

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°: 56 167 PARCEL N°: \_\_\_\_\_  
Street & Number of Proposed Work: 60 Meadow View Dr  
Owner of record: Partners Health / Nantucket Cottage Hospital  
Mailing Address: PO Box 6240  
Boston MA, 02114  
Contact Phone #: 508 939-0391 E-mail: dpatmado@ygho.com

**AGENT INFORMATION (if applicable)**

Name: Dennis Patmado  
Mailing Address: 5A7  
Contact Phone #: 508 939-0391 E-mail: dpatmado@ygho.com

FOR OFFICE USE ONLY	
Date application received: _____	Fee Paid: \$ <u>50</u>
Must be acted on by: _____	
Extended to: _____	
Approved: _____	Disapproved: _____
Chairman: _____	
Member: _____	
Member: _____	
Member: _____	
Member: _____	
Notes - Comments - Restrictions - Conditions	

**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. 2022-09-7025
  - Pool (Zoning District \_\_\_\_\_)
  - Roof
  - Other COLOR CHANGE TRIM
- Size of Structure or Addition: Length: \_\_\_\_\_ Sq. Footage 1st floor: \_\_\_\_\_ Decks/Patio: Size: \_\_\_\_\_  1st floor  2nd floor  
Width: \_\_\_\_\_ 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 \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_

**Additional Remarks**

FILED UNDER TRIMS REVISIONS\*  
SHOULD NATURAL  
PLANS SUBMITTED AND  
APPROVED CALLED FOR WHITE  
TRIM, DESIRE TO BE WHITE  
TO MATCH OTHER 2 ITEMS

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

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 \_\_\_\_\_  Block  Block Parged  Brick (type) \_\_\_\_\_  Poured Concrete  Piers

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

**Roof Pitch:** Main Mass 1/12 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 \_\_\_\_\_  
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 \_\_\_\_\_ Rake \_\_\_\_\_ Soffit (Overhang) \_\_\_\_\_ Corner boards \_\_\_\_\_ Frieze \_\_\_\_\_  
Window Casing \_\_\_\_\_ Door Frame \_\_\_\_\_ Columns/Posts: Round \_\_\_\_\_ Square \_\_\_\_\_

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

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

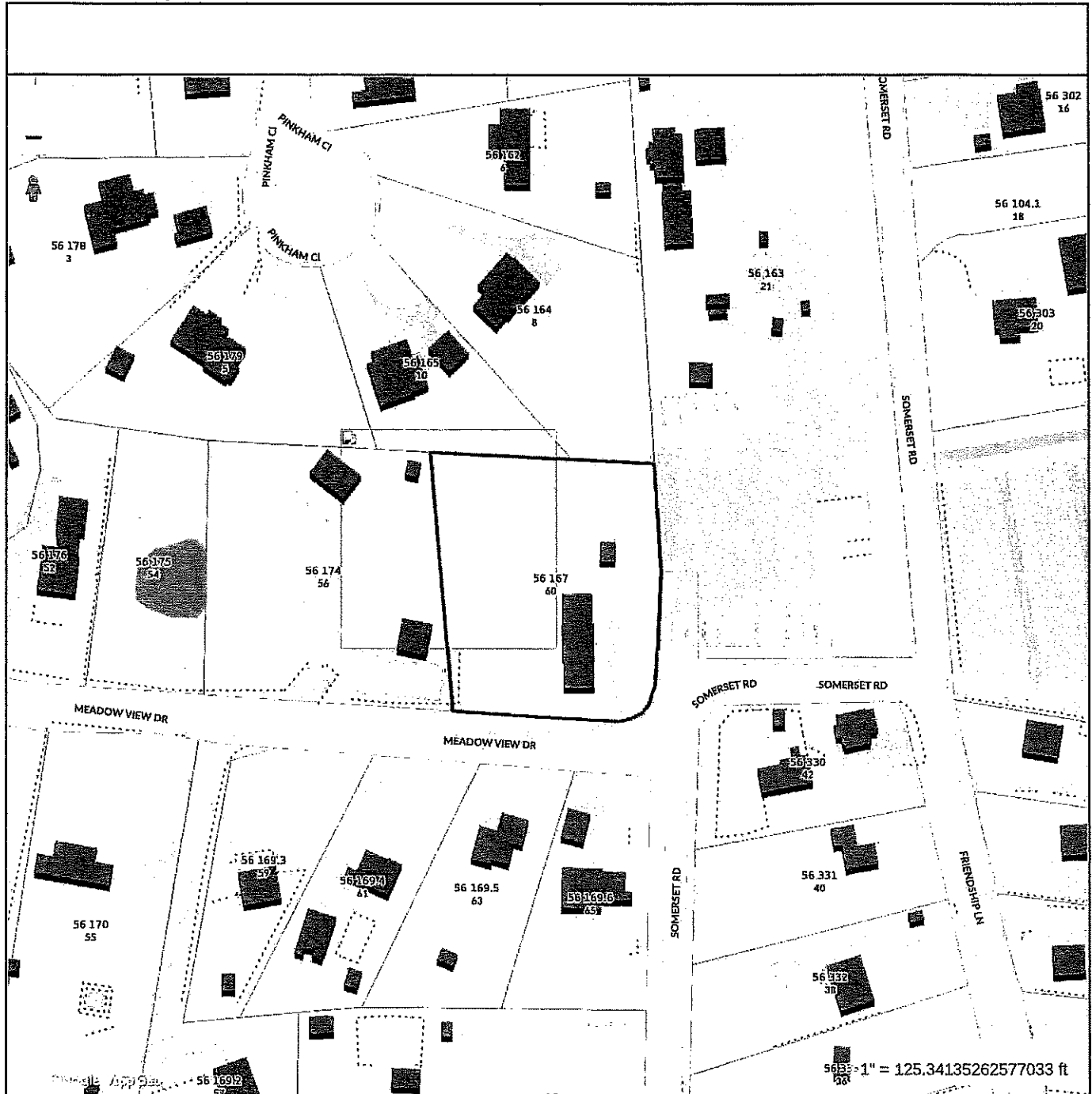
\* Note: Complete door and window schedules are required.

**COLORS**

Sidewall \_\_\_\_\_ Clapboard (if applicable) \_\_\_\_\_ Roof \_\_\_\_\_  
Trim WHITE \_\_\_\_\_ Sash \_\_\_\_\_ Doors \_\_\_\_\_  
Deck \_\_\_\_\_ 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 5/25/23 Signature of owner of record: \_\_\_\_\_ Signed under penalties of perjury



**Property Information**

Property ID 56 167  
 Location 60 MEADOW VIEW DR  
 Owner DENNIS JAMES R LIFE ESTATE



**MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT**

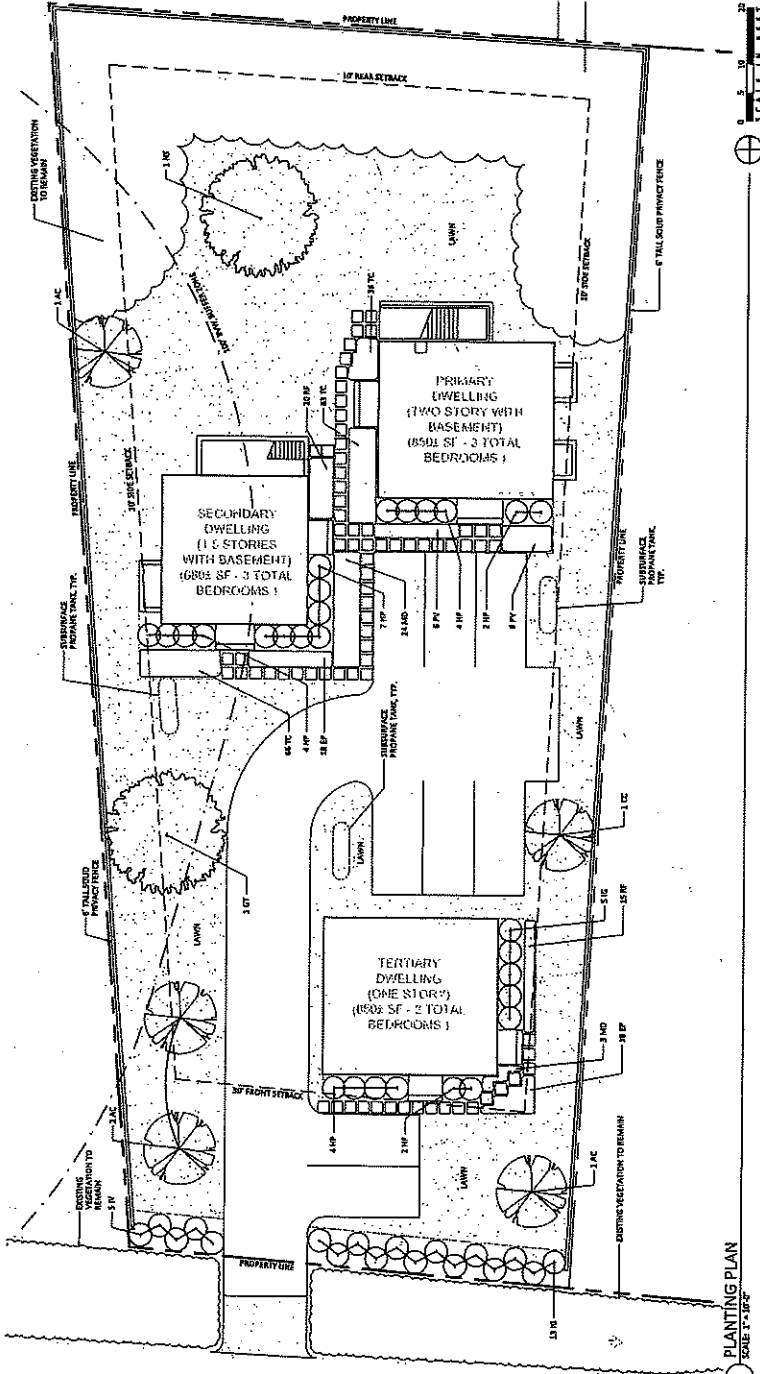
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/14/2022  
 Data updated Jan. 2021

Print map scale is approximate.  
 Critical layout or measurement activities should not be done using this resource.

- PLANTING NOTES:**
1. DURING CONSTRUCTION, PROTECT ALL EXISTING SITE FEATURES, STRUCTURES AND UTILITIES.
  2. ALL PLANTING MATERIALS SHALL BE STORED ON SITE IN A PROTECTED AREA TO PREVENT DAMAGE TO PLANTS AND SOILS.
  3. ALL PLANTING MATERIALS SHALL BE STORED ON SITE IN A PROTECTED AREA TO PREVENT DAMAGE TO PLANTS AND SOILS.
  4. ALL PLANTING MATERIALS SHALL BE STORED ON SITE IN A PROTECTED AREA TO PREVENT DAMAGE TO PLANTS AND SOILS.
  5. ALL PLANTING MATERIALS SHALL BE STORED ON SITE IN A PROTECTED AREA TO PREVENT DAMAGE TO PLANTS AND SOILS.
  6. ALL PLANTING MATERIALS SHALL BE STORED ON SITE IN A PROTECTED AREA TO PREVENT DAMAGE TO PLANTS AND SOILS.
  7. ALL PLANTING MATERIALS SHALL BE STORED ON SITE IN A PROTECTED AREA TO PREVENT DAMAGE TO PLANTS AND SOILS.
  8. ALL PLANTING MATERIALS SHALL BE STORED ON SITE IN A PROTECTED AREA TO PREVENT DAMAGE TO PLANTS AND SOILS.
  9. ALL PLANTING MATERIALS SHALL BE STORED ON SITE IN A PROTECTED AREA TO PREVENT DAMAGE TO PLANTS AND SOILS.
  10. ALL PLANTING MATERIALS SHALL BE STORED ON SITE IN A PROTECTED AREA TO PREVENT DAMAGE TO PLANTS AND SOILS.
  11. ALL PLANTING MATERIALS SHALL BE STORED ON SITE IN A PROTECTED AREA TO PREVENT DAMAGE TO PLANTS AND SOILS.
  12. ALL PLANTING MATERIALS SHALL BE STORED ON SITE IN A PROTECTED AREA TO PREVENT DAMAGE TO PLANTS AND SOILS.
  13. ALL PLANTING MATERIALS SHALL BE STORED ON SITE IN A PROTECTED AREA TO PREVENT DAMAGE TO PLANTS AND SOILS.
  14. ALL PLANTING MATERIALS SHALL BE STORED ON SITE IN A PROTECTED AREA TO PREVENT DAMAGE TO PLANTS AND SOILS.
  15. ALL PLANTING MATERIALS SHALL BE STORED ON SITE IN A PROTECTED AREA TO PREVENT DAMAGE TO PLANTS AND SOILS.
  16. ALL PLANTING MATERIALS SHALL BE STORED ON SITE IN A PROTECTED AREA TO PREVENT DAMAGE TO PLANTS AND SOILS.
  17. ALL PLANTING MATERIALS SHALL BE STORED ON SITE IN A PROTECTED AREA TO PREVENT DAMAGE TO PLANTS AND SOILS.
  18. ALL PLANTING MATERIALS SHALL BE STORED ON SITE IN A PROTECTED AREA TO PREVENT DAMAGE TO PLANTS AND SOILS.
  19. ALL PLANTING MATERIALS SHALL BE STORED ON SITE IN A PROTECTED AREA TO PREVENT DAMAGE TO PLANTS AND SOILS.
  20. ALL PLANTING MATERIALS SHALL BE STORED ON SITE IN A PROTECTED AREA TO PREVENT DAMAGE TO PLANTS AND SOILS.

PLANT CODE	PLANT NAME	PLANT TYPE	PLANT SIZE	PLANT QUANTITY
1	1" CALIPSO	SHRUB	1" CAL	10
2	2" CALIPSO	SHRUB	2" CAL	10
3	3" CALIPSO	SHRUB	3" CAL	10
4	4" CALIPSO	SHRUB	4" CAL	10
5	5" CALIPSO	SHRUB	5" CAL	10
6	6" CALIPSO	SHRUB	6" CAL	10
7	7" CALIPSO	SHRUB	7" CAL	10
8	8" CALIPSO	SHRUB	8" CAL	10
9	9" CALIPSO	SHRUB	9" CAL	10
10	10" CALIPSO	SHRUB	10" CAL	10
11	11" CALIPSO	SHRUB	11" CAL	10
12	12" CALIPSO	SHRUB	12" CAL	10
13	13" CALIPSO	SHRUB	13" CAL	10
14	14" CALIPSO	SHRUB	14" CAL	10
15	15" CALIPSO	SHRUB	15" CAL	10
16	16" CALIPSO	SHRUB	16" CAL	10
17	17" CALIPSO	SHRUB	17" CAL	10
18	18" CALIPSO	SHRUB	18" CAL	10
19	19" CALIPSO	SHRUB	19" CAL	10
20	20" CALIPSO	SHRUB	20" CAL	10



1 PLANTING PLAN  
SCALE 1" = 30'

# RJOC

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	11/20/84
2	REVISED FOR COMMENTS	12/10/84
3	REVISED FOR COMMENTS	12/10/84

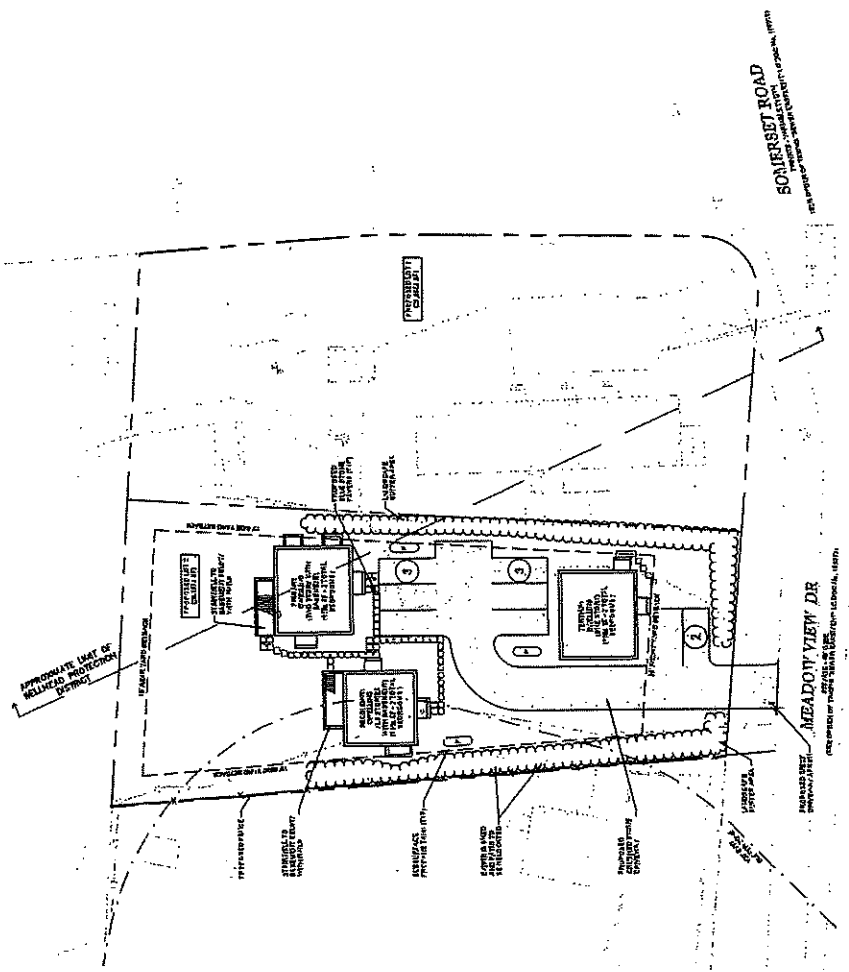
**RJO'CONNELL & ASSOCIATES, INC.**  
 ENGINEERS, ARCHITECTS AND PLANNERS  
 100 STATE STREET, SUITE 2000  
 BOSTON, MASSACHUSETTS 02109  
 TELEPHONE: 617-552-2200  
 TELETYPE: 617-552-2201

**NEW ENGLAND DEVELOPMENT**  
 75 STATE BLDG.  
 BOSTON, MASS. 02116  
 817-552-7700

**60 MEADOW VIEW DR**  
 NANTUCKET, MA

NO.	DATE	REVISION
1	11/20/84	ISSUED FOR PERMITS
2	12/10/84	REVISED FOR COMMENTS
3	12/10/84	REVISED FOR COMMENTS

**SITE PLAN**  
**SP-1**  
 2201



**BARTUCKET ZONING TABLE**

THE VARIANCE RECORDS SHALL BE FILED WITH THE ZONING DEPARTMENT RECORDS.

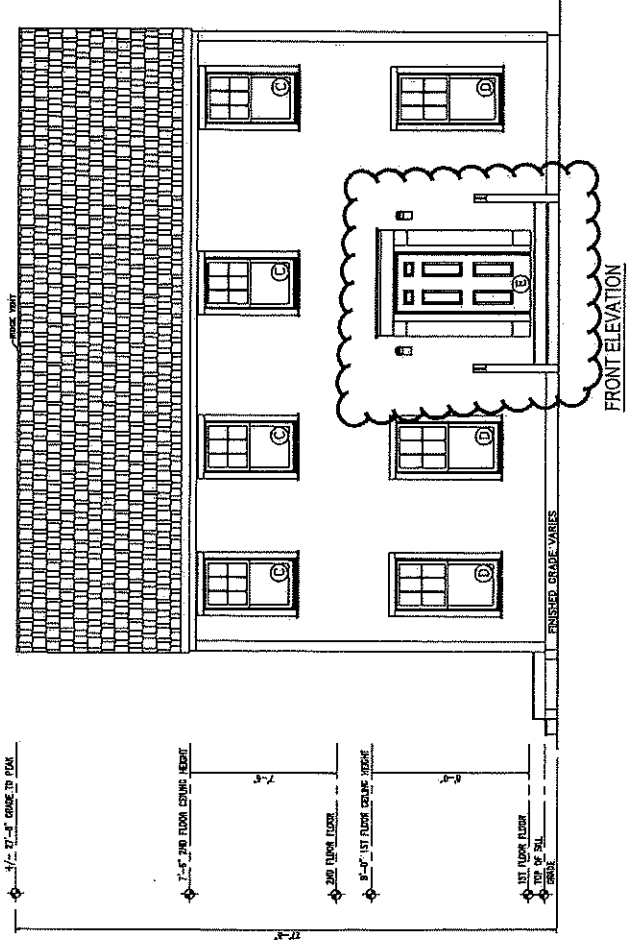
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
MAXIMUM FLOOR AREA	20,000	20,000	20,000
MAXIMUM HEIGHT	35 FT.	35 FT.	35 FT.
MAXIMUM NUMBER OF UNITS	1	1	1
MAXIMUM NUMBER OF STORIES	3	3	3
MAXIMUM NUMBER OF UNITS PER ACRE	1	1	1
MAXIMUM NUMBER OF UNITS PER LOT	1	1	1
MAXIMUM NUMBER OF UNITS PER BLOCK	1	1	1

**PARKING REQUIREMENTS**

USE	REQUIRED	EXISTING	PROPOSED
RESIDENTIAL	1 PER SPACE	1 PER SPACE	1 PER SPACE

**RECEIVED**  
 OCT 17 2022  
 By \_\_\_\_\_

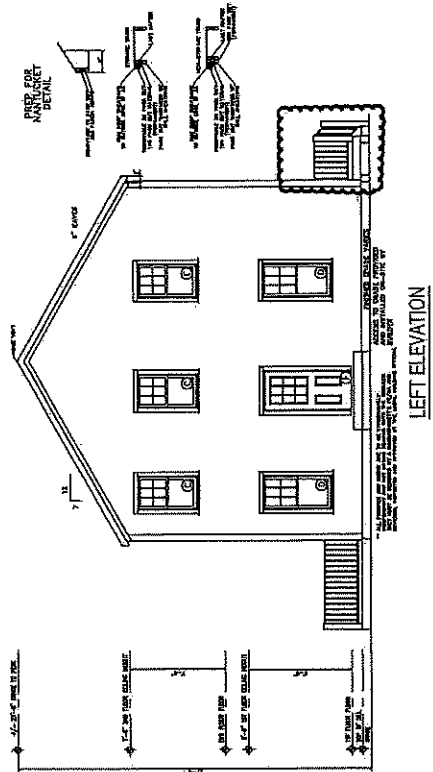
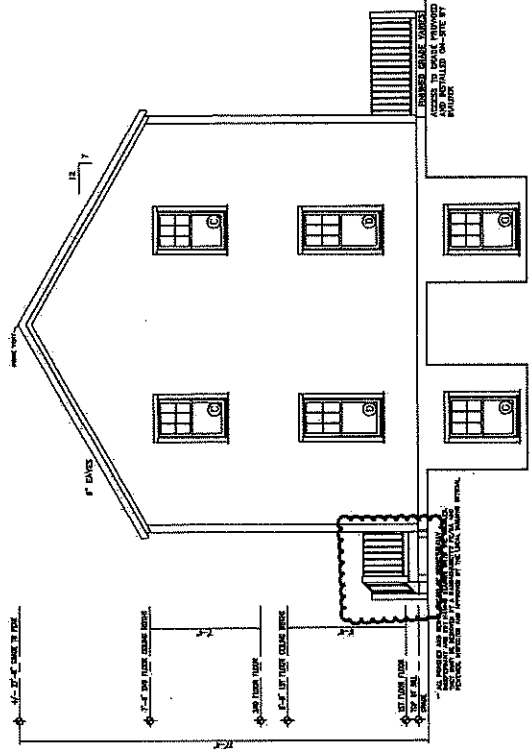
60 MEADOW VIEW DRIVE  
 NANTUCKET, MA 02554  
 NANTUCKET COUNTY



**APPROVED**  
 HDC 2022-09-7025  
 NO EXTERIOR CHANGES  
 WITHOUT HDC APPROVAL!

BUILDER: <b>DREAMLINE MODULAR</b>		CUSTOMER/PROJECT: <b>60 MEADOW VIEW DR</b>		ENGINEER'S / ARCHITECT'S SEAL	
APPROVER'S SEAL					
MODIFICATIONS: #02022 2ND 10-17-22		PROJECT: <b>44097</b> <b>2 STORY</b>			
TITLE: <b>COVER SHEET</b>					
DRAWN BY: DLJ DATE: 08-14-22 SCALE: TELEPHONE: 41097 FN 10-5-22					
SHEET: <b>COVER</b>					

**NOTES:**  
 1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY  
 2. GRILLS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY (SEE WINDOW MANUFACTURER CATALOG FOR ACTUAL GRILL PATTERN)



**RECEIVED**  
 OCT 17 2022  
 By \_\_\_\_\_

**APPROVED**  
 HDC2022-09-17-025  
 NO EXTERIOR CHANGES  
 WITHOUT EDC APPROVAL

BUILDER: DREAMLINE MODULAR  
 CUSTOMER/PROJECT: 60 MEADOW VIEW DR  
 ENGINEER'S / ARCHITECT'S SEAL

APPROVER'S SEAL

MODIFICATIONS

PRODUCT: 44097  
 2 STORY

TITLE: ELEVATIONS

DRAWN BY: DJM  
 DATE: 08-14-22  
 PROJECT NO: 22-000000  
 TELEPHONE: (409) 771-00-52

SHEET: **ELEVATIONS**

BUILDER / OWNER SIGNATURES: \_\_\_\_\_ DATE: \_\_\_\_\_  
 ACCEPTED BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

**NOTES:**  
 1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

60 MEADOWVIEW DRIVE  
NANTUCKET, MA 02554  
NANTUCKET COUNTY

ENGINEER'S / ARCHITECT'S SEAL

APPROVER'S SEAL

MODIFICATIONS

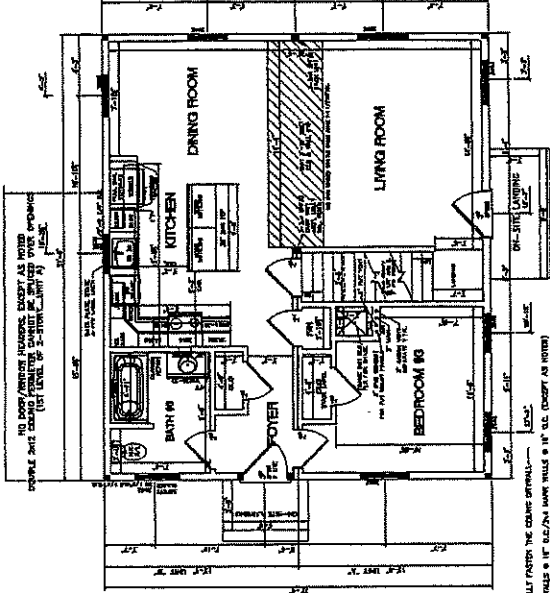
PROJECT: 44097  
TWO STORY  
TITLE: FLOOR PLANS

DRAWN BY: DJM  
DATE: 10-25-23  
SCALE: 3/4"=1'-0"  
FILENAME: 44097.FR 10-23-23

SHEET

PLAN -

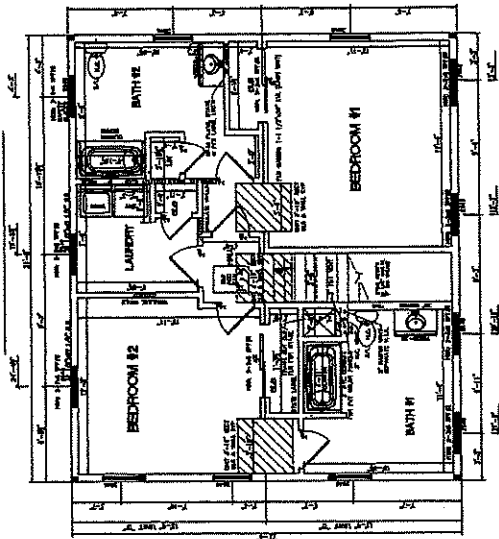
FIRST FLOOR PLAN



NO DOOR/SWITCH HANGERS EXCEPT AS NOTED  
DOUBLE SHUT DAMPS FOR ALL EXTERIOR DOORS  
(LIST LEVEL OF FINISH - UNIT A)

APPROXIMATELY FINISH THE CEILING OVERALLS -  
1. ALL FLOOR WALLS IN 1" O.C. (EXCEPT AS NOTED)  
2. ALL FLOOR WALLS IN 1" O.C. (EXCEPT AS NOTED)  
3. ALL FLOOR WALLS IN 1" O.C. (EXCEPT AS NOTED)  
4. ALL FLOOR WALLS IN 1" O.C. (EXCEPT AS NOTED)  
5. ALL FLOOR WALLS IN 1" O.C. (EXCEPT AS NOTED)  
6. ALL FLOOR WALLS IN 1" O.C. (EXCEPT AS NOTED)  
7. ALL FLOOR WALLS IN 1" O.C. (EXCEPT AS NOTED)  
8. ALL FLOOR WALLS IN 1" O.C. (EXCEPT AS NOTED)  
9. ALL FLOOR WALLS IN 1" O.C. (EXCEPT AS NOTED)  
10. ALL FLOOR WALLS IN 1" O.C. (EXCEPT AS NOTED)

SECOND FLOOR PLAN



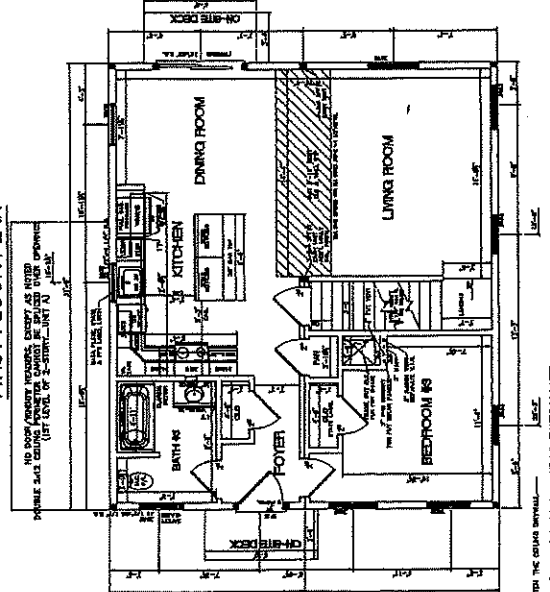
APPROXIMATELY FINISH THE CEILING OVERALLS -  
1. ALL FLOOR WALLS IN 1" O.C. (EXCEPT AS NOTED)  
2. ALL FLOOR WALLS IN 1" O.C. (EXCEPT AS NOTED)  
3. ALL FLOOR WALLS IN 1" O.C. (EXCEPT AS NOTED)  
4. ALL FLOOR WALLS IN 1" O.C. (EXCEPT AS NOTED)  
5. ALL FLOOR WALLS IN 1" O.C. (EXCEPT AS NOTED)  
6. ALL FLOOR WALLS IN 1" O.C. (EXCEPT AS NOTED)  
7. ALL FLOOR WALLS IN 1" O.C. (EXCEPT AS NOTED)  
8. ALL FLOOR WALLS IN 1" O.C. (EXCEPT AS NOTED)  
9. ALL FLOOR WALLS IN 1" O.C. (EXCEPT AS NOTED)  
10. ALL FLOOR WALLS IN 1" O.C. (EXCEPT AS NOTED)

SQUARE FOOTAGE:

FIRST FLOOR:	83	SQ. FT.
SECOND FLOOR:	83	SQ. FT.
CHANGING:	1796	SQ. FT.
TOTAL:	2162	SQ. FT.
OVERALL SIZE:	27'-0" x 31'-4"	
MODEL:	2 STORY	

FRONT OF HOUSE

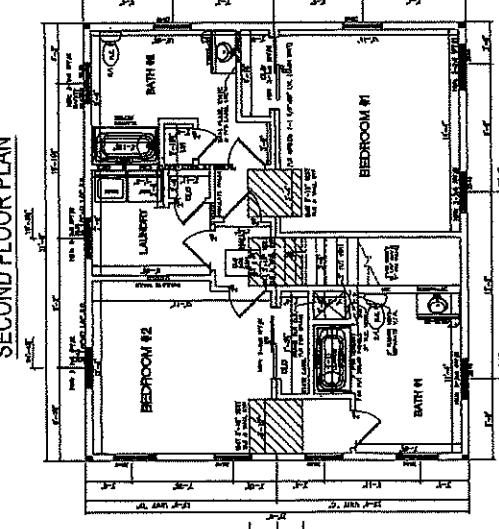
FIRST FLOOR PLAN



NO DOOR/SWITCH HANGERS EXCEPT AS NOTED  
DOUBLE SHUT DAMPS FOR ALL EXTERIOR DOORS  
(LIST LEVEL OF FINISH - UNIT A)

APPROXIMATELY FINISH THE CEILING OVERALLS -  
1. ALL FLOOR WALLS IN 1" O.C. (EXCEPT AS NOTED)  
2. ALL FLOOR WALLS IN 1" O.C. (EXCEPT AS NOTED)  
3. ALL FLOOR WALLS IN 1" O.C. (EXCEPT AS NOTED)  
4. ALL FLOOR WALLS IN 1" O.C. (EXCEPT AS NOTED)  
5. ALL FLOOR WALLS IN 1" O.C. (EXCEPT AS NOTED)  
6. ALL FLOOR WALLS IN 1" O.C. (EXCEPT AS NOTED)  
7. ALL FLOOR WALLS IN 1" O.C. (EXCEPT AS NOTED)  
8. ALL FLOOR WALLS IN 1" O.C. (EXCEPT AS NOTED)  
9. ALL FLOOR WALLS IN 1" O.C. (EXCEPT AS NOTED)  
10. ALL FLOOR WALLS IN 1" O.C. (EXCEPT AS NOTED)

SECOND FLOOR PLAN



APPROXIMATELY FINISH THE CEILING OVERALLS -  
1. ALL FLOOR WALLS IN 1" O.C. (EXCEPT AS NOTED)  
2. ALL FLOOR WALLS IN 1" O.C. (EXCEPT AS NOTED)  
3. ALL FLOOR WALLS IN 1" O.C. (EXCEPT AS NOTED)  
4. ALL FLOOR WALLS IN 1" O.C. (EXCEPT AS NOTED)  
5. ALL FLOOR WALLS IN 1" O.C. (EXCEPT AS NOTED)  
6. ALL FLOOR WALLS IN 1" O.C. (EXCEPT AS NOTED)  
7. ALL FLOOR WALLS IN 1" O.C. (EXCEPT AS NOTED)  
8. ALL FLOOR WALLS IN 1" O.C. (EXCEPT AS NOTED)  
9. ALL FLOOR WALLS IN 1" O.C. (EXCEPT AS NOTED)  
10. ALL FLOOR WALLS IN 1" O.C. (EXCEPT AS NOTED)

FRONT OF HOUSE

60 W EADOWVIEW DRIVE  
 NANTUCKET, MA 02564  
 NANTUCKET COUNTY

ENGINEER'S / ARCHITECT'S SEAL

APPROVER'S SEAL

MODIFICATIONS

PROJECT

44097  
 TWO STORY

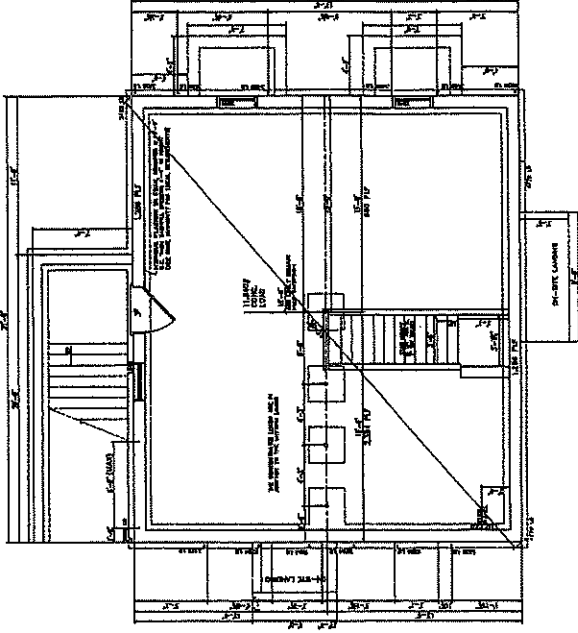
TITLE  
 FOUNDATION  
 DR/WIN SCHEDULE

DRAWN BY: ENH  
 DATE: 10-2-21  
 SCALE: 1/4"=1'-0"  
 FILENAME: 44097.F11.103-22

SHEET

PLAN - (2)

FOUNDATION



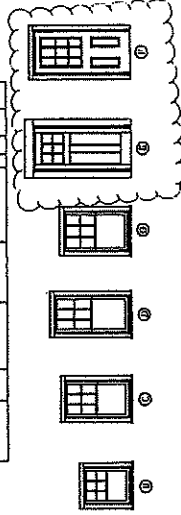
DOOR/WINDOW SCHEDULE

44097 DOOR/WINDOW SCHEDULES  
 WINDOWS - UNFINISHED INSIDES - SHALADO FINISH

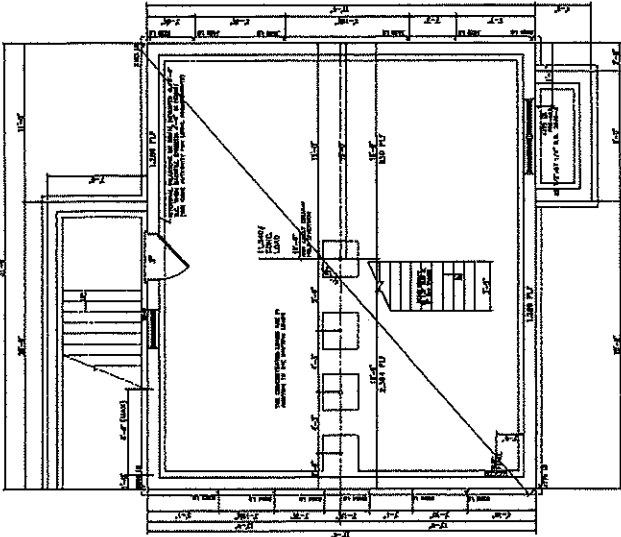
NO.	LOCATION	FINISH	TYPE	W	H	SW	SH
1	31.12' x 11.72'	UNFINISHED	60	11.72	11.72	0.00	0.00
2	31.12' x 11.72'	UNFINISHED	60	11.72	11.72	0.00	0.00
3	31.12' x 11.72'	UNFINISHED	60	11.72	11.72	0.00	0.00
4	31.12' x 11.72'	UNFINISHED	60	11.72	11.72	0.00	0.00
5	31.12' x 11.72'	UNFINISHED	60	11.72	11.72	0.00	0.00
6	31.12' x 11.72'	UNFINISHED	60	11.72	11.72	0.00	0.00

DOORS

NO.	LOCATION	FINISH	TYPE	W	H	SW	SH
1	31.12' x 11.72'	UNFINISHED	60	11.72	11.72	0.00	0.00
2	31.12' x 11.72'	UNFINISHED	60	11.72	11.72	0.00	0.00
3	31.12' x 11.72'	UNFINISHED	60	11.72	11.72	0.00	0.00
4	31.12' x 11.72'	UNFINISHED	60	11.72	11.72	0.00	0.00
5	31.12' x 11.72'	UNFINISHED	60	11.72	11.72	0.00	0.00
6	31.12' x 11.72'	UNFINISHED	60	11.72	11.72	0.00	0.00



FOUNDATION



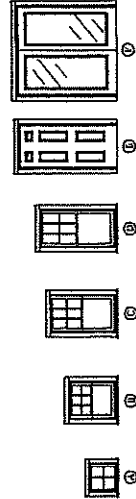
DOOR/WINDOW SCHEDULE

44097 DOOR/WINDOW SCHEDULES  
 WINDOWS - UNFINISHED INSIDES - UNRELATED FINISH

NO.	LOCATION	FINISH	TYPE	W	H	SW	SH
1	31.12' x 11.72'	UNFINISHED	60	11.72	11.72	0.00	0.00
2	31.12' x 11.72'	UNFINISHED	60	11.72	11.72	0.00	0.00
3	31.12' x 11.72'	UNFINISHED	60	11.72	11.72	0.00	0.00
4	31.12' x 11.72'	UNFINISHED	60	11.72	11.72	0.00	0.00
5	31.12' x 11.72'	UNFINISHED	60	11.72	11.72	0.00	0.00
6	31.12' x 11.72'	UNFINISHED	60	11.72	11.72	0.00	0.00

DOORS

NO.	LOCATION	FINISH	TYPE	W	H	SW	SH
1	31.12' x 11.72'	UNFINISHED	60	11.72	11.72	0.00	0.00
2	31.12' x 11.72'	UNFINISHED	60	11.72	11.72	0.00	0.00
3	31.12' x 11.72'	UNFINISHED	60	11.72	11.72	0.00	0.00
4	31.12' x 11.72'	UNFINISHED	60	11.72	11.72	0.00	0.00
5	31.12' x 11.72'	UNFINISHED	60	11.72	11.72	0.00	0.00
6	31.12' x 11.72'	UNFINISHED	60	11.72	11.72	0.00	0.00



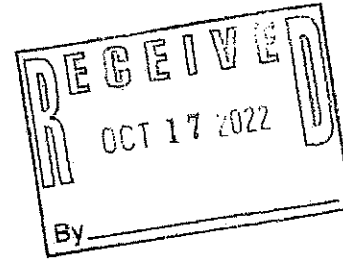


# STAFF

Proposed HDC Minutes for October 11, 2022

## VI. NEW BUSINESS 08/16/2022

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. J&M Realty Hldgs, LLC 09-7071	1 Bayberry Lane	Fence	67/57	Linda Williams
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Dutra, Thornewill, Patten			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Linda Williams			
Public	None			
Concerns (4:30)	<p>Williams – This was pulled off consent. Presented the project.</p> <p>Oliver – Wants vegetation maintained on the neighbor's side of the fence.</p> <p>Camp – It's tall and 75' long, likes Ms. Oliver's suggestion.</p> <p>Welch – Our guidelines indicated it should have 1 plant at every-other section at the minimum.</p>			
Motion	Motion to Approve through staff with vegetation planted every other section on the neighbor's side per exhibit A. (Oliver)			
Vote	Carried unanimously			Certificate # HDC2022-09-7071



## VII. OLD BUSINESS 08/23/2022

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Partner Healthcare 09-7025	60 Meadow View Drive	Main dwelling	51/167	Dennis Patnaude
Voting	Welch, Camp, Coombs, Oliver, Thornewill			
Alternates	Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and video.			
Representing	Dennis Patnaude, RJ O'Connell and Associates Inc.			
Public	None			
Concerns (4:36)	<p>Patnaude – Siting of the structures hasn't been changed. Reviewed changes made per previous concerns. The natural growth along the front of the property will be maintained.</p> <p>Thornewill – Appreciates the siting and parking being hidden. The front door needs something to help it stand out.</p> <p>Camp – Agrees with Ms. Thornewill about the front door. Now it looks really simple.</p> <p>Coombs – Agrees about the front door; maybe the previously submitted front door would work now. Suggested the 1<sup>st</sup>-floor windows be a larger to distinguish between the 1<sup>st</sup> and 2<sup>nd</sup> floor. Would appreciate the height being reduced.</p> <p>Oliver – The video didn't show the variety and simplicity of styles. Thinks when the plans are reprinted, the line weight on the drawings is impacted.</p> <p>Welch – Rotating it makes a big difference; the previously submitted front door with formal frontispiece is better.</p>			
Motion	Motion to Approve through staff with the front door to be a 6-panel with formal trim and with brailing on the stoop. (Oliver)			
Vote	Carried unanimously			Certificate # HDC2022-09-7025
2. Partner Healthcare 09-7029	60 Meadow View Drive	2 <sup>nd</sup> dwelling	51/167	Dennis Patnaude
Voting	Welch, Camp, Coombs, Oliver, Thornewill			
Alternates	Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Dennis Patnaude, RJ O'Connell and Associates Inc.			
Public	None			
Concerns (4:46)	<p>Patnaude – Reviewed change made per previous concerns, all natural to weather with white sash.</p> <p>No concerns.</p>			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried unanimously			Certificate # HDC2022-09-7029
3. Partner Healthcare 09-7026	60 Meadow View Drive	3 <sup>rd</sup> dwelling	51/167	Dennis Patnaude
Voting	Welch, Camp, Coombs, Oliver, Thornewill			
Alternates	Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Dennis Patnaude, RJ O'Connell and Associates Inc.			
Public	None			
Concerns (4:48)	<p>Patnaude – No changes.</p> <p>Camp – Thinks the formal trim around the front door should be painted. The big windows and elaborate trim make sense.</p> <p>Thornewill – The door trim should be simplified on this small building.</p> <p>Coombs – Agrees with Ms. Camp.</p>			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried unanimously			Certificate # HDC2022-09-7026



HDC2022-09-7025

No Exterior Changes  
Without HDC Approval

CERTIFICATE NO: \_\_\_\_\_

DATE ISSUED: 10/11/22

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

AX MAP N°: 56 167 PARCEL N°: \_\_\_\_\_

Street & Number of Proposed Work: 60 MEADOW VIEW DR

Owner of record: PARTNERS HEALTH CARE / NANTUCKET Cottage HOSPITAL

Mailing Address: PO BOX 6240

Boston MA, 02114

Contact Phone #: 508-939-0391 E-mail: dptnaude@cyshoo.com

#### AGENT INFORMATION (if applicable)

Name: EMILY VARRAUDE

Mailing Address: 11 BAILEY RD

NANTUCKET MA 02554

Contact Phone #: 508-939-0391 E-mail: dptnaude@cyshoo.com

#### FOR OFFICE USE ONLY

Date application received: 9/18/22 Fee Paid: \$ 346.4

Must be acted on by: 10/11/22

Extended to: \_\_\_\_\_

Approved: [Signature] Disapproved: \_\_\_\_\_

Chairman: \_\_\_\_\_

Member: [Signature]

Member: [Signature]

Member: [Signature]

Member: [Signature]

Notes - Comments - Restrictions - Conditions

REMOVE EXISTING FRONT DOOR FROM  
ADD RAMP TO STEEP

#### 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 PRIMARY

Size of Structure or Addition: Length: 27'6" Sq. Footage 1st floor: 866 Decks/Patio: Size: \_\_\_\_\_  1st floor  2nd floor

Width: 31' Sq. Footage 2nd floor: 866 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 18'5" South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_

Additional Remarks REVISIONS\* 1. East Elevation

Historic Name: \_\_\_\_\_ (describe) 2. South Elevation

Original Date: \_\_\_\_\_ 3. West Elevation

Original Builder: \_\_\_\_\_ 4. North Elevation

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 10"  Block  Block Parged  Brick (type) \_\_\_\_\_  Poured Concrete  Piers

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

Roof Pitch: Main Mass 7/12 Secondary Mass 1/12 Dormer 1/12 Other \_\_\_\_\_

Roofing material:  Asphalt  G-Tab  Architectural

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

Fence: Height: \_\_\_\_\_

Type: \_\_\_\_\_

Length: \_\_\_\_\_

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

Manufacturer \_\_\_\_\_ Rough Opening \_\_\_\_\_ Size \_\_\_\_\_ Location \_\_\_\_\_

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

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

Exterior Wall:  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 1x8 Rake 1x8 Soffit (Overhang) 6" Corner boards 1x6 Frieze \_\_\_\_\_

Window Casing 1x4 Door Frame 1x10 Columns/Posts: Round \_\_\_\_\_ Square \_\_\_\_\_

Windows\*:  Double Hung  Casement  All Wood  Other Anderson SD

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

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

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

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

Note: Complete door and window schedules are required. COLORS

Exterior Wall NATURAL Clapboard (if applicable) \_\_\_\_\_ Roof CHARCOAL

Trim NATURAL Sash WHITE Doors NANTUCKET RED

Deck X 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 revisions to this application will initiate a new sixty-day review period.