



**TOWN OF NANTUCKET
BOARD OF APPEALS
NANTUCKET, MA 02554**

STAFF REPORT

Thursday, January 14, 2021

1:00 PM

www.nantucket-ma.gov

ZOOM WEBINAR REGISTRATION LINK:

https://zoom.us/webinar/register/WN_P-tIvYCuTweg7gHIVTrtw

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To view the LIVE broadcast of the meeting, see *YouTube Link* at https://youtu.be/UjmtD_t56uw

Date: January 12, 2021
To: Zoning Board of Appeals
From: Eleanor W. Antonietti, Zoning Administrator
Re: January 14, 2021

I. APPROVAL OF THE MINUTES:

- December 10, 2020

Pages 5 - 7

II. OLD BUSINESS (CONTINUED PUBLIC HEARINGS AND VOTES MAY TAKEN):

- 051-03 David S. Gesner & Julie A. Gesner 6 Fox Grape Lane Beaudette
Action Deadline January 14, 2021 to determine and notify Applicant if requested modification is deemed substantial or insubstantial CONFLICT: NONE KNOWN
The Applicant seeks to ratify a previous determination that a proposed modification to the Comprehensive Permit, as amended, and the plans approved therewith, may be considered insubstantial pursuant to 760 CMR 56.05 (11)(a)(b), and as such, may be authorized and ratified by the Zoning Board of Appeals. Specifically, applicants seek to confirm that the bedroom count upon Lot 8 is three and the bedroom count upon Lot 9 is four. Furthermore, and to the extent necessary,

Pages 9 - 183

Applicant requests the assent of the Zoning Board of Appeals to amend the Declaration of Restrictions and Easements, so as to effectuate and memorialize the foregoing request. The Locus is situated in the Beach Plum Village 40B, is known as 6 Fox Grape Lane, is shown on Assessor's Map 67 as Parcel 808, and as Lot 9 upon Plan No 2006-61. Evidence of owner's title is recorded in Book 1611, Page 116 on file at the Nantucket Registry of Deeds. The site is located in the Limited Use General Two (LUG-2) zone.

Section 760 CMR 56.05 (11), for your reference, reads in relevant part:

(11) Changes after Issuance of a Permit.

(a) If after a Comprehensive Permit is granted by the Board, including by order of the Committee pursuant to 760 CMR 56.07(5), an Applicant desires to change the details of its Project as approved by the Board or the Committee, it shall promptly notify the Board in writing, describing such change. *Within 20 days the Board shall determine and notify the Applicant whether it deems the change substantial or insubstantial*, with reference to the factors set forth at 760 CMR 56.07(4).

(b) *If the change is determined to be insubstantial* or if the Board fails to notify the Applicant by the end of such 20-day period, the *Comprehensive Permit shall be deemed modified to incorporate the Change*.

(c) *If the change is determined to be substantial, the Board shall hold a public hearing within 30 days of its determination and issue a decision within 40 days of termination of the hearing*, all as provided in M.G.L. c. 40B, § 21. Only the changes in the Project or aspects of the Project affected thereby shall be at issue in such hearing. An Applicant shall have the right at any time to withdraw its request for a change and to rely on the previously issued Comprehensive Permit. A decision of the Board denying the change or granting it with conditions which make the housing Uneconomic may be appealed to the Committee pursuant to M.G.L. c. 40B, § 22; a decision granting the change may be appealed to the superior court pursuant to M.G.L. c. 40B, § 21 and M.G.L. c. 40A, § 17.

(d) The Applicant shall raise to the Board any objection to the determination by the Board that the change is substantial within 20 days of such determination, subject to the provisions of the next sentence. The Applicant may elect to continue the proceedings before the Board and preserve its right to raise the objection in context of its appeal to the Committee, if any, of the Board's denial of the Comprehensive Permit or approval with unacceptable conditions or requirements, or the Applicant may appeal a determination that a change is substantial by filing an appeal with the Committee on an expedited basis, pursuant to 760 CMR 56.05(9)(c) and 56.06(7)(e)11., within 20 days of being so notified. Such an appeal will stay the proceedings before the Board.

1. If the presiding officer rules that the change is insubstantial, the Comprehensive Permit shall be deemed modified by the Committee.
2. If the presiding officer rules that the change is substantial, he or she shall remand the proposal for a hearing pursuant to 760 CMR 56.05(11)(c).

This is a request to RATIFY a CHANGE TO # OF BEDROOMS on Lots 8 & 9

The review of the initial request for approval of “reversal of the house designs” entailing a swap of bedroom allowance between Lots 8 & 9 took place in August - September 2006. Such a request triggers the need for the ZBA to approve the request and assent to an amendment to the **DECLARATION OF RESTRICTIONS AND EASEMENTS** (“Declaration”), recorded with the ROD at Book 1010, Page 78, and executed on 2/24/2006. This document is found on **Pages 134 – 159 of the Packet**.

At the time of the issuance of the original Comprehensive Permit, Lot 8 was restricted to 4 bedrooms and Lot 9 was restricted to 3 bedrooms pursuant to Article 3.19 and the table found on “Exhibit A” of said Declaration. Section 7.01 of the Declaration allows for it to be amended by the developer, Rugged Scott, LLC, as long as it still owns any of the lots which was the case at the time of the request. Therefore, the developer had the ability to amend the restriction regarding the number of bedrooms on any of the lots, as long as the ZBA consented to the amendment, which they appear to have done per the documentation provided by the Applicant on **Pages 20 - 36 of the Packet** and the issuance of CO’s.

The problem in verifying the ZBA’s decision is that the minutes from that time period cannot be located, are not on record with Town Clerk, and were not recovered from the old Zoning Administrator’s Office. The ZA at the time took minutes by hand on a Legal Pad which would eventually be transcribed by her. However, said notes and/or transcriptions are missing from the files. At the time this would have been discussed and approved, two of the current ZBA members were also on the Board (see **Page 133 of the Packet**). Furthermore, the approval is borne out by the issuance of Building Permits that confirm the bedroom count as iterated below.

8/11/2006 & 9/8/2006 → ZBA REVIEWED & PRESUMABLY GRANTED REQUEST TO SWAP HOUSE MODELS BETWEEN LOTS 8 & 9, EFFECTIVELY SWAPPING THE BEDROOM ALLOWANCE BETWEEN THE TWO.

LOT 8 - 9 Wood Lily documents referenced below INCLUDED AT END OF THIS STAFF REPORT

- 3/10/2014 → Bldg. Permit No. 317-14 issued for construction of a 3 BR DU
- 11/21/2014 → CO issued
- 8/3/2015 → Lot 8 conveyed from Rugged Scott LLC to Brian Lenane *et ux*^{Bk1495 Pg131}
- 7/26/2017 → Bldg. Permit No. 1095-17 issued for finished bsmt. (home office/t.v room)
- 11/17/2017 → CO issued

M/M LENANE STILL OWN THE PROPERTY.

LOT 9 – 6 Fox Grape Ln. some documents referenced below **Pages 160 - 183 of the Packet**

- 11/20/2006 → Bldg. Permit No. 1293-06 issued for construction of a 4 BR DU
- 9/7/2007 → CO issued
- 5/2/2007 → Bldg. Permit No. 440-07 issued for detached 1-car garage
- 8/13/2007 → CO issued
- 2/20/2008 → Lot 9 conveyed from Rugged Scott LLC to David Preschlack^{Bk1126 Pg37}
- 3/9/2012 → Bldg. Permit No. 255-12 issued for finished bsmt. (Gym/office/rec. room)
- 7/25/2012 → CO issued
- 9/22/2017 → Lot 9 conveyed from David Preschlack to David Gesner *et ux*^{Bk1611 Pg116}

- 7/9/2020 → M/M Gesner requested approval for an in-ground pool. This request was granted by virtue of finding that it is insubstantial modification to Comp. Permit.
M/M GESNER STILL OWN THE PROPERTY.

The Comprehensive Permit also contains language pertaining to the number of bedrooms. See pages 52, 55, and 57 of the Packet. The initial application proposed 72 dwelling units (“DU”), but was subsequently changed to propose 44 DUs or a maximum of 155 bedrooms. No DU is to contain more than 4 bedrooms. After further discussion and protracted litigation with neighbors, the Settlement Agreement, appended to the Comp. Permit, reduced the overall number of buildable lots / DUs to 40 (Lots 1 -10^{inclusive} and 12-41^{inclusive}). The Declaration sets the maximum number of bedrooms at 141 (see Exhibit A on Page 158 of the Packet).

Rugged Scott LLC sold the 2 remaining house lots (Lots 15 & 16) as of 9/14/2020 and conveyed the Open Space and recreational lots to the HOA on 12/30/2020.

- 11-20 Peter J. Mackay & Alison Mackay and David P. Mackay & Anne M. Phaneuf, Tr.,
Mackay/Phaneuf Family Trust 21 & 25 Monohansett Road Alger
Action Deadline May 13, 2021 *Sitting:* SM LB ET MJO KK *At Table:* GT MP JM
CONTINUE to May 13, 2021

III. NEW BUSINESS (INITIAL PUBLIC HEARINGS AND VOTES MAY BE TAKEN):

- 01-21 Michael Metz 16 Western Av. Reade
Action Deadline April 14, 2021 **CONFLICT: LB**
Applicant seeks relief by Special Permit pursuant to Zoning By-law Sections 139-30.A and 139-33.A to alter, replace, and vertically extend a pre-existing nonconforming dwelling and accessory garage structure. Applicant proposes to relocate the detached garage to be attached to the house, thus decreasing the existing front yard encroachment. Further alterations are proposed to the dwelling. The structures are currently sited within the front and side yard lot lines. The altered structures would maintain encroachments, but would not get closer to the lot lines than the existing structures or otherwise increase the nonconformities. The Locus is split between the R-20 and the LUG-2 zoning districts. The lot has a limited available building envelop due to shape, zoning setbacks, soil conditions, wetlands with associate buffer zones, and split zoning. The Locus is situated at 16 Western Avenue, is shown on Assessor’s Map 87 as Parcel 72, and as Lot 3 upon Land Court Plan 8256-C. Evidence of owner’s title is registered on Certificate of Title No. 22820 at the Nantucket County District of the Land Court. The site is zoned Residential 20 (R-20) and Limited Use General 2 (LUG-2).

See description of locus and relief requested in Addendum on Page 187 of Packet. The DU and garage are said to be legally pre-existing nonconforming as to front and both side yard setbacks.

Applicants seek to alter, replace, and vertically extend portions of the DU and garage. The proposal would maintain the setback encroachments without coming any closer to the northerly and easterly lot lines. There will be no change to the DU’s setback as to the westerly side yard lot line.

Existing and proposed conditions are shown on Pages 189 – 190.

The existing house is as close as 5.6’ from the westerly lot line, 13.7’ from the northerly front yard lot line, and has 1,202 SF of ground cover.

The existing detached garage is as close as 7.8' from the easterly lot line, 0.2' from the northerly front yard lot line, and has 309 SF of ground cover.

The proposal consists of moving the garage away from the front yard lot line and attaching it to the house, thus decreasing its front yard setback encroachment. As shown on the proposed conditions plan, the attached garage will be as close as 10.4' from the northerly front yard lot line and would maintain the 7.8' distance from the easterly lot line. Proposed window wells will be sited within both side yard setbacks, but they have historically been permitted to do so.

The lot has split zoning between R-20 on the northerly portion and LUG-2 on the southerly Oceanside portion.

Per **Section 139-16.A:** INTENSITY REGULATIONS

District Defined in § 139-3	Minimum Lot Size (square feet)	Yard Setback			Ground Cover Ratio
		Front (feet)	Side/Rear (feet)**	Frontage (feet)*	
LUG-2	80,000	35	15	150	4%
R-20	20,000	30	10	75	12.5%

5

The combined lot area is 110,500 SF, apportioned as follows:

R-20 area = 19,561 SF

LUG-2 area = 91,000 SF

12.5% of 19,561 = 2,445 SF

4% of 91,000 = 3,640 SF

Allowable GC = 6,085 SF

The owner of the adjacent lot at 14 Western most impacted by this proposal submitted a letter expressing concerns with the proposal on Monday, 1/11. This along with a GoogleEarth image of the area are **INCLUDED AT THE END OF THE STAFF REPORT.**

IV. OTHER BUSINESS (Votes may be taken)

V. ADJOURNMENT (VOTE WILL BE TAKEN)

RUGGED SCOTT
051-03

Bedroom Count

LOT 9

6 FOX GRAPE LANE

MAP 67 PARCEL 808

Certificate No: OP-2014-0572

Building Permit No.: BP-2014-0153

Commonwealth of Massachusetts

Town of Nantucket

Building Electrical Mechanical Permits

This is to Certify that the SINGLE FAMILY DWELLING located at
Dwelling Type

9 WOOD LILY ROAD
Address

in the

TOWN OF NANTUCKET
Town/City Name

**IS HEREBY GRANTED A PERMANENT CERTIFICATE OF
OCCUPANCY**

Two story 3 bedroom 4 bathroom dwelling with unfinished full cellar
CO for permit 317-14 M/P 67-807

This permit is granted in conformity with the Statutes and ordinances relating thereto.

Issued On: Fri Nov 21, 2014

GeoTMS® 2014 Des Lauriers Municipal Solutions, Inc.

Handwritten signatures and text:
[Signature] [Signature]
780 CH 8th ED

F MASSACHUSETTS

MAP/PARCEL 67-807

NANTUCKET

APARTMENT

Fee \$1733.00

Building Inspector

March 10, 2014

PERMIT

LLC; RISING TIDE DEVELOPMENT HAS

CH 1ST 1291 SQ'; 688 SQ' 2ND; UNFINISHED

LOCATED ON 9 WOOD LILY RD PROVIDED

**AS TO THE TERMS OF THE APPLICATION ON FILE IN THE
TOWN OF NANTUCKET, AND THE**

PERMIT INSPECTOR.

**THE DATE OF ISSUE IF THE WORK PERMITTED HAS NOT
COMPLETION AS FAR AS REASONABLY PRACTICABLE.**

DO NOT HAVE ACCESS TO THE GUARANTY FUND

CONSPICUOUS PLACE ON THE PREMISES.

TOWN OF NANTUCKET
BUILDING DEPARTMENT

Fee \$1733.00

No. 317-14

Office of the Building Inspector

March 10, 2014

BUILDING PERMIT

THIS PERMIT CERTIFIES THAT RUGGED SCOTT LLC; RISING TIDE DEVELOPMENT HAS
PERMISSION TO BUILD A 2 STORY 3 BEDROOM 4 BATH 1DU; 1291 SQ' 1ST; 688 SQ' 2ND; UNFINISHED
CELLAR LOCATED ON 9 WOOD LILY RD PROVIDED

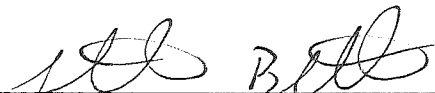
THAT THE PERSON ACCEPTING THIS PERMIT SHALL CONFORM TO THE TERMS OF THE APPLICATION ON FILE IN THE
BUILDING DEPARTMENT AND TO THE PROVISIONS OF THE STATUTES AND THE ORDINANCES RELATING TO THE
CONSTRUCTION, MAINTENANCE AND INSPECTION OF BUILDINGS IN THE TOWN OF NANTUCKET, AND THE
MASSACHUSETTS STATE BUILDING CODE 780 CMR 8th EDITION.

A CERTIFICATE OF OCCUPANCY WILL BE ISSUED UPON RETURN OF THIS PERMIT ONLY AFTER ALL THE REQUIRED
INSPECTIONS HAVE BEEN SIGNED AND DATED BY THE APPROPRIATE INSPECTOR.

THIS PERMIT SHALL BECOME INVALID SIX MONTHS FROM THE DATE OF ISSUE IF THE WORK PERMITTED HAS NOT
COMMENCED OR IS NOT PROGRESSING CONTINUOUSLY TO COMPLETION AS FAR AS REASONABLY PRACTICABLE.

PERSONS CONTRACTING WITH UNREGISTERED CONTRACTORS DO NOT HAVE ACCESS TO THE GUARANTY FUND
M.G.L. c142A

THIS CARD MUST BE DISPLAYED IN A CONSPICUOUS PLACE ON THE PREMISES.



DEPARTMENT

PERMIT NUMBER

INSPECTOR

DATE

HEALTH

FINAL

DPW/SEWER

5146

FINAL

PLANNING BOARD

FINAL

PLUMBING

14-398

ROUGH

FINAL

WIRING

746-14

TEMPORARY

SERVICE

ROUGH

FINAL

GAS

14-403

ROUGH

FINAL

H.D.C

FINAL

PIPE DEPARTMENT

SHEET METAL PERMIT

728-14

FUEL & MECH/ALARM

ROUGH

FINAL

ZONING

FINAL

BUILDING

FOOTINGS

FOUNDATION

ROUGH

INSULATION

FIREPLACE

FINAL

C R-38 W R-19 W U-35; F R-30

5. IDENTIFICATION - To be completed by all applicants

Name	Mailing address - Number, street, city and state	Zip Code	Telephone No.
1. Owner or Lessee RUGGED SCOTT LLC c/o RISING TIDE DEVELOPMENT	32 ARLINGTON ST. CAMBRIDGE MA, 02140		
2. Contractor Print Name: COTTAGE & CASTLE INC. Signature: [Signature]	37 OLD SOUTH RD #6 NANTUCKET MA 02554	Builder's License CS-096156	Date 12/12/13 508.825.8825
3. Contact Person STEVE HOLLISTER	"	Date	"

Works Compensation Insurance Certificate or Affidavit must be submitted with this application.

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

Signature of applicant: [Signature] Address: 37 OLD SOUTH RD #6 NANTUCKET, MA 02554 Telephone #: 508.825.8825

Print name: STEVEN HOLLISTER, COTTAGE & CASTLE, INC. E-Mail Address: STEVE@COTTAGEANDCASTLEINC.COM

DO NOT WRITE BELOW THIS LINE**6. PLAN REVIEW RECORD - For Office Use**

Plans Review Required			
HISTORIC DISTRICTS COMMISSION			
SEPTIC			
SEWER	OK	5/14	2/5/14
WATER WELL COMPLETION REPORT			
CONSERVATION COMMISSION			
FIRE CHIEF			
OVER-THE-ROAD (Board of Selectmen)			
ROAD OPENING PERMIT (DPW)			
PLUMBING			
ELECTRICAL			

7. VALIDATION

FOR DEPARTMENT USE ONLY	
Building Permit Issued _____	Use Group _____
Building Permit Fee 1733	Occupancy Load _____
Date of Issuance of Certificate of Occupancy _____	Census No. 101
Approved by: [Signature] 3/5/14 Building Commissioner	

RECEIVED
FEB 05 2014317-14
3-10-2014
BUILDING PERMIT NUMBER**APPLICATION FOR
BUILDING PERMIT****IMPORTANT - Applicant to complete all items in Sections: 1, 2, 3, 4, and 5 Please Print****1. LOCATION OF BUILDING**

OWNERS NAME (print): RUGGED SCOTT LLC c/o RISING TIDE DEVELOPMENT
Last First Middle Initial
9 WOOD LILY ROAD
No. Street
Assessor's Map No. 674847 Assessor's Parcel No. 807

2. TYPE AND COST OF BUILDING - All applicants complete Parts A-E**A. TYPE OF IMPROVEMENT**

- ☒ New Building
☐ Addition
☐ Alteration
☐ Repair, replacement
☐ Demolition
☐ Moving

B. OWNERSHIP

- ☒ Private
☐ Public

C. COST

TOTAL COST OF IMPROVEMENT
\$600,000.00

D. DIMENSIONS

Dimensions of Structure
First Floor Area: 1,291 SF
Second Floor Area: 688 SF
Third Floor Area: 0
Total Floor Area: 1,979 SF
Full Cellar Area: 1,291 UNFINISHED

E. PROPOSED USE

Residential

- ☒ One Family
☐ Studio
☐ Two or more family - Enter number of units _____
☐ Hotel, Motel, Dormitory enter number of units _____
☐ Second Dwelling
☐ Garage
☐ Pool
☐ Other - Specify _____

Detail scope of work by floor & provide the square footage.

SEE ATTACHED PLANS.

3. SELECTED CHARACTERISTICS OF BUILDING

For new buildings and additions, complete Parts D-N for Demolition, complete only Part 1., for all others skip to 4.

F. PRINCIPLE TYPE OF FRAME

- ☒ Wood frame
☐ Other - Specify _____

H. TYPE OF SEWAGE DISPOSAL

- ☒ Public
☐ Private (septic tank, etc.)

K. ACCESSORY HEAT SOURCE

No. of fireplaces 0
No. of Wood Stoves 0
Other: _____

G. PRINCIPLE TYPE OF HEATING

- ☒ Gas ☐ Electricity
☐ Oil ☐ Heat Pump
☐ Other - Specify _____

I. TYPE OF WATER SUPPLY

- ☒ Public
☐ Private (well)

J. SMOKE DETECTORS

No. of Detectors 7
See Plan for Location

L. RESIDENTIAL BUILDINGS

Number of Bedrooms 3
Number of Bathrooms 4
Full 3 Partial 1

3. Continued

M. ENERGY CONSERVATION

Type	Thickness	R Value
Foundation or Floor insulation		13
Wall Insulation		20
Ceiling or Roof Insulation		38
Window Glazing: Insulated Glass <u>YES</u>	Double Glass	Storm <u>NO</u>
Doors: Insulated Yes <u>NO</u> No <u>WOOD</u>	Weatherstripped: Yes <u>✓</u> No	
Percentage of Window Area to Wall Area: _____		

N. STRUCTURAL CHARACTERISTICS OF BUILDING

Applicant is required to submit complete structural framing plans with application due to the complexity of the structure, if the following information is insufficient for proper plan review.

Foundation

Footing size: <u>1' x 2'</u>	Footing reinforcing: <u>2 #5 REBAR</u>
Wall material: <u>CONCRETE</u>	Wall thickness: <u>10"</u>
Wall height: <u>9'0"</u>	Wall reinforcing: <u>2 #5 & 1 #4 REBAR</u>
Pier or column size: <u>10" W/ 6" FOOT</u>	Pier or column spacing: <u>5'10" UNDER PORCH</u>
Pier or column footing size: _____	Pier or column reinforcing: _____
No. of crawl space vents: <u>0</u>	Crawl space: ☐ Full ☐ Partial

FRAMING: Main Carrying members: Size: TRIPLE 11 7/8" LVL Support Spacing: 10'

First Floor Framing	Joist size: <u>9 1/2 TJI</u>	Maximum Span: <u>13'6"</u>	Maximum Spacing: <u>16"</u>
Second Floor Framing	Joist size: <u>9 1/2 TJI</u>	Maximum Span: <u>13'6"</u>	Maximum Spacing: <u>16"</u>
Ceiling Framing	Joist size: <u>2x10</u>	Maximum Span: <u>10'</u>	Maximum Spacing: <u>16"</u>
Roof Framing	Joist size: <u>2x10</u>	Maximum Span: <u>18'4"</u>	Maximum Spacing: <u>16"</u>

Roof Truss Applicant must submit design calculations for all wood trusses stamped by a Registered Professional Engineer.

SKETCH OF PROPOSED WORK (minor projects)

SEE ATTACHED PLANS.

NOTES AND DATE (For Department Use)

3-10-14 Sent e-mail

FEE CALCULATIONS

1291 + 688 + 311 x .75

4. ZONING COMPLIANCE To be completed by all applicants

Applicant is required to submit a registered plot plan with application, showing location of all structures.

Zoning District: <u>LUG-2</u>	Total Land Area: <u>6,049 SF</u>
Frontage on Street: <u>70.1'</u>	Lot No.: <u>170, 170.1, 170.2, 170.3</u>
Plan Book No. and Page: <u>2006-19</u>	Land Court Plan No.: _____
Date Lot Purchased: <u>6/1/2002</u>	Certificate No.: _____
Name of Previous Owner: _____	

SUBDIVISION INFORMATION

Name of Owner: RUGGED SLOTT LLC / OAKSINGTIDE DEVELOPMENT

Date of Plan Approval: 2/24/06

Type of Approval: ANR ✓ AR _____

Planning Board File No.: ZBA NO. 051-03 DECISION

Is the Subdivision subject to a Covenant? YES _____ NO _____

Is a Release required: YES _____ NO Form 5

Has Plan been filed with the Registry of Deeds? YES _____ NO _____

If YES: Plan Book and Page No.: _____ Date _____

TIME SHARING INFORMATION

Is there a declaration of Covenants and Restrictions of Interval Ownership noted on your Title or Deed?

Yes _____ No _____

DIMENSIONS

Distance from Property Lines: FRONT 20.9' REAR 18.8' LEFT 6.3' RIGHT 23.3'

Distance between Principal and Secondary Dwelling: N/A (12ft. minimum)

Height of structure above finish grade: N 15.5' E 27' S 27' W 15.5'

Number of off-street parking spaces: Enclosed 0 On-site 2

GROUND COVER

Principal Dwelling:	<u>1,815 SF</u>
Secondary Dwelling:	<u>0</u>
Addition:	<u>0</u>
Garage:	<u>0</u>
Accessory Building:	<u>0</u>
Swimming Pool:	<u>0</u>
Other:	<u>0</u>

Total: _____ SF.

Allowable: _____ SF.

MISCELLANEOUS

Was a request to "Determine Applicability of the Protection Act" filed with the Nantucket Conservation Committee? YES _____ NO _____

If answered YES, include "Order of Conditions" with application.

What date was the "Order of Conditions" with application.

What date was the "Order of Conditions" filed with the Registry of Deeds? _____

Is the property located within a Flood Hazard district? YES _____ NO ✓

Was a Variance or Special Permit granted by the Board of Appeals? YES ✓ NO _____

If answered YES, what date was the decision filed with the Town Clerk? 2/24/06

FOR ZONING OFFICER

Minimum Lot Size: _____	Ground Cover Ratio: _____
Frontage on Street: _____	Side and Rear Setback: _____
Front Yard: <u>5-10' (min-max)</u>	Secondary Dwelling approval _____
Additional Comments: _____	Board of Appeals _____
	Lot Release Form _____

Date: 2/13/14

APPROVED BY: [Signature] Zoning Officer

Nantucket Zoning Board of Appeals



February 4, 2014

Stephen Butler
Building Commissioner
2 Fairgrounds Road
Nantucket, MA 02554

RECEIVED
FEB 05 2014

BY: _____

Re: Lot 8; Type M-12
Rugged Scott 40B
Architectural Drawings

Dear Commissioner Butler:

The above-referenced Application for a Building Permits relates to a lot created as part of the Rugged Scott LLC 40B Project as granted by the Decision in Zoning Board of Appeals File No. 051-03, known as the "Comprehensive Permit for the Rugged Scott LLC Development". A copy of said Decision is on file with your department.

Under 40B legislation, the Zoning Board of Appeals acts as the Nantucket Historic District Commission ("HDC") for the initial approval and the HDC staff has been charged with the final sign-off of the structure's compliance upon completion of the construction project and prior to issuance of a Certificate of Occupancy. Any changes to the structure after that fall under the sole purview of the HDC unless the Zoning Board of Appeals finds that the changes are substantially different from what was approved.

The proposed structure, applied for under said Decision, will be sited on Lot 8. The Building Type for Lot 8, situated at 9 Wood Lily Road, is classified as "Cedar M-12". In accordance with the Decision and my ability to sign off on the individual designs as the project progresses in my capacity as Zoning Board of Appeals Administrator, I have reviewed the plans attached with the building permit application and hereby find that they are consistent with those approved during final review at the meeting on Friday, February 24, 2006.

Respectfully,

Eleanor Weller Antonietti
Zoning Board of Appeals Administrator
Town of Nantucket



PERMIT SS -

5146

TOWN of NANTUCKET

DEPARTMENT OF PUBLIC WORKS

SEWER APPLICATION AND PERMIT☒ RESIDENTIAL☐ COMMERCIAL☐ OTHER

FEE

DATE PAID

ISSUE DATE

EXPIRATION DATE

OWNER:

PHONE:

AGENT:

PHONE:

ADDRESS:

ADDRESS:

LOCATION
OF WORK:

MAP#

CONTRACTOR:

PARCEL #

ADDRESS:

PHONE:

PLANS AND SPECIFICATIONS OF THE
PROPOSED WORK ARE AFFIXED
HERETO AS PART OF THIS RECORD.

NO.

TYPE

3

BEDROOMS

1

KITCHEN SINKS

4

LAVATORIES

2

LAUNDRY TUBS

2

URINALS

4

WATER CLOSETS

1

BATH TUBS

2

SHOWERS

1

DISPOSALS

1

DISHWASHERS

1

CLOTHES WASHER

—

OTHER (SPECIFY)

CONDITIONS OF THIS PERMIT

BY ACCEPTANCE OF THIS PERMIT THE UNDERSIGNED AGREES TO ACCEPT AND ABIDE BY THE SEWER USE RULES AND REGULATIONS OF THE TOWN AND COUNTY OF NANTUCKET ADOPTED SEPTEMBER, 1975, AND AS MAY BE SUBSEQUENTLY AMENDED. TO MAINTAIN SAID SEWER INSTALLATION AT NO EXPENSE TO THE TOWN OF NANTUCKET. TO GRANT AS MAY BE NECESSARY, ANY EASEMENTS ATTENDANT TO SAID SEWER INSTALLATION TO THE TOWN OF NANTUCKET AND ITS AGENTS. TO PROVIDE ANY BONDING BY CASH OR SURETY AS MAY BE DEEMED NECESSARY BY THE SUPERINTENDENT, DEPARTMENT OF PUBLIC WORKS TO ENSURE SATISFACTORY COMPLETION OF THE WORK AUTHORIZED BY THIS PERMIT. TO PROVIDE AMPLE NOTIFICATION TO THE SUPERINTENDENT, DEPARTMENT OF PUBLIC WORKS WHEN THE SEWER INSTALLATION IS/WILL BE READY FOR INSPECTION AND BEFORE ANY PORTION OF SAID WORK IS COVERED. TO HOLD HARMLESS AND INDEMNIFY THE TOWN OF NANTUCKET AGAINST ALL CLAIMS OF WHATEVER NATURE INCLUDING PROPERTY DAMAGE AND BODILY INJURY RESULTING FROM THE WORK PERFORMED UNDER THIS PERMIT. ALSO TO PROVIDE EVIDENCE OF COMPREHENSIVE PUBLIC LIABILITY INSURANCE IN FORCE TO THE SUPERINTENDENT, DEPARTMENT OF PUBLIC WORKS.

SIGNATURE OF APPLICANT

WITNESS

BOND

APPROVED BY SUPERINTENDENT

WHITE: DPW FILE - YELLOW: DPW SEWER DIV. - PINK: APPLICANT - GOLDENROD: PLUMBING INSPECTOR

Certificate No: OP-2017-0520

Building Permit No.: BP-2017-0568

Commonwealth of Massachusetts

Town of Nantucket

Building Electrical Mechanical Permits

This is to Certify that the ALTERATION located at
Dwelling Type

9 WOOD LILY ROAD
Address

in the

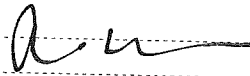
TOWN OF NANTUCKET
Town/City Name

**IS HEREBY GRANTED A PERMANENT CERTIFICATE OF
OCCUPANCY**

FINISH BASEMENT 767sf / includes Two Home Offices & T.V. Room
C.O. for Permit #1095-17 M/P 67/807

This permit is granted in conformity with the Statutes and ordinances relating thereto.

Issued On: Thu Nov 2, 2017



GeoTMS® 2017 Des Lauriers Municipal Solutions, Inc.

760 CMR 8th ED

MAP67 / PARCEL807

NANTUCKET

DEPARTMENT

Building Inspector

Fee \$767.00

July 26, 2017

PERMIT

LENANE HAS

SUULATE TO CODE 2015 IECC R15/19 IN

Y RD. PROVIDED

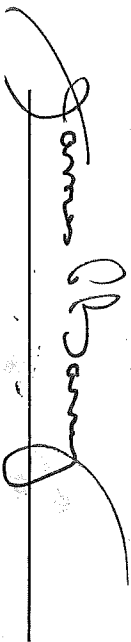
**RM TO THE TERMS OF THE APPLICATION ON FILE IN THE
STATUTES AND THE ORDINANCES RELATING TO THE
INGS IN THE TOWN OF NANTUCKET, AND THE
N.**

**JRN OF THIS PERMIT ONLY AFTER ALL THE REQUIRED
OPRIATE INSPECTOR.**

**THE DATE OF ISSUE IF THE WORK PERMITTED HAS NOT
COMPLETION AS FAR AS REASONABLY PRACTICABLE.**

ORS DO NOT HAVE ACCESS TO THE GUARANTY FUND

ONSPICUOUS PLACE ON THE PREMISES



TOWN OF NANTUCKET

BUILDING DEPARTMENT

Office of the Building Inspector

No. 1095-17

Fee \$767.00

July 26, 2017

BUILDING PERMIT

THIS PERMIT CERTIFIES THAT BRIAN & SUSAN LENANE HAS

PERMISSION TO FINISH THE BASEMENT 767 SF, INSULATE TO CODE 2015 IECC R15/19 IN
BASEMENTS LOCATED ON 9 WOODLILY RD. PROVIDED

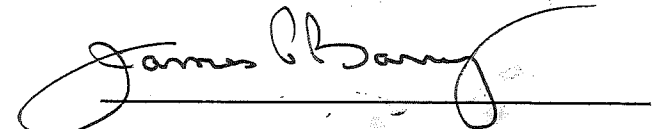
THAT THE PERSON ACCEPTING THIS PERMIT SHALL CONFORM TO THE TERMS OF THE APPLICATION ON FILE IN THE BUILDING DEPARTMENT AND TO THE PROVISIONS OF THE STATUTES AND THE ORDINANCES RELATING TO THE CONSTRUCTION, MAINTENANCE AND INSPECTION OF BUILDINGS IN THE TOWN OF NANTUCKET, AND THE MASSACHUSETTS STATE BUILDING CODE 780 CMR 8th EDITION.

A CERTIFICATE OF OCCUPANCY WILL BE ISSUED UPON RETURN OF THIS PERMIT ONLY AFTER ALL THE REQUIRED INSPECTIONS HAVE BEEN SIGNED AND DATED BY THE APPROPRIATE INSPECTOR.

THIS PERMIT SHALL BECOME INVALID SIX MONTHS FROM THE DATE OF ISSUE IF THE WORK PERMITTED HAS NOT COMMENCED OR IS NOT PROGRESSING CONTINUOUSLY TO COMPLETION AS FAR AS REASONABLY PRACTICABLE.

PERSONS CONTRACTING WITH UNREGISTERED CONTRACTORS DO NOT HAVE ACCESS TO THE GUARANTY FUND
U.G.L. c142A

THIS CARD MUST BE DISPLAYED IN A CONSPICUOUS PLACE ON THE PREMISES



DEPARTMENT	PERMIT NUMBER	INSPECTOR	DATE
HEALTH		FINAL	
DPW/SEWER	ss 5146	FINAL	
PLANNING BOARD		FINAL	
PLUMBING		ROUGH	
		FINAL	
WIRING	863-17	TEMPORARY	
ALARM/LOW VOLTAGE		SERVICE	
ROUGH		ROUGH / BOND	P-22-17
FINAL		FINAL	10/23/17
		ROUGH	
		FINAL	
H D C INTERIOR		FINAL	
FIRE DEPARTMENT	FUEL & MECH/ALARM		
SHEET METAL PERMIT		ROUGH	
		FINAL	
ZONING	N/A	FINAL	
BUILDING		FOOTINGS	
TO FINISH BASEMENT 767 SF, INSULATE TO CODE		FOUNDATION	
2015 IECC R 15/19		ROUGH	8/23/17
		INSULATION	8/29/17
		FIREPLACE	
		FINAL	10/31/17

5. IDENTIFICATION - To be completed by all applicants				
	Name	Mailing address - Number, street, city and state	Zip Code	Telephone No.
1. Owner or Lessee	Susan Lenane	9 Wood Lily RD		
		Nantucket MA 02584		
2. Contractor	Print Name Lewis E Kelsey JR	17 Folger AV Nantucket	Builder's License CS-106224	
	Signature <i>[Signature]</i>	MA 02584	Date 6/7/2017	
3. Contact Person	Lewis Kelsey	Same	Date 508 325 2423	
Works Compensation Insurance Certificate or Affidavit must be submitted with this application. 508 325 2423				
I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.				
Signature of applicant <i>[Signature]</i>		Address 9 Wood Lily Road	Telephone # 781-570-9230	
Print name Susan Lenane		E-Mail Address: slenane@mac.com		

DO NOT WRITE BELOW THIS LINE

6. PLAN REVIEW RECORD - For Office Use				
Plans Review Required				
HISTORIC DISTRICTS COMMISSION		<i>Denial</i>		
SEPTIC				
SEWER				
WATER WELL COMPLETION REPORT				
CONSERVATION COMMISSION				
FIRE CHIEF				
OVER-THE-ROAD (Board of Selectmen)				
ROAD OPENING PERMIT (DPW)				
PLUMBING				
ELECTRICAL				

7. VALIDATION	
Building Permit Issued <u>7.19.17</u>	FOR DEPARTMENT USE ONLY
Building Permit Fee <u>\$767.00</u>	Use Group <u>R3</u>
	Occupancy Load _____
	Census No. <u>434</u>
Date of Issuance of Certificate of Occupancy _____	Approved by: <i>[Signature]</i> Building Commissioner

APPLICATION FOR BUILDING PERMIT		
1095-17 7-26-2017 BUILDING PERMIT NUMBER DS #1 2017 JUL 18 AM 11:01		
IMPORTANT - Applicant to complete all items in Sections: 1, 2, 3, 4, and 5 Please Print		
1. LOCATION OF BUILDING	OWNERS NAME (print): <u>LENANE, BRIAN; SUSAN</u>	
	Last First Middle Initial	
	<u>9 WOOD LILY RD</u>	
	No. Street	Assessor's Map No. <u>67</u> Assessor's Parcel No. <u>807</u>
2. TYPE AND COST OF BUILDING - All applicants complete Parts A-E		
A. TYPE OF IMPROVEMENT	B. OWNERSHIP	D. DIMENSIONS
☐ New Building	☒ Private	Dimensions of Structure
☐ Addition	☐ Public	First Floor Area: <u>N/C</u>
☒ Alteration		Second Floor Area: <u>N/C</u>
☐ Repair, replacement		Third Floor Area: <u>N/C</u>
☐ Demolition	C. COST	Total Floor Area: <u>N/C</u>
☐ Moving	TOTAL COST OF IMPROVEMENT	Full Cellar Area: <u>N/C</u>
	<u>\$ 60,000.00</u>	
E. PROPOSED USE		
Residential		
☒ One Family ☐ Studio ☐ Two or more family - Enter number of units _____ ☐ Hotel, Motel, Dormitory enter number of units _____ ☐ Second Dwelling ☐ Garage ☐ Pool ☐ Other - Specify _____		
Detail scope of work by floor & provide the square footage. <u>(1.) FINISH BASEMENT -</u>		
3. SELECTED CHARACTERISTICS OF BUILDING For new buildings and additions, complete Parts D-N for Demolition, complete only Part 1., for all others skip to 4.		
F. PRINCIPLE TYPE OF FRAME	H. TYPE OF SEWAGE DISPOSAL	K. ACCESSORY HEAT SOURCE
☒ Wood frame	☒ Public	No. of fireplaces _____
☐ Other - Specify _____	☐ Private (septic tank, etc.)	No. of Wood Stoves _____
		Other: _____
G. PRINCIPLE TYPE OF HEATING	I. TYPE OF WATER SUPPLY	L. RESIDENTIAL BUILDINGS
☐ Gas ☐ Electricity	☒ Public	Number of Bedrooms _____
☐ Oil ☐ Heat Pump	☐ Private (well)	Number of Bathrooms _____
☐ Other - Specify _____	J. SMOKE DETECTORS	Full _____ Partial _____
	No. of Detectors _____	
	See Plan for Location	

3. Continued

M. ENERGY CONSERVATION	Type	Thickness	R Value
Foundation or Floor insulation	_____	_____	_____
Wall Insulation	_____	_____	_____
Ceiling or Roof Insulation	_____	_____	_____
Window Glazing:	Insulated Glass _____	Double Glass _____	Storm _____
Doors: Insulated	Yes _____ No _____	Weatherstripped: Yes _____ No _____	
Percentage of Window Area to Wall Area: _____			

N. STRUCTURAL CHARACTERISTICS OF BUILDING

Applicant is required to submit complete structural framing plans with application due to the complexity of the structure, if the following information is insufficient for proper plan review.

Foundation	Footing size: _____	Footing reinforcing: _____
	Wall material: _____	Wall thickness: _____
	Wall height: _____	Wall reinforcing: _____
	Pier or column size: _____	Pier or column spacing: _____
	Pier or column footing size: _____	Pier or column reinforcing: _____
	No. of crawl space vents: _____	Crawl space: ☐ Full ☐ Partial

FRAMING: Main Carrying members: Size: _____ Support Spacing: _____

First Floor Framing	Joist size: _____	Maximum Span: _____	Maximum Spacing: _____
Second Floor Framing	Joist size: _____	Maximum Span: _____	Maximum Spacing: _____
Ceiling Framing	Joist size: _____	Maximum Span: _____	Maximum Spacing: _____
Roof Framing	Joist size: _____	Maximum Span: _____	Maximum Spacing: _____

Roof Truss Applicant must submit design calculations for all wood trusses stamped by a Registered Professional Engineer.

SKETCH OF PROPOSED WORK (minor projects)

Basement
26 x 24 624 sq
11 x 13 143 sq
767 sq

NOTES AND DATE (For Department Use)

emailed 7/20/17-18 Finish Basement
2015 IECC INSULATION
BASEMENT 15/19

FEE CALCULATIONS

767
1.00
\$767.00

\$767.00

4. ZONING COMPLIANCE To be completed by all applicants

Applicant is required to submit a registered plot plan with application, showing location of all structures.

Zoning District: _____	Total Land Area: _____
Frontage on Street: _____	Lot No.: _____
Plan Book No. and Page: _____	Land Court Plan No.: _____
Date Lot Purchased: _____	Certificate No.: _____
	Name of Previous Owner: _____

SUBDIVISION INFORMATION

Name of Owner: _____
Date of Plan Approval: _____
Type of Approval: ANR _____ AR _____
Planning Board File No.: _____
Is the Subdivision subject to a Covenant: YES _____ NO _____
Is a Release required: YES _____ NO _____
Has Plan been filed with the Registry of Deeds? YES _____ NO _____
If YES: Plan Book and Page No.: _____ Date _____

**TIME SHARING
INFORMATION**
Is there a declaration of
Covenants and Restrictions of
Interval Ownership noted on
your Title or Deed?

Yes _____ No _____

DIMENSIONS

Distance from Property Lines: FRONT _____ REAR _____ LEFT _____ RIGHT _____
Distance between Principal and Secondary Dwelling: _____ (12ft. minimum)
Height of structure above finish grade: N _____ E _____ S _____ W _____
Number of off-street parking spaces: Enclosed _____ On-site _____

GROUND COVER

Principal Dwelling: _____	
Secondary Dwelling: _____	
Addition: _____	Total: _____ SF.
Garage: _____	Allowable: _____ SF.
Accessory Building: _____	
Swimming Pool: _____	
Other: _____	

MISCELLANEOUS

Was a request to "Determine Applicability of the Protection Act" filed with the Nantucket Conservation Committee? YES _____ NO _____
If answered YES, include "Order of Conditions" with application.
What date was the "Order of Conditions" with application. _____
What date was the "Order of Conditions" filed with the Registry of Deeds? _____
Is the property located within a Flood Hazard district? YES _____ NO _____
Was a Variance or Special Permit granted by the Board of Appeals? YES _____ NO _____
If answered YES, what date was the decision filed with the Town Clerk? _____

FOR ZONING OFFICER

Minimum Lot Size: _____	Ground Cover Ratio: _____
Frontage on Street: _____	Side and Rear Setback: _____
Front Yard: _____	Secondary Dwelling approval _____
Additional Comments: _____	Board of Appeals _____
	Lot Release Form _____

Date: _____ APPROVED BY: _____

Zoning Officer



2015 00002224

Bk: 1495 Pg: 131 Page: 1 of 3
Doc: DD 08/06/2015 12:07 PMDEED

RUGGED SCOTT LLC, a Delaware limited liability company having its principal place of business in Wilmington, Delaware, for consideration paid in the amount of \$1,095,000.00, grant to BRIAN P. LENANE and SUSAN C. LENANE, as joint tenants with rights of survivorship, of 11418 Rockville Pike, Apt. 2505, North Bethesda, Maryland 20852, with QUITCLAIM COVENANTS,

That certain parcel of land situated in Nantucket, Nantucket County, Massachusetts, now known and numbered as 9 Wood Lily Road, bounded and described as follows:

SOUTHERLY by Lot 50 on plan hereinafter mentioned,
seventy and 08/100 (70.08) feet;

SOUTHWESTERLY eighty-nine and 39/100 (89.39) feet, and

NORTHWESTERLY fifty and 08/100 (50.08) feet, by Lot 7 on
said plan;

NORTHEASTERLY twelve and 71/100 (12.71) feet, and

SOUTHEASTERLY twenty and 38/100 (20.38) feet, by Lot 9 on
said plan; and

EASTERLY by Lot 10 on said plan, eighty and 58/100
(80.58) feet.

Said land is shown as Lot 8 on plan recorded with Nantucket Deeds as Plan No. 2006-61, and contains 6,049 sq. ft., according to said plan. The fee in the ways shown on said plan is expressly excluded from the within conveyance.

Said land is conveyed subject to the following matters:

(a) Agreement and Stipulation for Entry of Judgment with Grant of Comprehensive Permit recorded with Nantucket Deeds in Book 1010, Page 1, as amended and/or clarified of record, including deed restrictions to be imposed upon the Premises in accordance therewith.

(b) Covenant dated February 24, 2006, recorded with Nantucket Deeds in Book 1010, Page 46, as affected by Form J Release dated October 13, 2006, recorded with Nantucket Deeds at Book 1044, Page 244.

(c) Declaration of Trust of Rugged Scott Owners Association Trust dated February 24, 2006, recorded with Nantucket Deeds in Book 1010, Page 51, including but not limited to the right of the Owners Association Trust to impose maintenance fees and to promulgate and enforce rules and regulations.

(d) Declaration of Restrictions and Easements dated February 24, 2006, recorded with Nantucket Deeds in Book 1010, Page 78, including but not limited to the restriction that no secondary dwelling shall be built upon a Building Lot, as affected by Amendment to Declaration of Restrictions and Easements dated July 31, 2007, recorded with Nantucket Deeds in Book 1095, Page 66.

(e) Grant of Right of Enforcement of Restrictions dated February 24, 2006, recorded with Nantucket Deeds in Book 1010, Page 104.

(f) Facilities Maintenance and Endowment Agreement dated February 24, 2006, recorded with Nantucket Deeds in Book 1010, Page 108.

(g) Conservation and Management Permit dated January 17, 2006, recorded with Nantucket Deeds in Book 1037, Page 74.

(h) Regulatory Agreement dated February 24, 2006, recorded with Nantucket Deeds in Book 1044, Page 160, as affected by Amendment to Regulatory Agreement recorded with Nantucket Deeds in Book 1045, Page 271.

(i) Easement to Nantucket Electric Company dated January 24, 2007, recorded with Nantucket Deeds in Book 1066, Page 157.

(j) Easement to Verizon New England, Inc., dated January 24, 2007, recorded with Nantucket Deeds in Book 1066, Page 164.

(k) Easement to Comcast of Massachusetts I, Inc., dated March 8, 2007, recorded with Nantucket Deeds in Book 1070, Page 71.

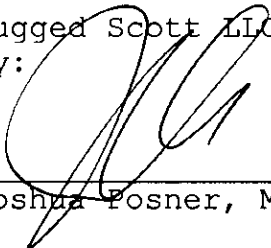
Real estate taxes assessed by the Town of Nantucket for the fiscal year 2016, commencing on July 1, 2015.

For title, see deed recorded with Nantucket Deeds in Book 761, Page 53.

The Grantor hereby certifies that it has not elected to be treated as a corporation for federal tax purposes, and further certifies that the sale of Premises herein does not constitute a sale of substantially all of the assets of the Grantor in the Commonwealth of Massachusetts.

The Grantor hereby certifies that no member, or a spouse, civil union partner, ex-spouse or ex-civil union partner of a member of Rugged Scott LLC, occupies or intends to occupy the land as a principal residence or is entitled to claim the benefit of an existing estate of homestead in the property by court order or otherwise.

Executed and sealed on 8/3, 2015.

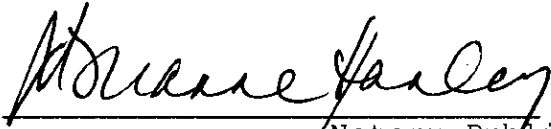
Rugged Scott LLC
By: 

Joshua Posner, Manager

COMMONWEALTH OF MASSACHUSETTS

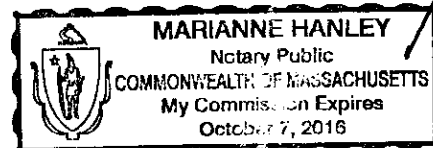
Nantucket, ss.

On this 3rd day of August, 2015, before me, the undersigned notary public, personally appeared Joshua Posner as Manager of Rugged Scott LLC proved to me through satisfactory evidence of identification, which was personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed voluntarily on behalf of Rugged Scott LLC for its stated purpose.


Notary Public

MASSACHUSETTS EXCISE TAX
Nantucket County ROD #16 001
Date: 08/06/2015 12:07 PM
Ctrl# 461837 01252 Doc# 00002224
Fee: \$4,993.20 Cons: \$1,095,000.00

NANTUCKET LAND BANK CERTIFICATE	
☒	Paid \$ <u>21,900</u>
☐	Exempt
☐	Non-applicable
<u>30561</u>	<u>8/6/15</u>
No.	Date
Authorization	<u>MW</u>



NANTUCKET COUNTY Received & Entered
Attest: Jennifer H. Ferreira, Registrar of Deeds

Michael METZ

16 WESTERN AVE.

FILE NO. 01-21

SPECIAL PERMIT

Untitled Map

Write a description for your map.

Legend

-  16 Western Ave
-  Surfside Beach

Western Ave

Surfside Beach

Google Earth

© 2020 Google

25

200 ft



Guy and Diane Maddalone
14 Western Avenue
Nantucket, MA 02554
518.383.1263

January 10, 2021

Eleanor Antonietti
Zoning Administrator
Nantucket Zoning Board of Appeals
Town of Nantucket
2 Fairgrounds Road
Nantucket, MA 02554



RE: 16 Western Avenue Nantucket Additions and Revisions Proposals

Dear Ms. Antonietti,

We are residents at 14 Western Avenue and the abutting property owners to 16 Western Avenue.

On December 4, 2020 we contacted Lisa Botticelli to express our concerns in hopes to work together on her client's proposal but did not hear back from her.

On December 7, 2020 we sent a letter to the HDC expressing our concerns over the proposal in question and did not hear back from them.

We would like you to know that at this time, we do not feel the proposal is appropriate due to the proposed massing in the set back as well as the fact that the garage addition will look directly into our bathroom.

We urge the appeals board to request the applicants work with us to resolve these issues. Thank you for listening to our concerns and please let us know if you have questions.

Sincerely,

A handwritten signature in black ink that reads "Guy Maddalone".

Guy Maddalone

Sent via email to eamonietti@nantucket-ma.gov