

Historic District Commission
OLD BUSINESS CHECKLIST Rev Jan.2021



Planning and Land Use Services

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

This checklist **MUST** be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:

<https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF>

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 9/20/2023
	Address & HDC Case Number (ie HDC2020-05-0265): 12 PILGRIM Road 2023-05-8450
	Copy of Minutes (application item circled) SHED
	Reduced (8 ½ x 11) copy of application
	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large sets of scaled plans (3/16" or 1/4" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
	One set reduced plans: 8 ½ x11
	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov .
	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

11. SeaHero 05-8447	12 Pilgrim Rd	New dwelling	41/476	Linda Williams
Voting	Pohl, Welch, Camp, Coombs, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Linda Williams / Spencer			
Public	Patricia and Bill Clock –			

Kristen Graham – “As close neighbors and direct abutters of 12 Pilgrim Road, we would like to share the following combined statements. We appreciate your initial comments and concerns about the proposal for 12 Pilgrim Road at the HTC meeting on May 16th, specifically about the height, massing, formality, placement on the lot grade, and appropriateness for the neighborhood. We continue to share these concerns regarding the revised plan for 12 Pilgrim Road. Seeing the prospective drawings and the height pulls further highlights these concerns. We feel that the proposed residence is not in keeping with Priscilla Lane and the side of Pilgrim Road that it is on. The proposed house towers over all others, is significantly bigger in size, more complex, and fills up the lot in every way possible between structures, hardscape, and pool spa. Thank you for your consideration of our input and for the work that you do to ensure building with Nantucket in mind. Signed, Aaron Mandel, 14 Pilgrim Road (direct abutter), Patience Kill, 10 Pilgrim Road (direct abutter), John and Margaret Bonce, 16 Priscilla Lane, Holly McDonald, 14 Priscilla Lane, Elliott Pollock, 16 Pilgrim Road, Bill and Pat Clock, 7 Priscilla Lane, Heather McDonald, 6 Priscilla Lane, and Gardner and Betty McDonald, 10 Priscilla Lane. I did mention the grading, I just really want clarification on that. And then when you get to whether it's today or another day, to the hardscape and the pool, then I would love a chance to comment on that as well.”

Concerns

Aaron Mandel – The structure is very odd and is a very odd angle. The structure has significant height.
Holly Backus – Siting and orientation to the street of this proposed structure is very atypical and it should follow the traditional forms regardless of lot layout. It does not follow building with Nantucket in mind. Recommends a site plan, did not see one in the packet.

Coombs – Building is much too big for the area. Too tall, too massive, with very little telescoping down to one story. On the North elevation the structure is too narrow. Suggest bringing the building down and spreading it out. In some ways it should also come in.

Thornewill – Understands that this is an odd lot but thinks the applicant is trying to maximize space by going up and she doesn't think that is appropriate or in keeping with this neighborhood. The structure is telescoping back and up. The angle at which this design is telescoping is troublesome. The bridge poles verified that this structure is too tall and telescoping back and up. The color changes to natural are appreciated but the black windows are not appropriate in this neighborhood.

Welch – Agrees with pretty much everything Carrie said. The focus on the telescoping angle is atypical. The origin points of the telescoping, which begins towards the front right side from the street, is also atypical. The height of what should be the secondary mass is too tall, and in fact, the overall secondary mass is too large. Would like to say two other things: One, in the minutes last time, it doesn't have concerns about the structure. That may have been misconstrued from his not having commented on it but commenting on the grade. Thinks that this needs a thoughtful redesign. Along with those in that line of thought, we do have this concept of three meetings with material changes. Would suggest that this first meeting was a buy because we needed additional information, a view, perspective drawings. So, he would consider the first and second meeting really to be one meeting in my mind. Because now he has enough information to comment fundamentally on required modifications, and then that gives the applicant a couple of meetings to come to Jesus if you will.

Camp – Feels it still seems shoehorned into this site. Suggest paring back this main dwelling. 28 Feet is far too high for this neighborhood. Agrees with the rest of the board's comments.

Pohl – Agrees with the rest of the board that this is relentlessly tall.

Motion

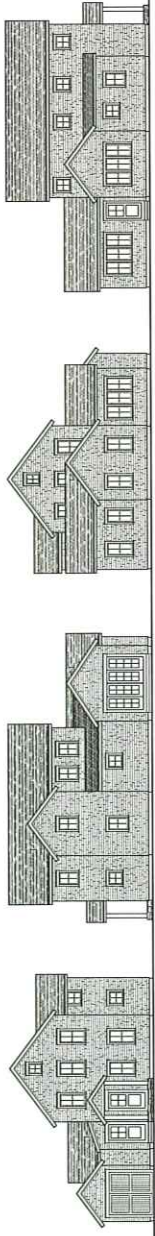
Motion to hold for revisions and more information to include site plan and typography. Also, to include fundamental changes, a structure that is viewed from the street more in keeping with the surrounding neighborhood. Development of the rear of the lot is more open to interpretation. (Welch)

Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Thornewill-aye	Certificate #	HDC2023-05-8447
12. SeaHero 05-8450	12 Pilgrim Rd	New shed	41/476 Linda Williams

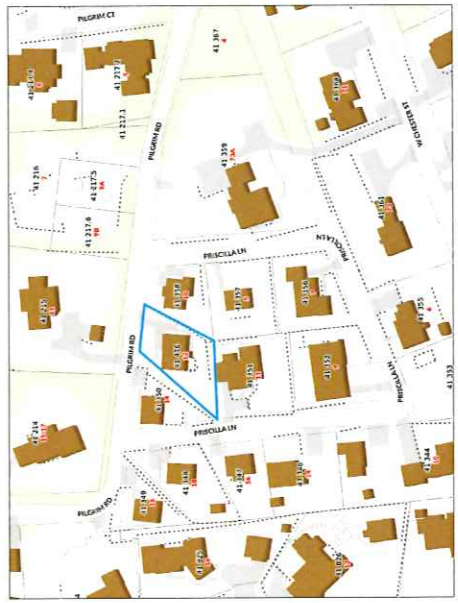
Voting	Pohl, Welch, Camp, Coombs, Thornewill		
Alternates	None		
Recused	None		
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.		
Representing	Linda Williams		
Public	-		
Concerns	-		

Motion	Motion to track with MH. (Welch)		
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Thornewill-aye	Certificate #	HDC2023-05-8450

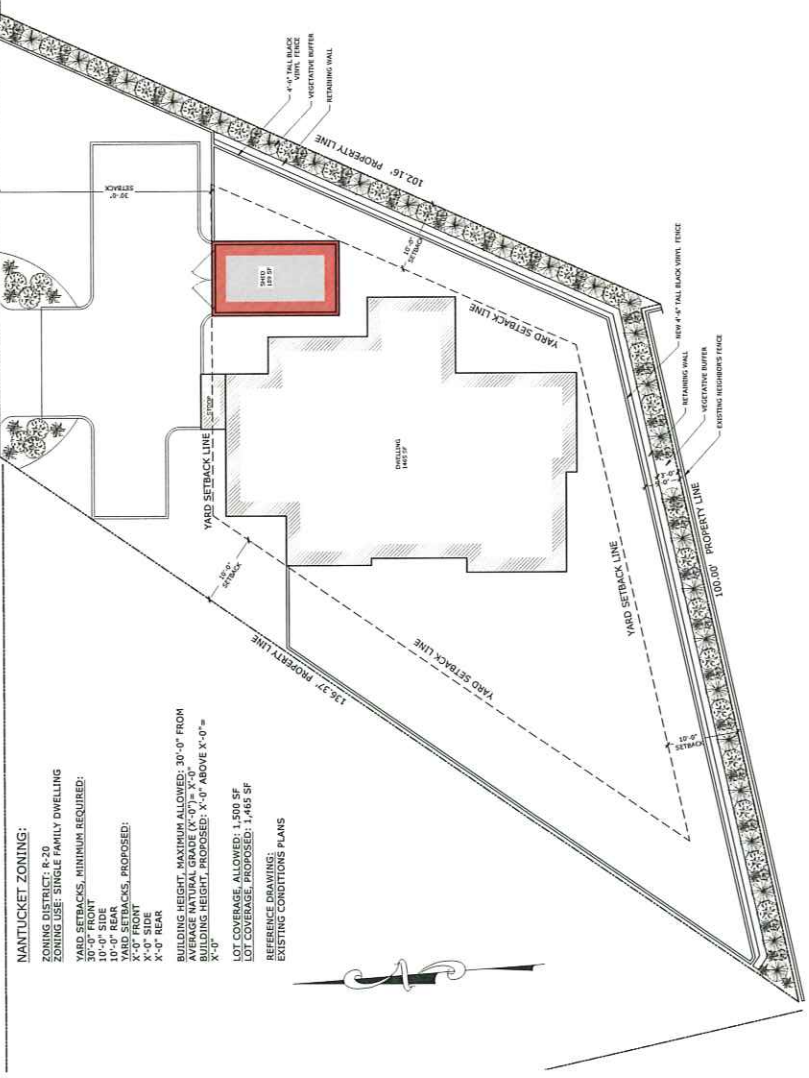
REVISION	DATE	DESCRIPTION
1	SEPTEMBER 14, 2023	SCALE: AS NOTED
2		
3		
4		
5		
6		
7		
8		
9		
10		



SHED FOR
 12 PILGRIM ROAD
 NANTUCKET, MA 02544



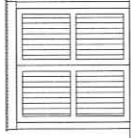
1 LOCUS



NANTUCKET ZONING:
 ZONING DISTRICT: R-20
 ZONING USE: SINGLE FAMILY DWELLING
 YARD SETBACKS, MINIMUM REQUIRED:
 30'-0" FRONT
 10'-0" REAR
 YARD SETBACKS, PROPOSED:
 30'-0" FRONT
 X'-0" SIDE
 X'-0" REAR
 BUILDING HEIGHT, MAXIMUM ALLOWED: 30'-0" FROM AVERAGE NATURAL GRADE (X'-0") TO X'-0"
 BUILDING HEIGHT, PROPOSED: X'-0" ABOVE X'-0" = X'-0"
 LOT COVERAGE ALLOWED: 1,500 SF
 LOT COVERAGE, PROPOSED: 1,469 SF
 REFERENCE DRAWINGS:
 EXISTING CONDITIONS PLANS



2 WINDOW LEGEND
 Scale: 1/4" = 1'-0"



3 DOOR LEGEND
 Scale: 1/4" = 1'-0"

4 SITE PLAN
 Scale: 1/4" = 1'-0"

A2.0

Sea Hero Shed

12 Pilgrim Rd, Nantucket, Ma.

SCALE: AS NOTED

DATE: SEPTEMBER 14, 2023

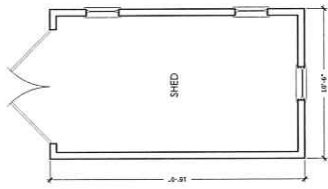
DESCRIPTION:
EXTERIOR ELEVATIONS

REVISION SCHEDULE

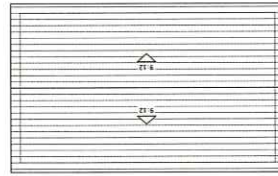
REV. #	REV. DATE

HDC SUBMISSION

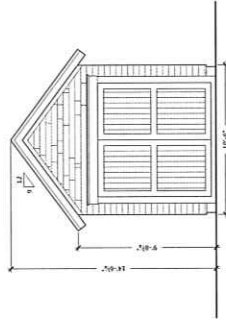
CORDSTEN DESIGN ARCHITECTURE
42 West Main Road
Hastings, MA 02842
CORDSTEN@CDAA.COM
401.519.4699



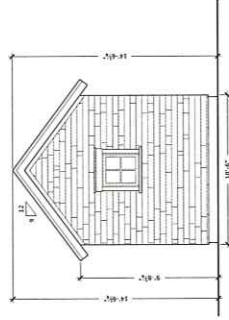
1 FIRST FLOOR PLAN-SHED
Scale: 1/4" = 1'-0"



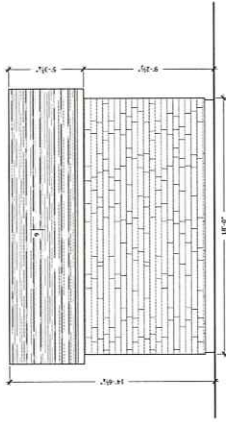
4 ROOF PLAN-SHED
Scale: 1/4" = 1'-0"



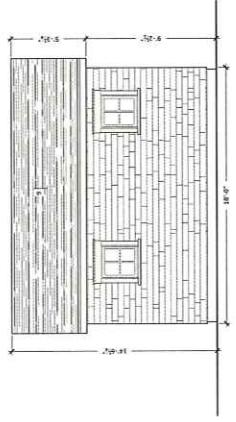
2 NORTH ELEVATION
Scale: 1/4" = 1'-0"



5 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



3 WEST ELEVATION
Scale: 1/4" = 1'-0"



6 EAST ELEVATION
Scale: 1/4" = 1'-0"