

# OLD BUSINESS CHECKLIST



## Planning and Land Use Services

### Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554  
508-325-7587

This checklist **MUST** be submitted with your application.

\*Refer to the HDC Policies and Procedures for Applicants for further information link below:

<https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised>

Failure to submit the required documents below for an Old Business meeting **MAY** result in delays.

X	HDC case number: (ex HDC2020-xx-xxxx), if applicable <b>HDC2020-07-1292</b>
X	<u>Copy of Minutes</u> (application item circled)
X	<u>Reduced (8 1/2 x 11) copy of application</u>
X	<u>Locus Map</u> : 4 copies: <a href="https://www.nantucket-ma.gov/151/GIS-Maps">https://www.nantucket-ma.gov/151/GIS-Maps</a>
X	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large (24"x36") sets of plans (circle all that apply) <ul style="list-style-type: none"> <li>Ⓐ Site Plan</li> <li>Ⓑ North Elevation</li> <li>Ⓒ South Elevation</li> <li>Ⓓ East Elevation</li> <li>Ⓔ West Elevation</li> <li>Ⓕ Window/Door Schedule</li> </ul>
X	<u>One set reduced plans: 8 1/2 x 11</u>
X	<u>Electronic Submission</u> : ALL documents <b>MUST BE</b> scanned to <a href="mailto:hdcsubmissions@nantucket-ma.gov">hdcsubmissions@nantucket-ma.gov</a> .

**\*\* PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.**

### **Affidavit Certifying Completeness of Application**

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: \_\_\_\_\_ Date: 08.20.20

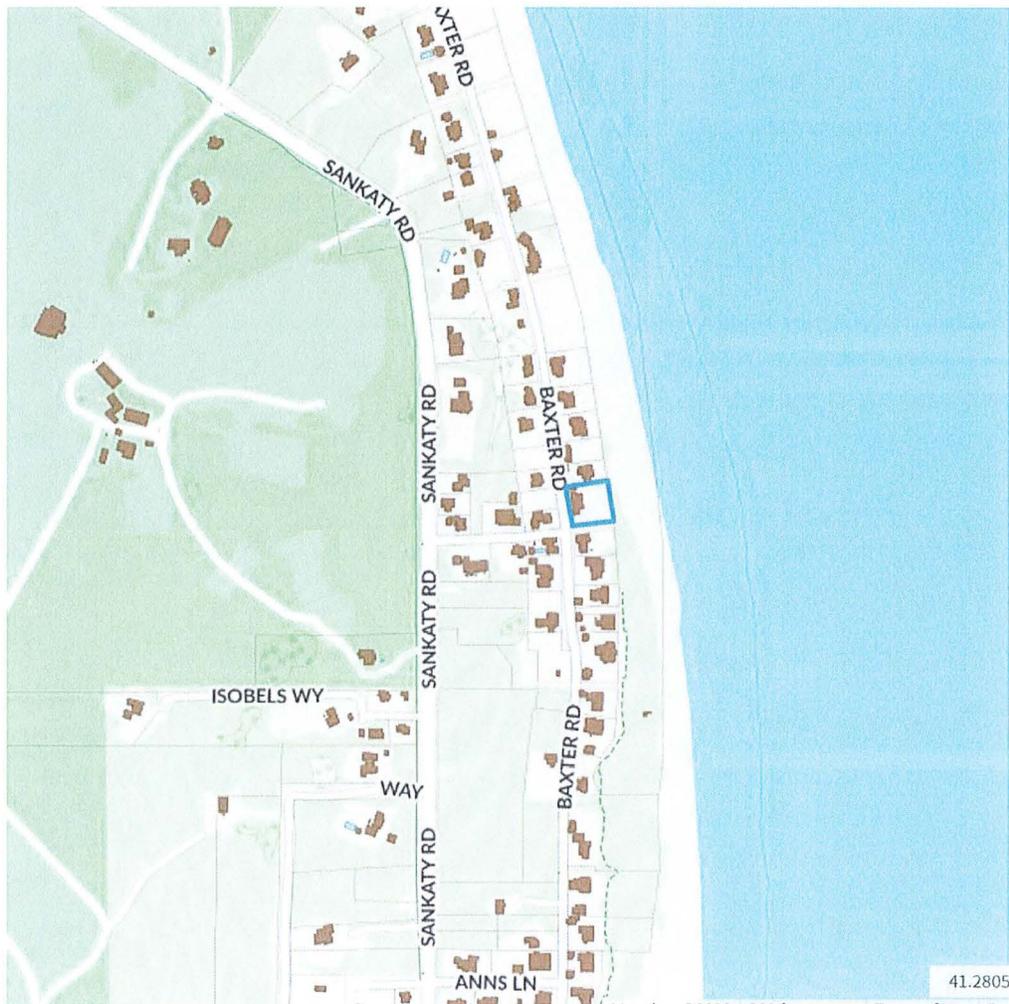
7. Brian Harris 06-1162	50 Weweeder Avenue	Cabana	79/15	M. Cutone Architecture
Voting	Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Mark Cutone, Mark Cutone Architecture			
Public	None			
Concerns (6:21)	<p><b>Cutone</b> – Presented the project; dropped the pitch to match the house and thus reduce the height.</p> <p><b>Oliver</b> – Likes the new arrangement; however, the siding should be all shingle, not mixed material; simple is better. Suggested the pool turn 90 degrees.</p> <p><b>Welch</b> – He'd be okay if the siding were all vertical board; agrees simpler is better. The retainage will be at the pool with the step down to the left. No other concerns.</p>			
Motion	<b>Motion to Approve through staff with the horizontal board to be vertical. (Welch)</b>			
Roll-call Vote	Carried unanimously//Oliver, Welch, and Coombs-aye		Certificate #	<b>HDC2020-06-1162</b>

8. Richard Chesley 02-0732	32 West Chester Street	New Dwelling	42.4.3/31	BPC
Voting	Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Joe Paul, BPC			
Public	None			
Concerns (6:27)	<p><b>Paul</b> – Reviewed changes made per previous concerns; feels some HSAB comments were left over from their last hearing.</p> <p><b>Backus</b> – Read HSAB comments; they felt the concerns regarding the retaining walls and massing weren't addressed. This is visible across the Lily Pond. The 2<sup>nd</sup>-floor balcony should not have both balusters and crossbucks.</p> <p><b>Welch</b> – East elevation, this has a "squat" presentation; suggested a 9/12 pitch and corner boards on the main mass. North elevation, the eave height between the main and secondary masses would diverge with the change with the main-mass pitch; that would address his concerns about lack of change between the main and secondary masses. He's no longer concerned about the retainage as he was initially.</p> <p><b>Oliver</b> – Agrees that the front door be a 2-panel with 6 lights. Agrees about adding corner boards on the front mass and rear. Her main concern is visibility of the west and south elevations; there is a lot of fenestration on the south. The railing should be simple: all balusters or shingled. South elevation needs some sort of mitigation because it will be visible across the pond; the French doors should be more traditional with kick panels. The massing is fine.</p>			
Motion	<b>Motion to Hold for minor revisions. (Welch)</b>			
Roll-call Vote	Carried unanimously//Oliver, Welch, and Coombs-aye		Certificate #	

9. Thompson 07-1292	73 Baxter Road	Garage	49/27	Emeritus
Voting	Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (6:44)	<p><b>MacEachern</b> – Reviewed changes made per previous concerns.</p> <p><b>Camp</b> – This is getting better. Her concern is what faces Baxter Road; feels the gable is forced and should come down as a shed roof with a broke back; suggested attaching to the house with a traditional breezeway.</p> <p><b>Oliver</b> – She likes Ms. Camp's idea of an open breezeway. This is a good direction.</p> <p><b>Welch</b> – The concept of the connector would help the overhangs, which otherwise look out of proportion. Don't overpower the dormer: smaller windows work in keeping this subsidiary. Likes the gable forward to maintain the existing street view.</p> <p><b>Coombs</b> – She'd like to see the garage reused; it's part of the history of the house. Likes Ms. Camp's idea of attaching it and getting rid of the doors.</p>			
Motion	<b>Motion to Hold for revisions. (Camp)</b>			
Roll-call Vote	Carried unanimously//Oliver, Welch, Camp, and Coombs-aye		Certificate #	

# *Thompson Residence, Garage*

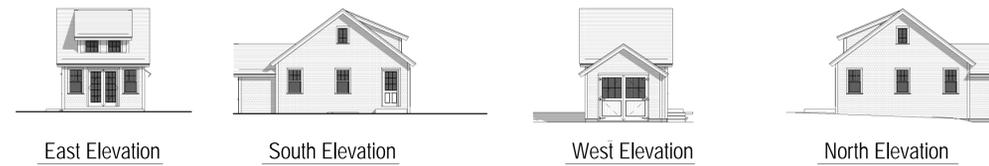
73 Baxter Road  
Nantucket, MA 02554



Locus Map

# Thompson Residence, Garage

73 Baxter Road  
Nantucket, MA 02554



**2018**  
Thompson Residence,  
Garage  
73 Baxter Road  
Nantucket, MA 02554



## Cover Sheet

### Site Information

Map & Parcel:	49 / 27
Current Zoning:	SR 20
Minimum Frontage:	75
Front Setback:	30
Side/Rear Setback:	10'
Lot Size:	22,392 sf
Min. Lot Size:	20,000 sf
Allowable G.C.:	12.5% or 2,799 sf
Existing G.C.:	1,918
Proposed G.C.:	570 sf
Total Proposed G.C.:	2,488 sf

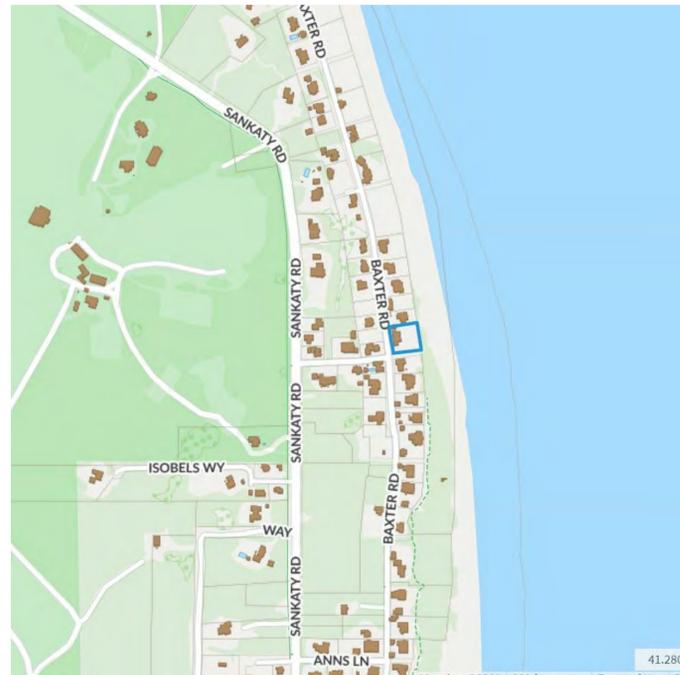
Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

### SHEET INDEX

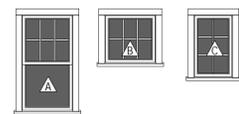
- G.1.1 Cover Sheet
- A.101 Floor Plans
- A.201 Exterior Elevations

08.20.20

HDC Submission



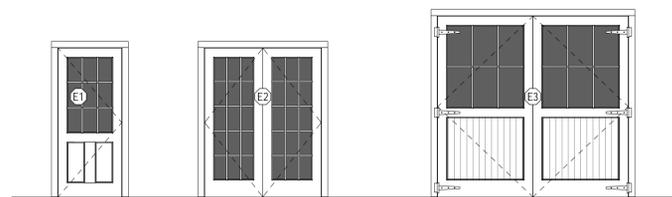
Locus Map



Double Hung 6/1 SDL  
Fixed 6 Lite SDL  
Fixed 6 Lite SDL

### Window Legend

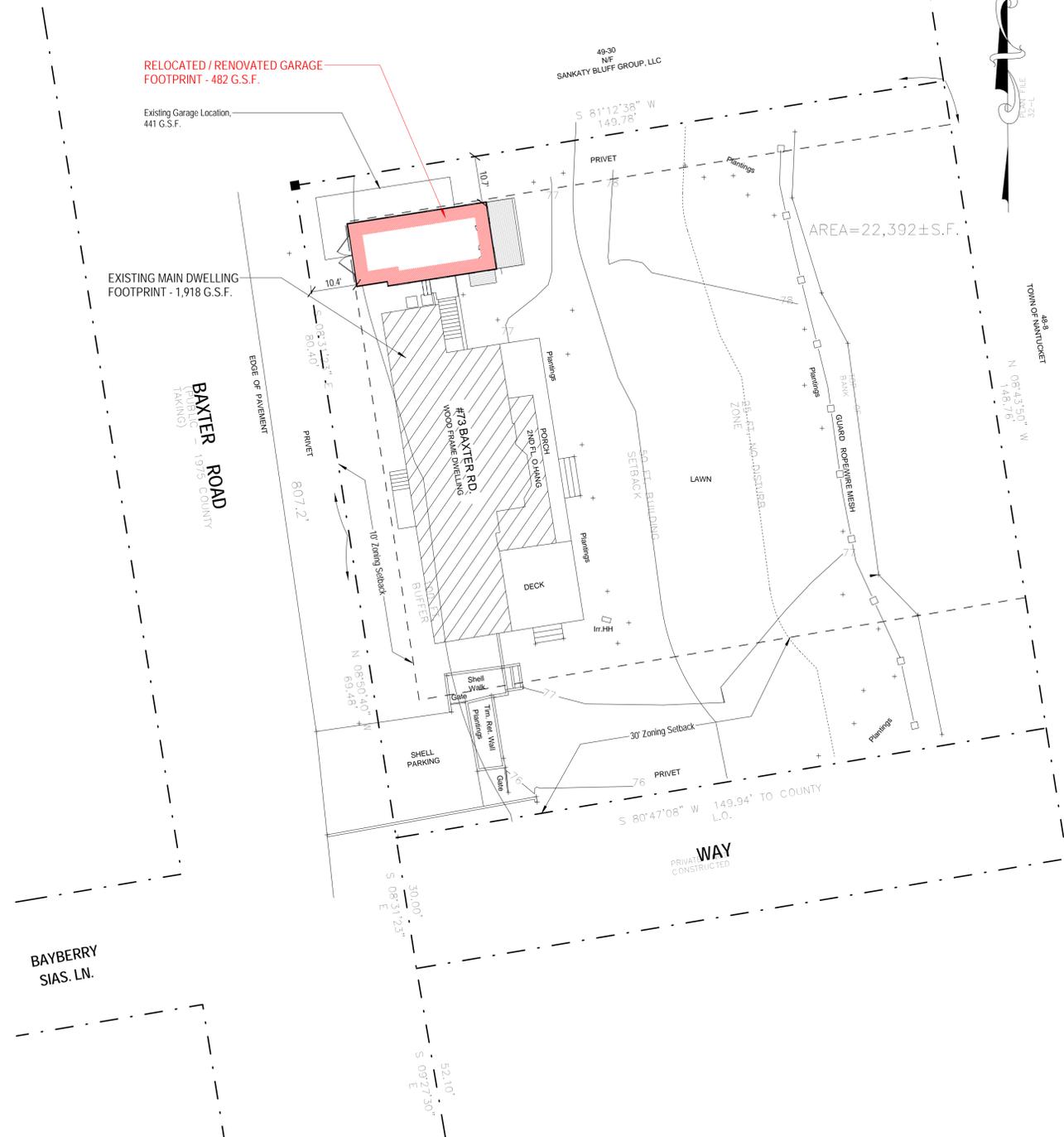
1/4" = 1'-0"



Two Panel 9 Lite SDL  
Double French Door 15 Lite SDL  
Garage Carriage Doors Solid 'V' Groove w/ 6 Lite SDL

### Door Legend

1/4" = 1'-0"



### Site Plan

1/16" = 1'-0"

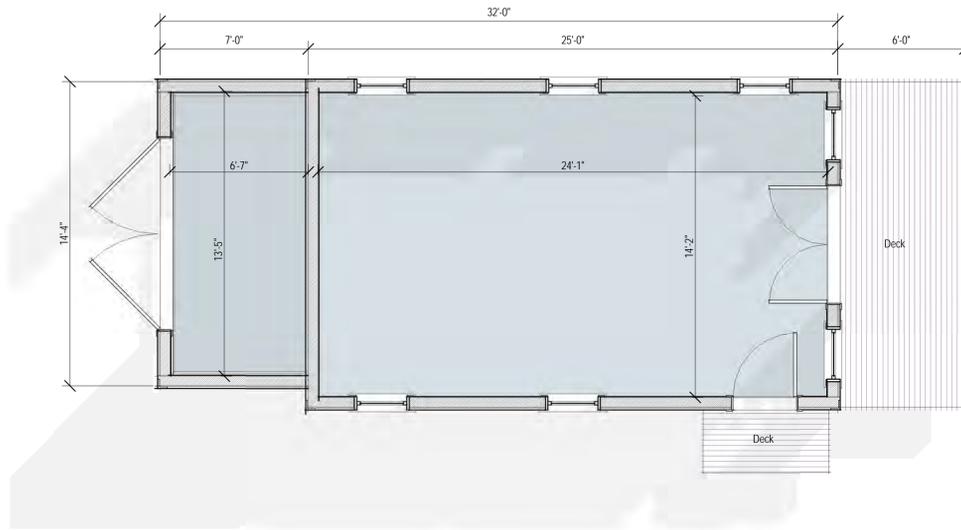
### Revisions

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.  
DRAWINGS THAT ARE NOT CLEARLY LABELED FOR CONSTRUCTION SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

**G.1.1**  
**2018**

08.20.20

HDC Submission



1 Garage First Floor Plan  
1/4" = 1'-0"



2 Garage Roof Plan  
1/4" = 1'-0"

2018

Thompson Residence,  
Garage

73 Baxter Road  
Nantucket, MA 02554



Floor Plans

Site Information

Map & Parcel:	49 / 27
Current Zoning:	SR 20
Minimum Frontage:	75
Front Setback:	30
Side/Rear Setback:	10
Lot Size:	22,392 sf
Min. Lot Size:	20,000 sf
Allowable G.C.:	12.5% or 2,799 sf
Existing G.C.:	1,918
Proposed G.C.:	570 sf
Total Proposed G.C.:	2,488 sf

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

SHEET INDEX

- G.1.1 Cover Sheet
- A.101 Floor Plans
- A.201 Exterior Elevations

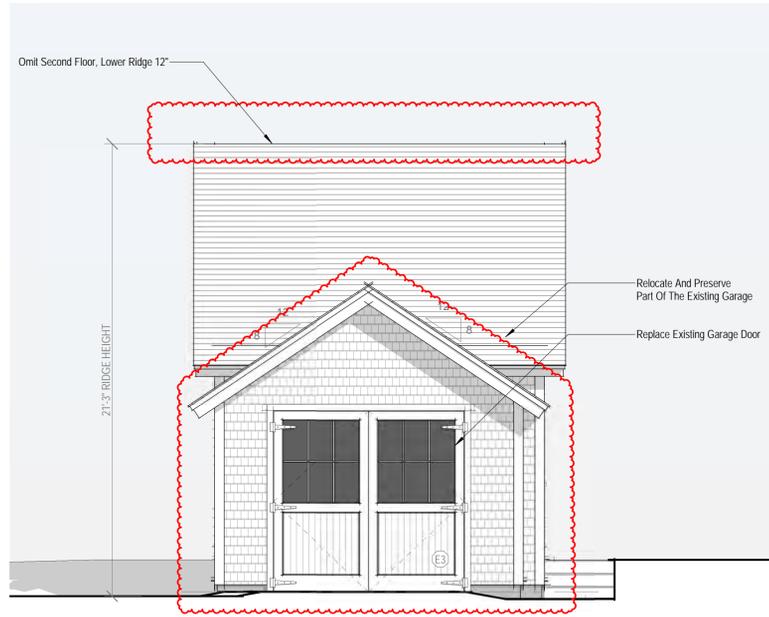
Revisions

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.101  
2018

08.20.20



1 Garage West Elevation - Proposed

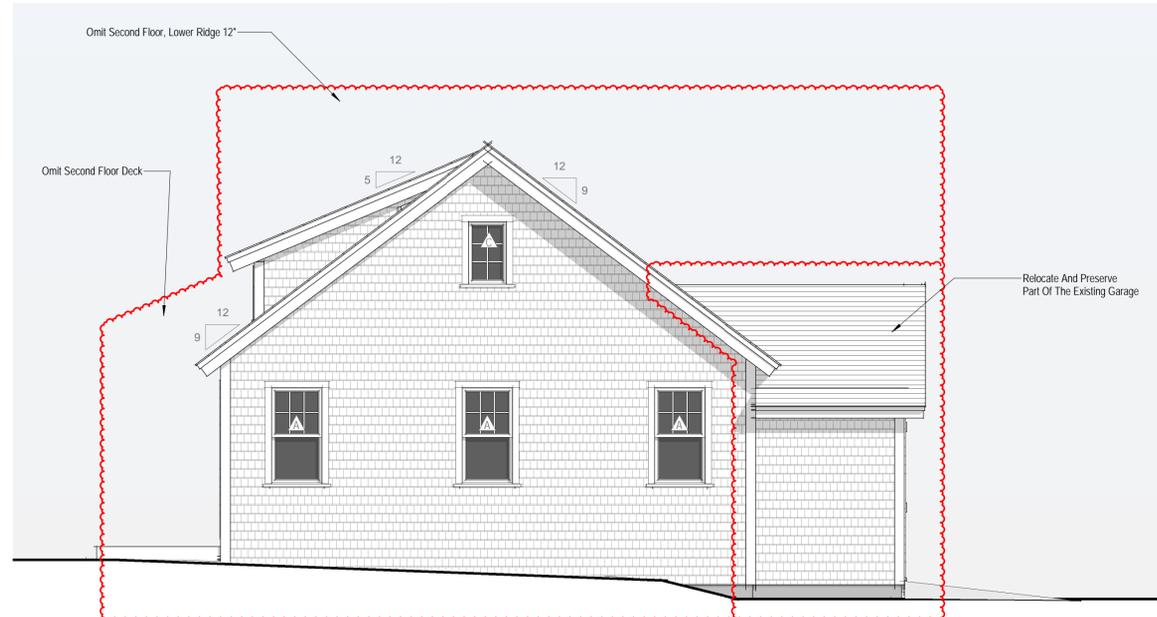
1/4" = 1'-0"



Ex. West Elevation



Ex. North Elevation



2 Garage North Elevation - Proposed

1/4" = 1'-0"



Garage Westt, Prev. HDC



Garage Northt, Prev. HDC

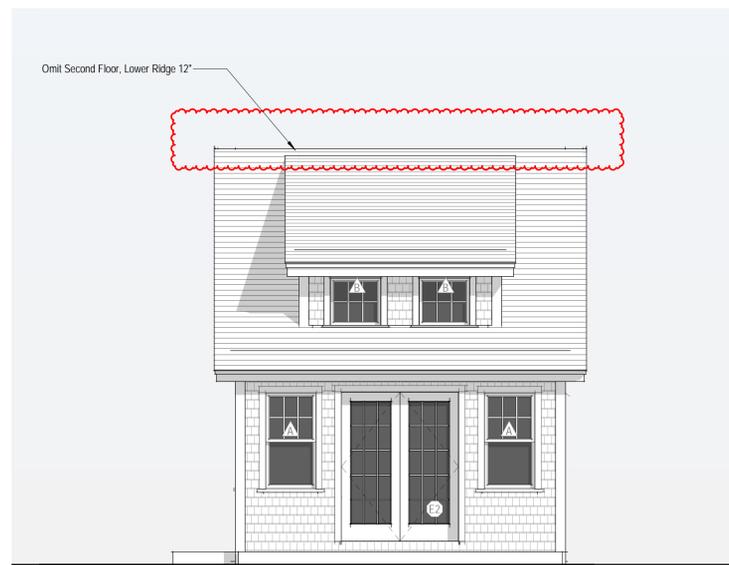


Garage South, Prev. HDC



Garage East, Prev. HDC

HDC Submission



3 Garage East Elevation - Proposed

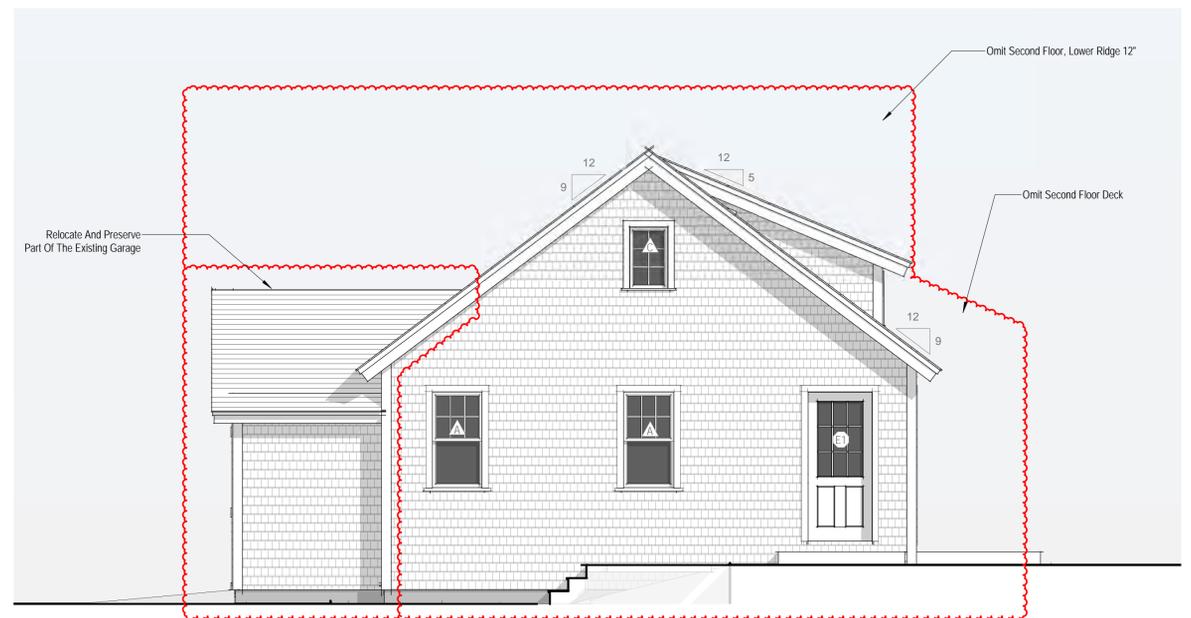
1/4" = 1'-0"



Ex. East Elevation



Ex. South Elevation



4 Garage South Elevation - Proposed

1/4" = 1'-0"

2018

Thompson Residence,  
Garage

73 Baxter Road  
Nantucket, MA 02554



Exterior Elevations

Site Information

Map & Parcel:	49 / 27
Current Zoning:	SR 20
Minimum Frontage:	75
Front Setback:	30
Side/Rear Setback:	10
Lot Size:	22,392 sf
Min. Lot Size:	20,000 sf
Allowable G.C.:	12.5% or 2,799 sf
Existing G.C.:	1,918
Proposed G.C.:	570 sf
Total Proposed G.C.:	2,488 sf

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

SHEET INDEX

- G.1.1 Cover Sheet
- A.101 Floor Plans
- A.201 Exterior Elevations

Revisions

Revision 1	Date 1
------------	--------

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. DRAWINGS THAT ARE NOT CLEARLY LABELED FOR CONSTRUCTION SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.201  
2018

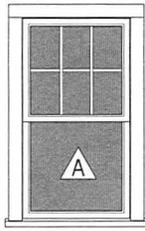


West Elevation, Combined

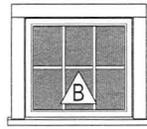
1/8" = 1'-0"



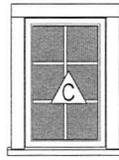
West 3D View Combined



Double Hung  
6/1 SDL



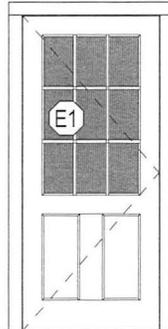
Fixed  
6 Lite SDL



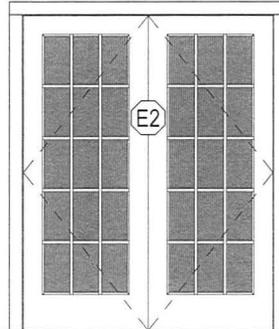
Fixed  
6 Lite SDL

## Window Legend

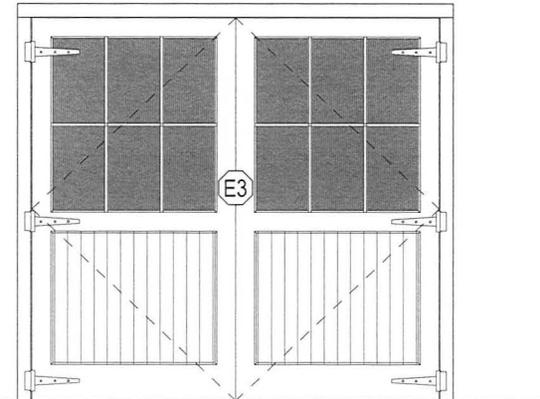
1/4" = 1'-0"



Two Panel  
9 Lite SDL



Double French Door  
15 Lite SDL



Garage Carriage Doors  
Solid 'V' Groove w/ 6 Lite SDL

## Door Legend

1/4" = 1'-0"



48-8  
TOWN OF NANTUCKET

N 08°43'50" W  
148.76'

AREA = 22,392 ± S.F.

48-30  
NF  
SANKATY BLUFF GROUP, LLC

S 81°12'38" W  
149.78'

PRIVET

25-FT. NO-DISTURB  
ZONE

LAWN

50 FT. BUILDING  
SETBACK

30' Zoning Setback

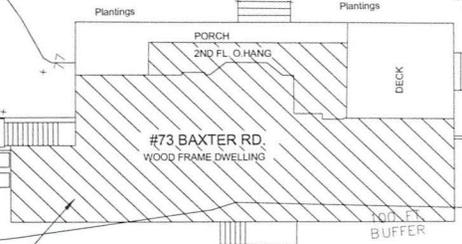
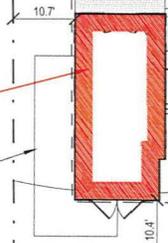
S 80°47'08" W 149.94' TO COUNTY  
L.O.

PRIVATE WAY  
CONSTRUCTED

RELOCATED / RENOVATED GARAGE  
FOOTPRINT - 482 G.S.F.

Existing Garage Location,  
441 G.S.F.

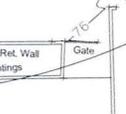
EXISTING MAIN DWELLING  
FOOTPRINT - 1,918 G.S.F.



#73 BAXTER RD.  
WOOD FRAME DWELLING

10' FT. BUFFER

SHELL  
PARKING



S 08°31'23" E  
80.40'

PRIVET

N 08°50'40" W  
69.48'

807.2'

EDGE OF PAVEMENT

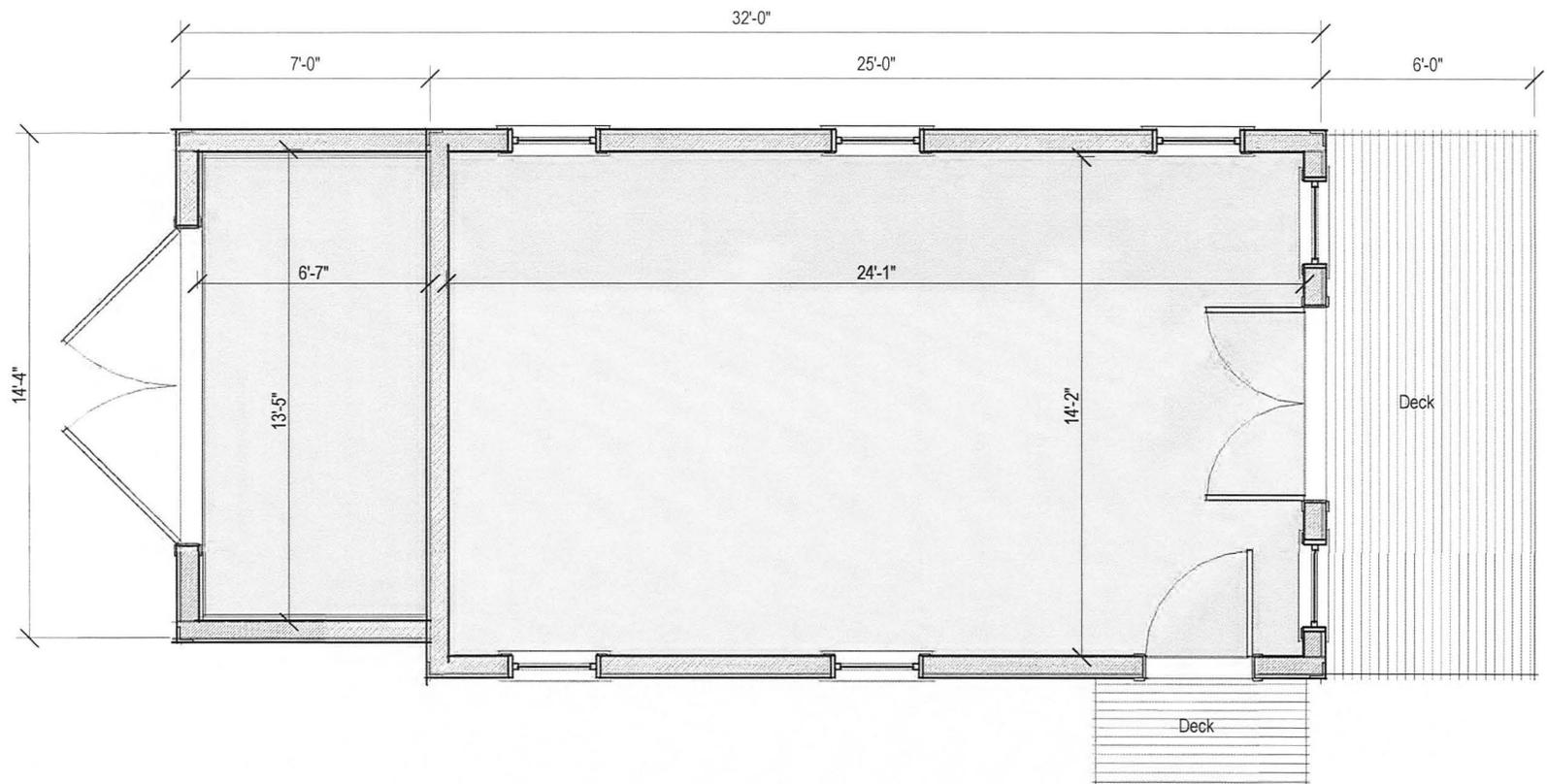
S 08°31'23" E  
30.00'

S 09°27'30" E  
52.10'

BAXTER ROAD  
(PUBLIC - 1975 COUNTY  
TAKING)

BAYBERRY  
SIAS. LN.

Site Plan

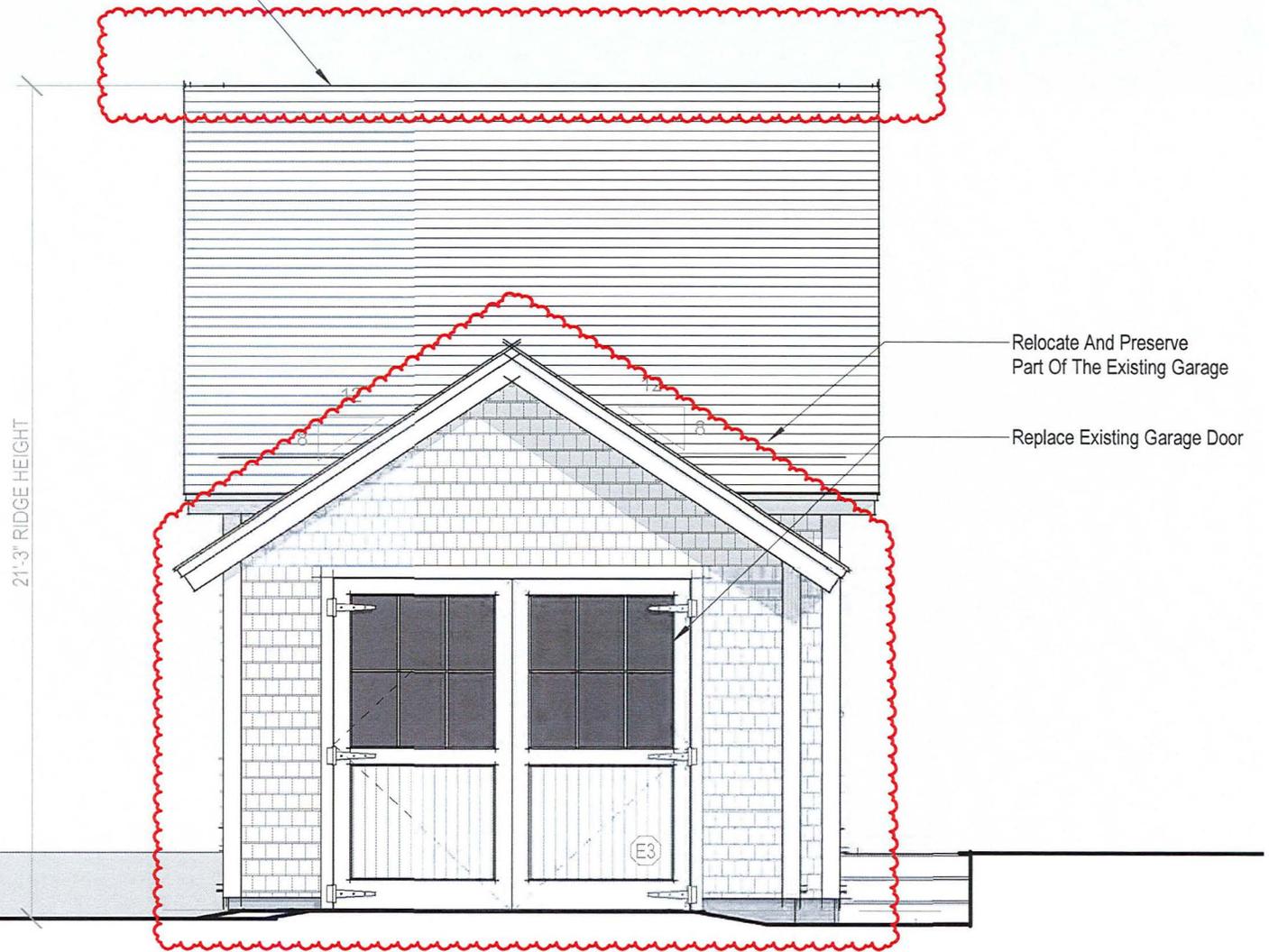


# 1 Garage First Floor Plan

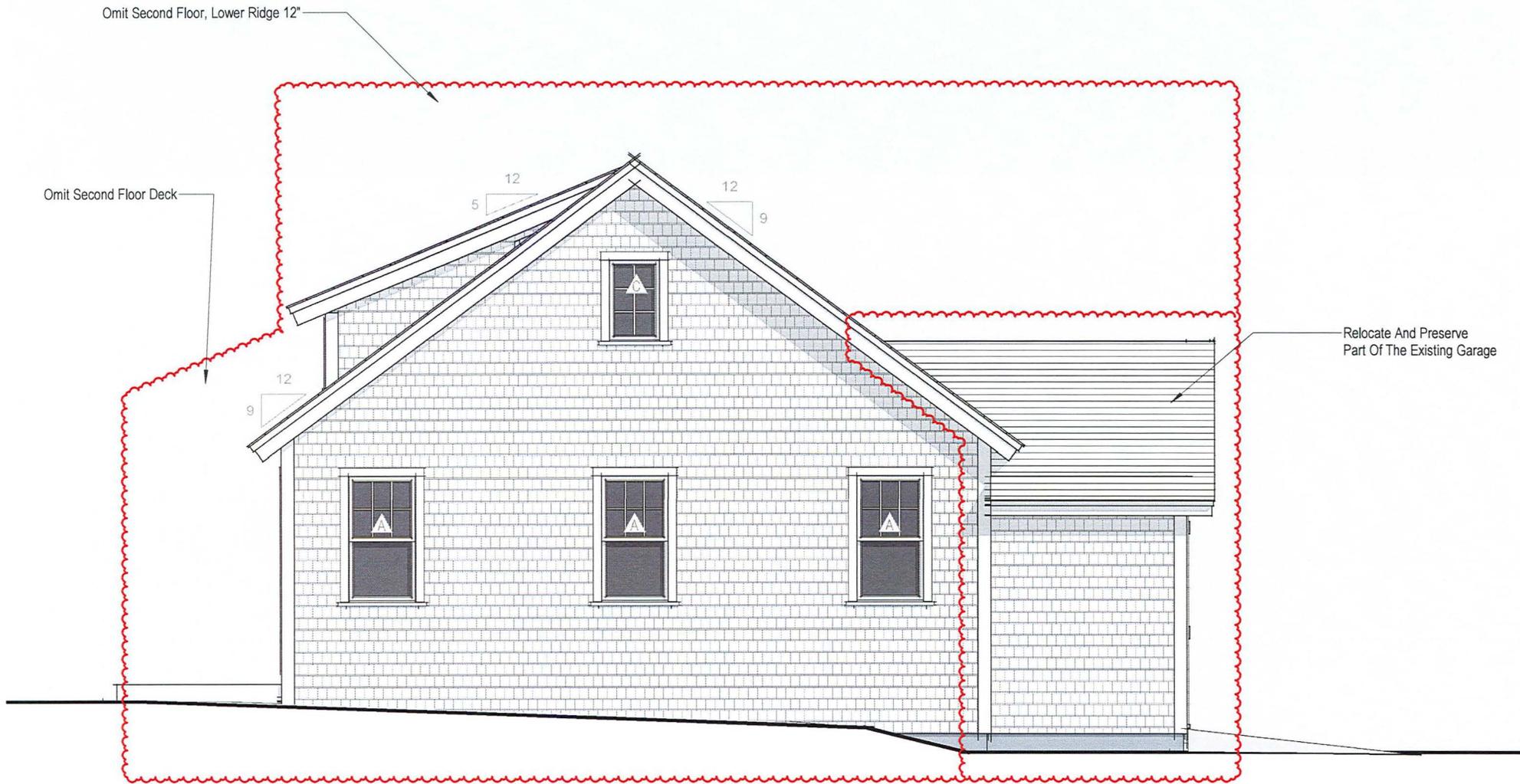
1/4" = 1'-0"

07.07.20

Omit Second Floor, Lower Ridge 12"



1 Garage West Elevation - Proposed  
1/4" = 1'-0"

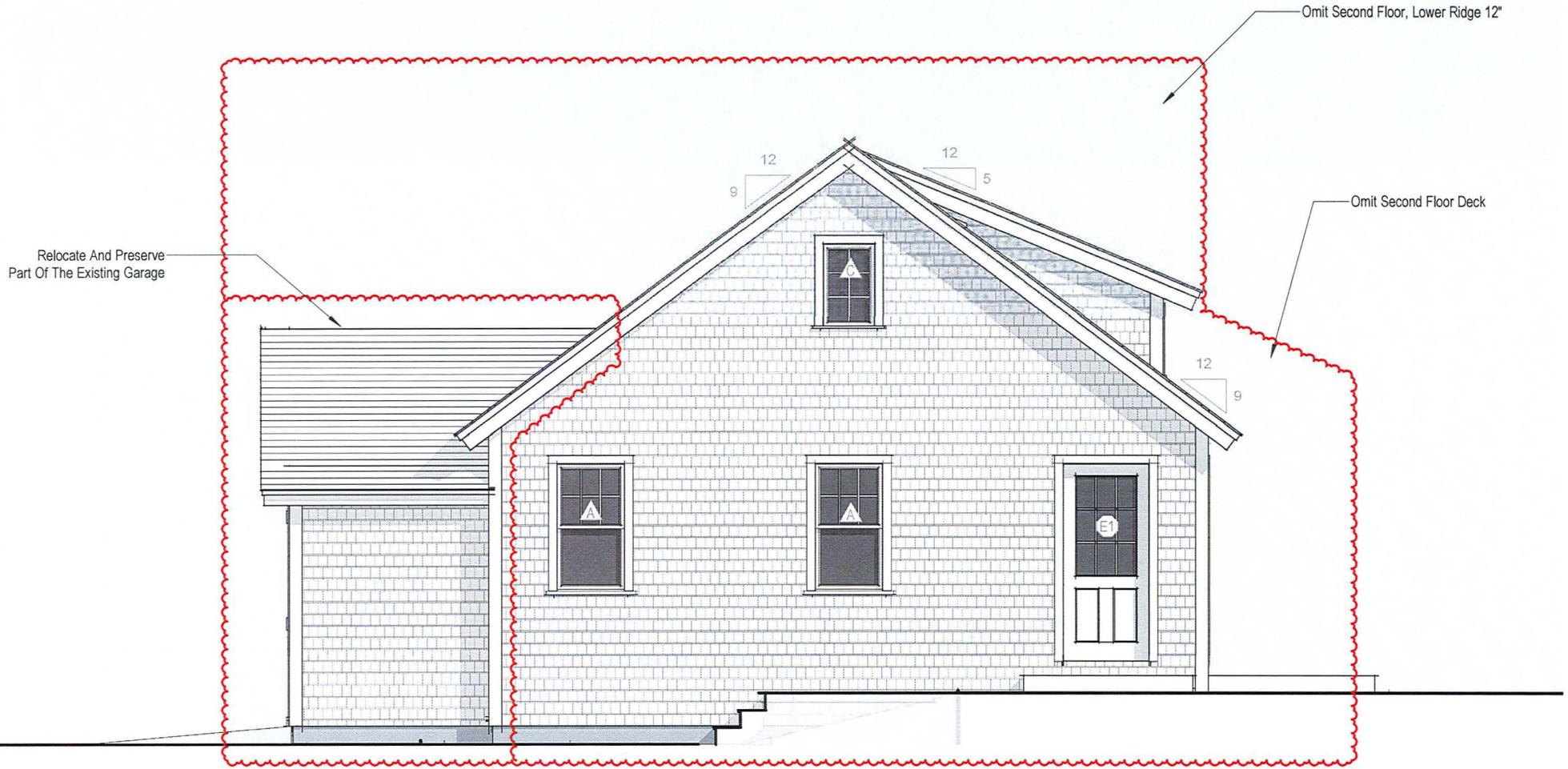


**2** Garage North Elevation - Proposed  
 1/4" = 1'-0"

Omit Second Floor, Lower Ridge 12"



**3** Garage East Elevation - Proposed  
1/4" = 1'-0"



**4** Garage South Elevation - Proposed  
 1/4" = 1'-0"