RESCISSION OF**

**FILE No.s**

**014-99 & 021-02**

**2 TRIPP DR.**



## 2016 Special Town Meeting Warrant Article 15

**Zoning Map Change:**  
 LUG-2 to LUG-1 Surfside West  
 South Shore Road, Rachel Drive,  
 Zachary Way, Tripp Drive, Correia Lane,  
 Felcon Drive and Marilyn Lane,  
 Masaquet Avenue, Morgan Square

### Legend

-  LUG-2 to LUG-1
  -  BUILDINGS
  -  Parcel Lines
- 1 inch = 187 feet

**Data Sources:**  
 The planimetric data on this mapsheet is based primarily upon interpretation of April, 2013 aerial photography. It was compiled to meet the ASPRS Standard for Class I Map Accuracy for 1"=100' scale maps.

The parcel boundaries are based primarily upon the Tax Assessor's data through December, 2013.

The data on this mapsheet represents the efforts of the Town of Nantucket and other cooperating organizations to record and compile pertinent geographical and related information utilizing the capabilities of the Nantucket Geographic Information System (GIS). The GIS staff maintains an ongoing program to record and correct errors in these data that are brought to its attention. The Town of Nantucket makes no claims as to the absolute validity or reliability of these data or their fitness for any particular use.



# Town of Nantucket - GIS Mapsheet



Nantucket governmental agencies will not necessarily approve applications based solely on GIS data. Applicants for permits and licenses must inquire of the relevant agency for applicable requirements. The presence of information on this mapsheet does not necessarily imply public right-of-way or the right of public access.

Please send identification of any errors and corresponding corrections to:

GIS Coordinator  
 Town of Nantucket  
 2 Fairgrounds Road  
 Nantucket, MA 02554

**TOWN OF NANTUCKET**  
**October 17, 2016 Special Town Meeting**

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**NOTES:**

1. **PETITION ARTICLES HAVE BEEN PRINTED AS SUBMITTED BY THE PETITIONERS AND MAY CONTAIN TYPOGRAPHICAL AND OTHER ERRORS**
  
2. **UNLESS OTHERWISE NOTED UNDER THE FINANCE COMMITTEE MOTION, ALL VOTES NEEDED FOR PASSAGE OF ARTICLES IS A SIMPLE MAJORITY.**

All as shown on a map entitled “2016 Special Town Meeting Warrant Article \_\_\_\_: Zoning Bylaw (Town and Country Overlay District) and Sewer District Amendment: 4, 6, and 8 Hawthorne Lane” dated \_\_\_\_\_, 2016 and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Terry Sanford, et al)*

**PLANNING BOARD MOTION:** Moved that Chapter 139 (Zoning), section 4E, of the Code of the Town of Nantucket be amended by placing the following properties currently located in the Country Overlay District in the Town Overlay District:

Map	Lot	Number	Street
56	215	4	Hawthorne Lane
56	216	6	Hawthorne Lane
56	220	8	Hawthorne Lane

All as shown on a map entitled “2016 Special Town Meeting Warrant Article 14 Map 1: Zoning Bylaw (Town and Country Overlay District) and Sewer District Amendment: 4, 6, and 8 Hawthorne Lane” dated August 2016.

**FINANCE COMMITTEE COMMENT:** The Committee supports the Planning Board Motion.

*Quantum of vote required for passage of the motion is 2/3*

**FINANCE COMMITTEE MOTION:** Moved that Chapter 41 (Board of Sewer Commissioners), Section 41-3B (Town Sewer District) of the Code of the Town of Nantucket be amended by adding the following parcels:

Map	Lot	Number	Street
56	215	4	Hawthorne Lane
56	216	6	Hawthorne Lane
56	220	8	Hawthorne Lane

**ARTICLE 15**

(Zoning Map Change: **LUG-2 to LUG-1** Surfside West - South Shore Road, Rachel Drive, Zachary Way, **Tripp Drive**, Correia Lane, Felcon Drive and Marilyn Lane, Masaquet Avenue, Morgan Square)

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by placing the following properties identified in the Surfside Area Plan as a portion of “Surfside West”, currently located in the Limited Use General 2 (LUG-2) zoning district, to the Limited Use General (LUG-1) zoning district:

Map	Lot	Number	Street
80	52	1	Zachary Way
80	51	8	Tripp Drive
80	51.1	12	Tripp Drive
80	51.2	4	Tripp Drive
80	51.3	2	Tripp Drive
80	53	3	Rachel Drive
80	53.1	47	South Shore Road
80	53.2	43	South Shore Road
80	53.3	2	Rachel Drive
80	53.4	4	Rachel Drive
80	53.5	5	Rachel Drive
80	54	16	Correia Lane
80	55	17	Correia Lane
80	56	15	Correia Lane
80	57	13	Correia Lane
80	58	9	Correia Lane
80	58.1	11	Correia Lane
80	59	12	Correia Lane
80	60	8	Correia Lane
80	61	4	Correia Lane
80	62	34	South Shore Road
80	63	3	Correia Lane
80	64	33	South Shore Road
80	115	52	South Shore Road
80	117	42	South Shore Road
80	118	36	South Shore Road
80	177	32	South Shore Road
80	294	1	Felcon Drive
80	296.1	29A	South Shore Road
80	296.2	29B	South Shore Road
80	296.3	29C	South Shore Road
80	296.4	29D	South Shore Road
80	311	53	South Shore Road
80	312	2	Zachary Way
80	313	3	Zachary Way
80	326	3	Marylin Lane
80	329	5	Felcon Drive
80	330	9	Felcon Drive

80	331	11	Felcon Drive
80	193	8	Masaquet Avenue
87	3.1	4	Morgan Square
87	3.2	2	Morgan Square
80	310	14	Tripp Drive

All as shown on a map entitled “2016 Special Town Meeting Warrant Article \_\_ Zoning Map Change: LUG-2 to LUG-1 Surfside West - South Shore Road, Rachel Drive, Zachary Way, Tripp Drive, Correia Lane, Felcon Drive, and Marilyn Lane, Masaquet Avenue, Morgan Square)” dated July 2016 and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Leona Tripp, et al)*

**PLANNING BOARD MOTION:** Moved that the Zoning Map of the Town of Nantucket be amended by placing the following properties identified in the Surfside Area Plan as a portion of “Surfside West”, currently located in the Limited Use General 2 (LUG-2) zoning district, to the Limited Use General (LUG-1) zoning district:

Map	Lot	Number	Street
80	52	1	Zachary Way
80	51	8	Tripp Drive
80	51.1	12	Tripp Drive
80	51.2	4	Tripp Drive
80	51.3	2	Tripp Drive
80	53	3	Rachel Drive
80	53.1	47	South Shore Road
80	53.2	43	South Shore Road
80	53.3	2	Rachel Drive
80	53.4	4	Rachel Drive
80	53.5	5	Rachel Drive
80	54	16	Correia Lane
80	55	17	Correia Lane
80	56	15	Correia Lane
80	57	13	Correia Lane
80	58	9	Correia Lane
80	58.1	11	Correia Lane
80	59	12	Correia Lane
80	60	8	Correia Lane
80	61	4	Correia Lane
80	62	34	South Shore Road



# Town of Nantucket



## OFFICE OF THE TOWN & COUNTY CLERK

16 Broad Street  
NANTUCKET, MASSACHUSETTS 02554-3590

Catherine Flanagan Stover, MMC, CMMC  
Town & County Clerk

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WEBSITE: <http://www.nantucket-ma.gov>



### 2016 SPECIAL TOWN MEETING 2016

The following is a summary of the articles called and discussed, and the vote taken by the 2016 Special Town Meeting held at the Nantucket High School, Mary P. Walker Auditorium, 10 Surfside Road, on October 17, 2016. Cyrus Peirce student Robert Planzer was the official Time Keeper.

Voters were given Green armbands, and non-voters and consultants were given Blue-and-white armbands. Non-voters were admitted to the Auditorium anteroom, and the proceedings were graciously live-streamed by Channel 18.

On Monday, October 17, we convened at 6:08 PM. There were 543 voters in attendance. At the close of registration on October 7, 2016, we had 8996 registered voters. **There was a Quorum Requirement of either 450 or 270 on the following articles: Article #'s 2, 7, 8, 10, 11. A Quorum in excess of 450 was achieved at 6:07 PM.**

Non-voting consultants admitted to the hall were Andy Burnes from Hall-Keen; Rosemary Blackmier from Woodward & Curran.

\*\*\*\*\*

On October 17, 2016, at 6:16 PM, the following "Pot of Uncalled Articles" was voted unanimously **in accordance with the motions** recommended by the Finance Committee or, **in the absence of a Finance Committee motion, then in accordance with the motions** as recommended by the Planning Board, as printed in the Finance Committee Report, with technical amendments brought forward during the course of the meeting: **Articles 4, 6, 7, 8, 9, 10, 12, 13**

At 8:56 PM, on Monday, October 17, Moderator Alger recognized James Kelly, Chair of the Board of Selectmen, who moved to dissolve the 2016 Special Town Meeting. The motion was seconded, and adopted by Unanimous Voice Vote.

#### **HIGHLIGHTING KEY:**

**NONE = Adopted**

**YELLOW = Adopted with Amendment/Technical Amendment**

**RED = NOT adopted**

**GREEN = Attorney General Approval Needed**

**Article 1: Suspension of Madaket/Warren's Landing/Somerset Sewer Extension Request (Called) Not Adopted by Handcount Vote: YES – 191; NO - 319**

**Article 2: Appropriation: Sewer Project/Madaket/Warren's Landing/Somerset (Called) Adopted by Handcount Vote: YES – 376; NO - 115 (2/3 = 324)**

**TA Article 3: Bylaw Amendment: Board of Sewer Commissioners/Sewer District Map Changes (Called) Adopted with Technical Amendment by Majority Voice Vote**

**Article 4: Long-term Lease Extension Authorization – Academy Hill Property (Not Called) Adopted by Unanimous Voice Vote**

**Article 5: Suspension of Our Island Home Funding Request; Establishment of Work Group (Called) Adopted by Unanimous Voice Vote**

**Article 6: Land Bank: Bond Refinancing (Not Called) Adopted by Unanimous Voice Vote**

**Article 7: Appropriation: Airport (Not Called) Adopted by Unanimous Voice Vote**

**Article 8: Appropriation: Lined Landfill Cell (Not Called) Adopted by Unanimous Voice Vote**

**Article 9: Appropriation: Fire Department (Not Called) Not Adopted by Unanimous Voice Vote**

**Article 10: Appropriation: General Fund (Not Called) Adopted by Unanimous Voice Vote**

**Article 11: Real Estate Acquisition: 40 Sparks Avenue (Called) Postponed Indefinitely by Unanimous Voice Vote**

**Article 12: Bylaw Amendment: Board of Sewer Commissioners/Sewer District Map Changes (Not Called) Adopted by Unanimous Voice Vote**

**Article 13: Zoning Map Change: LUG-2 to LUG-1 – 106 and 108 Surfside Road (Not Called) Adopted by Unanimous Voice Vote**

**Article 14: Zoning Bylaw (Town and Country Overlay District) and Sewer District Amendment: 4, 6, and 8 Hawthorne Lane (Called) Part A Adopted by 2/3 Handcount Vote: YES – 195; NO – 92 (2/3 = 189) Part B Adopted by Majority Voice Vote**

**Article 15: Zoning Map Change: LUG-2 to LUG-1 Surfside West - South Shore Road, Rachel Drive, Zachary Way, Tripp Drive, Correia Lane, Felcon Drive and Marilyn Lane, Masaquet Avenue, Morgan Square (Called) Adopted as amended by Timmerman with Technical Amendment was by 2/3 Majority Handcount Vote YES – 225; NO – 107 (2/3 = 221.)**

**Article 16: Zoning Map Change: LUG-2 to R-40 – 4 Daffodil Lane (Called) Adopted by Declared 2/3 Majority Voice Vote**

**MATERIALS**

**PROVIDED BY**

**STAFF**

**TO SUPPLEMENT**

**APPEAL/APPLICATION**

**FILE No. 37-16**

**7 PRIMROSE LN.**

# TOWN OF NANTUCKET

## BUILDING DEPARTMENT

Office of the Building Inspector

No. 405-16

Fee \$50.00

March 24, 2016

# ZONING PERMIT

THIS PERMIT CERTIFIES THAT CHC DEVELOPMENT HAS  
PERMISSION TO BUILD A 192 SQ. FT. STORAGE SHED  
LOCATED ON 7 PRIMROSE LANE PROVIDED

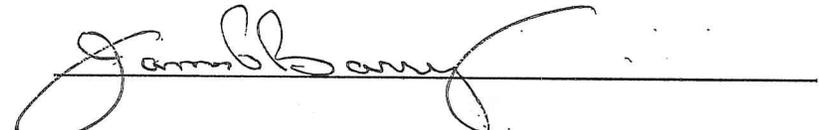
THAT THE PERSON ACCEPTING THIS PERMIT SHALL CONFORM TO THE TERMS OF THE APPLICATION ON FILE IN THE BUILDING DEPARTMENT AND TO THE PROVISIONS OF THE STATUTES AND THE ORDINANCES RELATING TO THE CONSTRUCTION, AND MAINTENANCE OF BUILDINGS IN THE TOWN OF NANTUCKET,

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.



INSPECTOR

DATE

H.D.C

C.O.A. # 64242 8/18/15

FINAL

\_\_\_\_\_

\_\_\_\_\_

ZONING FINAL

\_\_\_\_\_

\_\_\_\_\_

*Plumbing*

*16-369*

*underground*

*Don Butts*

*6/29/16*

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

Name		Mailing address - Number, street, city and state	Zip Code	Telephone No.
1. Owner or Lessee	CHC Development LLC	9 Sycamore Drive		
	John + Cindi Galiker	Chatham, NY 07928		
2. Contractor	Print Name Stephen Cheney	15A N. Beach St.	Builder's License CS-084344	
	Signature 	Nantucket, MA 02884	Date 2/17/16	
3. Contact Person	Ethan Griffin	9 Amelia Dr. Nantucket, MA	Date 9/3/15	508-228-3600

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: 9 Amelia Drive Telephone #: 508-228-3600

Print name: Ethan Griffin E-Mail Address: ethan@chipwebster.com

**DO NOT WRITE BELOW THIS LINE**

**6. PLAN REVIEW RECORD - For Office Use**

Plans Review Required			
HISTORIC DISTRICTS COMMISSION		64242	8 18 15
SEPTIC SEWER	Proposed septic good for 8 bedrooms, 8 provided. Pool home shed - 1 BR, Guest House 3 BR. main HSE - 4 BR. P.K. App. 7-15		
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 <u>3 8 16</u>	FOR DEPARTMENT USE ONLY
Building Permit Fee <u>\$ 50.00</u>	Use Group <u>S1</u>
	Occupancy Load _____
	Census No. <u>328</u>
Date of Issuance of Certificate of Occupancy _____	Approved by:  Building Commissioner

405-16  
3/24/16 chk-15586  
BUILDING PERMIT NUMBER

**RECEIVED**  
FLS 4 3 2016  
By DS #2

**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): CHC Development LLC  
Last First Middle Initial  
7 Primrose Ln  
No. Street  
Assessor's Map No. 40 Assessor's Parcel No. 65

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

<b>A. TYPE OF IMPROVEMENT</b>	<b>B. OWNERSHIP</b>	<b>D. DIMENSIONS</b>
<input checked="" type="checkbox"/> New Building	<input checked="" type="checkbox"/> Private	Dimensions of Structure <u>192</u>
<input type="checkbox"/> Addition	<input type="checkbox"/> Public	First Floor Area: <u>192 SF</u>
<input type="checkbox"/> Alteration		Second Floor Area: _____
<input type="checkbox"/> Repair, replacement	<b>C. COST</b>	Third Floor Area: _____
<input type="checkbox"/> Demolition	TOTAL COST OF IMPROVEMENT	Total Floor Area: _____
<input type="checkbox"/> Moving	<u>\$ 300,000</u>	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 Storage shed

Detail scope of work by floor & provide the square footage.  
192 SF Storage shed

**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.

<b>F. PRINCIPLE TYPE OF FRAME</b>	<b>H. TYPE OF SEWAGE DISPOSAL</b>	<b>K. ACCESSORY HEAT SOURCE</b>
<input checked="" type="checkbox"/> Wood frame	<input type="checkbox"/> Public	No. of fireplaces <u>0</u>
<input type="checkbox"/> Other - Specify _____	<input checked="" type="checkbox"/> Private (septic tank, etc.)	No. of Wood Stoves <u>0</u>
<b>G. PRINCIPLE TYPE OF HEATING</b>	<b>I. TYPE OF WATER SUPPLY</b>	Other: _____
<input type="checkbox"/> Gas <input type="checkbox"/> Electricity	<input type="checkbox"/> Public	<b>L. RESIDENTIAL BUILDINGS</b>
<input type="checkbox"/> Oil <input type="checkbox"/> Heat Pump	<input checked="" type="checkbox"/> Private (well)	Number of Bedrooms <u>0</u>
<input type="checkbox"/> Other - Specify <u>N/A</u>	<b>J. SMOKE DETECTORS</b>	Number of Bathrooms <u>1</u>
	No. of Detectors <u>per code</u>	Full <u>1</u> Partial <u>0</u>
	See Plan for Location	

**3. Continued**

M. ENERGY CONSERVATION

Foundation or Floor insulation	Type <u><del>Concrete</del></u>	Thickness	R Value <u>N/A</u>
Wall Insulation	<u><del>Concrete</del></u>		<u>Unheated</u>
Ceiling or Roof Insulation	<u><del>Concrete</del></u>		
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 *See plans*

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: <u>LUG2</u>	Total Land Area: <u>85,268 SF</u>
Frontage on Street: <u>35'</u>	Lot No.: <u>6</u>
Plan Book No. and Page: <u>600/5594</u>	Land Court Plan No.: <u>40,657 A</u>
Date Lot Purchased: <u>1/8/2015</u>	Certificate No.: _____
Name of Previous Owner: <u>Reinecke Trust</u>	

**SUBDIVISION INFORMATION**

Name of Owner: \_\_\_\_\_

Date of Plan Approval: 10/14/1980

Type of Approval: ANR  AR \_\_\_\_\_

Planning Board File No.: 40657 A

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 320' REAR 67' LEFT 27' RIGHT 167'

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

Height of structure above finish grade: N 14'-7" E 14'-7" S 14'-7" W 14'-7"

Number of off-street parking spaces: Enclosed 2 On-site 4

**GROUND COVER**

Principal Dwelling: 2098 SF

Secondary Dwelling: 1065 SF

Addition: \_\_\_\_\_

Garage: \_\_\_\_\_

Accessory Building: \_\_\_\_\_

Swimming Pool: \_\_\_\_\_

Other: ~~Storage shed~~ storage shed 197

Total: ~~3363~~ 3363 SF.

Allowable: 3410 SF.

**MISCELLANEOUS**

Was a request to "Determine Applicability of the Protection Act" filed with the Nantucket Conservation Committee? YES \_\_\_\_\_ NO

If answered YES, include "Order of Conditions" with application.

What date was the "Order of Conditions" with application. \_\_\_\_\_

What date was the "Order of Conditions" filed with the Registry of Deeds? \_\_\_\_\_

Is the property located within a Flood Hazard district? YES \_\_\_\_\_ NO

Was a Variance or Special Permit granted by the Board of Appeals? YES \_\_\_\_\_ NO

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

**FOR ZONING OFFICER**

Minimum Lot Size: _____	Ground Cover Ratio: _____
Frontage on Street: _____	Side and Rear Setback: _____
Front Yard: _____	Secondary Dwelling approval _____
Additional Comments: _____	Board of Appeals _____
_____	Lot Release Form _____

Date: \_\_\_\_\_ APPROVED BY: \_\_\_\_\_

Zoning Officer

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

Name		Mailing address - Number, street, city and state	Zip Code	Telephone No.
1. Owner or Lessee	CHC Development LLC	9 Sycamore Drive Chatham, NY 07928		
2. Contractor	Print Name: Stephen Chanay Signature:	15A N. Beach St Nantucket MA 02554	Builder's License: CS-084395	Date: 8/12/16
3. Contact Person	Chip Webster Architecture	9 Amelia Dr. Nantucket, MA	Date: 8/12/16	508-228-3600

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: 9 Amelia Drive  
Telephone #: 508-228-3600  
Print name: Ethan Gordon  
E-Mail Address: ethan@chipwebster.com

**DO NOT WRITE BELOW THIS LINE**

**6. PLAN REVIEW RECORD - For Office Use**

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

**7. VALIDATION**

Building Permit Issued _____	FOR DEPARTMENT USE ONLY Use Group _____ Occupancy Load _____ Census No. _____
Building Permit Fee _____	
Date of Issuance of Certificate of Occupancy _____	Approved by: _____ Building Commissioner

(this packet left on desk)

#2  
2016 AUG 15 AM 10:59

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): CHC Development LLC  
Last First Middle Initial  
7 Primrose Lane  
No. Street  
Assessor's Map No. 40 Assessor's Parcel No. 65

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

<b>A. TYPE OF IMPROVEMENT</b> <input checked="" type="checkbox"/> New Building <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Repair, replacement <input type="checkbox"/> Demolition <input type="checkbox"/> Moving	<b>B. OWNERSHIP</b> <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public	<b>D. DIMENSIONS</b> Dimensions of Structure First Floor Area: 192 SF Second Floor Area: _____ Third Floor Area: _____ Total Floor Area: _____ Full Cellar Area: _____
<b>C. COST</b> TOTAL COST OF IMPROVEMENT \$30,000		

**E. PROPOSED USE**  
Residential  
Detail scope of work by floor & provide the square footage.  
Amendment clarification to permit 405-16  
192 SF pool cabana

One Family  
 Studio  
 Two or more family - Enter number of units \_\_\_\_\_  
 Hotel, Motel, Dormitory enter number of units \_\_\_\_\_  
 Second Dwelling  
 Garage  
 Pool  
 Other - Specify pool cabana

**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.

<b>F. PRINCIPLE TYPE OF FRAME</b> <input checked="" type="checkbox"/> Wood frame <input type="checkbox"/> Other - Specify _____	<b>H. TYPE OF SEWAGE DISPOSAL</b> <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private (septic tank, etc.)	<b>K. ACCESSORY HEAT SOURCE</b> No. of fireplaces 0 No. of Wood Stoves 0 Other: _____
<b>G. PRINCIPLE TYPE OF HEATING</b> <input type="checkbox"/> Gas <input type="checkbox"/> Electricity <input type="checkbox"/> Oil <input type="checkbox"/> Heat Pump <input type="checkbox"/> Other - Specify <u>N/A</u>	<b>I. TYPE OF WATER SUPPLY</b> <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private (well)	<b>L. RESIDENTIAL BUILDINGS</b> Number of Bedrooms 0 Number of Bathrooms 1 Full 1 Partial 0
<b>J. SMOKE DETECTORS</b> No. of Detectors <u>per code</u> See Plan for Location		

**3. Continued**

*N/A Not heated*

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**

*See Plans*

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:	<input type="checkbox"/> Full <input type="checkbox"/> Partial

FRAMING: Main Carrying members: Size: \_\_\_\_\_ Support Spacing: \_\_\_\_\_

First Floor Framing	Joist size: _____	Maximum Span: _____	Maximum Spacing: _____
Second Floor Framing	Joist size: _____	Maximum Span: _____	Maximum Spacing: _____
Ceiling Framing	Joist size: _____	Maximum Span: _____	Maximum Spacing: _____
Roof Framing	Joist size: _____	Maximum Span: _____	Maximum Spacing: _____

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

**SKETCH OF PROPOSED WORK (minor projects)**

**NOTES AND DATE (For Department Use)**

**FEE CALCULATIONS**

**4. ZONING COMPLIANCE To be completed by all applicants**

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

Zoning District: LUG 2 Total Land Area: 25,268 SF  
 Frontage on Street: 35' Lot No.: 6  
 Plan Book No. and Page: 000/5594 Land Court Plan No.: 40,057 A  
 Date Lot Purchased: 1/8/2015 Certificate No.: \_\_\_\_\_  
 Name of Previous Owner: Beinecke Trust

**SUBDIVISION INFORMATION**

Name of Owner: \_\_\_\_\_  
 Date of Plan Approval: 10/14/1980  
 Type of Approval: ANR  AR \_\_\_\_\_  
 Planning Board File No.: 40657 A  
 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 320' REAR 67' LEFT 27' RIGHT 167'  
 Distance between Principal and Secondary Dwelling: \_\_\_\_\_ (12ft. minimum)  
 Height of structure above finish grade: N 14'-7" E 14'-7" S 14'-7" W 14'-7"  
 Number of off-street parking spaces: Enclosed 2 On-site 4

**GROUND COVER**

Principal Dwelling: 2098 SF  
 Secondary Dwelling: 1065 SF  
 Addition: \_\_\_\_\_ Total: 3355 SF.  
 Garage: \_\_\_\_\_ Allowable: 3410 SF.  
 Accessory Building: \_\_\_\_\_  
 Swimming Pool: \_\_\_\_\_  
 Other: Pool Cabana 192 SF (360SF Footprint) Enclosed space 192SF

**MISCELLANEOUS**

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

**FOR ZONING OFFICER**

Minimum Lot Size: \_\_\_\_\_ Ground Cover Ratio: \_\_\_\_\_  
 Frontage on Street: \_\_\_\_\_ Side and Rear Setback: \_\_\_\_\_  
 Front Yard: \_\_\_\_\_ Secondary Dwelling approval \_\_\_\_\_  
 Additional Comments: \_\_\_\_\_ Board of Appeals \_\_\_\_\_  
 Lot Release Form \_\_\_\_\_

Date: \_\_\_\_\_ APPROVED BY: \_\_\_\_\_  
 Zoning Officer

CERTIFICATE NO: 64242

DATE ISSUED: 8/18/15

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

### CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

**NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.**

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

#### PROPERTY DESCRIPTION

TAX MAP N°: 40 PARCEL N°: 65  
Street & Number of Proposed Work: 7 Primrose Ln  
Owner of record: CHC Development LLC  
Mailing Address: 9 Sycamore Drive  
Chatham, NJ 07928  
Contact Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

#### AGENT INFORMATION (if applicable)

Name: Chip Webster Architecture  
Mailing Address: 9 Amelia Drive  
Nantucket, MA 02554  
Contact Phone #: 508-228-3600 E-mail: chip@chipwebster.com

FOR OFFICE USE ONLY	
Date application received: <u>8/13/15</u>	Fee Paid: \$ <u>72.00</u>
Must be acted on by: <u>11/10/15</u>	
Extended to: _____	
Approved: <u>[Signature]</u>	Disapproved: _____
Chairman: _____	
Member: _____	
Member: _____	
Member: _____	
Member: _____	
Notes - Comments - Restrictions - Conditions	
<u>No cupola as per</u> <u>chamber models Northham</u> <u>than 6 feet NTC from grade.</u>	

#### DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

Pool (Zoning District \_\_\_\_\_)  Roof  Other Pool House

Size of Structure or Addition: Length: 30' Sq. Footage 1st floor: 360 Decks/Patio: Size: 1215  1st floor  2nd floor

Width: 12' Sq. footage 2nd floor: \_\_\_\_\_ Size: \_\_\_\_\_  1st floor  2nd floor

Sq. footage 3rd floor: \_\_\_\_\_

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

Height of ridge above final finish grade: North 14'-8" South 14'-8" East 14'-8" West 14'-8"

#### Additional Remarks

- REVISIONS\***
1. East Elevation
  2. South Elevation
  3. West Elevation
  4. North Elevation

Historic Name: \_\_\_\_\_  
Original Date: \_\_\_\_\_ (describe)  
Original Builder: \_\_\_\_\_

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

\*Cloud on drawings and submit photographs of existing elevations.

#### DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 4"  Block  Block Parged  Brick (type) \_\_\_\_\_  Poured Concrete  Piers

Masonry Chimney:  Block Parged  Brick (type) \_\_\_\_\_  Other \_\_\_\_\_

Roof Pitch: Main Mass 9/12 Secondary Mass \_\_\_\_\_/12 Dormer \_\_\_\_\_/12 Other \_\_\_\_\_

Roofing material:  Asphalt:  3-Tab  Architectural \_\_\_\_\_

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

Fence: Height: \_\_\_\_\_  
Type: \_\_\_\_\_  
Length: \_\_\_\_\_

Skylights (flat only): Manufacturer \_\_\_\_\_ Rough Opening \_\_\_\_\_ Size \_\_\_\_\_ Location \_\_\_\_\_

Gutters:  Wood  Aluminum  Copper  Leaders (material) \_\_\_\_\_

Leaders (material and size): \_\_\_\_\_

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

Other \_\_\_\_\_

Trim: A. Wood  Pine  Redwood  Cedar  Other \_\_\_\_\_

B. Treatment  Paint  Natural to weather  Other \_\_\_\_\_

C. Dimensions: Fascia 1-8 1-4 Rake 1-8 1-4 Soffit (Overhang) \_\_\_\_\_ Corner boards 7-6 Frieze \_\_\_\_\_

Window Casing Shank casing Door Frame plant frame Columns/Posts: Round \_\_\_\_\_ Square \_\_\_\_\_

Windows\*:  Double Hung  Casement  All Wood  Other Tamron

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

Doors\* (type and material):  TDL  SDL Front brwn door Rear brwn door Side brwn door

Garage Door(s): Type \_\_\_\_\_ Material \_\_\_\_\_

Hardscape materials: Driveways \_\_\_\_\_ Walkways stone Walls \_\_\_\_\_

\* Note: Complete door and window schedules are required.

#### COLORS

Sidewall neutral Clapboard (if applicable) \_\_\_\_\_ Roof neutral

Trim white Sash white Doors neutral

Deck neutral Foundation \_\_\_\_\_ Fence \_\_\_\_\_ Shutters \_\_\_\_\_

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

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

Date 8-15-12 Signature of owner of record [Signature] Signed under penalties of perjury

CERTIFICATE NO: 660400

DATE ISSUED: 8/30/16

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

FAX MAP N°: 40 PARCEL N°: 65
Street & Number of Proposed Work: 7 Primrose Lane
Owner of record: CHC Development LLC
Mailing Address: 9 Sycamore Drive Chatham, NJ 07928
Contact Phone #: E-mail:

FOR OFFICE USE ONLY
Date application received: 8/19/16 Fee Paid: \$ 50.00
Must be acted on by: 10/24/2016
Extended to:
Approved: Disapproved:
Chairman:
Member:
Member:
Member:
Member:
Notes - Comments - Restrictions - Conditions

AGENT INFORMATION (if applicable)

Name: Chip Webster Architecture
Mailing Address: 9 Amelia Drive Nantucket, MA 02554
Contact Phone #: 508-228-3600 E-mail: chip@chipwebster.com

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

New Dwelling Addition Garage Driveway/Apron Commercial Historical Renovation Deck/Patio Steps Shed
Color Change Fence Gate Landscaping Move Building Demolition Revisions to previous Cert. No. #64747
Pool (Zoning District) Roof Other Pool Cabana
Size of Structure or Addition: Length: 30' Sq. Footage 1st floor: 192 Decks/Patio: Size: 165 1st floor 2nd floor
Width: 12' Sq. footage 2nd floor: Size: 1st floor 2nd floor
Sq. footage 3rd floor:
Difference between existing grade and proposed finish grade: North 0' South 0' East 0' West 0'
Height of ridge above final finish grade: North 14' South 14' East 14' West 14'

Additional Remarks

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

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 4" Block Block Parged Brick (type) Poured Concrete Piers
Masonry Chimney: Block Parged Brick (type) Other
Roof Pitch: Main Mass 9/12 Secondary Mass 1/12 Dormer 1/12 Other
Roofing material: Asphalt 3-Tab Architectural Wood (Type: Red Cedar, White Cedar, Shakes, etc.)
Fence: Height: Type: Length:
Skylights (flat only): Manufacturer Rough Opening Size Location
Gutters: Wood Aluminum Copper Leaders (material)
Leaders (material and size):
Sidewall: White cedar shingles Clapboard (exposure: inches) Front Side Other
Trim: A. Wood Pine Redwood Cedar Other
B. Treatment Paint Natural to weather Other
C. Dimensions: Fascia 3/4 x 8 Rake 5/4 x 8 Soffit (Overhang) 1 x 4 Corner boards 3/4 x 5 Frieze
Windows\*: Double Hung Casement All Wood Other
True Divided Lights (muntins), single pane SDL's (Simulated Divided Lights) Manufacturer
Doors\* (type and material): TDL SDL Front Rear Board Door Side Board Door
Garage Door(s): Type Material
Hardscape materials: Driveways Walkways Walls

\* Note: Complete door and window schedules are required.

COLORS

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

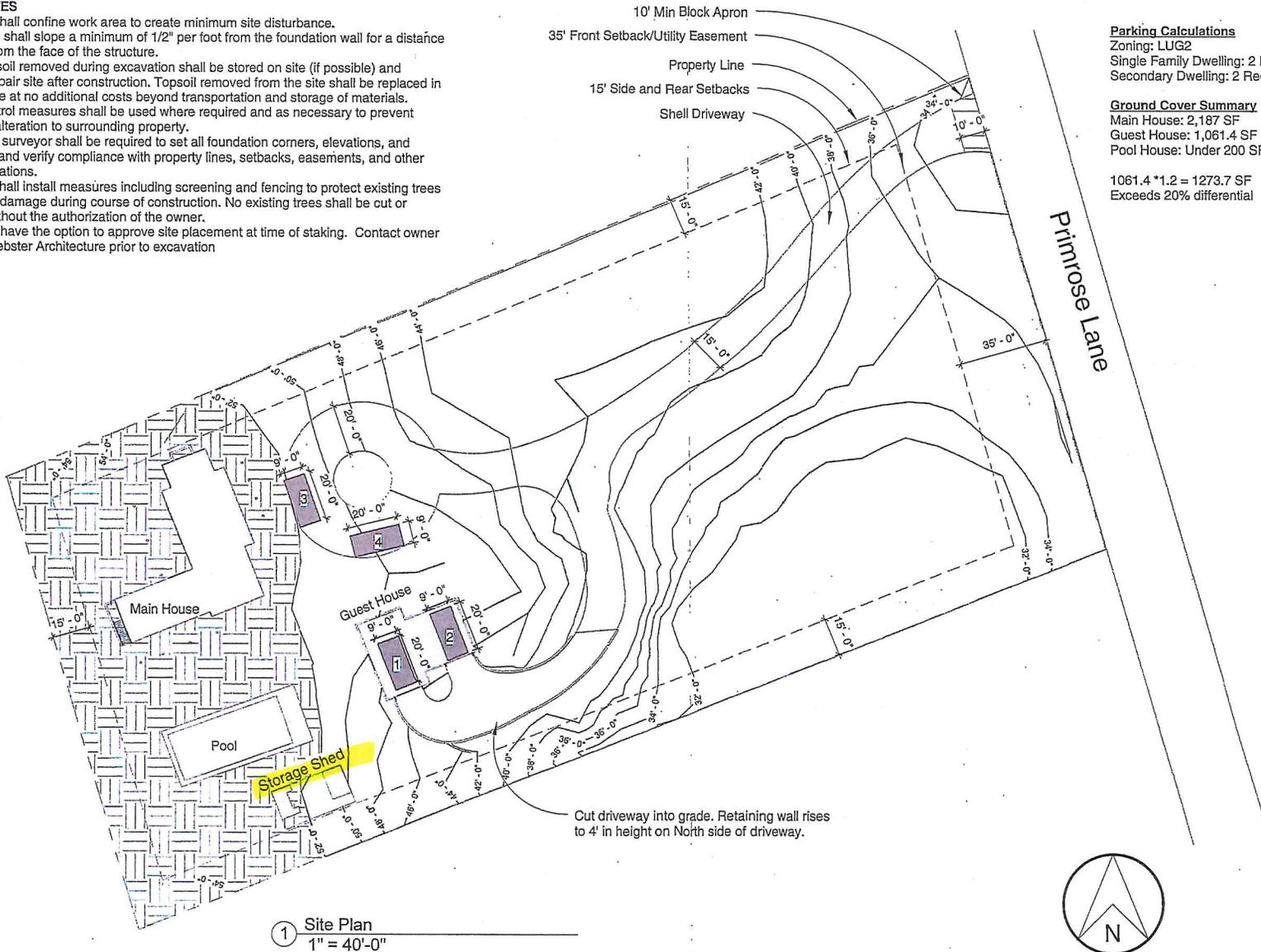
\* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.
Date 8.19.16 Signature of owner of record Signed under penalties of perjury

8/13/2015 9:20:11 AM

**SITE PLAN NOTES**

1. Contractor shall confine work area to create minimum site disturbance.
2. Finish grade shall slope a minimum of 1/2" per foot from the foundation wall for a distance of six feet from the face of the structure.
3. Existing topsoil removed during excavation shall be stored on site (if possible) and reused to repair site after construction. Topsoil removed from the site shall be replaced in equal volume at no additional costs beyond transportation and storage of materials.
4. Erosion control measures shall be used where required and as necessary to prevent damage or alteration to surrounding property.
5. A registered surveyor shall be required to set all foundation corners, elevations, and dimensions and verify compliance with property lines, setbacks, easements, and other zoning regulations.
6. Contractor shall install measures including screening and fencing to protect existing trees on site from damage during course of construction. No existing trees shall be cut or disturbed without the authorization of the owner.
7. Owner shall have the option to approve site placement at time of staking. Contact owner and Chip Webster Architecture prior to excavation



① Site Plan  
1" = 40'-0"

**Parking Calculations**  
 Zoning: LUG2  
 Single Family Dwelling: 2 Required  
 Secondary Dwelling: 2 Required

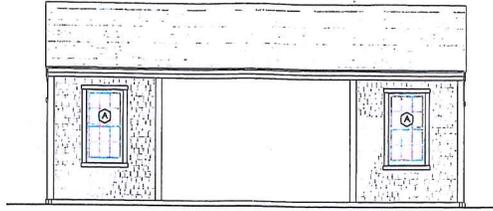
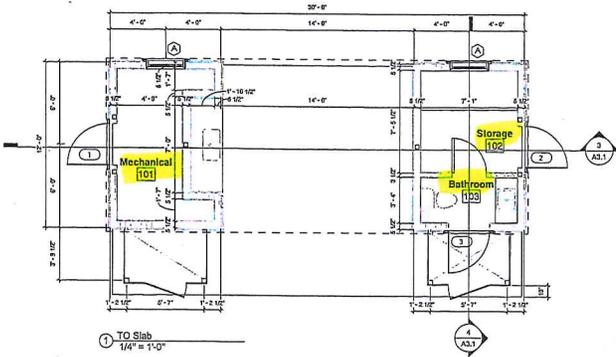
**Ground Cover Summary**  
 Main House: 2,187 SF  
 Guest House: 1,061.4 SF  
 Pool House: Under 200 SF

1061.4 \* 1.2 = 1273.7 SF  
 Exceeds 20% differential

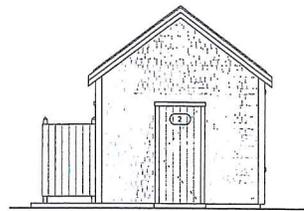


CHC Development LLC  
 Site Plan  
 7 Primrose Lane, Nantucket, MA  
 CD - Permit - Not For Construction

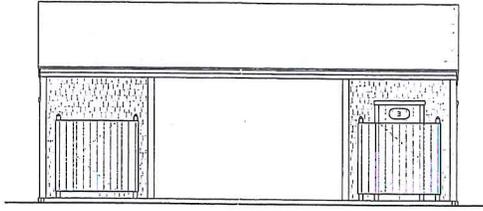
#	Date	Note
7	2015.08.26	HDC Submission



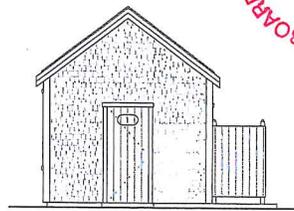
2 North  
1/4" = 1'-0"



4 East  
1/4" = 1'-0"



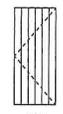
3 South  
1/4" = 1'-0"



5 West  
1/4" = 1'-0"

BOARD OF HEALTH  
ATTELL B. DROWLEY  
ASST. INSPECTOR  
TOWN OF NANTUCKET

Add  
details



Door Legend  
1/4" = 1'-0"



Window Legend  
1/4" = 1'-0"

Mark	Level	Sill Height	Head Height	Manufacturer	Rough Width	Rough Height	Finish	Notes	Comments
1	TO Slab	0'-0"	7'-0"	Custom	2'-0 1/2"	7'-0 1/2"	Nature to Weather	Basement Door	
2	TO Slab	0'-0"	7'-0"	Custom	2'-0 1/2"	7'-0 1/2"	Nature to Weather	Basement Door	
3	TO Slab	0'-0"	7'-0"	Custom	2'-0 1/2"	7'-0 1/2"	Nature to Weather	Basement Door	

**Door Specifications**  
 Interior Finish: Primed  
 Hardware: By Owner  
 Masonry Type: Struck and Divided Lites (SDL)  
 Screens: Standard swinging screen, high transparency mesh  
 Sills: Insulated or any other suitable weatherstripping  
 Glass: Dual pane, insulated, low-E glass  
 Impact Protection: Structural plywood panels cut to fit each assembly labeled and stored on site with associated hardware and scheduled for installation when necessary.

Type Mark	Level	Head Height	Manufacturer	Model	Rough Width	Rough Height	Finish	Lites Wide Top Sash	Lites High Top Sash	Lites Wide Bottom Sash	Lites High Bottom Sash	Design Pressure	Glass Type	Comments
A	TO Slab	0'-0"	Marvin Windows and Doors	CUH4-NG2828	2'-10 1/4"	5'-4"	Stops White	2	2	2	2	DP60	IG Low E 8 with Argon	

**Window Specifications**  
 Interior Finish: Primed  
 Hardware: By Owner  
 Masonry Type: Struck and Divided Lites (SDL)  
 Screens: Full screen, high transparency mesh  
 Glass: Dual pane, insulated, low-E glass  
 Impact Protection: Structural plywood panels cut to fit each assembly labeled and stored on site with associated hardware and scheduled for installation when necessary.

- Window and Door Notes**
- Window & door manufacturers, sizes and hardware shall be specified in door and window schedule. All exterior placed openings to comply with IRC2009 R504/MA amendments and ICC2009 as applicable.
  - Refer to window and door schedule for windows details protection.
  - All dimensions shown for window/door elevations are rough opening dimensions and should be verified by the contractor with the latest manufacturer's specifications.
  - Deliver all units complete with glazing, insect screens, weatherstripping, and hardware.
  - Glazing in historically appropriate products and applications shall be SDL with individual lites set into the sash and muntins and sealed with putty. This assembly is used by each manufacturer.
  - Glazing in contemporary products and applications, when specified, shall have fixed muntin and exterior muntin with spacer bar. This assembly is referred to as Simulated Divided Lite or SDL, and should be verified against the terminology used by each manufacturer.
  - All windows shall have performance ratings clearly displayed on each unit for inspection.
  - Properly remove all manufacturer's stickers from windows after inspection by code official.
  - Locate rough opening head heights of windows so that final interior and exterior casings align with casings of adjacent exterior doors, unless noted otherwise.
  - Glazed SDL windows shall have a dust pocket that result in an exterior casing of 5-1/2" wide unless noted otherwise.
  - Glazed contemporary windows shall have a single dust pocket unless otherwise noted.
  - Contractor shall compare all quantities, operations and specifications provided by the manufacturer against the drawings and review with CVA prior to finalizing order.

CHC Development LLC  
 Pool House  
 7 Primrose Lane, Nantucket, MA

CHIP WEBSTER  
 ARCHITECTURE  
 5 PARK DRIVE NANTUCKET MA 02554 508228-9600 CHIPWEBSTER.COM

#	Date	Note
1	10/15/24	Issue for Permit
2	10/15/24	Issue for Permit

A1.1

**ABUTTER LETTER**

**SUBMITTED *RE.***

**FILE No. 38-16**

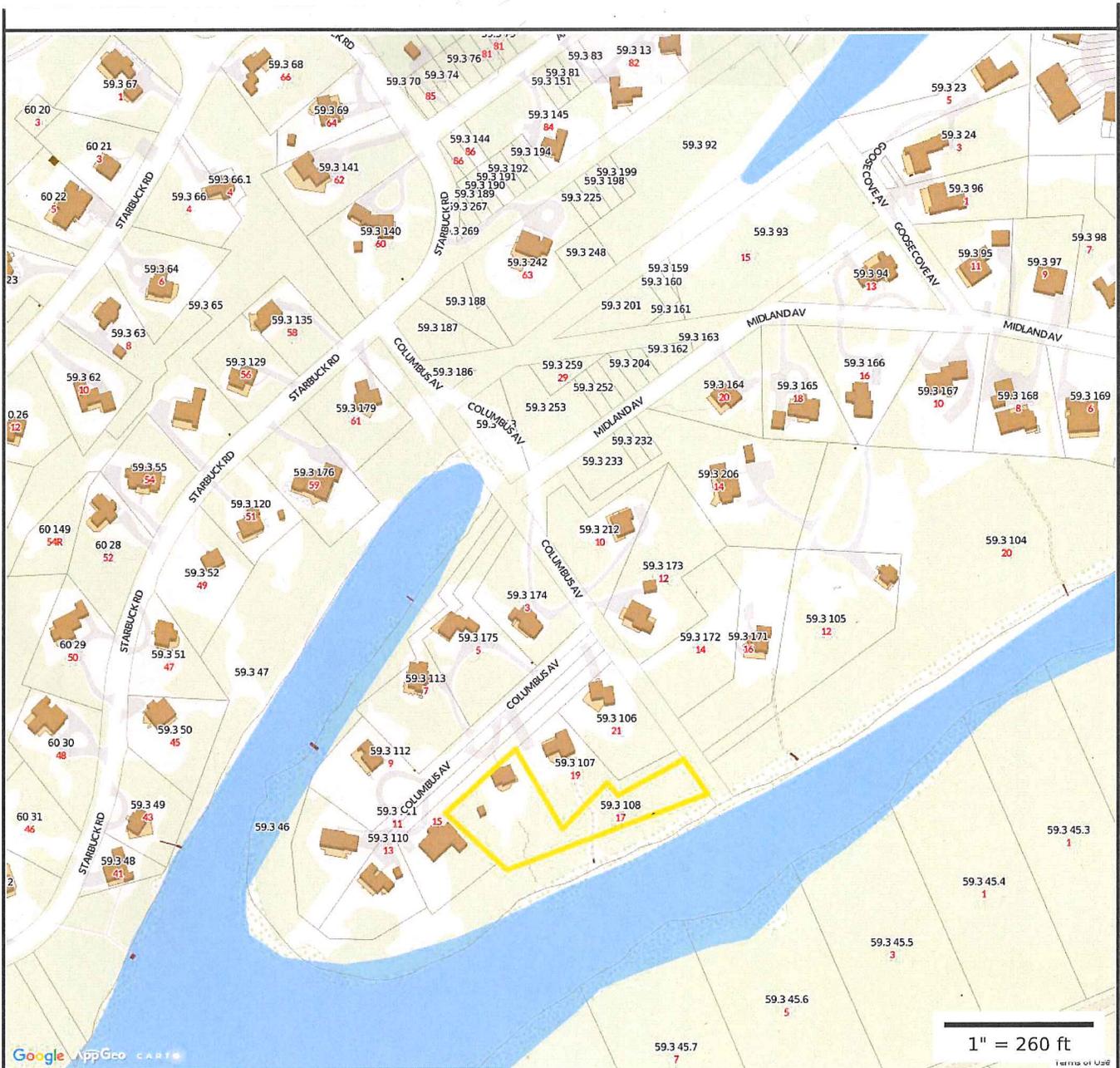
**17 COLUMBUS Av.**

# Eleanor Antonietti

**From:** Louis Greco [louisgreco9495@gmail.com]  
**Sent:** Wednesday, November 02, 2016 11:05 AM  
**To:** Eleanor Antonietti  
**Subject:** File No. 38-16

To whom it may concern,

My wife and I own property at 12 Columbus Ave. Our concern with the addition proposed for 17 Columbus Ave. is that the dwelling is already too close to the west property line. Columbus Ave is actually property owned by # 9 & 11 Columbus Ave. ( see map below). If the proposed addition is being built behind the existing dwelling(south and east), then we have no objection. If, however, the addition is being built closer to the existing Columbus Ave., we advise against it due to the fact that it will be on property owned by #15 Columbus Ave and will also obstruct our view of the ocean. Also, I hope any addition to this property will remain under the 25' height limit.



### Property Information

**Property ID** 59.3 108  
**Location** 17 COLUMBUS AV  
**Owner** CARPENTER EDMUND M JR ETAL

