

January 15, 2021

Town of Nantucket
Historic District Commission

Dear Members:

With gratitude I acknowledge your service to our community. I place a great deal of faith and trust in our boards and commissions tasked with protecting our island resources, land and residential properties. At this time, I am writing to request some clarification relative to the project at 59 S. Shore Rd.

On October 14, 2020 I received a notification from the HDC regarding plans to move "The Green Barn and a portion of the Red Barn from 8 Old Westmore Farm Rd" onto the site at 59 S. Shore. I requested plans/elevations which were delivered to me by email on November 9. I was told by Kadeem McCarthy that *"If you have any comments or concerns please get those to me as soon as possible. As I mentioned these are consent items so the board may approve them without reviewing them unless there are issues"* I asked if the property would be screened from view due to the high elevations and it was reported *"I was told by the agent that, "absolutely, there will be 360 degrees of screening"*.

The plans I received on November 9, 2020 show 2 barn structures on the site and a small parking area where the driveway ends at the barns.

As construction has proceeded the scale of the project has become alarming. On January 15, 2021 I again requested information on the project and was sent updated plans which exhibit considerable additions to the original proposal. In addition to the barns, the site now includes a gazebo, inground pool, courtyard, "game field" and 3 separate parking areas totaling 14 parking spaces. With many questions in mind, I contacted the building department to request a copy of the permit (still not received). I was inquiring about ground cover and proposed use when the phone was passed to someone identified as "the agent", Linda Williams. I was told by the agent that the Green barn will be a residence and the Red barn an "activity" barn. I asked what an "activity barn" was and she stated it was for pool tables and the like. She also informed me there would be a gazebo, an in-ground pool and a horse barn "just like all the other properties out there". I inquired about ground cover and was told she would have to go back and look but the project was "way under". I then inquired about parking and was told by the agent it would be "in back" and the number of spaces would be "the usual for a residence". I am wondering if 14 designated spaces are the norm for a residential lot in LUG2?

I have several questions about this project and have yet to receive satisfactory answers. I am hoping someone will be able to respond with the information I am seeking.

- These barns were used for events at Westmoor and would that be the plan at the 59 S. Shore location? Otherwise, why would 14 designated parking spaces be necessary?
- Why is the roofing material standing seam metal? The norm is asphalt or wood shingles (As per HDC document BWNIM-Pt 5). Why the exception here? Although the barns will be located behind some trees, at their elevations, the roof material may well be visible

from the street, and will be shiny, reflective surfaces. 3 other nearby barns on the street have asphalt or wood roof shingles.

- Speaking of elevations-they are unclear on the plans. One plan shows the Green barn at 29', one at 24'11" (not including cupola) What measurements are accurate?
- The "activity" (Red) barn was questioned by one commission member as appearing to be an "entertainment center" (Oliver), and the response in the HDC minutes was "*They are moving just the little end, which is simple and the size of a child's playhouse*" (Coombs). I would hardly compare a structure that is 37 feet by 22 feet to a child's playhouse.
- With regard to the Red barn, the plan shows additions to each end and the handwritten measurements indicate they are 9.5 feet long, but one is clearly longer. What would be the accurate measurements?
- Were there reviews by the Planning Board or Zoning Board prior to HDC application submissions?

I look forward to your prompt reply.

Respectfully,

Rev. Tamara T. Grenier

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62 S. Shore Rd