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

## STAFF REPORT

Thursday, March 11, 2021
**1:00 PM**
www.nantucket-ma.gov

**ZOOM WEBINAR REGISTRATION LINK:**
**https://zoom.us/webinar/register/WN_gbIEEE_CR4Okx2w0QGZPfw**

1

*To view the LIVE broadcast of the meeting, see* ***YouTube Link*** *at* **https://youtu.be/4vNxeodR11g**

**Date: March 9, 2021**
**To: Zoning Board of Appeals**
**From: Eleanor W. Antonietti, Zoning Administrator**
**Re: March 11, 2021**

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## I. APPROVAL OF THE MINUTES:

Pages 5 - 8

- February 11, 2021

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

- 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
  **CONTINUED to May 13, 2021**

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

- 04-21 Anton J. Mello, Tr., Mello Realty Trust 20 Miacomet Road Waickowski
  Action Deadline June 9, 2021

Pages 13 - 22

Applicant seeks relief by Special Permit pursuant to Zoning By-law Section 139-16.C(2) to validate an unintentional setback intrusion. The subject barn structure was sited and built based on measurements taken from a reasonably licensed survey after 1990 and is not greater than 5 feet into the required rear yard setback and is not closer than 4 feet from the rear yard lot line. In a district where minimum rear yard setback is 15 feet, the barn is as close as 11.7 feet from the rear yard lot line. The Locus is situated at 20 Miacomet Road, is shown on Assessor's Map 67 as Parcel 336.2, and as Lot 4 on Plan Book 23, Page 81. Evidence of owner's title to is recorded in Book 1446, Page 283 on file at the Nantucket County Registry of Deeds. The site is zoned Limited Use General Two (LUG-2).

The applicant is seeking relief pursuant to By-law Section 139-16.C(2) which reads:
*The Board of Appeals may grant a special permit to validate unintentional setback intrusions not greater than five feet into a required yard and not closer than four feet from a lot line, provided that it shall first find that the burden of correcting the intrusion substantially outweighs any benefit to an abutter of eliminating the intrusion and, if the intruding structure was so sited after 1990, the siting of the structure was reasonably based upon a licensed survey.*

The As-Built plan showing the unintentional intrusion is on ***Page 19 of the Packet***.
The property has a lot area of 87,105 SF in LUG-2 where 80,000 is minimum lot area. It has 184.77' of frontage where minimum is 150'. The 1 story barn is sited 11.7' at its closest point from the easterly rear yard lot line which directly abuts the property acquired by Surfside Crossing LLC for a 40B development. The minimum rear yard setback is 15' in LUG-2 and, as such the intrusion is roughly 3.3'. The Addendum, on ***Page 16 of the Packet*** states that the "old barn was situated according to a February 3, 2015, surveyed plan". Staff obtained this plan from the surveyor (a septic schedule of elevations) as well as the Building permit and CoA associated with the Move-on of the "Shop" from 78 Union St. These have been **INCLUDED AT THE END OF THE STAFF REPORT.**
The Surveyor will be present at the hearing to explain that the siting of the foundation was based on an error in calculations.

- 05-21 Richard P. Beaudette, Tr., Westwind Nom. Tr. 8 Isobel's Way Beaudette
  Action Deadline June 9, 2021

Pages 23 - 51

Applicant is requesting Modification of prior relief by Special Permit granted in File No. 55-04 pursuant to Zoning By-law Section 139-16.C(2) in order to validate the siting of the subject garage structure 34.27 feet from the front yard lot line where minimum front yard setback is 35 feet. Specifically, the applicant proposes to change the use of the garage to a studio. There will be no change in footprint or ground cover as a result of the change of use. The Locus is situated at 8 Isobel's Way, is shown on Assessor's Map 49 as Parcel 13, and as Lot 2 on Plan File 12-F. Evidence of title is recorded in Book 1740, Page 284 on file at the Nantucket County Registry of Deeds. The site is zoned Limited Use General Three (LUG-3).

Applicant is seeking to modify prior relief with approval to convert a validly nonconforming garage structure into a studio. The structure is sited within the 35' northerly front yard setback.



2 Fairgrounds Road Nantucket Massachusetts 02554
508-325-7587 telephone 508-228-7298 facsimile

The prior 2004 decision (*Pages 39-44 of the Packet*) unanimously approved relief by Special Permit pursuant to Section 139-16.C(2) to "ratify the siting of the existing garage" 34.27' from the front yard lot line along Isobel's Way "subject to the condition that there shall be no expansion of the garage without further relief from the Board of Appeals." No change in footprint or size is proposed.

Existing Conditions are shown on *Page 32 of the Packet*. Staff obtained an updated Building Location Plan dated March 3, 2021, which shows the subject structure to be sited as close as 34.1' from the northerly lot line. The updated plan is INCLUDED AT THE END OF THE STAFF REPORT.

The 129,052 SF lot is improved with a 1,660 SF primary DU, a 1,254 SF secondary DU, a said to be validly pre-existing nonconforming zoning shed sited within the easterly front yard setback, and the 308 SF subject 'garage'.

A STUDIO is deemed an allowed Accessory Residential Use in LUG-3 per Section 139-7.A.

The definition of STUDIO is Section 139-2.A is:

***A building or a room or rooms where an artist, artisan, photographer or the like does his or her work.***

The required 5 parking spaces will be provided on site as shown on "Exhibit D" on *Page 46 of the Packet*

The project was approved by HDC as of November 17, 2020. Staff obtained the HDC materials which are INCLUDED AT THE END OF THE STAFF REPORT.

The relief is requested per Section 139-33.A(1) which reads in pertinent part:

> *(1)* ***Preexisting, nonconforming structures or uses may be extended, altered, or changed, provided that:***
>
> *(a) The special permit granting authority finds that such extension, alteration, or change shall not be substantially more detrimental than the existing nonconforming structure and/or use to the neighborhood. Where an existing structure violates a front, rear, or side yard setback distance, the special permit granting authority may issue a special permit to allow an extension, alteration, or change to the structure, provided that the nonconforming setback distance is not made more nonconforming and based upon a finding that the extension will not be substantially more detrimental to the neighborhood than the existing nonconformity.*

Staff recommends approval.



## IV. OTHER BUSINESS (Votes may be taken)

## V. ADJOURNMENT (VOTE WILL BE TAKEN)

2 Fairgrounds Road Nantucket Massachusetts 02554
508-325-7587 telephone 508-228-7298 facsimile

ANTON J. MELLO, TRUSTEE
OF
MELLO REALTY TRUST

# 20 MIACOMET ROAD

# FILE NO. 04-21

# SPECIAL PERMIT

67–49
N/F
TOWN OF NANTUCKET
(VACANT)

EXISTING WELL

BENCHMARK:
DHCB ELEV= 29.17
HTL 1934

67–509
N/F
NANTUCKET HOUSING
AUTHORITY
(VACANT)

67–510
N/F
NHA PROPERTIES INC
TOWN SEWER AND WATER.

67–511
N/F
NHA PROPERTIES INC
TOWN SEWER AND WATER.

67–512
N/F
NHA PROPERTIES INC
TOWN SEWER AND WATER.

67–501
N/F
NANTUCKET HOUSING AUTHORITY
TOWN SEWER AND WATER.

N

100'

140.52'

408.53'

67–49.1
N/F
VIROJ NIPATNANTAPORN

88'± TO EXISTING LEACH PIT

83'± TO EXISTING LEACH PIT

MIACOMET ROAD

L=44.28'
R=500.00'

*LOT AREA= 87,105± S.F.*

## SEPTIC AS–BUILT
## SCHEDULE OF ELEVATIONS
02/03/15

INSTALLED BY: TOSCANA CORP.

| | |
|---|---|
| INV. LINE (A) OUT OF BLDG. | 31.87 |
| INV. LINE (B) OUT OF BLDG. | 32.43 |
| INV. AT CLEANOUT | 32.50 |
| INV. INTO SEPTIC TANK | 31.25 |
| INV. OUT OF SEPTIC TANK | 31.02 |
| INV. INTO D–BOX | 30.78 |
| INV. OUT OF D–BOX | 30.48 |
| INV. INTO TRENCHES | 30.39 |
| BOTTOM OF TRENCHES | 29.39 |
| EST. SEASONAL HIGH G.W. (G.W. OBS.) | 22.5 |
| SEPARATION DISTANCE | 6.9' |

*DIRECTION OF GROUNDWATER FLOW PER H.W.H. MAP #2*

67–336.3
N/F
SCOTT D & AMANDA J MCIVER

EXISTING 1000 GAL. SEPTIC TANK

EXISTING LEACH TRENCHES

406.07'

100'

EXISTING WELL

x 33.5'

x 33.2'

x 33.3'

x 33.8'

x 33.7'

x 33.8'

x 34.2'

x 34.6'

x 34.4'

x 34.1'

x 33.6'

34

EXISTING WELL

x 33.2'

x 33.7'

EXISTING STRUCTURE UNDER CONSTRUCTION

x 34.7'

EXISTING 1,500 GAL. H–10 SEPTIC TANK

x 34.1'

x 34.2'

x 33.7'

33.3'

A

B

x 34.3'

EXISTING STRUCTURE UNDER CONSTRUCTION

x 34.7'

EXISTING CLEAN OUT

245.90'

34.9'x

67–336
N/F
PHILIP M MCLAUGHLIN&
ELLEN R MALCOLM TRUSTEES
(VACANT)

TP#1

x 33.7'

EXISTING LEACH TRENCHES (2)3'x61.25'

EXISTING VENT

x 33.5'

EXISTING RESERVE AREA

TP#2

x 33.3'

x 34.4'

34

x 33.7'

***LEGEND***

■ *DENOTES CONCRETE BOUND FOUND*

x33.3' *DENOTES EXIST. GRADE SPOT ELEVATION*

34—— —— *DENOTES EXIST. GRADE CONTOUR*

## *OWNER INFORMATION*

MELLO REALTY TRUST
ASSESSOR'S MAP 67, PARCEL 336.2
DEED BOOK: 1446 PAGE: 283
PLAN BOOK: 23 PAGE: 81 LOT: 4
#20 MIACOMET ROAD

**NOTE:**
EXISTING WELL & SEPTIC LOCATIONS FROM RECORD FILES AT THE NANTUCKET HEALTH DEPARTMENT.

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

**CONTACTS**

| | |
|---|---|
| Dig–Safe | 1–800–322–4844 |
| On–Target | 1–800–598–0628 |
| Health Department | 508–228–7226 |
| Nantucket Electric | 228–1870 |
| Public Works | 228–7244 |
| Water, Siasconset | 257–6351 |
| Water, Wannacomet | 228–0022 |
| Building Dept | 228–7222 |
| Conservation Comm | 228–7230 |
| Police, EMERGENCY | ---911--- |

T: /LEO25 JOB #31
V: \DRAWFILES\B7880\SEPTIC AS BUILT.dwg 2/12/2015 12:42:48 PM EST

*SHEET 1 OF 1*

# RECORD PLAN OF A
## SUBSURFACE SEWAGE TREATMENT & DISPOSAL SYSTEM
IN NANTUCKET, MA
PREPARED FOR
TOM MELLO

Locus: #20 MIACOMET ROAD
Lot Created: JANUARY 9, 1986 PLAN BOOK: 23 PAGE: 81 LOT: 4

| | | | |
|---|---|---|---|
| CHECKED BY ADG/JLB | ASSESSOR MAP: 67 | PARCEL: 336.2 | |
| DESIGNED BY CLR | DRAWN BY CLR | DATE 02/12/15 | |
| SCALE AS NOTED | JOB NO. B7880 | SHEET: 1 OF 1 | |

*BLACKWELL & ASSOCIATES, INC.*
20 TEASDALE CIRCLE – NANTUCKET, MA 02554
(508)228–9026 FAX (508)228–5292

B7880

COMMONWEALTH OF MASSACHUSETTS

MAP/PARCEL 67-336.2

# TOWN OF NANTUCKET

## BUILDING DEPARTMENT

Fee $200.00

Office of the Building Inspector

No. 1302-14

Sept. 11, 2014

# BUILDING PERMIT

THIS PERMIT CERTIFIES THAT TOM MELLO HAS

PERMISSION TO MOVE RESIDENTAL STORAGE BUILDING TO LOT AND PLACE ON FULL FOUNDATION

MOVED FROM 55.1.4-72 LOCATED ON 20 MIACOMET 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.

## 5. IDENTIFICATION - To be completed by all applicants

| | Name | Mailing address - Number, street, city and state | Zip Code | Telephone No. |
|---|---|---|---|---|
| 1. Owner or Lessee | TOM MELLO | 78 UNION ST. NANTUCKET, MA | 02554 | (508) 228 6323 |
| 2. Contractor | Print Name KYLE SNELL<br>Signature X Kyle D. Snell | 5 PINECREST DRIVE NANTUCKET, MA 02554 | Builder's License #CS-052701<br>Date | (508) 367-1764 |
| 3. Contact Person | TOM MELLO | 78 UNION ST. 02554 | Date | (508) 228-6323 |

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 X Address Telephone # (508) 228-6323

Print name TOM MELLO E-Mail Address:

**DO NOT WRITE BELOW THIS LINE**

## 6. PLAN REVIEW RECORD - For Office Use

| | | | | |
|---|---|---|---|---|
| Plans Review Required | | | | |
| HISTORIC DISTRICTS COMMISSION | ok | 61700 | 5/20/14 | |
| 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 _____

Building Permit Fee 2007

Date of Issuance of Certificate of Occupancy _____

FOR DEPARTMENT USE ONLY

Use Group _____

Occupancy Load _____

Census No. _____

Approved by: _____ 9/11/14
Building Commissioner

RECEIVED
JUL 18 2014
BY:

1302-14
9-11-2014
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): MELLO, TOM
Last First Middle Initial

20 MIACONET ROAD
No. Street

Assessor's Map No. 67 Assessor's Parcel No. 336.2

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

A. TYPE OF IMPROVEMENT
- ☐ New Building
- ☐ Addition
- ☐ Alteration
- ☐ Repair, replacement
- ☐ Demolition
- ☒ Moving ON

B. OWNERSHIP
- ☒ Private
- ☐ Public

C. COST
TOTAL COST OF IMPROVEMENT
$20,000-

D. DIMENSIONS
Dimensions of Structure
First Floor Area: 600±
Second Floor Area: -
Third Floor Area: -
Total Floor Area: 600±
Full Cellar Area: NO

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.

MOVE ON SHOP (FROM 78 UNION ST)

## 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 _____

G. PRINCIPLE TYPE OF HEATING
- ☐ Gas ☐ Electricity
- ☐ Oil ☐ Heat Pump
- ☐ Other - Specify NO

H. TYPE OF SEWAGE DISPOSAL
- ☐ Public
- ☐ Private (septic tank, etc.)

I. TYPE OF WATER SUPPLY
- ☐ Public
- ☐ Private (well)

J. SMOKE DETECTORS
No. of Detectors _____
See Plan for Location

K. ACCESSORY HEAT SOURCE
No. of fireplaces _____
No. of Wood Stoves _____
Other: _____

L. RESIDENTIAL BUILDINGS
Number of Bedrooms _____
Number of Bathrooms _____
Full _____ Partial _____

## 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: 8X24 Footing reinforcing: PER CODE

Wall material: CONCRETE Wall thickness: 8"

Wall height: 4'0" Wall reinforcing: PER CODE

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: EXIST BARN STRUCTURE Support Spacing: _____

| | | | |
|---|---|---|---|
| First Floor Framing | Joist size: NO FLOOR | Maximum Span: _____ | Maximum Spacing: _____ |
| Second Floor Framing | Joist size: — | Maximum Span: _____ | Maximum Spacing: _____ |
| Ceiling Framing | Joist size: EXIST | Maximum Span: _____ | Maximum Spacing: _____ |
| Roof Framing | Joist size: EXIST | 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)**

| NOTES AND DATE (For Department Use) | FEE CALCULATIONS |
|---|---|
| | |

## 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: ~~LW-2~~ LW-1 * Total Land Area: 87,107

Frontage on Street: 140.52 Lot No.: 4

Plan Book No. and Page: _____ Land Court Plan No.: _____

Date Lot Purchased: 2014 Certificate No.: _____

Name of Previous Owner: MALCOLM

SUBDIVISION INFORMATION

Name of Owner: MALCOLM

Date of Plan Approval: 1/28/86

Type of Approval: ANR X AR _____

Planning Board File No.: 2958

Is the Subdivision subject to a Covenant: YES _____ NO X

Is a Release required: YES _____ NO X

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

If YES: Plan Book and Page No.: 1-9-86 Date ~~8/23/86~~ 11-12 **

TIME SHARING INFORMATION

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

~~Yes~~ X No ____

DIMENSIONS

Distance from Property Lines: FRONT 400± REAR ~~300~~ 1± LEFT 100± RIGHT 100±

Distance between Principal and Secondary Dwelling: — (12ft. minimum)

Height of structure above finish grade: N @ 14' E @ 14' S @ 14' W @ 14'

Number of off-street parking spaces: Enclosed _____ On-site 4

GROUND COVER

Principal Dwelling: 1408 SF (MOVED ON)

Secondary Dwelling: _____

Addition: _____

Garage: _____

Accessory Building: 600 SF (MOVED ON)

Swimming Pool: _____

Other: _____

Total: 2008 SF.

Allowable: ~~3404~~ 4% 6098 SF.

7%

MISCELLANEOUS

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

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 X

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

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 _____

"shop" as structure, not business. Lot Release Form * 2014 ATM

- Tom Mello, 8/1/14 ** 10' rear yard; septic plan shows 12' setback

Blackwell septic 7/15/14

Date: 8/5/14 APPROVED BY: _____

Zoning Officer

CERTIFICATE NO: 61700 DATE ISSUED: 5/20/14

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°: 67 PARCEL N°. 336.2

Street & Number of Proposed Work: 20 MIACOMET ROAD

Owner of record: MELO FAMILY

Mailing Address: 78 UNION ST.
NANTUCKET, MA 02554

Contact Phone #: (508) 228 6323 E-mail:

## AGENT INFORMATION (if applicable)

Name: VAL OLIVER

Mailing Address: PO BOX 3051
NANTUCKET, MA 02584

Contact Phone #: (508) 325-4319 E-mail: ACKVAL102@GMAIL.COM

FOR OFFICE USE ONLY

Date application received: 5/7/14 Fee Paid: $ 75

Must be acted on by: 7/1/14

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. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other ONTO SITE (FROM-

Size of Structure or Addition: Length: ≈30' Sq. Footage 1st floor: ≈1000 Decks/Patio: Size: ☐ 1st floor ☐ 2nd floor
Width: ≈ 26' 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 20'± South 20'± East 20'± West 20'±

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

**Foundation**: Height Exposed 8' ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

**Masonry Chimney**: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

**Roof Pitch**: Main Mass 4/12 Secondary Mass 3/12 Dormer _____/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 8" Rake 1X8 Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing 1X4 Door Frame 1X4 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 BARN Material WOOD

**Hardscape materials**: Driveways _____ Walkways _____ Walls —

* Note: Complete door and window schedules are required.

## COLORS

(EXISTING)
Sidewall EXISTING Clapboard (if applicable) — Roof COLOR 3TAB.
Trim EXISTING Sash RED Doors NATURAL (PRIMED RED)
Deck — Foundation GREY 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 5/6/14 Signature of owner of record _____ Signed under penalties of perjury

RICHARD P. BEAUDETTE, TRUSTEE
OF
WESTWIND NOMINEE TRUST

# 8 ISOBEL'S WAY

# FILE NO. 05-21

## MODIFICATION OF SPECIAL PERMIT

ZONING DISTRICT: (LUG–3)
LIMITED USE GENERAL – 3

MINIMUM LOT SIZE: 120,000 S.F.
MINIMUM FRONTAGE: 200 FT.
FRONT YARD SETBACK: 35 FT.
REAR/SIDE SETBACK: 20 FT.
GROUND COVER % : 3%

LOT AREA= 129,052± S.F.

49–2
N/F
SANKATY HEAD
GOLF CLUB INC.

49–198
N/F
SANKATY HEAD
GOLF CLUB INC.

MASSACHUSETTS COORDINATE SYSTEM
ISLAND ZONE

49–115
N/F
SANKATY HEAD
GOLF CLUB INC.

EXISTING DIRT TRAVELED WAY

*ISOBEL'S WAY*

L=31.42'
R=20.00'

640.00'

30.00'

L=31.42'
R=20.00'

49–114
N/F
KEVIN & WENDY
WERLE

GRAVEL
DRIVEWAY

DIRT ROAD

PAVED ROAD

ZONING SETBACK (TYP.)

60.00'

*ISOBEL'S WAY*

EXISTING W/F
DWELLING
A=1,660± SF (FND.)
+ SECOND STORY
OVERHANG SPACE

DIRT
PARKING
AREA

166.02'

EXISTING
W/F SHED
A=167± S.F.

34.1'

34.3'

109.40'

GRAVEL
DRIVEWAY

83.13'

49–112
N/F
GOODWOOD
LLC.

909.25'

EXISTING W/F GARAGE
A=308± S.F. (FND.)
TO BE CONVERTED TO
STUDIO

EXISTING W/F DWELLING
A=1,254± S.F. (FND.)
+ SECOND STORY
OVERHANG SPACE

49–163
N/F
SANKATY HEAD
GOLF CLUB INC.

49–82
N/F
DAVID & EVALYN
ST. CLAIR

GRAPHIC SCALE
0 60 120
( IN FEET )
1 inch =60 ft.

COMMONWEALTH OF MASSACHUSETTS
ARTHUR D. GASBARRO, III
No. 47149
PROFESSIONAL LAND SURVEYOR
3/3/21

THIS PLOT PLAN WAS PREPARED FOR PERMITTING PURPOSES ONLY AND IS NOT TO BE CONSIDERED A FULL INSTRUMENT SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
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DOCUMENT REFERENCES
ELECTRIC UTILITY EASEMENT
DEED BOOK 208 PG. 82

SPECIAL PERMITS
DEED BOOK 917 PG. 50
DEED BOOK 1797 PG 61

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

# *BUILDING LOCATION PLAN TO ACCOMPANY APPLICATION TO THE ZBA IN NANTUCKET, MA*

*MARCH 3, 2021*

*SCALE: 1"=60'*

OWNER: WESTWIND NOMINEE TRUST
ADDRESS: 8 ISOBEL'S WAY
ASSESSOR MAP 49 PARCEL 113
DEED BOOK 1740 PAGE 284
PLAN FILE 12–F; LOT 2

| | | | | |
|---|---|---|---|---|
| 31. Boyd/Hamilton **11-2317** | 8 Isobel's Way | Slider/deck/steps | 49/113 | SMRD |
| 32. Boyd/Hamilton **11-2293** | 8 Isobel Way | Garage renovation | 49/113 | SMRD |
| 33. Thomas C. Schneider Trust **11-2312** | 12 Pleasant Street | Color change | 42.3.3/74 | Gryphon Architects |
| 34. 17 W Chester, LLC **11-2318** | 17 West Chester | Spa | 42.4.3/9 | NAG |
| 35. S Nantucket, LLC **11-2307** | 84 North Liberty Street | Deck/patio | 41/131 | Julie Jordin |
| 36. Paul Zernik **11-2271** | 24 West Chester Street | Rev. 09-1972: red garage gable | 42.4.3/57 | Emeritus |
| 37. NT 62 Walsh, LLC **11-2299** | 62 Walsh Street | Pergola/enclose porch | 29/85 | Botticelli & Pohl |
| 38. Bradley, Winer **11-2320** | 34 Cliff Road | Rev. 0351: add door | 42.4.4/47 | Botticelli & Pohl |

Voting: Coombs (acting chair), Camp, Welch
Alternates: None
Recused: Pohl, Oliver, Thornewill
Documentation: Correspondence, *Building with Nantucket in Mind*
Representing: None
Public: None

Correct COA 2020-11-2298 - 8 Isobel Wy Garage

Concerns: **Coombs** – She received an email asking why additions and new structures are on the consent agenda.
**Flynn** – Commissioners review the applications with her and felt certain applications were appropriate for consent. They meet the guidelines for scale and massing.
**Camp** – In the future, we should probably have all new dwellings on the regular agenda.
**Welch** – He previews each application on the consent agenda; all commissioners have the opportunity to review the items on the consent agenda in advance of the meeting. He made his motion based upon his review.

Motion: **Motion to Approve. (Welch)**
Roll-call Vote: Carried 3-0//Camp, Welch, and Coombs-aye — Certificate # **HDC2020-11-(as noted)**

## III. CONSENT WITH CONDITIONS

| | Property owner name | Street Address | Scope of work | Map/Parcel | Agent |
|---|---|---|---|---|---|
| 1. | Nancy L. Digiulio Tr **10-2158** | 35 Dartmouth Street | Pool and hardscape | 76.4.2/304 | Topham Design |
| | • Pool must not be visible at time of inspection and in perpetuity | | | | |
| 2. | Sean Oberly **11-2232** | 2 Equator Drive | Pool | 66/246 | SwimPool&Spa Dsgn |
| | • Pool must not be visible at time of inspection and in perpetuity | | | | |
| 3. | Frank Moscarillo **11-2266** | 9 Longwood Drive | Pool | 71/44 | Atlantic Lndscpng |
| | • Pool must not be visible at time of inspection and in perpetuity | | | | |
| 4. | James Hagan **11-2267** | 42 Chuck Hollow Road | Pool | 75/65.1 | Atlantic Lndscpng |
| | • Pool must not be visible at time of inspection and in perpetuity | | | | |
| 5. | Eliza Silva **11-2278** | 16 Helens Drive | Rev. 1303: fenestration | 66/53 | Self |
| | • Due to lack of visibility | | | | |
| 6. | Elizabeth Thomas **11-2253** | 2 Lightship Lane | Cover compressor lines | 41/115.2 | Self |
| | • Pictures submitted for the file after completion | | | | |
| 7. | Joan Rall **11-2293** | 24 Rhode Island Avenue | Zoning Shed | 60.3.1/162 | Permit Plus |
| | • Pictures from the street for the file | | | | |
| 8. | Joseph Kelly **11-2292** | 4 Hollister Road | Pool | 92.4/275 | Linda Williams |
| | • Pool must not be visible at time of inspection and in perpetuity | | | | |

Voting: Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates: Welch, Dutra, Thornewill
Recused: None
Documentation: None
Representing: None
Public: None
Concerns: No additional concerns.
Motion: **Motion to Approve through staff per noted conditions. (Oliver)**
Roll-call Vote: Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye — Certificate # **HDC2020-(as noted)**

## IV. APPOINTMENT OF ADVISORY BOARD MEMBERS

1. Sign Advisory Council (SAC)

Discussion: **Flynn** – No one from SAC is here: Mark Cutone and Paul Wolfe are incumbents and want 3-year terms.
Motion: **Motion to Confirm the Mr. Cutone and Mr. Wolfe on SAC for 3-year terms. (Camp)**
Roll-call Vote: Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye

2. Sconset Advisory Board

Discussion: **Flynn** - Rob Benchley is asking for a 3-year term; Clement Durkes and Mary Lathrop-Will are asking for a 1-year term; and is asking 1-year. All three are incumbents.
Motion: **Motion to Confirm Mr. Benchley, Mr. Durkes, and Ms. Lathrop-Will to another term as noted. (Camp)**
Roll-call Vote: Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye

CERTIFICATE NO: HDC2020-11-2298 DATE ISSUED: 11/17/2020

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°: 49 PARCEL N°. 113

Street & Number of Proposed Work: 8 ISOBEL'S WAY

Owner of record: STACEY BOYD / SCOTT HAMILTON

Mailing Address: 8 ISOBEL'S WAY
SIASCONSET, MA 02564

Contact Phone #: 415-710-3530 E-mail: staceyb1431@gmail.com

## AGENT INFORMATION (if applicable)

Name: S.M. ROETHKE DESIGN

Mailing Address: 19 OLD SOUTH RD. #17
NANTUCKET, MA 02554

Contact Phone #: 508-825-7585 E-mail: steve@smroethkedesign.com

FOR OFFICE USE ONLY V4607

Date application received: 11/09/2020 Fee Paid: $ 50.00

Must be acted on by: 12/26/27

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: Douglas B Coombs

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. _____
☐ Pool (Zoning District ____) ☐ Roof ☒ Other RENOVATE EXISTING GARAGE TO STUDIO

Size of Structure or Addition: Length: 22' Sq. Footage 1st floor: 308 SF (EXISTS)
Width: 14' Sq. footage 2nd floor: (EXISTS.)
*NO CHANGE IN FOOTPRINT* Sq. footage 3rd floor: _____

Decks/Patio: Size: 4x6 ☒ 1st floor ☐ 2nd floor (OUTDOOR SHOWER)
Size: _____ ☐ 1st floor ☐ 2nd floor
NOTE: POOL DECK APPROVED COA 2020-10-1963

Difference between existing grade and proposed finish grade: North NO CHANGE South — East — West —

Height of ridge above final finish grade: North 17'-3" EXIST South — East — West —

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

REVISIONS* (describe)

1. ~~East~~ NORTH Elevation REM. GARAGE DOOR, ADD WINDOWS.
2. South Elevation WIN. CHANGES, ADD OUTDOOR SHOWER
3. West Elevation ELIM DOOR, ADD WINDOWS.
4. ~~North~~ EAST Elevation ADD 12'-8" QUAD SLIDER + PERGOLA.

*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 10 /12 Secondary Mass _____/12 Dormer _____/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) COPPER

**Leaders (material and size)**: 2" ϕ COPPER

**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 8" Rake 6" Soffit (Overhang) 0" Corner boards 6" Frieze 3"
Window Casing 4" Door Frame 4" Columns/Posts: Round ✓ Square ✓

**Windows***: ☒ Double Hung ☐ Casement ☐ All Wood ☒ Other AWNING.
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN 400 SERIES.

**Doors*** (type and material): ☐ TDL ☒ SDL Front — Rear — Side 12'-0" x 6'-8" QUAD SLIDER
Garage Door(s): Type ✓ Material ✓

**Hardscape materials**: Driveways _____ Walkways _____ Walls _____

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

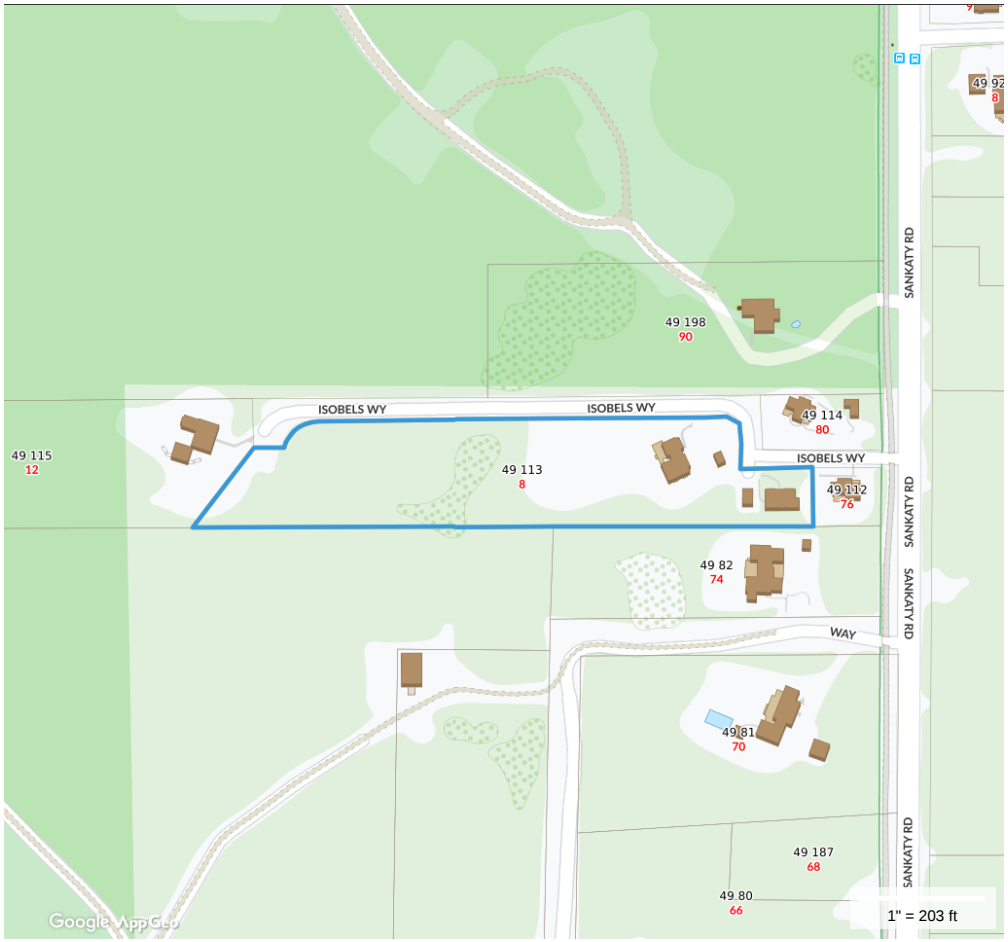
## COLORS

Sidewall NAT. Clapboard (if applicable) — Roof ARCH. DUAL GREY
Trim NTW. Sash SANDSTONE Doors SANDSTONE
Deck NAT. Foundation NAT. 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 11/5/20 Signature of owner of record AGENT. Signed under penalties of perjury




S. M. ROETHKE
design, inc.

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nantucket, ma. 02554
t: 508.825.7588 | f:
508.825.7589
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# Locus Map

Boyd Studio
8 Isobel's Way
Nantucket,, MA 02554

REVISIONS:

STAMP:

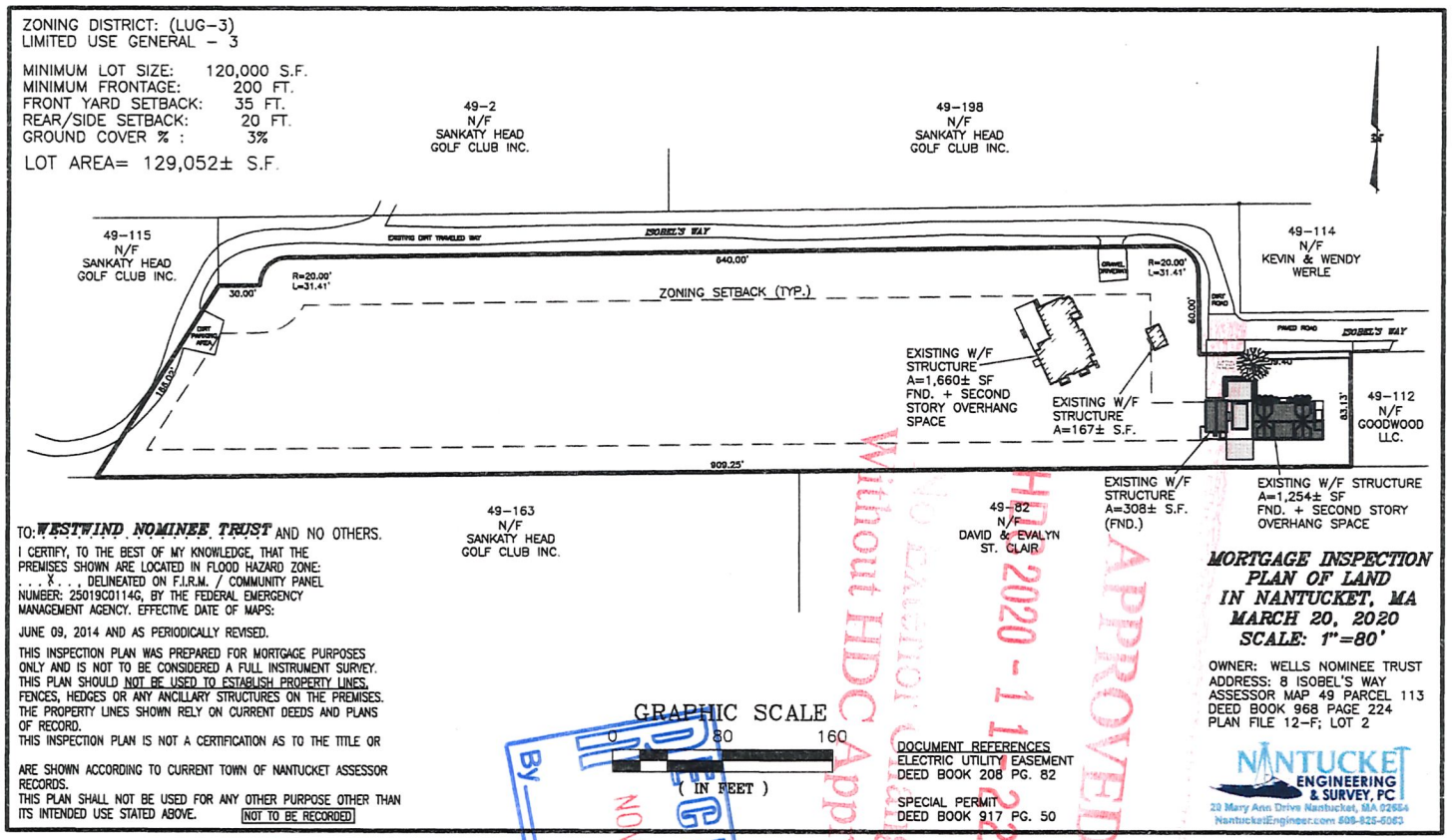
**HDC Review Set**
**11/8/20**

**HDC-1**

ZONING DISTRICT: (LUG-3)
LIMITED USE GENERAL – 3

MINIMUM LOT SIZE: 120,000 S.F.
MINIMUM FRONTAGE: 200 FT.
FRONT YARD SETBACK: 35 FT.
REAR/SIDE SETBACK: 20 FT.
GROUND COVER % : 3%

LOT AREA= 129,052± S.F.




TO: ***WESTWIND NOMINEE TRUST*** AND NO OTHERS.

I CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE PREMISES SHOWN ARE LOCATED IN FLOOD HAZARD ZONE: . . . X . . . , DELINEATED ON F.I.R.M. / COMMUNITY PANEL NUMBER: 25019C0114G, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. EFFECTIVE DATE OF MAPS:

JUNE 09, 2014 AND AS PERIODICALLY REVISED.

THIS INSPECTION PLAN WAS PREPARED FOR MORTGAGE PURPOSES ONLY AND IS NOT TO BE CONSIDERED A FULL INSTRUMENT SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES. FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
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GRAPHIC SCALE
0 80 160
( IN FEET )

DOCUMENT REFERENCES
ELECTRIC UTILITY EASEMENT
DEED BOOK 208 PG. 82

SPECIAL PERMIT
DEED BOOK 917 PG. 50

***MORTGAGE INSPECTION PLAN OF LAND IN NANTUCKET, MA MARCH 20, 2020 SCALE: 1"=80'***

OWNER: WELLS NOMINEE TRUST
ADDRESS: 8 ISOBEL'S WAY
ASSESSOR MAP 49 PARCEL 113
DEED BOOK 968 PAGE 224
PLAN FILE 12–F; LOT 2


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nantucket, ma 02554
t: 508.825.7500 f:
508.325.7549
www.smroethkedesign.com



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**Site Plan**

Boyd Studio
8 Isobel's Way
Nantucket,, MA 02554

REVISIONS:

STAMP:

**HDC Review Set**
**11/8/20**

**HDC-2**

ZONING DISTRICT: (LUG–3)
LIMITED USE GENERAL – 3

MINIMUM LOT SIZE: 120,000 S.F.
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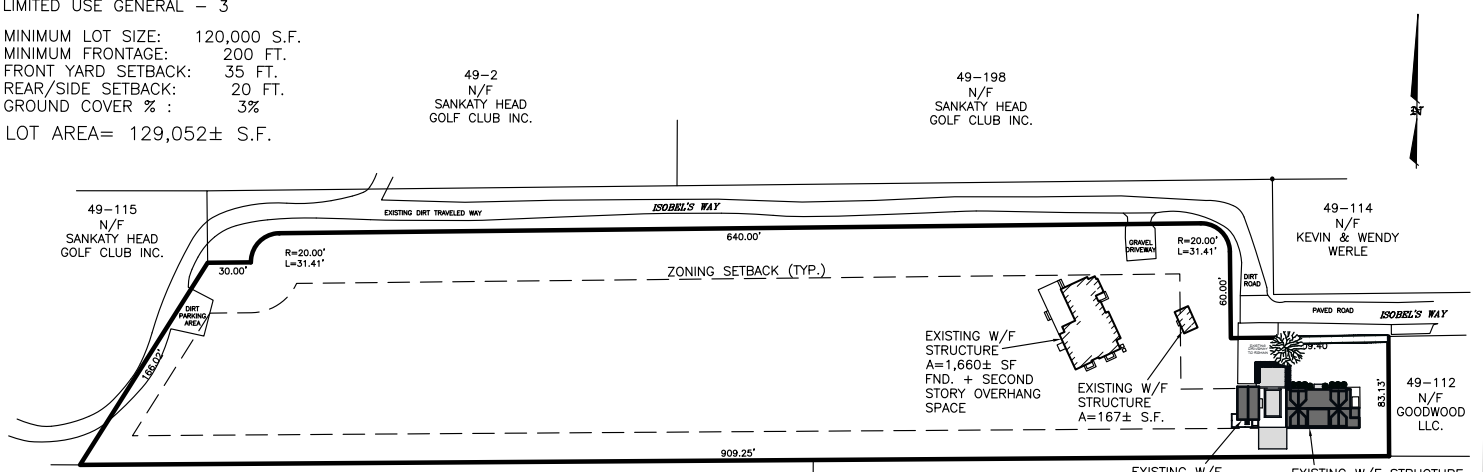


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S. M. ROETHKE
design, inc.

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Site Plan

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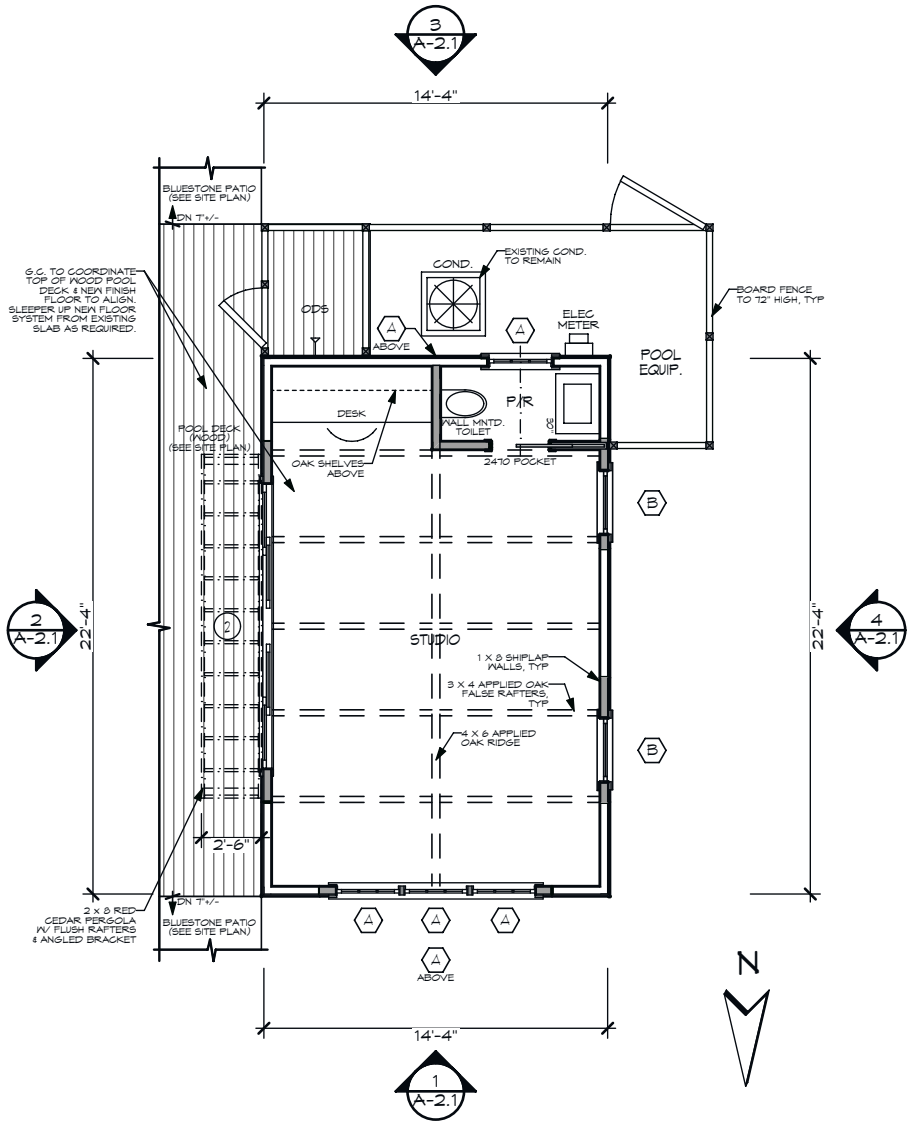
11/8/20

HDC-2

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# Proposed First Floor Plan

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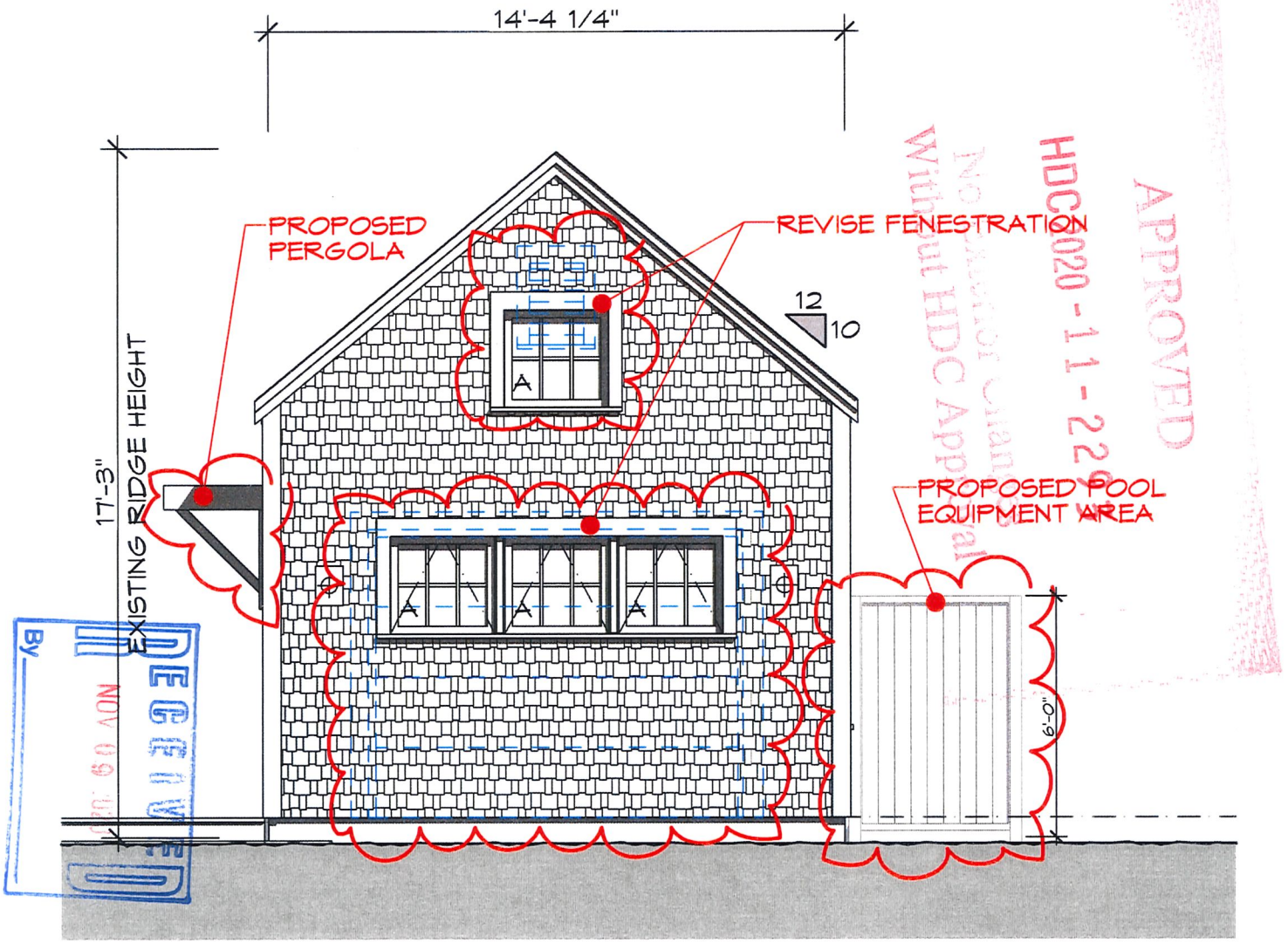
**11/8/20**

**HDC-3**

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**Proposed North Exterior Elevation**

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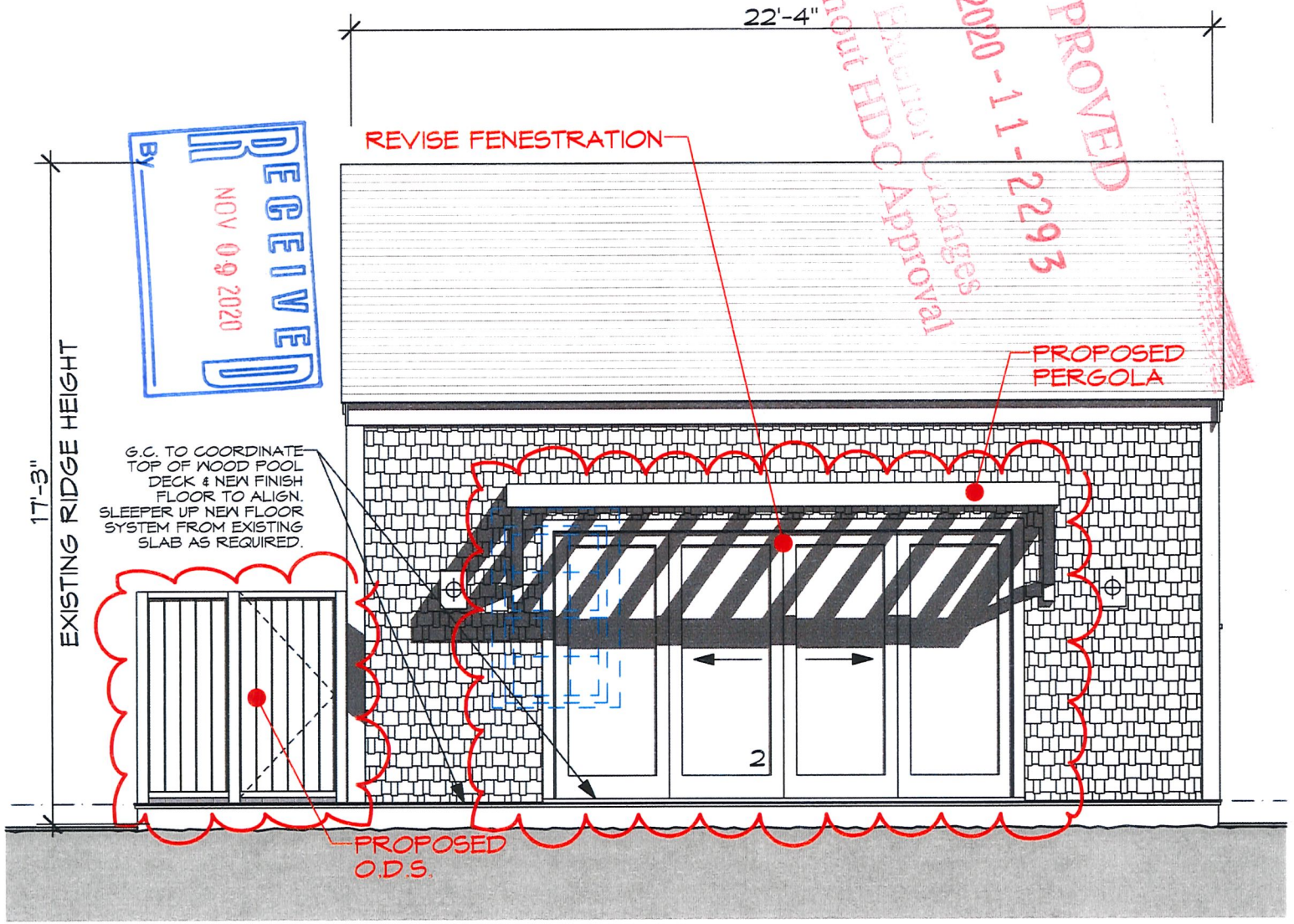
**11/8/20**

**HDC-5**

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nantucket, ma 02554
t 508.325.7300 f
508.228.7349
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# Proposed East Exterior Elevation

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Nantucket,, MA 02554

REVISIONS:

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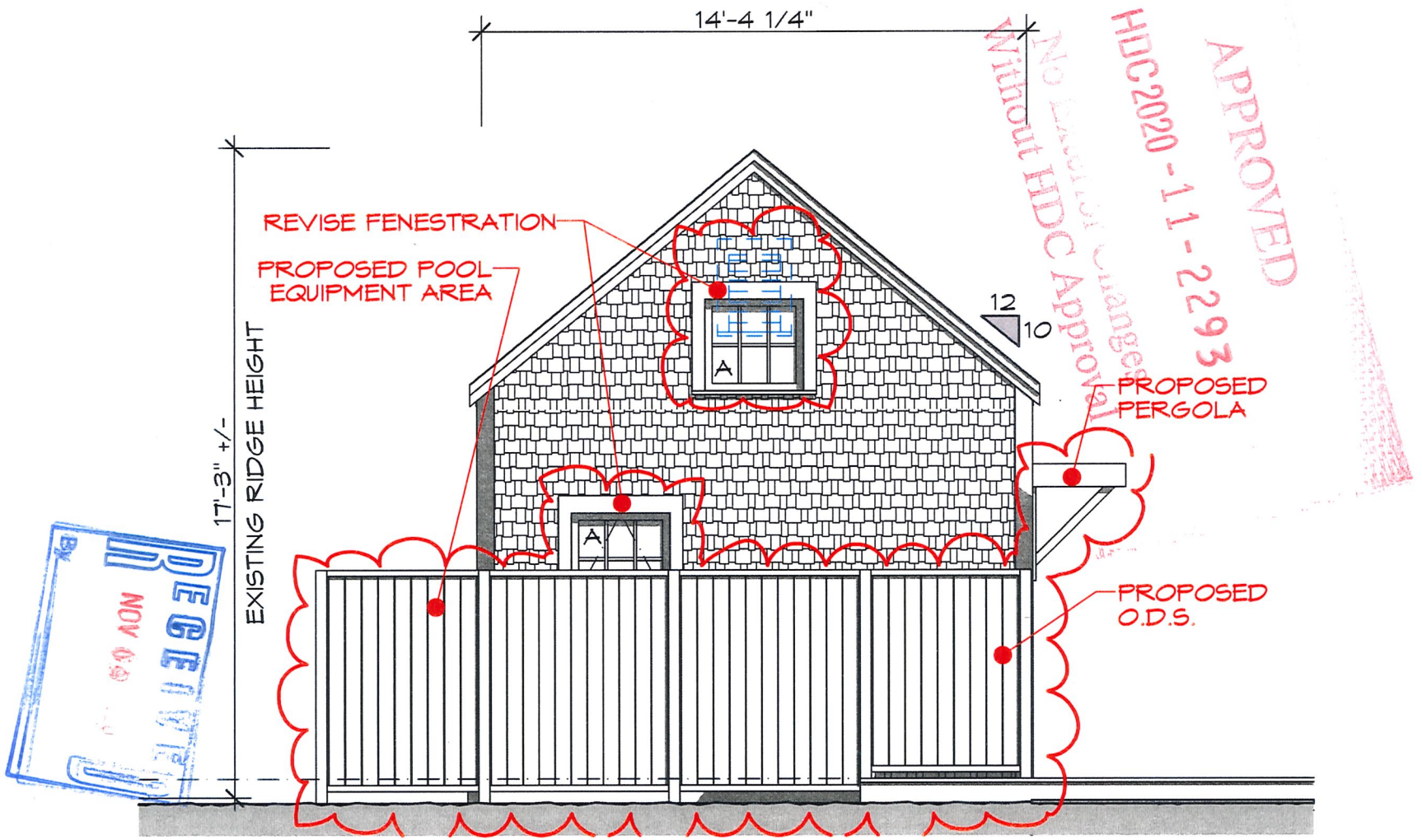
HDC Review Set
11/8/20

HDC-6

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nantucket, ma 02554
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**Proposed South Exterior Elevation**

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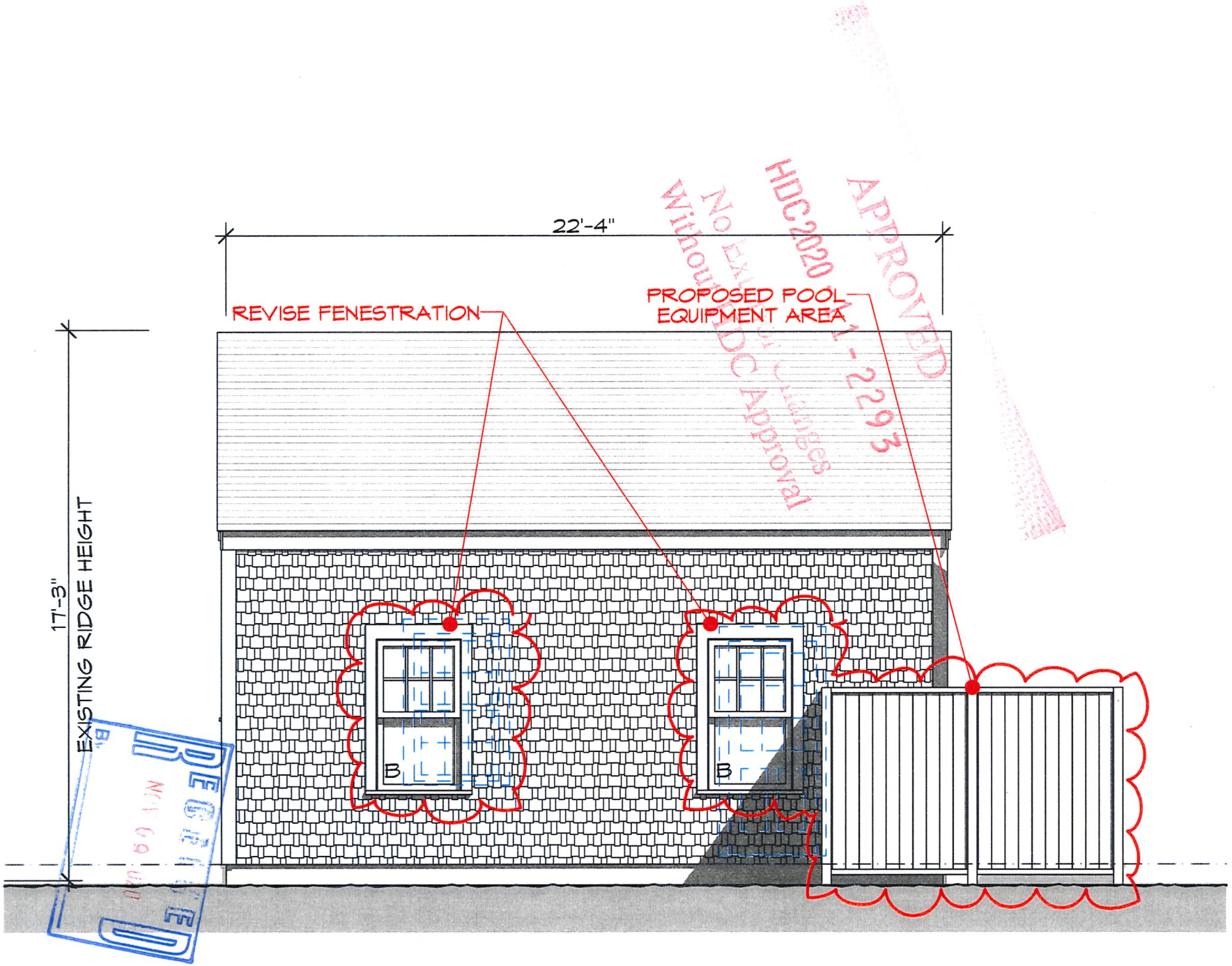
Nantucket,, MA 02554

REVISIONS:

STAMP:

**HDC Review Set**
**11/8/20**

**HDC-7**

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**Proposed West Exterior Elevation**

Boyd Studio
8 Isobel's Way
Nantucket,, MA 02554

REVISIONS:

STAMP:

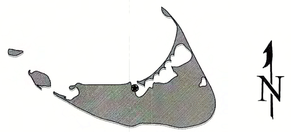
**HDC Review Set**
**11/8/20**

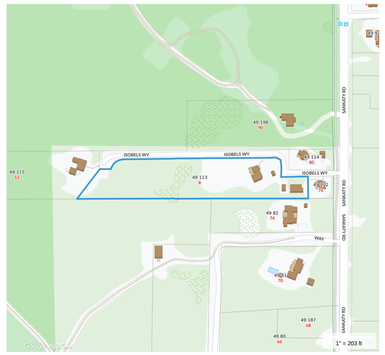
**HDC-8**

HDC Review Set

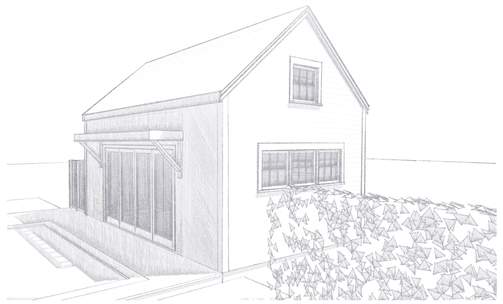
# Boyd Studio

## 8 Isobel's Way Nantucket, MA 02554






L **LOCUS PLAN**



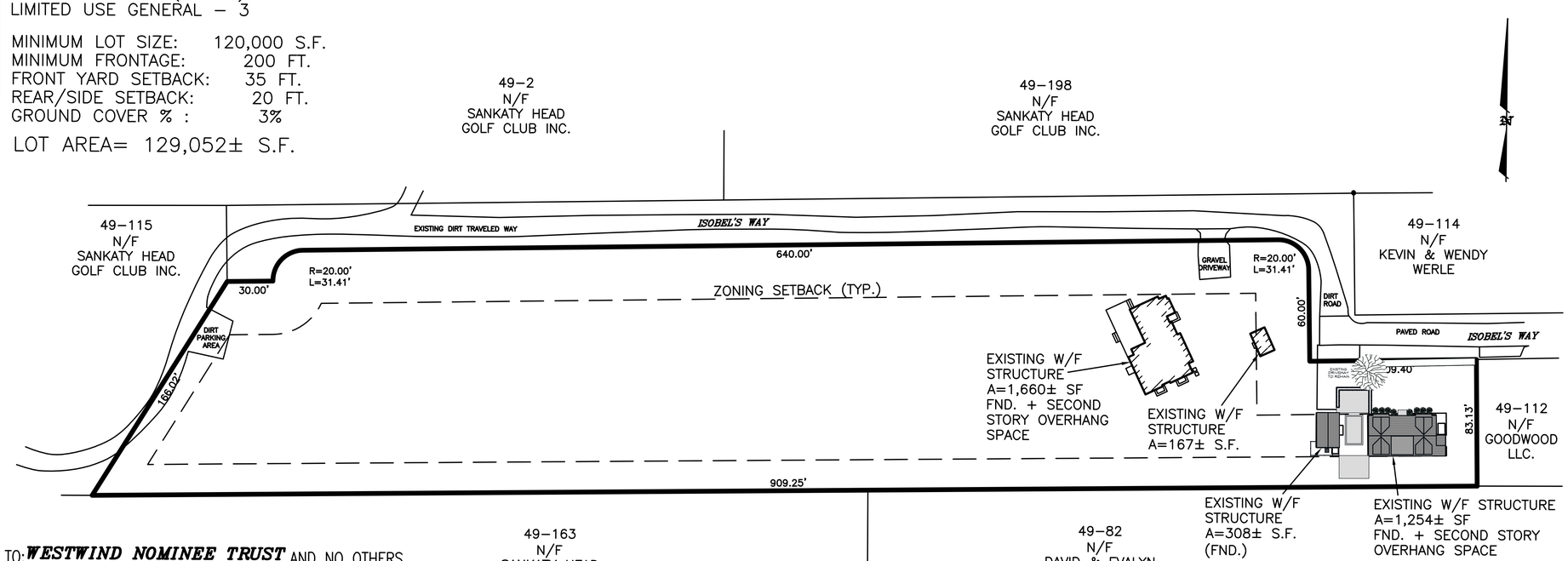
N **GARAGE VIEW FROM NORTH**

S **GARAGE VIEW FROM SOUTH**

ZONING DISTRICT: (LUG–3)
LIMITED USE GENERAL – 3

MINIMUM LOT SIZE: 120,000 S.F.
MINIMUM FRONTAGE: 200 FT.
FRONT YARD SETBACK: 35 FT.
REAR/SIDE SETBACK: 20 FT.
GROUND COVER % : 3%

LOT AREA= 129,052± S.F.




TO: ***WESTWIND NOMINEE TRUST*** AND NO OTHERS.

I CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE PREMISES SHOWN ARE LOCATED IN FLOOD HAZARD ZONE: . . . X . . , DELINEATED ON F.I.R.M. / COMMUNITY PANEL NUMBER: 25019C0114G, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. EFFECTIVE DATE OF MAPS:

JUNE 09, 2014 AND AS PERIODICALLY REVISED.

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GRAPHIC SCALE
0 80 160
( IN FEET )
1 inch = 40 ft.

DOCUMENT REFERENCES
ELECTRIC UTILITY EASEMENT
DEED BOOK 208 PG. 82

SPECIAL PERMIT
DEED BOOK 917 PG. 50

***MORTGAGE INSPECTION PLAN OF LAND IN NANTUCKET, MA MARCH 20, 2020 SCALE: 1"=80'***

OWNER: WELLS NOMINEE TRUST
ADDRESS: 8 ISOBEL'S WAY
ASSESSOR MAP 49 PARCEL 113
DEED BOOK 968 PAGE 224
PLAN FILE 12–F; LOT 2

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

S **SITE PLAN**
Scale: 1" = 40'


S. M. ROETHKE
design, inc.

S.M.ROETHKE DESIGN
nantucket, ma 02554
t: 508.825.7588 | f: 508.825.7589
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**Cover Sheet and Site Plan**

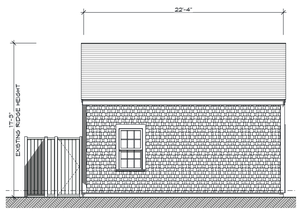
Boyd Studio
8 Isobel's Way
Nantucket,, MA 02554

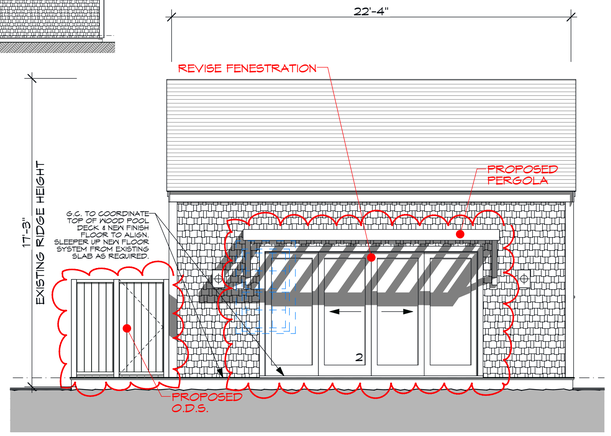
REVISIONS:

STAMP:

**HDC Review Set**
**11/8/20**

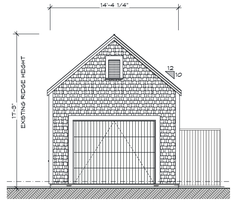
**S-0.1**

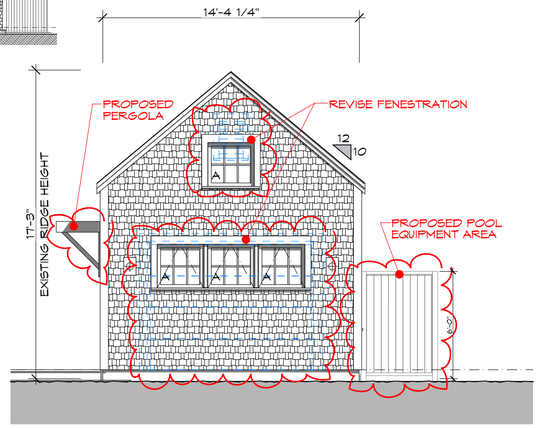



## 2 PROPOSED EAST ELEVATION

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




## 1 PROPOSED NORTH (FRONT) ELEVATION

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

| BOYD STUDIO | 8 ISOBEL'S WAY, NANTUCKET, MA. 02554 |
|---|---|

**ANDERSEN WINDOW SCHEDULE**

All windows to be Andersen 400 Series units, White, Glad, Simulated Divided Light, Double Hungs to have sash locks only, no finger or sash pulls.
All casing to be field applied per drawings. All screens to be aluminum framed, Full screens. Interiors to be primed wood or pre-finished white.
Contractor to determine all jamb widths and extension jamb needs where necessary. Verify all tempered glass locations w/ Architect.

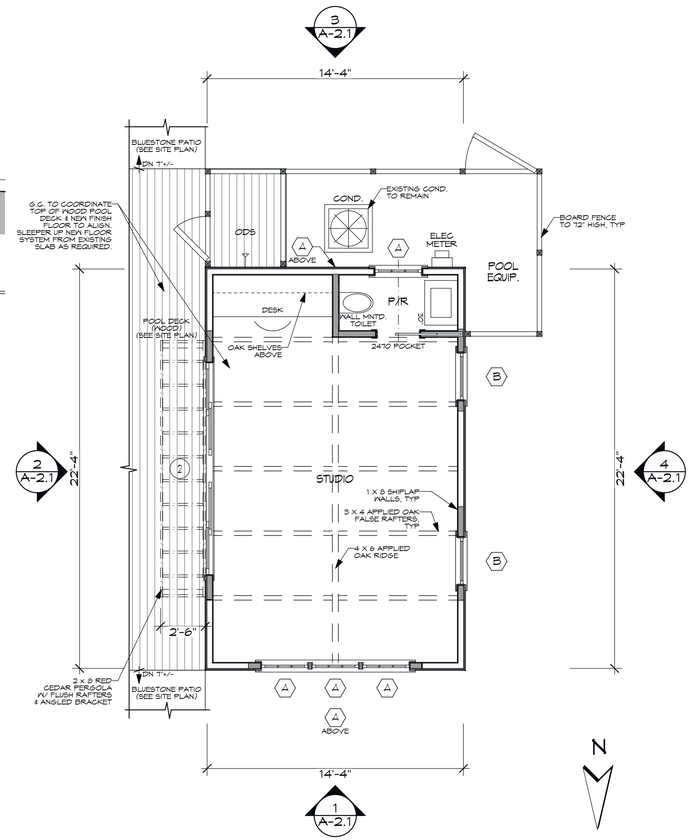
| NAME | TYPE | MODEL NUMBER | LIGHTS | COMMENTS |
|---|---|---|---|---|
| A | Awning | AW281 | 6 | 2 Stationary, 4 Active, See Exterior Elevations |
| B | Double Hung | TW2846 | 6 over 1 | |

**ANDERSEN DOOR SCHEDULE**

| NAME | TYPE | MODEL NUMBER | LIGHTS | COMMENTS |
|---|---|---|---|---|
| 2 | Quad Slider | FWGD1110611-4 | (4) 1-Lite | |

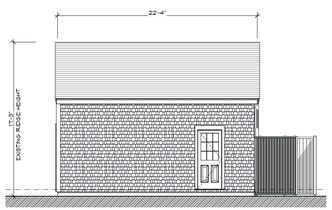
**GENERAL NOTES**

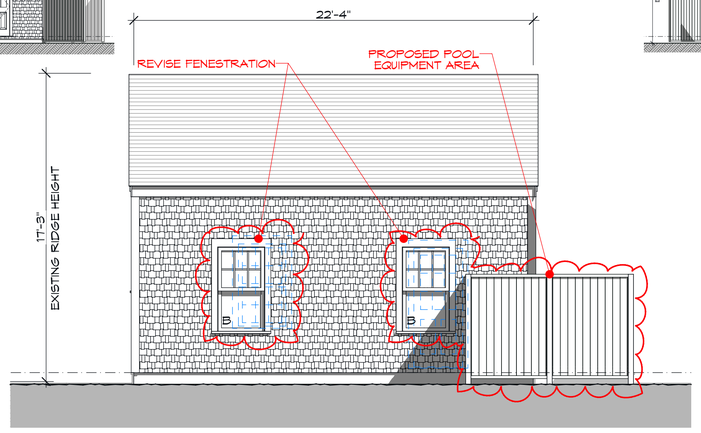
1. Contractor to review all tempered glass requirements and to incorporate into window order as required by code.
2. Contractor to verify all RO's and quantities at the time of order.
3. All fenestration to be DP30 or better.
4. G.C. to verify all hardware finish to match cottage.




## 1 PROPOSED STUDIO FLOOR PLAN

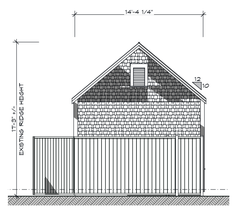
Scale: 1/4" = 1'-0"

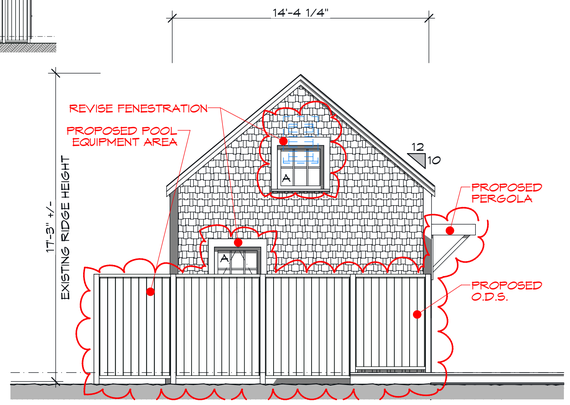



## 4 PROPOSED WEST ELEVATION

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




## 3 PROPOSED SOUTH (REAR) ELEVATION

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

S. M. ROETHKE
design, inc.

S.M.ROETHKE DESIGN
nantucket, ma. 02554
t: 508.825.7588 | f: 508.825.7589
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# Proposed First Floor Plan & Exterior Elevations

Boyd Studio
8 Isobel's Way
Nantucket,, MA 02554

REVISIONS:

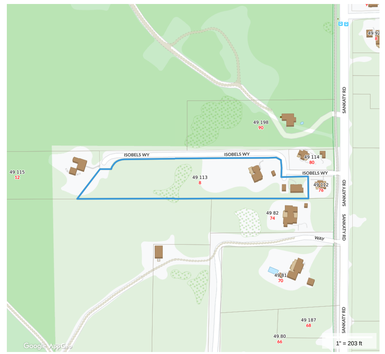
STAMP:

**HDC Review Set**
**11/8/20**

**A-1.1**

ULTIMATE 16
RALEIGH

# Existing Conditions
# Boyd Garage
## 8 Isobel's Way Nantucket, MA 02554




L **LOCUS PLAN**

ZONING DISTRICT: (LUG-3)
LIMITED USE GENERAL – 3

MINIMUM LOT SIZE: 120,000 S.F.
MINIMUM FRONTAGE: 200 FT.
FRONT YARD SETBACK: 35 FT.
REAR/SIDE SETBACK: 20 FT.
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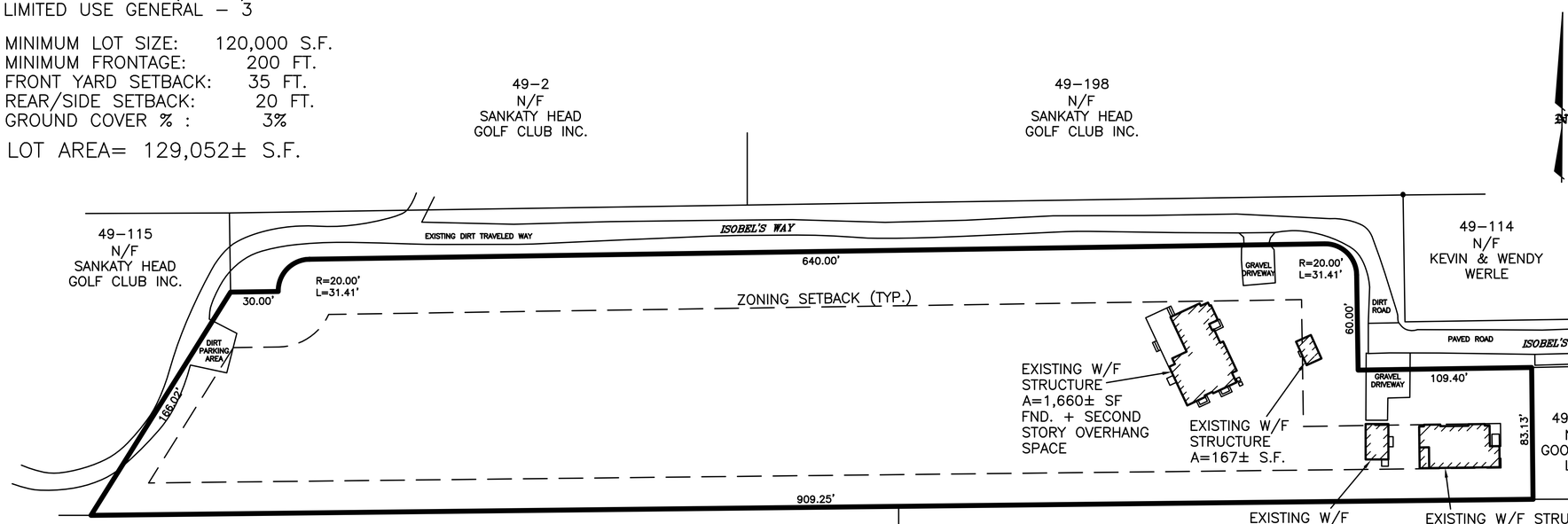
LOT AREA= 129,052± S.F.

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GRAPHIC SCALE
0 80 160
( IN FEET )
1 inch = 80 ft.

DOCUMENT REFERENCES
ELECTRIC UTILITY EASEMENT
DEED BOOK 208 PG. 82

SPECIAL PERMIT
DEED BOOK 917 PG. 50

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ASSESSOR MAP 49 PARCEL 113
DEED BOOK 968 PAGE 224
PLAN FILE 12–F; LOT 2

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S **SITE PLAN**
Scale: 1" = 40'


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**Cover Sheet and Site Plan**

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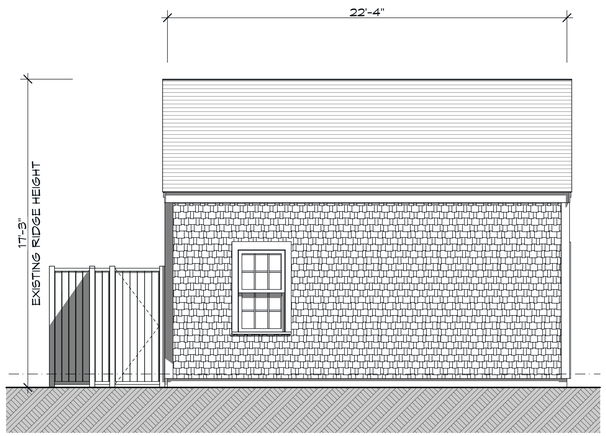
REVISIONS:

STAMP:

**Existing Conditions 9/14/20**

**EX-0.1**




## 2 EXISTING EAST ELEVATION

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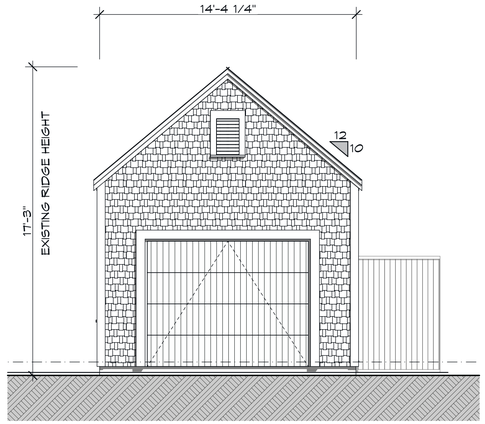


## 1 EXISTING NORTH (FRONT) ELEVATION

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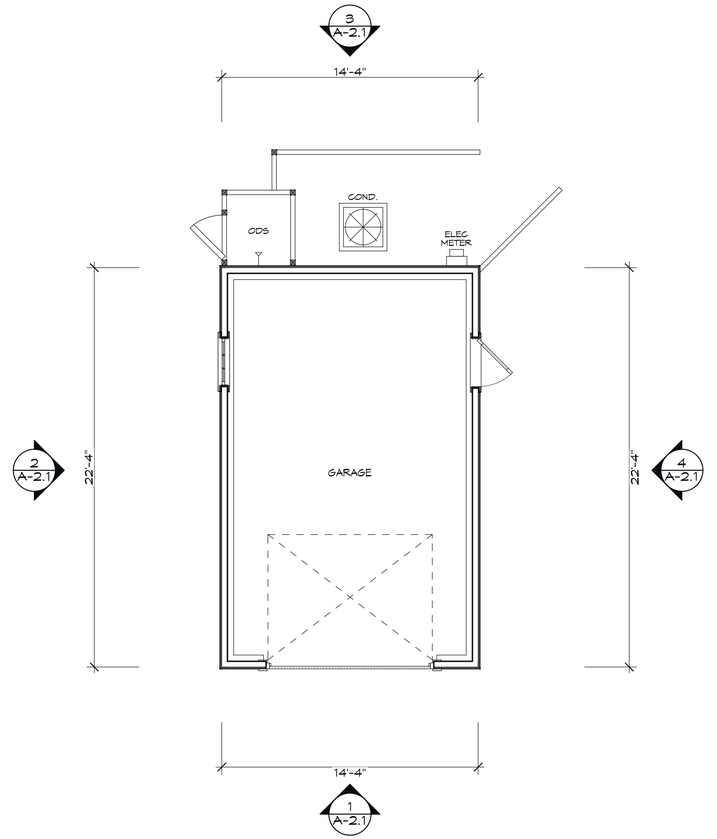


## 1 EXISTING GARAGE FLOOR PLAN

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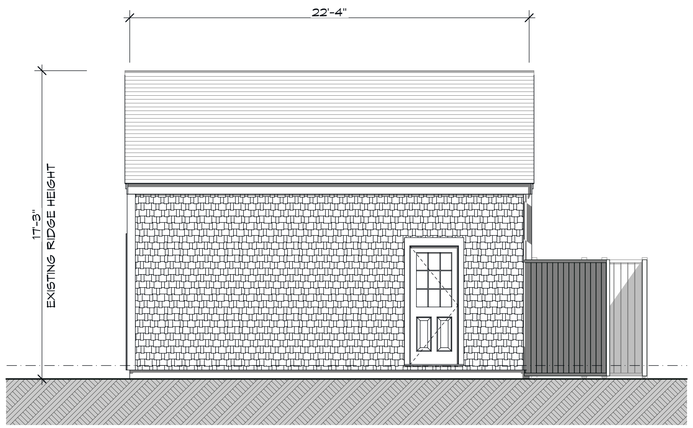


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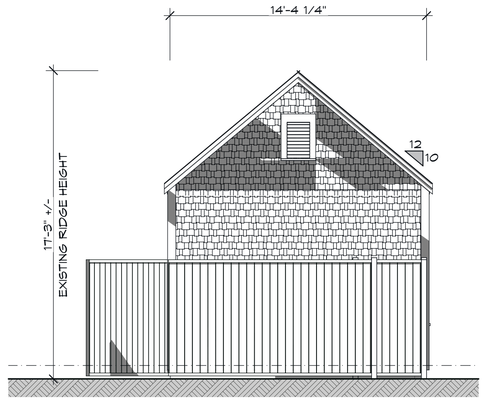


## 3 EXISTING SOUTH (REAR) ELEVATION

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

N

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# Existing First Floor Plan & Exterior Elevations

Boyd Garage
8 Isobel's Way
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**Existing Conditions 9/14/20**

**EX-1.1**

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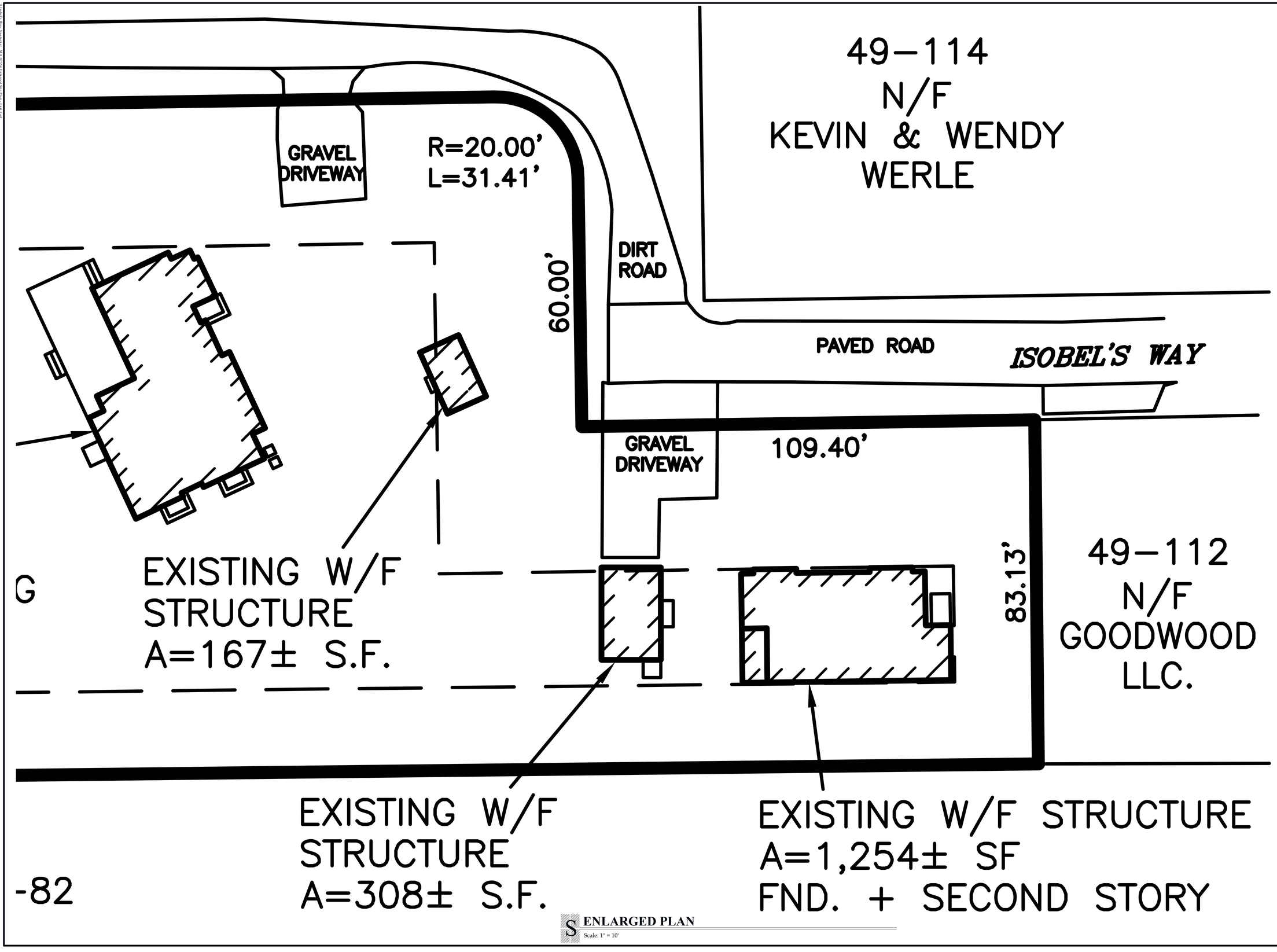


ENLARGED PLAN
Scale: 1" = 10'

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**Enlarged Site Plan - East End**

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**EX-1.2**