



# MEETING POSTING

## TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25  
All meeting **notices and agenda** must be filed and time stamped with the  
Town Clerk's Office and posted at least 48 hours prior to the meeting  
(excluding Saturdays, Sundays and Holidays)

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<b>Committee/Board/s</b>	Commission on Disability
<b>Day, Date, and Time</b>	Wednesday, October 27 at 3 P.M.
<b>Location / Address</b>	REMOTE PARTICIPATION VIA ZOOM The meeting will be aired at a later time on the Town's Government TV YouTube Channel <a href="https://www.youtube.com/channel/UC-sgxAlfdoxteLNzRAUHIxA">https://www.youtube.com/channel/UC-sgxAlfdoxteLNzRAUHIxA</a>
<b>Signature of Chair or Authorized Person</b>	Brenda McDonough

**WARNING: IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!**

### AGENDA

Please list below the topics the chair reasonably anticipates will be discussed at the meeting  
Open Session

#### To Join Zoom Meeting:

Join Zoom Meeting

<https://us06web.zoom.us/j/84317973748?pwd=TmIFNW9QRHFGeINRZCtLd3BiSHVrQT09>

**Meeting ID:** 843 1797 3748

**Passcode:** 986267

- I. Call to Order for Open Session
- II. Adopt Agenda
- III. Public Comment
- IV. Approve Open Session Minutes for October 1, 2021
- V. New Business**

## **Review variance request for 2 Chestnut Street.**

This narrative describes the proposed scope of work to be performed 2 Chestnut Street in Nantucket, otherwise known as Hawthorne House. The existing building is approximately 4,368 SF including three stories and a full basement, built circa 1846 and located within Nantucket's downtown core historic district. The building currently operates as a Hotel offering 9 transient guest units and common living spaces. None of the existing floor levels or public entrances are currently accessible. The Applicant proposes to build a three-story addition which will increase the total floor area from 4,368 SF to 7,390 SF and the number of guest units from 9 to 18. A new exterior ramp and deck will provide two new accessible entrances to the First Floor level. The existing portion of the building will be renovated so that all common use spaces are located on the accessible First Floor level, along with a new accessible guest unit. The Second and Third Floors will exclusively contain non-accessible guest units while the Basement will contain non-accessible guest units and mechanical/service spaces restricted to employee use only.

The cost of construction will exceed 30% of the full and fair cash value of the building, therefore the existing building must be brought into full compliance with 521 CMR. The Applicant seeks relief from the following sections of 521 CMR for the proposed work on the basis of impracticability.

**521 CMR 25.00 ENTRANCES – 25.1 GENERAL.** All public entrance(s) of a building or tenancy in a building shall be accessible. Public entrances are any entrances that are not solely service entrances, loading entrances, or entrances restricted to employee use only.

Existing Exit #1 is the historic formal entrance to the building and is not accessible due to the existing exterior stair, +/-8" high door threshold, and lack of maneuvering clearance on the interior side of the door. The existing First Floor level is located approximately 3' above the public sidewalk on Chestnut Street. The exterior stair extends +/-1' over the north lot line and is considered an existing nonconformity per Nantucket Zoning. Further encroachment upon the lot line is prohibited, therefore a ramp or wheelchair lift cannot physically fit at this location. A new exterior ramp is proposed between the existing portion of the building and the new addition, which will provide compliant access from Chestnut Street to Proposed Exit #2 and Proposed Exit #3 on the side and rear of the building. Signage will be posted at Existing Exit #1 per 521 CMR 25.6 directing guests to the accessible ramp and entrances.

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**521 CMR 28.00 ELEVATORS – 28.1 GENERAL.** In all multi-story buildings and facilities, each level including *mezzanines*, shall be served by a passenger elevator. If more than one elevator is provided, each passenger elevator shall comply with 521 CMR 28. Accessible elevators shall be on an *accessible* route and located within the *space* with which it is intended to serve.

Per 521 CMR 28.1 Exception G, elevators are not required for transient lodging facilities containing less than three stories where all common use spaces and accessible units are located on an accessible level. Per 521 CMR 8.5.2, elevators are not required for transient lodging facilities containing less than three stories *or* less than 3,000 SF per story. While this building does not qualify for the 28.1 exception as it will contain three or more stories, therefore triggering the elevator requirement, it does qualify for the 8.5.2 exception as each story will contain less than 3,000 SF. The First Floor will be fully accessible via exterior ramp to Proposed Exits #2 and #3. All common use spaces will be located on the accessible First Floor level along with the only required accessible guest unit. Accessible Guest Unit #7 will provide the same amenities offered in the non-accessible guest units, including the option for a two-bedroom suite via common door to Guest Unit #8. The Second and Third Floors will exclusively contain non-accessible guest units while the Basement will contain non-accessible guest units and mechanical/service spaces restricted to employee use only. An elevator would be infeasible to install in the building for several reasons: the limited floor area which cannot accommodate an elevator shaft without eliminating at least one guest unit per floor level, the limited Third Floor ceiling height, and the 1' elevation change between the existing portion of the building and the new addition at each floor level (required to comply with Nantucket Zoning and Historic District Commission height restrictions for the addition). All public stairs will be equipped with compliant handrails and nosings per 521 CMR 27.00.

## **VI. Old Business**

## **VII. Other Business**

- *Update*

VIII. Adjourn **Open Session**

***WE WILL DISCUSS THE DATE OF OUR NEXT SCHEDULED MEETING***

*\*For topics not reasonably anticipated 48 hours in advance of the meeting.*