

ZBA MEETING PACKET

05/12/22

NANTUCKET
TOWN CLERK

2022 APR 19 PM 1:04



Nantucket Zoning Board of Appeals

PUBLIC NOTICE

A **PUBLIC HEARING** of the **NANTUCKET ZONING BOARD OF APPEALS** is scheduled for **1:00 PM** on **Thursday, May 12, 2022**, in the **Public Safety Facility Building** at 4 Fairgrounds Road, Nantucket, MA, 02554. Information about viewing the meeting can be found at <https://www.nantucket-ma.gov/138/Boards-Commissions-Committees>. A complete copy of each application is on file with the Zoning Board of Appeals at the office of Planning and Land Use Services at 2 Fairgrounds Road, Nantucket, MA 02554. Requests to review an electronic copy of the complete application materials may be submitted *via* e-mail to nsheriff@nantucket-ma.gov. Written comments for the May 12, 2022 meeting received by 3:00 PM on Thursday, May 05, 2022 will be provided to the Board in advance of the meeting.

OLD BUSINESS

- Adam Delany-Winn, Trustee of Warren's Landing Nominee Trust, File No. 22-21
- Kristina & Nicholas Amendolare File No. 37-21

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

1010WINS LLC

File No. 06-22

Applicant is seeking a Special Permit pursuant to Zoning Bylaw Section 139-33 A, to alter the preexisting, nonconforming single-family dwelling upon locus. The structure, which has a height of about 37.4 feet above mean grade, will be relocated on the locus. As proposed, the relocation will not encroach upon any setback area, not increase any nonconforming elevation above mean grade and will not create any new nonconformity. Locus is situated at 10 Lincoln Avenue, shown on Assessor's Map 30 as Parcel 184 and upon Plan Book No. 15 Page 28. Evidence of owner's title is recorded in Book 1852, Page 165 on file at the Nantucket County Registry of Deeds. The site is zoned Residential 1 (R-1).

265 Madaket Road LLC

File No. 07-22

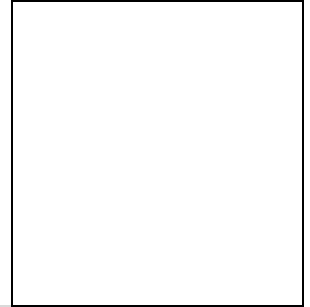
Applicant is seeking a Special Permit pursuant to Zoning Bylaw Section 139-2A and Section 139-7A to construct a residential swimming pool on the locus. Locus is situated at 265 Madaket Road, shown on Assessor's Map 59.4 as Parcel 319 and as Lots 118-123 upon Land Court Plan 3092-S. Evidence of owner's title is registered on Certificate of Title No. 27365 with the Nantucket County District of the Land Court. The site is zoned Village Residential (VR).



MEETING POSTING

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25
All meeting **notices and agenda** must be filed and time
stamped with the Town Clerk's Office and posted at
least 48 hours prior to the meeting (excluding Saturdays,
Sundays and Holidays)



Committee/Board/s	Zoning Board of Appeals
Day, Date, and Time	Thursday, May 12, 2022 at 1:00 PM
Location / Address	4 Fairgrounds Road, Nantucket, MA PSF COMMUNITY ROOM
Signature of Chair or Authorized Person	Leslie Woodson Snell, Deputy Director of Planning and Zoning Administrator

WARNING: IF THERE IS NOT A QUORUM OF MEMBERS OR IF THE MEETING POSTING IS NOT IN COMPLIANCE WITH THE OPEN MEETING LAW, NO DELIBERATIONS MAY TAKE PLACE-BUT THE MEMBERS MAY APPEAR AND ANNOUNCE A NEW SCHEDULE.

AGENDA

(Subject to Change)

The meeting will be recorded and archived at www.nantucket-ma.gov

To view the LIVE broadcast of the meeting, see YouTube Link at
<https://youtu.be/pLxDIPWE1fa>

BELOW ARE THE TOPICS THE CHAIR REASONABLY ANTICIPATES WILL BE DISCUSSED AT THE MEETING.

- I. CALL TO ORDER:**
- II. APPROVAL OF THE AGENDA:**
- III. APPROVAL OF THE MINUTES:**
 - April 14, 2022

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

Pg 8-145 **37-21 Kristina & Nicholas Amendolare** **8 Bank Street** **Williams**
Applicants are seeking a Special Permit pursuant to Zoning Bylaw Sections 139-30 and 139-33A to make renovations, including an addition, to a single-family dwelling that is pre-existing non-conforming to the setbacks. Locus is situated at 8 Bank Street, shown on Assessor's Map 73 and Parcel 69. Evidence of owner's title is recorded in Book 1770, Page 216 on file at the Nantucket County Registry of Deeds. The site is zoned Sconset Old Historic (SOH).

22-21 Adam Delaney-Winn, Trustee of Warren's Landing Nominee Trust

Reade

Continued to June 09,2022

Applicant is appealing the determination of the Zoning Enforcement Officer that the driveway accessing the locus from Blue Heron Way is in violation of Zoning Bylaw Section 139-20.1B (1) because there is an additional driveway access from Warren's Landing Road. Locus is situated at 40 Warren's Landing Road, shown on Assessor's Map 38 as Parcel 45, and as Lot 10 upon Land Court Plan 16956-E. Evidence of owner's title is registered on Certificate of Title No. 27280 with the Nantucket County District of the Land Court. The site is zoned Limited Use General 2 (LUG-2).

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

Pg 148-161 06-22 1010WINS, LLC

10 Lincoln Avenue

Reade

Applicant is seeking a Variance Relief pursuant to the Zoning Bylaw Section 139-33 for preexisting nonconforming structures. Specifically, applicant proposes to lift and add new foundation and move the existing building, which has an existing roof peak that exceeds 30' in addition to altering the existing dormers. Locus is situated at 10 Lincoln Avenue, shown on Assessor's Map 30 as Parcel 184 and upon Plan Book No. 15 Page 28. Evidence of owner's title is recorded in Book 516, Page 139 on file at the Nantucket County Registry of Deeds. The site is zoned Residential 1 (R-1).

Pg 162-181 265 Madaket Road LLC

File No. 07-22 Ewing

Applicant is seeking a Special Permit pursuant to Zoning Bylaw Section 139-2A and Section 139-7A to construct a residential swimming pool on the locus. Locus is situated at 265 Madaket Road, shown on Assessor's Map 59.4 as Parcel 319 and as Lots 118-123 upon Land Court Plan 3092-S. Evidence of owner's title is registered on Certificate of Title No. 27365 with the Nantucket County District of the Land Court. The site is zoned Village Residential (VR).

VI. OTHER (VOTES MAY BE TAKEN)

VII. ADJOURNMENT (VOTE WILL BE TAKEN)

MINUTES

04/14/22



ZONING BOARD OF APPEALS

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Susan McCarthy (Chair), Lisa Botticelli (Vice chair), Ed Toole (Clerk), Michael J. O'Mara, Elisa Allen
Alternates: Mark Poor, Geoff Thayer, Jim Mondani

~~ MINUTES ~~

Thursday, April 14, 2022

Public Safety Facility, 4 Fairgrounds Road, Community Room –1:00 p.m.

This meeting was held via remote participation using ZOOM and YouTube.

Called to order at 1:00 pm and Announcements made by Ms. McCarthy

Staff in attendance: Nikesha Sheriff, Administrative Specialist

Attending Members: McCarthy, Botticelli, O'Mara, Allen, Poor, Thayer, Mondani

Absent: Toole

Agenda adopted by unanimous consent

Motion **Motion to Approve as drafted.** (made by: O'Mara) (seconded)

Roll-call vote Carried 5-0//McCarthy, Poor, Botticelli, O'Mara, and Allen-aye

I. APPROVAL OF MINUTES

1. March 10, 2022

Motion **Motion to Approve as drafted.** (made by: Botticelli) (seconded)

Roll-call vote Carried 5-0//McCarthy, Botticelli, Allen, O'Mara, and Mondani-aye

II. OLD BUSINESS

1. 37-21 Kristina & Nicholas Amendolare 8 Bank Street Williams

Continued to May 12, 2022

2. 22-21 Adam Delaney-Winn, Trustee of Warren's Landing Nominee Trust Reade

Continued to May 12, 2022

Motion **Motion to Allow the Continuances.** (made by: Botticelli) (seconded)

Roll-call vote Carried 5-0//McCarthy, Botticelli, Allen, O'Mara, and Thayer-aye

III. NEW BUSINESS

1. 06-22 1010WINS, LLC 10 Lincoln Avenue Reade

Continued to May 12, 2022

Motion **Motion to Allow the Continuance.** (made by: Botticelli) (seconded)

Roll-call vote Carried 5-0//McCarthy, Botticelli, O'Mara, Poor, and Thayer-aye; Allen recused

IV. OTHER BUSINESS

1. Next month's meetings will be in-person at 4 Fairgrounds Road Community Room.

V. ADJOURNMENT

Motion **Motion to Adjourn at 1:09.** (made by: Botticelli) (seconded)

Roll-call vote Carried 5-0//McCarthy, Botticelli, Allen, O'Mara, and Poor-aye

Sources used during the meeting not found in the files or on the Town website:

1. None

Submitted by:

Terry L. Norton

OLD BUSINESS

Kristina & Nicholas
AMENDOLARE

File No. 37-21

8 Bank St

SPECIAL PERMIT

NEW MATERIALS SUBMITTED

Pg 10-43

GEOTECHNICAL ENGINEERING REPORT

PROPOSED RENOVATION 8 BANK STREET NANTUCKET, MASSACHUSETTS

Prepared for:

Kristina & Nicholas Amendolare
8 Bank Street
Nantucket, Massachusetts

Prepared by:

McArdle Gannon Associates, Inc.
300 Oak Street, Suite 460
Pembroke, Massachusetts



A handwritten signature in black ink, appearing to read "Sherry L. Holmes".

Sherry L. Holmes, P.E.

A handwritten signature in black ink, appearing to read "Wayne A. McArdle".

Wayne A. McArdle, P.E.

Massachusetts Professional Engineer License No: 41835

May 5, 2022
MGA File No: W0903

May 4, 2022
MGA File No. W0903

Kristina & Nicholas Amendolare
8 Bank Street
Nantucket, Massachusetts 02554

RE: Geotechnical Engineering Report – Proposed Renovation – 8 Bank Street, Nantucket, Massachusetts

Kristina & Nicholas:

McArdle Gannon Associates, Inc. (MGA) is pleased to present the results of our geotechnical engineering studies performed for the referenced project. The purpose of our studies was to assess subsurface conditions within/near the footprint of the existing residence and new addition and provide recommendations for site development as they relate to new foundation and basement slab support, underdrainage, and related earthwork construction considerations.

Our geotechnical engineering studies have been performed in accordance with our proposal to you dated February 8, 2022 and are subject to the Statement of Limitations attached as Appendix A.

BACKGROUND

Our understanding of the current project design is based on our discussions with you, our site visits, and a review of the following documents:

- A plan entitled “Site Plan of Land,” dated January 20, 2021, by Blackwell & Associates, Inc. (Blackwell),
- A plan entitled “Proposed Conditions Site Plan,” dated November 15, 2021, by Blackwell,
- An AutoCAD file “EMAIL_carlson_SP 2021” provided by Blackwell,
- A plan entitled “As-Built Subsurface Sewage Treatment & Disposal System,” dated August 14, 2020, by Site Design Engineering, LLC,
- An undated plan entitled “Topographic Section,” by Angus Macleod Designs,
- A plan set “8 Bank St Revised 10-26.pdf” by Angus Macleod Designs,
- A soil evaluator test pit log dated January 3, 2018, and
- A plan entitled “Surficial Materials Map of the Siasconset Quadrangle, Massachusetts,” by the United States Geological Survey (USGS), dated 2018.

The site is located at 8 Bank Street in the Siasconset area of Nantucket, Massachusetts. A Site Locus is attached as Figure 1. The site is bordered by Bank Street to the east, Beach Street to the south, Middle Gully Road to the west, and a residential property to the north.

The site is developed with an existing 390± square foot (s.f.) 1-story residence. Existing grades within most of the site range from about Elevation 18± to 20± feet, sloping up to the north and west to a high point at Elevation 31± feet at the northwestern corner of the property. An existing rubble retaining wall about 2± to 3± feet high borders the western property line and is the demarcation for the edge of Beach Street and Middle Gully Road.

We understand that the existing residence will be razed and a new foundation with a full basement constructed in its place. In addition, a 170± s.f. addition (with basement) will be added to the northern side of the residence. The basement will have a finished floor at Elevation 9± feet, with the bottom of footings at about Elevation 7.7± feet.

The structure will be located about 1.2± to 11± feet from the existing property lines. Due to the proximity of the new basement to the property lines, temporary excavation support will be required for the excavation.

SUBSURFACE EXPLORATIONS

A subsurface exploration program consisting of 2 soil test borings was completed as part of our studies to assess subsurface soil and groundwater conditions at the site with particular emphasis on assessing the quality and thickness of existing fills, the density and drainage characteristics of the natural soils, and depth to groundwater.

Geosearch, Inc. of Sterling, Massachusetts performed two borings (MGA-1 and MGA-2) at the site on April 5, 2022 using an all-terrain vehicle mounted drill rig. The borings were advanced using 4-inch flush jointed casing and drilling mud to a depth of 31± feet below existing ground surface elevations terminating in natural granular soils.

Standard penetration testing (SPT) and split spoon samples were generally obtained continuously in the upper 11± feet and at 5-foot intervals thereafter during advancement of the borings. The testing was performed by driving a standard 2-inch outside diameter split spoon sampler up to 24 inches using a standard 140-pound automatic trip hammer falling 30 inches. The number of hammer blows required to drive the sampler in 6-inch increments (or to refusal) are recorded on the boring logs attached in Appendix B.

The soil samples retrieved in the split spoon sampler during each SPT were visually described in the field by MGA using Burmister soil descriptions. It should be recognized that the inside diameter of the split spoon sampler is 1.4± inches. Therefore, soil samples obtained via Standard Penetration Testing do not account for soil fractions in excess of about 1.4± inches in diameter, which may be present in any given strata.

A 2-inch diameter monitoring well was installed in the completed borehole at boring MGA-1 to measure stabilized groundwater levels.

MGA personnel observed the explorations, visually described the conditions encountered, prepared the logs, and located the explorations in the field by pacing and/or line of sight from the existing site features. Ground surface elevations were estimated from ground surface spot elevations shown on the referenced "Site Plan of Land" by Blackwell and should be considered approximate. The exploration locations are approximately shown on Figure 2.

LABORATORY SOIL TESTING

A laboratory soil testing program consisting of 3 wash sieves and 3 moisture content analyses was performed on selected samples of the existing fill and natural granular soils collected during the exploration phase from borings MGA-1 and MGA-2. The testing was performed to aid in classifying the soil and assess the grain size distribution of the soil which is useful in assessing engineering design parameters and predicting soil behavior. The results of these tests are provided in Appendix C.

SUBSURFACE CONDITIONS

Based on the subsurface conditions observed in the explorations, the vicinity of the proposed residence is underlain by the following geologic units, listed in order of occurrence below existing ground surface:

Topsoil Fill: An approximately 9± inch thick layer of topsoil fill was encountered at the ground surface in boring MGA-1. The topsoil fill generally consists of dark brown, fine to medium sand with about 20 to 35 percent silt and up to 10 percent roots.

Existing Fill: Granular fill was encountered below the topsoil fill in boring MGA-1 and at the ground surface at boring MGA-2. The granular fill was about 4± to 5.7± feet in thickness and generally consists of very loose to loose, brown to light brown, fine to medium/fine to coarse sand with about 5 to 15 percent silt, and 0 to 15 percent fine to coarse gravel.

Refer to Appendix C for a gradation curve of the 1-3/8 inch minus fraction of the existing fill soils collected from boring MGA-1.

Natural Outwash Deposits: Natural outwash deposits (sand) were encountered at depths of 4± to 6.5± feet below existing grades in borings MGA-1 and MGA-2, corresponding to about Elevation 11.5± to 14.5± feet. The outwash deposits generally consist of very loose to medium dense, beige to olive-brown, fine to medium/medium/fine to coarse sand with up to about 10 percent silt and about 0 to 15 percent fine gravel.

The borings terminated in the natural outwash soils at about 31± feet below existing grades.

Refer to Appendix C for gradation curves of the 1-3/8 inch minus fraction of the natural outwash soils collected from borings MGA-1 and MGA-2.

Groundwater: Groundwater levels for our study were recorded in the test borings at the times and under the conditions noted on the logs. A stabilized groundwater reading was obtained in the monitoring well installed in boring MGA-1 at approximately 14.6± feet below existing ground surface on April 5, 2022, corresponding to approximately Elevation 3.4± feet.

Groundwater was not measured in boring MGA-2 due to the addition of water and drilling mud during drilling.

It should be expected that groundwater levels will fluctuate due to variations in temperature, tides, rainfall and other factors. Therefore, groundwater levels during construction and thereafter may be different than those reported herein.

GEOTECHNICAL ENGINEERING CONSIDERATIONS AND RECOMMENDATIONS

Due to the elevation of stabilized groundwater measured at the site (Elevation 3.4± feet in the monitoring well in MGA-1) and the proposed basement slab elevation (Elevation 9± feet), a perimeter foundation underdrain system is recommended to transport groundwater from immediately below the residence and mitigate groundwater buildup beneath the basement slab.

Given the anticipated depth of excavation (about 10± to 15± feet below proposed grades) and the proximity of the property lines and adjacent roadways (Bank Street, Beach Street and Middle Gully Road), a temporary earth support system will be required along the perimeter of the proposed residence to protect adjacent structures against excessive movements caused by the excavation and to control the lateral extent of excavations and the volume of excavated soil.

Our recommendations addressing design and earthwork construction issues are made in the following sections as outlined below:

- Basement Excavation
- Foundations and Allowable Bearing Capacities
- Basement Slab Support
- Groundwater Control
- Buried Foundation/Basement Walls
- Excavation Slopes
- Temporary Excavation Support
- Pre-construction Surveys and Vibration Monitoring
- Geotechnical Instrumentation Monitoring

Basement Excavation

Based on the current design (basement finished floor at about Elevation 9± feet) and the subsurface conditions encountered at the boring locations, excavation for the basement of the proposed residence is anticipated to extend through the surficial existing fill soils and terminate in the natural outwash deposit.

If encountered below basement foundation or slab subgrade elevations, any existing fill soils, existing utilities, or structures should be removed from within the basement limits. Any over excavations associated with their removal (if any) should be backfilled with compacted structural fill as described below. Abandoned utilities located outside the basement footprint described above can be left in place provided the utility ends are capped and grouted in-place to prevent the migration of fines.

Basement excavation should be performed with a smooth edge bucket following installation of the soldier piles (see Temporary Excavation Support) and in concert with the installation of wood lagging as the excavation proceeds downward. Wood lagging should be installed as excavation proceeds with boards placed tightly against each other to mitigate the migration of soil between the boards. The exposed height should not exceed 2 feet unless ground conditions permit otherwise. Voids behind the lagging should be minimized, and backfilled (hand packed) with sand. Once complete, the excavation bottom should be cleaned of loose soil and the lightly compacted with a vibratory plate compactor capable of imparting a dynamic force of at least 6,000 pounds-force (lbf) (Wacker Neuson BPU3050 reversible vibratory plate compactor or equivalent). The basement subgrade should be assessed by MGA during construction.

In the event over-excavation is required, structural fill should be placed in controlled compacted lifts up to the proposed basement subgrade elevations. Structural fill from on-site or off-site sources should be placed in 12-inch maximum thick lifts and each lift should be compacted to at least 95 percent of the material's maximum dry density as determined by ASTM D-1557 and to a firm and stable condition as assessed by the geotechnical engineer. Fill from off-site sources used within the proposed basement should meet the minimum gradation requirements for structural fill recommended in the attached Table 1.

On-site materials that are potentially reusable as structural fill include the natural outwash soils and other natural nonorganic granular soil deposits provided these soils are maintained at suitable moisture contents for proper compaction and that oversize particles, defined as those greater than 2/3 the loose lift thickness, are removed prior to reuse. Additional testing during construction may be necessary to assess conformance with gradation criteria.

The work described above should be observed by a geotechnical engineer from this office to verify that firm natural ground has been achieved and to verify that footing and slab subgrades are firm, dry and stable prior to the placement of concrete.

Foundations and Allowable Bearing Capacities

Spread footings are recommended for support of the proposed residence provided the preceding recommendations are followed under appropriate geotechnical engineering field observation.

As previously stated, excavation for the basement should be performed with a smooth edge bucket as installation of the wood lagging proceeds. Any existing fill, utilities, or structures (if any) should be removed from beyond the proposed basement limits and properly backfilled with compacted structural fill.

If winter construction is anticipated, attention should be paid to protecting foundation subgrade soils from freezing. This protection should not only be implemented before footings are poured but after as well. During cold weather, do not excavate to full indicated depth unless footings or slabs can be poured immediately after the excavation is finished. Protect footings and slabs from frost penetration into the soils upon which they rest. Insulating blankets should be spread upon the subgrade soils around poured footings until the forms are stripped and backfilling is set to proceed. Backfilling should commence as soon as allowable after forms are removed. The contractor should be made responsible to provide frost protection measures until the building is up and heated.

Footings should also be designed and coordinated with respect to new utilities that will be located within the building footprint. Footings should not be located above any underground utility unless they are designed so as not to overstress the pipes and will not be undermined if a pipe breaks and soil migrates from below the footings into the pipe. Continuous strip footings should be designed to “bridge” over below ground utilities or should be stepped down so pipes pass through the foundation walls. Isolated column footings should either be dropped below the invert of the pipes or be located well away from them.

Provided the recommendations presented herein are followed under appropriate geotechnical engineering observation, a maximum allowable bearing capacity of 1 ton per square foot is recommended for use in the design of new foundations.

Regardless of the recommended allowable bearing capacity, continuous footings should be at least 18 inches wide and column footings (rectangular and/or circular) should be no less than 36 inches wide in the least lateral dimension.

Exterior footings and those located in unheated areas should be located at least 3 feet below finish grade for frost protection. Following the above criteria, total building foundation settlements are not expected to exceed 1 inch with differential settlements expected to be about ½ inch or less.

Basement Slab Support

Slab-on-grade construction is recommended for the proposed basement slab provided the proposed building area is prepared as discussed above. The basement slab should bear on a 12-inch minimum thick layer of compacted $\frac{3}{4}$ inch “clean” crushed stone placed directly below the proposed slab. Three-quarter inch crushed stone should meet the recommended gradation requirements shown in Table 1.

Groundwater Control

Basement Foundation Drain

Due to the elevation of stabilized groundwater measured at the site (Elevation 3.4± feet in the monitoring well in MGA-1) and the proposed basement slab elevation (Elevation 9± feet), a basement foundation drain is recommended to transport groundwater from immediately below the residence and mitigate groundwater buildup beneath the basement slab (if any).

The basement foundation drain should consist of a four-inch minimum diameter perforated PVC pipe located on the interior side of the basement footing constructed as shown schematically in Figure 3. The perimeter drain should be surrounded in at least four inches of $\frac{3}{4}$ crushed stone, wrapped in a geotextile filter fabric and be laid flat at an invert elevation at least 8 inches below the underside of the basement floor slab.

The basement foundation drain should outlet to its own dedicated, independent structures (manholes/collection pits and drain lines) to transport groundwater away from the basement area and daylight to a reliable source that will not flood or back-up into the basement.

Manholes/collection pits located along the exterior/interior of the residence should be equipped with an electrical sump pump along with a backup pump connected to a generator and backup generator if deemed necessary by the owner. The sump pumps should incorporate a backflow preventer and sized to handle a peak flow of 20 gallons per minute.

As a further measure to control water, ground surfaces immediately around the building should be covered with loam, asphalt or concrete and should be sloping downward away from the structure. Downspouts and surface runoff should be diverted away from the building preferably toward storm drains.

Dewatering

We anticipate that the basement excavation will be above groundwater levels at the site. However, dewatering may be required to control perched groundwater or after precipitation events. If required, we recommend that groundwater be drawn down at least to the base of the excavation to provide dry working conditions and to help minimize instability of the excavation bottom.

We anticipate groundwater control (if required) may be accomplished using open pits and sumps. The Contractor should be solely responsible for the design, construction, and performance of dewatering systems.

Discharge of pumped water is subject to local, state and federal regulations. The contractor should conduct dewatering and discharge water in accordance with all applicable regulations. The contractor should implement temporary surface water runoff control measures during construction. Temporary measures should include, but are not necessarily limited to, the use of small earth berms or construction of a drainage ditch adjacent to the top of proposed excavations to divert and/or reduce the amount of surface water flowing over exposed slopes and into excavations during construction.

Buried Foundation/Basement Walls

Foundation walls with unbalanced loading should be designed to resist lateral earth pressures. For foundation walls (rigid walls, at-rest pressures) use an equivalent fluid pressure of 60 pounds per cubic foot (pcf) times the height of the walls. This value is conditioned upon the walls being provided with positive drainage to prevent hydrostatic pressures from acting on the walls.

The following coefficients of friction to resist sliding between mass concrete and various bearing materials are recommended:

<u>Bearing Material</u>	<u>Recommended Sliding Coefficient</u>
Crushed Stone	0.6
Natural Undisturbed Outwash Soils	0.35

The minimum factors of safety for sliding and overturning under static loads should be 1.5 and 2 respectively. Passive pressure at the toe of the walls should not be included as a resisting force when analyzing for overturning and sliding.

Excavation Slopes

The Owner and the Contractor should be aware of and become familiar with applicable local, state, and federal safety regulations, including the current OSHA Excavation and Trench Safety Standards. Construction site safety generally is the sole responsibility of the Contractor, who shall also be solely responsible for the means, methods, and sequencing of construction operations. We are providing this information solely as a service to our client. Under no circumstances should the information provided below be interpreted to mean that MGA is assuming responsibility for construction site safety or the Contractor's activities; such responsibility is not being implied and should not be inferred.

The Contractor should be aware that slope height, slope inclination, or excavation depths (including utility trench excavations) should in no case exceed those specified in local, state, or federal safety regulations, e.g., OSHA Health and Safety Standards for Excavations, 29 CFR Part 1926, or successor regulations. Such regulations are strictly enforced and, if they are not

followed, the Owner, Contractor, and/or earthwork and utility subcontractors could be liable for substantial penalties.

For this Site, the existing fill and natural granular soils encountered in our exploratory investigation in the absence of groundwater are considered to be Type C soils when applying the OSHA regulations. OSHA recommends a maximum slope inclination of 1-½ horizontal to 1 vertical for Type C soils. Our preliminary soil classification is based solely on the materials encountered in widely spaced subsurface explorations. The Contractor should verify that similar conditions exist throughout the proposed areas of excavations. If different subsurface conditions are encountered at the time of construction, we recommend that we be contacted immediately to evaluate the conditions encountered.

Temporary Excavation Support

A temporary excavation support system will be required along the perimeter of the basement to protect adjacent structures/roadways against excessive movements caused by the excavation and to control the lateral extent of excavations and the volume of excavated soil.

In addition to consideration of the above factors, the types of excavation support system suitable for a particular project depends on the local subsurface soil conditions, the depth and width of the excavation, and the compatibility of the support system with the other construction requirements.

Given the depth of excavation (anticipated up to 10± to 13.3± feet below the cleared and regraded site) and the preference to install as few support members as necessary, we recommend soldier pile and lagging for temporary excavation support during construction. Based on information provided to us, the proposed basement is off-set about 1.2± to 11± feet from the property lines, which is generally sufficient to account for the depth of the soldier piles, installation tolerance, and potential deflection of the excavation support system for use with single-sided-forms. Waterproofing should be placed directly against the excavation support members and should consist of a self-adhering, continuous membrane type waterproofing, such as Pre-Prufe by Grace Companies. MGA is in the process of designing the support system and will provide design plans with additional details.

Driven soldier piles will generate ground vibrations and noise, which are anticipated to be distinctly perceptible to the adjacent properties. To mitigate the magnitude of vibrations generated by driven soldier piles, soldier piles should be installed using a resonance free vibratory hammer to limit vibrations induced during installation (start up and shut down) or installed in pre-drilled holes.

Wood lagging should consist of 3-inch minimum pressure treated construction grade timber. Lagging should be installed as excavation proceeds with boards placed tightly against each other to mitigate the migration of soil between the boards; the exposed height should not exceed 2 feet unless ground conditions permit otherwise. Voids behind the lagging should be minimized, and backfilled (hand packed) with sand.

The Contractor shall install and maintain the excavation support system in accordance with the design drawings, and in such a manner as to prevent movement, settlement, or loss of ground, removal of fines from the adjacent ground, and damage to or movement of adjacent structures and utilities. The Contractor shall make necessary provisions to prevent damage to roadways, utilities or other structures due to settlement caused by vibrations or movement of the excavation support system.

Pre-construction Surveys and Vibration Monitoring

In consideration of the urban environment of the project and the depth and lateral extent of excavation associated with the proposed construction, we feel it would be prudent to implement a geotechnical documentation and monitoring program prior to and during construction. The purpose of the program would be to monitor and document the following:

- The conditions of the adjacent buildings and appurtenant structures prior to construction to document existing conditions, and
- Vibrations caused by soldier pile installation and other construction activities.

Pre-construction surveys of the eight (8) adjacent properties (7 and 11 Front Street; 9, 11, and 13 Broadway; 7 and 11 Bank Street; and 15 Beach Street and any appurtenant structures) are recommended to document existing conditions prior to significant construction at the site. These surveys should be performed prior to demolition of the existing structures, installation of the soldier piles or significant earthwork at the site to document the existing conditions (interior and/or exterior) of the accessible portions of the structures that may be impacted by the construction activities (if any). Documentation resulting from the surveys would be retained for use in defending potential claims of damage to the identified properties.

Ground vibrations will be produced during demolition and soldier pile installation (if not pre-drilled). The magnitude of these vibrations typically decreases with increasing distance from the vibration source. Impacts from these vibrations are not anticipated to include damage to adjacent structures; however, the magnitude of vibrations is anticipated to be of sufficient magnitude to be noticed by abutters.

Vibrations should be monitored during the construction period. To limit impacts to adjacent structures, we recommend the following preliminary vibration threshold limits:

- A maximum peak particle velocity of two inches per second (2.0 ips) for vibrations with a frequency above 40 cycles per second (40 Hz),
- 1.5 ips for vibrations with a frequency between 30 Hz and 40 Hz,
- 1.0 ips for vibrations with a frequency between 20 Hz and 30 Hz, and
- 0.5 ips for vibrations with a frequency below 20 Hz.

MGA can provide additional detailed recommendations regarding the locations and the number of seismographs as the project moves forward.

Geotechnical Instrumentation Monitoring

Installation of the temporary excavation support, and subsequent excavation for the construction of foundations must be performed in a manner which protects all nearby facilities. We recommend a coordinated geotechnical instrumentation monitoring program be implemented prior to and during construction. The purpose of the instrumentation program would be to monitor and document the following:

- Effect of excavation support system installation, excavation and related activities on movements of existing adjacent structures (including the existing retaining wall at 9 Front Street) and the ground outside the excavation, and
- Performance of the excavation support systems

To monitor vertical and horizontal deformation of identified existing structures and the temporary excavation system, surface monitoring points (SMPs) should be installed at the top of the temporary excavation support system, on the existing retaining wall of 9 Front Street (if amenable to the owners) and at 15 Beach Street (if amenable to the owners). The SMPs should be located such that daily construction activities will not inhibit the contractor/surveyor from obtaining readings at any time during construction. Monitoring points may consist of PK nails or fixed points on the structures and should be established by a registered land surveyor. Readings should be provided to the geotechnical consultant (in real time) for review.

Monitoring points at existing structures (if any) should be installed prior to significant construction operations at the site so that pre-construction baseline data can be established for comparison with construction, and post-construction data. Monitoring points at the temporary excavation support system should be installed immediately after the system has been installed, but prior to excavation for the basement. Readings should be accurate to within $\frac{1}{4}$ of an inch (vertical or horizontal).

Survey measurements on the SMP's should be made at the following intervals:

- Baseline: Prior to significant construction,
- During Construction: Upon completion site demolition activities, completion of soldier pile installation then once weekly,
- Post Construction: Upon completion of construction.

MGA can develop additional recommendations regarding locations and types of instrumentation, as well as movement threshold values as the projects moves forward.

CONSTRUCTION OBSERVATION AND REVIEW

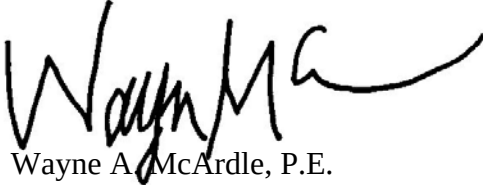
MGA should be retained to perform on-site construction observation services during foundation excavations. The purpose of our services is to assess the contractor's compliance with the project plans as well as our recommendations included in this report. Our on-site presence will allow us the opportunity to provide geotechnical engineering input on a timely basis if encountered subsurface conditions differ from those reported herein.

We also respectfully request the opportunity to review final site and foundation plans to see that our recommendations have been properly interpreted and included.

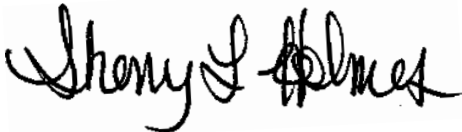
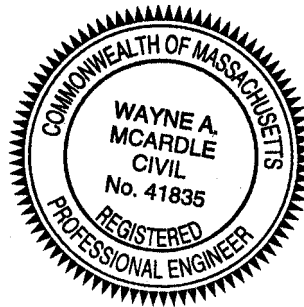
We appreciate the opportunity to assist you on this project and look forward to providing construction services as the project moves forward. Please feel free to contact us should you have any questions regarding this report or require additional information.

Very truly yours,

MCARDLE GANNON ASSOCIATES, INC.



Wayne A. McArdle, P.E.
Principal

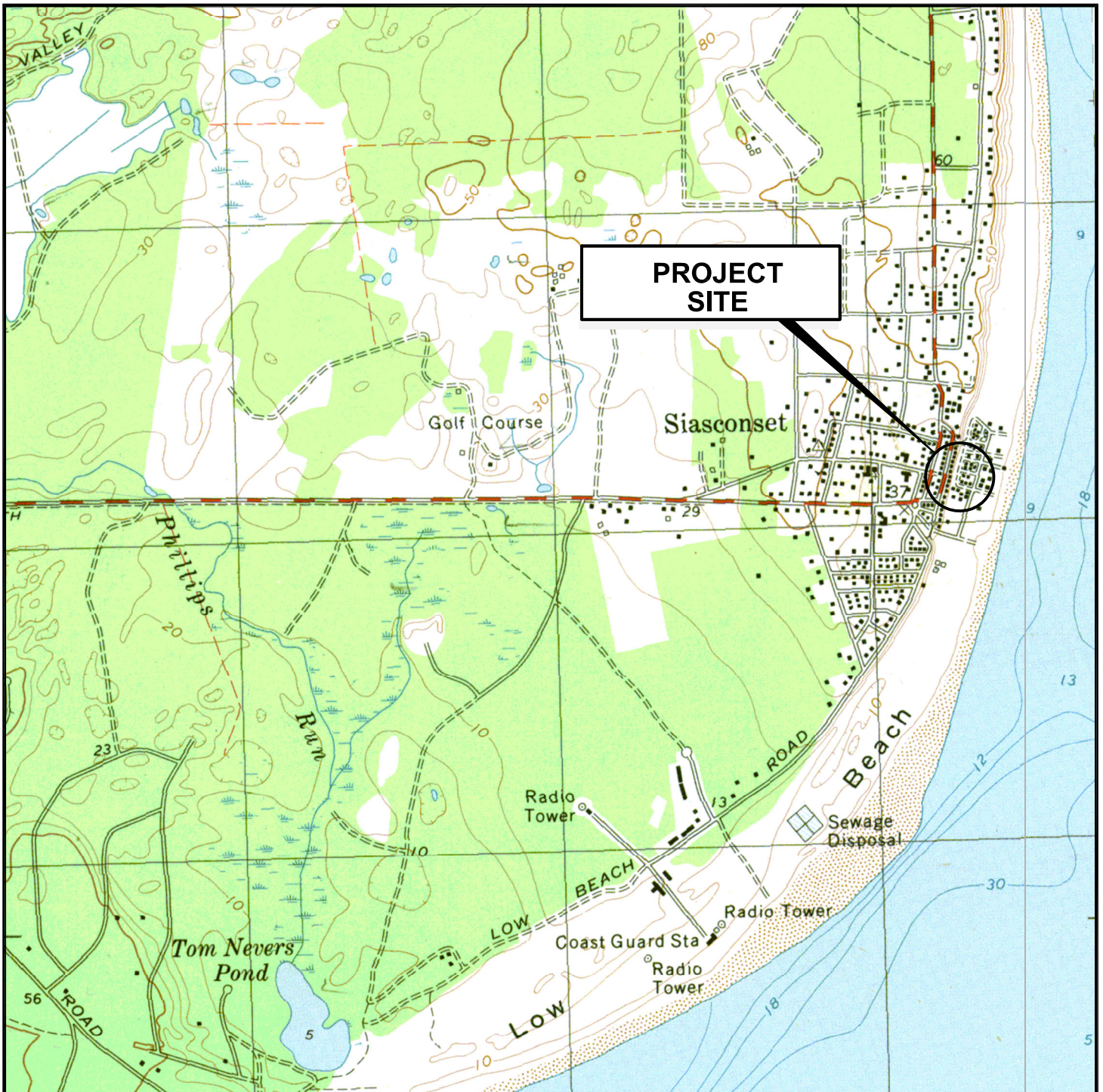


Sherry L. Holmes, P.E.
Geotechnical Engineer

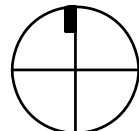
WAM/slh

Attachments: Figure 1 – Site Locus
Figure 2 – Exploration Location Plan
Figure 3 – Basement Perimeter Foundation Drain
Table 1 – Recommend Use and Gradation Criteria for Fill Material
Appendix A – Statement of Limitations
Appendix B – Soil Test Boring Logs
Appendix C – Geotechnical Laboratory Test Results

FIGURES



SCALE: 1"=1500'



**McArdle Gannon
Associates, Inc.**

300 Oak Street, Suite 460 781.826.0040 phone
Pembroke, MA 02359 781.735.0418 fax

LOCUS PLAN PROPOSED RENOVATION

8 BANK STREET
NANTUCKET, MASSACHUSETTS

PROJECT: W0903

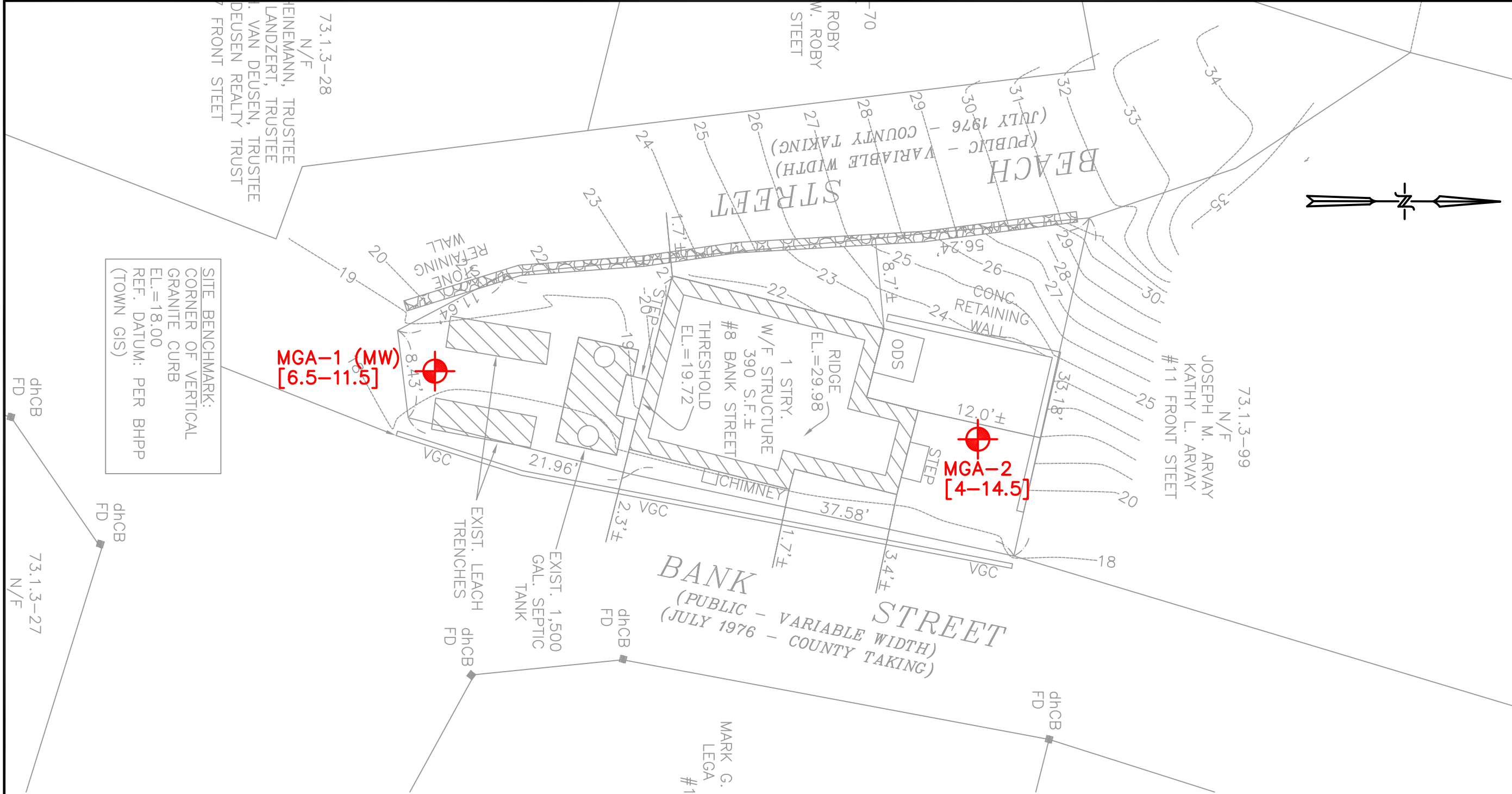
DATE: 05/2022

SCALE: AS NOTED

SKETCH NO.:

FIG. No. 1

DRAWN: SLH
CHECKED: WAM



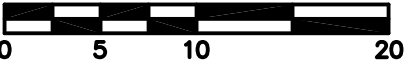
LEGEND:

- [6.5-11.5] (MW) TEST BORINGS PERFORMED BY GEOSARCH, INC. OF STERLING, MASSACHUSETTS ON APRIL 5, 2022.
- [6.5-11.5] INDICATES APPROXIMATE DEPTH-ELEVATION (IN FEET) OF BOTTOM OF EXISTING FILL AT BORING LOCATION.
- (MW) INDICATES GROUNDWATER MONITORING WELL INSTALLED AT BORING LOCATION.

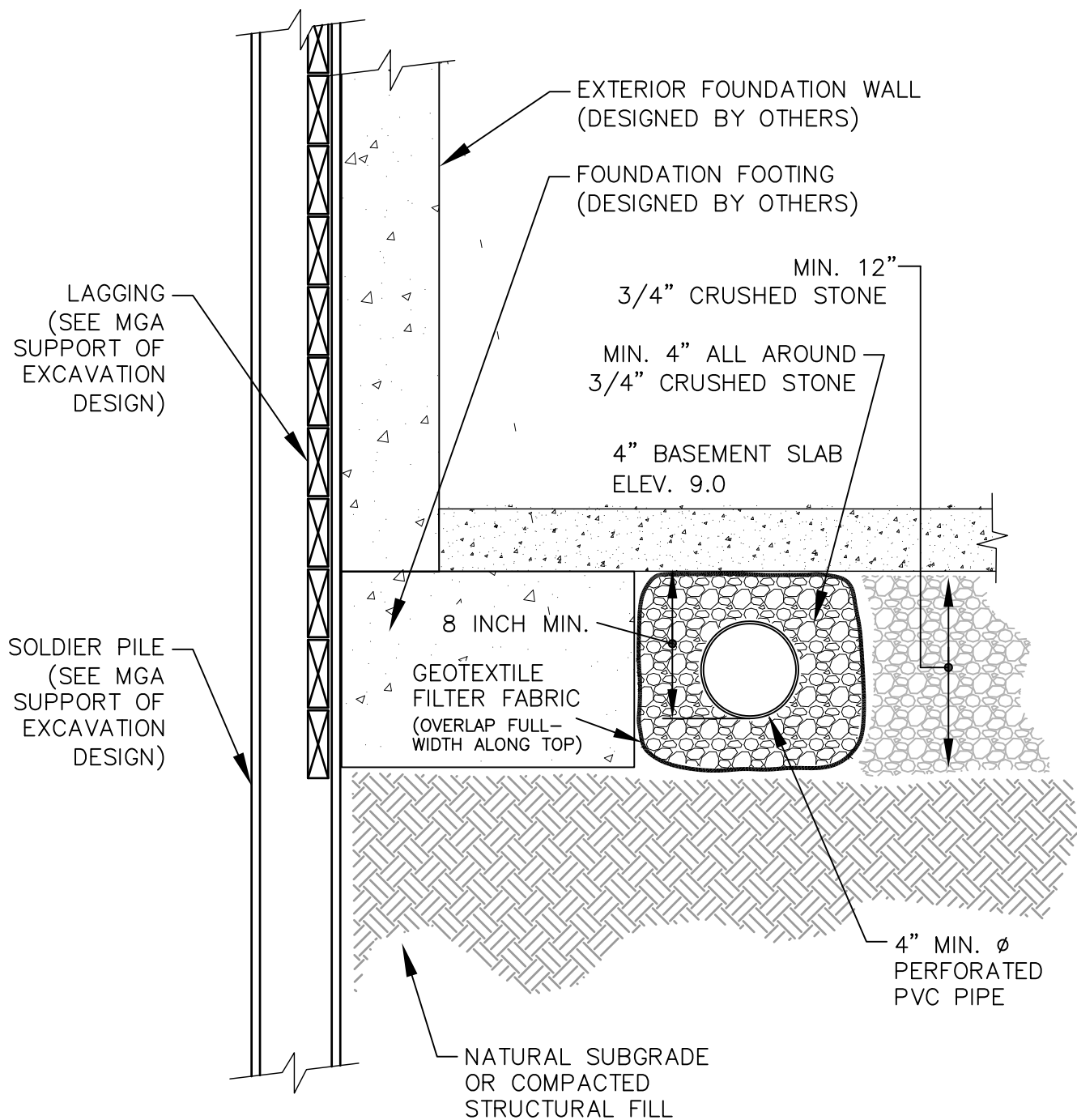
NOTES:

1. BASE PLAN DEVELOPED FROM AUTOCAD FILE "2013_EMAIL TOPO_2021" RECEIVED APRIL 25 2022, BY BLACKWELL & ASSOCIATES, INC.
2. TEST BORING LOCATIONS SHOWN WERE DETERMINED BY PACING AND LINE OF SIGHT FROM EXISTING SITE FEATURES. THEIR LOCATIONS ARE APPROXIMATE.
3. MGA OBSERVED AND LOGGED THE TEST BORINGS SHOWN.

SCALE: 1"=10'



McArdle Gannon Associates, Inc. Engineers & Consultants 300 Oak Street, Suite 460 Pembroke, MA 02359 781.826.0040 phone 781.735.0418 fax	EXPLOSION LOCATION PLAN			SKETCH NO.:	FIG. No. 2
	PROPOSED RENOVATION 8 BANK STREET, NANTUCKET, MASSACHUSETTS			DRAWN: WAM CHECKED: SLH	
PROJECT: W0903	DATE: 05/2022	SCALE:	AS NOTED		



TABLE

TABLE 1

**RECOMMENDED USE AND GRADATION CRITERIA FOR
FILL MATERIALS**

USE OF MATERIALS

<u>Off-site Structural Fill:</u>	Backfill inside building area below base course and free draining backfill behind foundation walls and above underdrains
<u>Crushed Stone:</u>	Base course and as working mat in areas of sensitive subgrade

GRADATION REQUIREMENTS

OFF-SITE STRUCTURAL FILL – shall be free from ice and snow, roots, sod, rubbish and other deleterious or organic matter. Structural Fill shall conform to the following gradation requirements:	
Sieve Size	Percent Passing by Weight
*	100
No. 10	30 – 95
No. 40	10 – 70
No. 200	0 – 12**
*Two thirds (2/3) of the loose lift thickness.	
**0 – 8 for free-draining fill behind foundation/retaining walls and above underdrains.	

CRUSHED STONE – shall consist of durable crushed rock or durable crushed gravel stone and shall be free from ice and snow, roots, sod, rubbish and other deleterious or organic matter. Crushed Stone shall conform to the following gradation requirements:	
Sieve Size	Percent Passing by Weight
1 inch	100
¾ inch	90-100
½ inch	10-50
3/8 inch	0 – 20
No. 4	0 – 5

APPENDIX A: STATEMENT OF LIMITATIONS

STATEMENT OF LIMITATIONS

Explorations

The analysis and recommendations submitted in this report are based in part upon the data obtained from subsurface explorations. The nature and extent of variations between these explorations may not become evident until construction. If variations then appear evident, it will be necessary to re-evaluate the recommendations of this report.

The stratification lines on the logs represent the approximate boundary between soil types and the transition may be gradual.

Water level readings have been made in the explorations at the time and under the conditions stated on the logs. This data has been reviewed and interpretations made in the text of this report. However, it must be noted that fluctuations in the level of the groundwater may occur due to variations in rainfall, temperature, and other factors that are different from the time the measurements were made.

Review

In the event that any change in the nature, design or location of the proposed structure are planned, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and conclusions of this report modified or verified in writing.

It is recommended that this firm be provided the opportunity for a general review of final design and specifications in order that earthwork recommendations may be properly interpreted and implemented in the design and specifications.

Construction

It is recommended that this firm be retained to provide soil engineering services during the construction phase of the work. This is to observe compliance with design concepts, specifications, and recommendations and to allow design changes in the event that subsurface conditions differ from those anticipated prior to start of construction.

Use of Report

This report has been prepared for the exclusive use of Kristina & Nicholas Amendolare for specific application to the Proposed Renovation at 8 Bank Street in Nantucket, Massachusetts, in accordance with generally accepted geotechnical engineering practices. No other warranty, expressed or implied, is made.

APPENDIX B: TEST BORING LOGS

PROJECT: Proposed Renovation - 8 Bank Street, Nantucket, MA

CLIENT: Kristina & Nicholas Amendolare

CONTRACTOR: Geosearch

MGA NO. : W0903

SHEET NO. : 1 of 2

LOCATION N : See Plan

E:

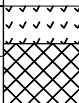
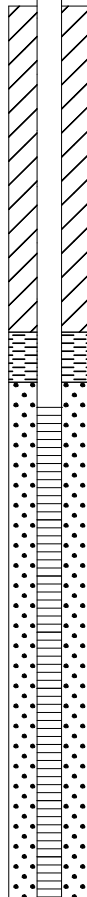
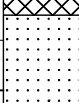
ELEVATION : 18'±

DATE START : 04/05/2022

END : 04/05/2022

DRILLER : Pat McClenahan

ENGINEER : Robert Drown

Depth in Feet	Strata Change	Case BPF (Drill) (min/ft)	Sampler Blows Per 6" (RQD%)	Sample Number/Type	Sample Depth Range (ft)	Sample Recovery (in)	Elevation/Depth (ft)	FIELD CLASSIFICATION AND REMARKS	Well Schematic
0		PUSH	1	S-1	0.0	15	18.0	Top 9": Dark brown, fine to medium SAND, some Silt, trace Roots. -TOPSOIL FILL- Bottom 6": Brown to light brown, fine to medium SAND, trace Silt. Very loose, brown to light brown, fine to medium SAND, trace Silt. Loose, brown, fine to medium SAND, trace Silt, trace (-) fine Gravel. -FILL- Brown, moist, fine to medium SAND, trace (+) Silt. Loose, beige, moist, medium SAND, trace (-) Silt. Very loose, beige, wet, fine to coarse SAND, trace (-) Silt. -SAND- Medium dense, olive-brown, fine to coarse SAND, trace (+) Silt. Very loose to loose, beige, fine to coarse SAND, trace fine Gravel, trace (-) Silt.	
		PUSH	1		2.0		17.3		
		PUSH	1				0.8		
		PUSH	1	2.0					
4		PUSH	1 1/12"	4.0	16				
		PUSH	1	6.0	12				
		PUSH	2	S-3	4.0	12	11.5		
		PUSH	2		6.0				
		PUSH	3						
		PUSH	5						
		PUSH	4	S-4	6.0	6			
				3	S-4A	6.5			16
8		10	3		6.5		6.5		
		13	2		8.0				
		10	1	S-5	9.0	6			
		14	2		11.0				
		14	1						
12		20							
		24							
		27							
		14	4	S-6	14.0	14			
16		18	5		16.0				
		29	6						
		33							
		32							
20		13	3	S-7	19.0	8			
		18	1		21.0				

BLOWS/FT.	DENSITY	BLOWS/FT.	CONSISTENCY	SAMPLE IDENTIFICATION	SUMMARY
0 - 4	Very Loose	0 - 2	Very Soft	 - S - Split Spoon  - T - Thin Wall Tube  - U - Undisturbed Piston  - C - Diamond Core  - W - Wash Sample	Overburden:
4 - 10	Loose	2 - 4	Soft		Rock:
10 - 30	Medium Dense	4 - 8	Medium Stiff		Samples:
30 - 50	Dense	8 - 15	Stiff		BORING MGA-1 (MW)
50 +	Very Dense	15 - 30	Very Stiff		
		30+	Hard		

PROJECT: Proposed Renovation - 8 Bank Street, Nantucket, MA

CLIENT: Kristina & Nicholas Amendolare

MGA NO. : W0903

SHEET NO. : 2 of 2

Depth in Feet	Strata Change	Case BPF (Drill) (min/ft)	Sampler Blows Per 6" (RQD%)	Sample Number/ Type	Sample Depth Range (ft)	Sample Recov- ery (in)	Elev- ation/ Depth (ft)	FIELD CLASSIFICATION AND REMARKS	Well Schematic
			2					Loose, beige, fine to coarse SAND, trace fine Gravel, trace Silt.	
		22							
		27							
24		30							
		20	3	S-8	24.0	12			
		18	3		26.0				
			3						
			2						
		21							
		28							
28		35						-SAND-	
			4	S-9	29.0	12	Loose, beige, fine to coarse SAND, trace fine Gravel, trace Silt.		
			3		31.0				
			3						
			4						
32									
36									
40									
44									
48									

BLOWS/FT.		DENSITY		BLOWS/FT.		CONSISTENCY		SAMPLE IDENTIFICATION		SUMMARY	
0 - 4		Very Loose		0 - 2		Very Soft		- S - Split Spoon		Overburden:	
4 - 10		Loose		2 - 4		Soft		- T - Thin Wall Tube		Rock:	
10 - 30		Medium Dense		4 - 8		Medium Stiff		- U - Undisturbed Piston		Samples:	
30 - 50		Dense		8 - 15		Stiff		- C - Diamond Core		BORING MGA-1 (MW)	
50 +		Very Dense		15 - 30		Very Stiff		- W - Wash Sample			
				30+		Hard					



**McCardle Gannon
Associates, Inc.**

TEST BORING LOG

BORING MGA-2

PROJECT: Proposed Renovation - 8 Bank Street, Nantucket, MA
CLIENT: Kristina & Nicholas Amendolare
CONTRACTOR: Geosearch

MGA NO. : W0903
SHEET NO. : 1 of 2
LOCATION N : See Plan
E :
ELEVATION : 18.5'±
DATE START : 04/05/2022
END : 04/05/2022
DRILLER : Pat McClenahan
ENGINEER : Robert Drown

GROUNDWATER		DEPTH (ft) OF:			EQUIPMENT	CASING	SAMPLER	CORE
Date	Time	Water	Casing	Hole	Type	HW	Split Spoon	----
					Size I.D.	4"	1-3/8"	----
					Hammer Wt.	140#	140#	----
					Hammer Fall	30"	30"	----

Depth in Feet	Strata Change	Case BPF (Drill) (min/ft)	Sampler Blows Per 6" (RQD%)	Sample Number/Type	Sample Depth Range (ft)	Sample Recovery (in)	Elevation/Depth (ft)	FIELD CLASSIFICATION AND REMARKS
0		PUSH	1	S-1	0.0	12	14.5 4.0	Loose, brown, fine to coarse SAND, little (-) Silt.
		PUSH	3		2.0			-FILL-
		PUSH	3	S-2	2.0	9		Very loose, brown, fine to coarse SAND, little (-) fine to coarse Gravel, trace Silt.
		PUSH	1		4.0			
4		PUSH	1	S-3	4.0	12		Loose, beige, fine to coarse SAND, trace fine Gravel, trace (-) Silt.
		PUSH	3		6.0			
			2	S-4	6.0	14		Very loose to loose, beige, fine to coarse SAND, trace (-) fine Gravel, trace (-) Silt.
		10	4		8.0			
		14	3					
8		14	2					
			2					
			3					
		15	4	S-5	9.0	12		Loose to medium dense, beige to olive-brown, fine to medium SAND, trace (+) Silt.
		23	5		11.0			
			5					
12		32						-SAND-
		36						
		33						
		12	3	S-6	14.0	14		Loose, beige, fine to coarse SAND, little fine Gravel, trace (-) Silt.
		18	3		16.0			
16			2					
		31	2					
		31	2					
		27	2					
		16	2	S-7	19.0	9		Very loose to loose, beige, fine to coarse SAND, little (-) fine Gravel, trace Silt.
20		24	2		21.0			
			2					
		33						
		33						

BLOWS/FT.	DENSITY	BLOWS/FT.	CONSISTENCY	SAMPLE IDENTIFICATION	SUMMARY
0 - 4	Very Loose	0 - 2	Very Soft	- S - Split Spoon - T - Thin Wall Tube - U - Undisturbed Piston - C - Diamond Core - B - Bulk/Grab Sample	Station:
4 - 10	Loose	2 - 4	Soft		Rock:
10 - 30	Medium Dense	4 - 8	Medium Stiff		Samples:
30 - 50	Dense	8 - 15	Stiff		
50 +	Very Dense	15 - 30	Very Stiff		
		30+	Hard		

BORING MGA-2

PROJECT: Proposed Renovation - 8 Bank Street, Nantucket, MA

CLIENT: Kristina & Nicholas Amendolare

MGA NO. : W0903

SHEET NO. : 2 of 2

Depth in Feet		Strata Change	Case BPF (Drill) (min/ft)	Sampler Blows Per 6" (RQD%)	Sample Number/Type	Sample Depth Range (ft)	Sample Recovery (in)	Elevation/Depth (ft)	FIELD CLASSIFICATION AND REMARKS	
24		39						-12.5 31.0	Loose, beige, fine to coarse SAND, trace (+) fine Gravel, trace (-) Silt.	
		14	3	S-8	24.0 26.0	12				
			4							
		17	3							
			3							
		27								
28		36					-SAND-			
		38					Medium dense, beige, fine to coarse SAND, trace (+) fine Gravel, trace Silt.			
			4	S-9	29.0 31.0	12	BOTTOM OF BORING AT 31 FEET			
			5							
			6							
			6							
32										
36										
40										
44										
48										

BLOWS/FT.		DENSITY	BLOWS/FT.		CONSISTENCY	SAMPLE IDENTIFICATION		SUMMARY	
0 - 4		Very Loose	0 - 2		Very Soft		- S - Split Spoon	Station:	
4 - 10		Loose	2 - 4		Soft		- T - Thin Wall Tube	Rock:	
10 - 30		Medium Dense	4 - 8		Medium Stiff		- U - Undisturbed Piston	Samples:	
30 - 50		Dense	8 - 15		Stiff		- C - Diamond Core	BORING MGA-2	
50 +		Very Dense	15 - 30		Very Stiff		- B - Bulk/Grab Sample		
			30+		Hard				

KEY TO SYMBOLS

Symbol Description

Strata symbols



Topsoil Fill



Fill



Sand

Soil Samplers



Split Spoon

Monitor Well Details



pipe riser



assorted cuttings



bentonite pellets



silica sand, blank PVC



slotted pipe w/ sand



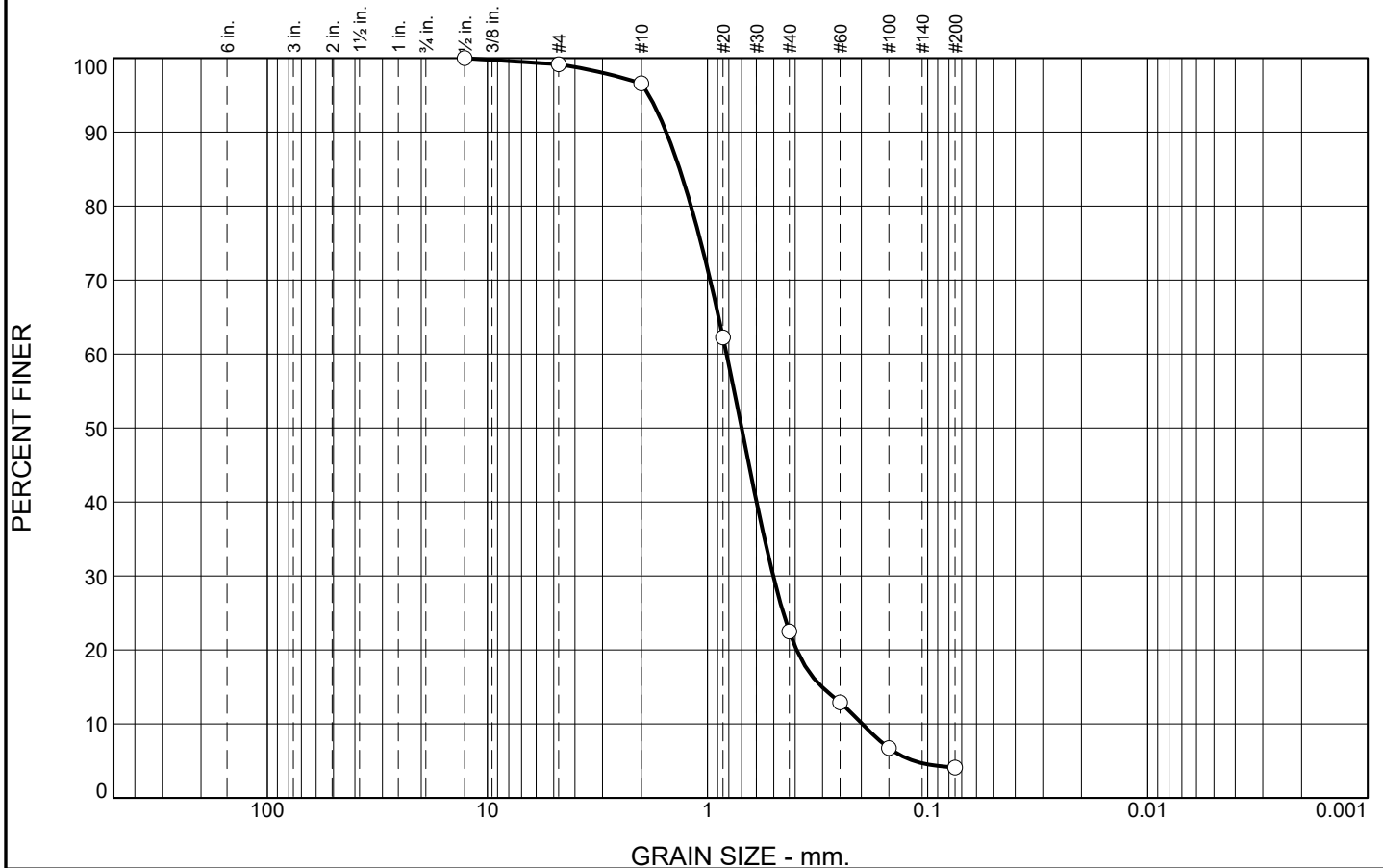
end of well
installation

Notes:

1. Geosearch of Sterling, Massachusetts performed the test borings on April 5, 2022 using an all-terrain vehicle (ATV) mounted drill rig equipped with a 140-pound automatic trip hammer. Borings were advanced using flush jointed casing and drilling mud.
2. Test boring elevations were estimated from spot elevations shown on a plan entitled "Site Plan of Land," by Blackwell & Associates, Inc., dated January 20, 2021. Elevations are approximate.
3. MGA observed and logged the test borings.
4. Groundwater was not measured in boring MGA-2 due to the addition of water and drilling mud during advancement.

APPENDIX C: GEOTECHNICAL LABORATORY TEST RESULTS

PARTICLE SIZE DISTRIBUTION REPORT



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	0.8	2.6	74.1	18.4	4.1	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
1/2	100.0		
#4	99.2		
#10	96.6		
#20	62.3		
#40	22.5		
#60	12.9		
#100	6.7		
#200	4.1		

* (no specification provided)

Soil Description

Brown, fine to medium SAND, trace Silt, trace (-) fine Gravel.

Atterberg Limits

PL= LL= PI=

Coefficients

D₉₀= 1.5381 D₈₅= 1.3377 D₆₀= 0.8193
D₅₀= 0.7002 D₃₀= 0.5026 D₁₅= 0.3022
D₁₀= 0.1981 C_u= 4.14 C_c= 1.56

Classification

USCS= SP AASHTO=

Remarks

Existing Fill
Water Content: 5.7%

Source of Sample: MGA-1
Sample Number: S-3

Depth: 4-6'

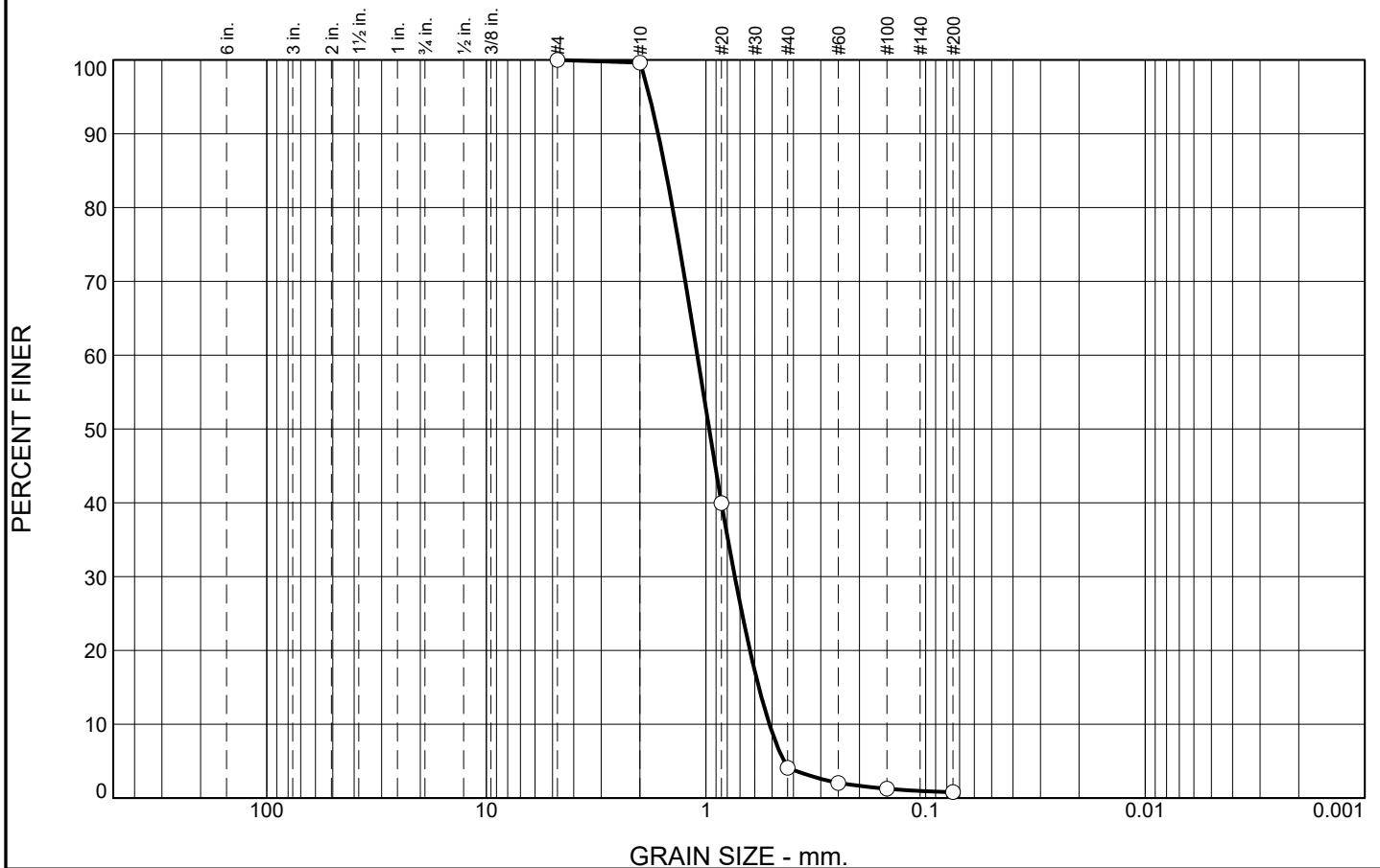
Date: 04/09/2022



Client: Kristina & Nicholas Amendolare
Project: Proposed Renovation
8 Bank Street, Nantucket, Massachusetts
Project No: W0903

Figure

PARTICLE SIZE DISTRIBUTION REPORT



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	0.0	0.4	95.5	3.3	0.8	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
#4	100.0		
#10	99.6		
#20	40.0		
#40	4.1		
#60	2.0		
#100	1.3		
#200	0.8		

* (no specification provided)

Soil Description Beige, medium SAND, trace (-) Silt.		
PL=	Atterberg Limits LL=	PI=
Coefficients D ₉₀ = 1.6501 D ₈₅ = 1.5255 D ₆₀ = 1.0958 D ₅₀ = 0.9674 D ₃₀ = 0.7398 D ₁₅ = 0.5744 D ₁₀ = 0.5142 C _u = 2.13 C _c = 0.97		
Classification USCS= SP AASHTO=		
Remarks Natural Outwash Soils Water Content: 4.4%		

Source of Sample: MGA-1
Sample Number: S-4A

Depth: 6.5-8'

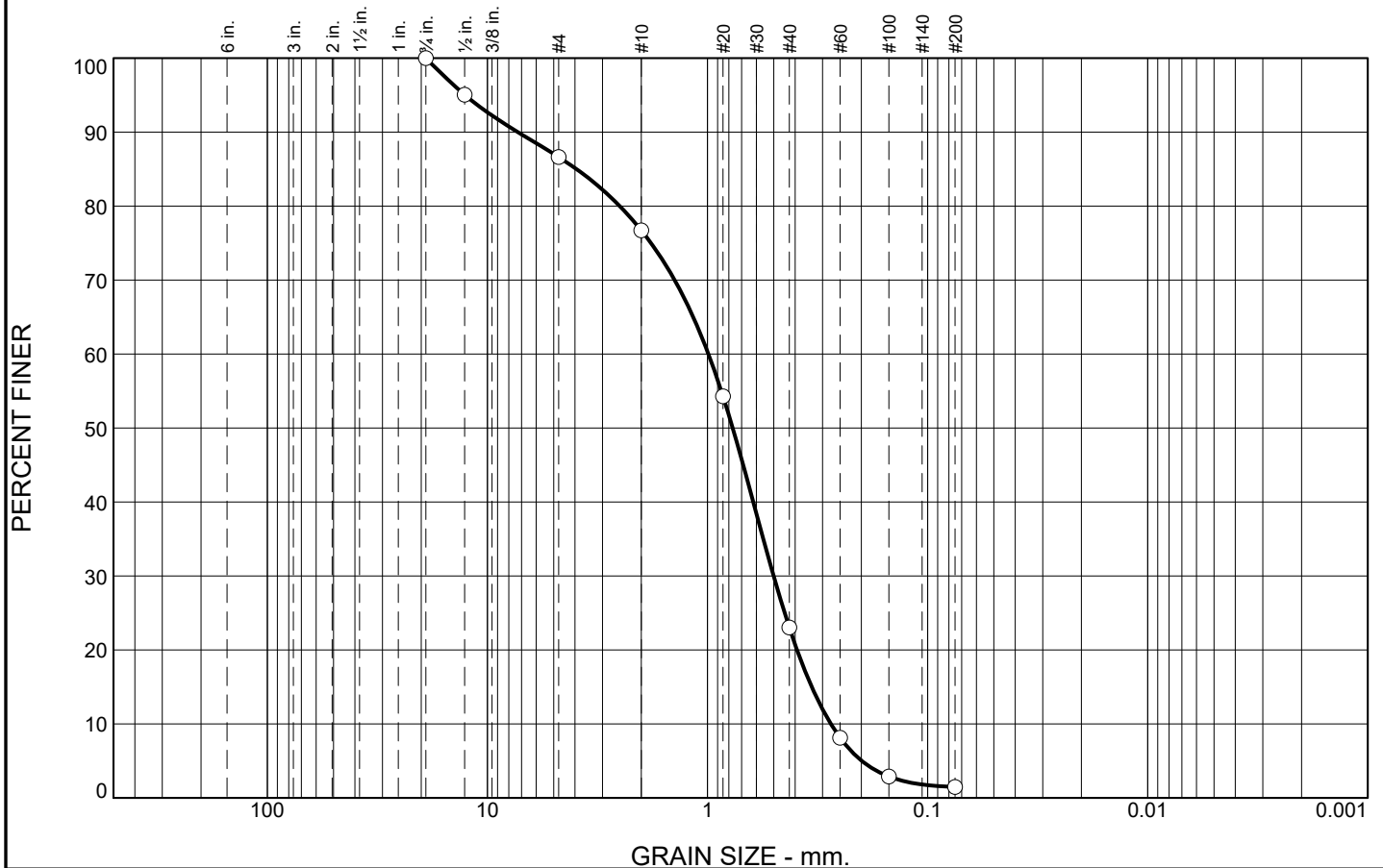
Date: 04/09/2022



Client: Kristina & Nicholas Amendolare
 Project: Proposed Renovation
 8 Bank Street, Nantucket, Massachusetts
 Project No: W0903

Figure

PARTICLE SIZE DISTRIBUTION REPORT



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	13.4	9.9	53.7	21.5	1.5	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
3/4	100.0		
1/2	95.1		
#4	86.6		
#10	76.7		
#20	54.3		
#40	23.0		
#60	8.1		
#100	2.9		
#200	1.5		

* (no specification provided)

<u>Soil Description</u>		
Beige, fine to coarse SAND, little fine Gravel, trace (-) Silt.		
<u>Atterberg Limits</u>		
PL=	LL=	PI=
<u>Coefficients</u>		
D ₉₀ = 7.2684	D ₈₅ = 3.9389	D ₆₀ = 0.9908
D ₅₀ = 0.7685	D ₃₀ = 0.5005	D ₁₅ = 0.3360
D ₁₀ = 0.2753	C _u = 3.60	C _c = 0.92
<u>Classification</u>		
USCS= SP	AASHTO=	
<u>Remarks</u>		
Natural Outwash Soils		
Water Content: 14.8%		

Source of Sample: MGA-2
Sample Number: S-6

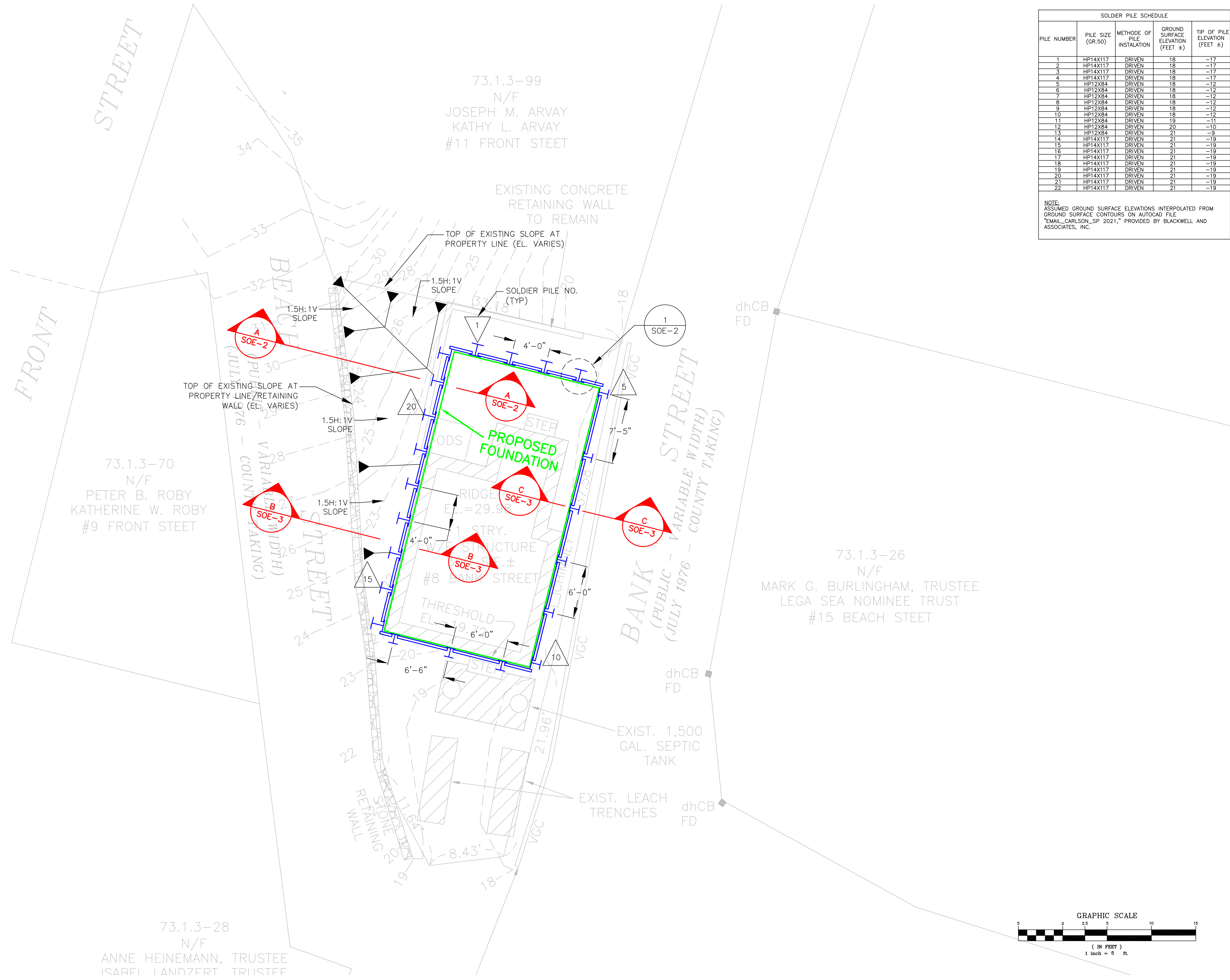
Depth: 14-16'

Date: 04/09/2022



Client: Kristina & Nicholas Amendolare
Project: Proposed Renovation
8 Bank Street, Nantucket, Massachusetts
Project No: W0903

Figure



SOLDIER PILE SCHEDULE				
PILE NUMBER	PILE SIZE (OR.50)	METHODE OF PILE INSTALLATION	GROUND SURFACE ELEVATION (FEET ±)	TIP OF PILE ELEVATION (FEET ±)
1	HP14X117	DRIVEN	18	-17
2	HP14X117	DRIVEN	18	-17
3	HP14X117	DRIVEN	18	-17
4	HP14X117	DRIVEN	18	-17
5	HP12X84	DRIVEN	18	-12
6	HP12X84	DRIVEN	18	-12
7	HP12X84	DRIVEN	18	-12
8	HP12X84	DRIVEN	18	-12
9	HP12X84	DRIVEN	18	-12
10	HP12X84	DRIVEN	18	-12
11	HP12X84	DRIVEN	19	-11
12	HP12X84	DRIVEN	20	-10
13	HP12X84	DRIVEN	21	-9
14	HP14X117	DRIVEN	21	-19
15	HP14X117	DRIVEN	21	-19
16	HP14X117	DRIVEN	21	-19
17	HP14X117	DRIVEN	21	-19
18	HP14X117	DRIVEN	21	-19
19	HP14X117	DRIVEN	21	-19
20	HP14X117	DRIVEN	21	-19
21	HP14X117	DRIVEN	21	-19
22	HP14X117	DRIVEN	21	-19

NOTE:
ASSUMED GROUND SURFACE ELEVATIONS INTERPOLATED FROM
GROUND SURFACE CONTOURS ON AUTOCAD FILE
"EMAIL_CARLSON_SP 2021," PROVIDED BY BLACKWELL AND
ASSOCIATES, INC.

REVISIONS

#	DATE	NOTE

WAYNE A. MCARDLE
CIVIL
NO. 41835

DRAWN BY: WAM

DESIGNED BY: WAM

CHECKED BY: SLH

McArdle Gannon Associates, Inc.
Engineers & Consultants
300 Oak Street, Suite 460
Pembroke, MA 02359

781.826.0040 phone
781.735.0418 fax

TEMPORARY EXCAVATION SUPPORT
PLAN AND SCHEDULE
PROPOSED RESIDENCE
8 BANK STREET, NANTUCKET, MA

MAY 5, 2022

SCALE: 1" = 5'

JOB No.W0903

DWG No: SOE-1

SHEET 1 OF 3

GENERAL NOTES:

- CONFORM TO THE GENERAL NOTES, CONSTRUCTION SEQUENCE & PROCEDURES AND ALL OTHER REQUIREMENTS OF THIS DESIGN UNLESS OTHERWISE APPROVED BY MCARDLE GANNON ASSOCIATES, INC.
- REPORT FIELD LOCATIONS IN PLAN AND ELEVATION OF UTILITIES, UTILITY STRUCTURES, VAULTS, TANKS, ETC. WHICH MAY CONFLICT WITH OR OBSTRUCT THE DESIGN LOCATION OF THE PILES PRIOR TO WORK SO THAT THE DESIGN CAN BE MODIFIED ACCORDINGLY BY MCARDLE GANNON ASSOCIATES, INC.
- REPORT CHANGES IN THE CONTRACT DOCUMENTS AND CHANGES IN THE SUBSURFACE CONDITIONS (BASED ON THE EXPLORATIONS) SO THAT THE EFFECTS ON THE TEMPORARY EXCAVATION SUPPORT SYSTEM CAN BE EVALUATED.
- ALL SOLDIER PILES ARE TO BE INSTALLED BY THE SHORING CONTRACTOR. THE DESIGN OF THE TEMPORARY SHORING SYSTEM IS BASED UPON THE FOLLOWING AVAILABLE INFORMATION:
 - THE GEOTECHNICAL ENGINEERING REPORT, DATED MAY 5, 2022, BY MCARDLE GANNON ASSOCIATES, INC.,
 - AUTOCAD FILE "EMAIL_CARLSON_SP 2021" PROVIDED BY BLACKWELL AND ASSOCIATES, INC.
- MCARDLE GANNON ASSOCIATES, INC. HAS MADE ASSUMPTIONS CONCERNING THE SOUNDNESS OF THE BUILDINGS ADJACENT TO THE SITE. THESE ASSUMPTIONS ARE THAT THESE BUILDINGS AND STRUCTURES WERE DESIGNED IN CONFORMITY WITH GOOD DESIGN PRACTICES. THE CONTRACTOR SHOULD TAKE EXTRAORDINARY PRECAUTIONS CONCERNING THE PRESERVATION OF THE ADJACENT PROPERTIES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR MINOR CRACKING OR SETTLEMENT OF UTILITIES, BUILDING, OR ANY OTHER STRUCTURES THAT MAY OCCUR DURING THE INSTALLATION OF THE WORK, OR THAT ARE CAUSED BY THE VIBRATION OF MACHINERY OR EQUIPMENT.
- IF ANY HORIZONTAL OR VERTICAL MOVEMENT OF THE PILES REACHES 3 INCHES, MCARDLE GANNON ASSOCIATES, INC. SHALL EVALUATE SUCH MOVEMENT AND RECOMMEND CORRECTIVE MEASURES, IF NECESSARY, BEFORE EXCAVATION IS CONTINUED.
- TIMBER LAGGING INSTALLED BELOW THE ORIGINAL GROUND SURFACE SHALL BE PLACED FROM THE TOP DOWN AS THE EXCAVATION PROCEEDS. DURING LAGGING INSTALLATION, LIMIT THE MAXIMUM HEIGHT OF UNLAGGED EXCAVATION TO TWO FEET, UNLESS GROUND CONDITIONS PERMIT OTHERWISE. OVER-EXCAVATION REQUIRED TO PLACE THE TIMBER LAGGING BEHIND THE FLANGES OF THE SOLDIER PILES SHALL BE THE MINIMUM NECESSARY TO INSTALL THE LAGGING. PLACE LAGGING BOARDS TIGHT TO EACH OTHER AND BACKFILL ALL VOIDS WITH GRANULAR SOIL.
- IN ORDER TO MINIMIZE THE EFFECTS OF VIBRATION ON ADJACENT STRUCTURES, IT IS UNDERSTOOD THAT ALL PILING WILL BE INSTALLED USING A RESONANCE FREE VIBRATORY HAMMER.
- NO HEAVY VEHICULAR TRAFFIC OR STORAGE OF MATERIAL WITHIN 10 FEET OF THE SHORING SYSTEM.
- PILES ARE TO BE LEFT IN PLACE AND CUT OFF 4 FEET BELOW GRADE WHERE APPROPRIATE OR REMOVED BY THE GENERAL CONTRACTOR AS REQUIRED BY THE CONTRACT DOCUMENTS.
- THE GENERAL CONTRACTOR TO PROVIDE BARRIERS/RESTRAINTS AS REQUIRED BASED ON LOCATIONS OF VEHICLES/PEDESTRIAN TRAFFIC. SAFETY RAILING AT THE TOP OF THE SHORING SHALL BE CONSTRUCTED AND MAINTAINED BY OTHERS.

MATERIALS:

- ALL SOLDIER PILES SHALL BE UNSPLICED HP SECTIONS OF THE SIZES AND LENGTHS INDICATED, OR EQUIVALENT, AND CONFORMING TO ASTM A572, GRADE 50.
- WELDING (IF ANY) SHALL MEET AWS SPECIFICATION D1.1 LATEST REVISION. E70XX LOW HYDROGEN ELECTRODES OR APPROVED EQUAL SHALL BE USED.

CONSTRUCTION SEQUENCE:

- THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UNDERGROUND TANKS, PIPING, CONDUITS, AND UTILITIES PRIOR TO THE START OF WORK. ANY DISTURBANCE OR DAMAGE TO EXISTING STRUCTURES, UTILITIES, OR OTHER PROPERTY, CAUSED BY THE CONTRACTORS OPERATIONS, SHALL BE REPAIRED BY THE CONTRACTOR IN A MANNER SATISFACTORY TO THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE APPROPRIATE EQUIPMENT NECESSARY TO DRIVE THE PILING TO THE ELEVATION(S) SPECIFIED ON THE PLANS. THE PILES SHALL BE DRIVEN, AS A MINIMUM, TO ELEVATION(S) SPECIFIED PRIOR TO COMMENCING ANY RELATED EXCAVATION. IF UNABLE TO REACH THE MINIMUM ELEVATIONS, THE ADEQUACY OF THE SOLDIER PILE DESIGN WILL REQUIRE RE-EVALUATION BY THE ENGINEER PRIOR TO ALLOWING EXCAVATION ADJACENT TO THE PILE IN QUESTION. THE CONTRACTOR SHALL NOT EXCAVATE BELOW THE MAXIMUM EXCAVATION LINE SHOWN ON THE PLANS WITHOUT THE PRIOR PERMISSION OF THE ENGINEER.
- THE CONTRACTOR SHALL EXCAVATE A SAFE TRENCH TO INSTALL THE SOLDIER PILES FIRST.
- INSTALL THE SOLDIER PILES USING A RESONANCE FREE VIBRATORY HAMMER TO THE APPROXIMATE ELEVATIONS INDICATED.
- SLOPE GROUND SURFACE FROM PROPERTY LINE TO TOP OF SOLDIER PILES AND EXCAVATE TO SUBGRADE ELEVATION OF BASEMENT. INSTALL WOOD LAGGING AS WORK PROGRESSES.
- CONSTRUCT BASEMENT FOOTINGS, SLABS, FOUNDATION WALLS, AND WATERPROOF AS NECESSARY.
- LEAVE SOLDIER PILES IN-PLACE AND CUT OFF AS REQUIRED.

INSTALLATION:

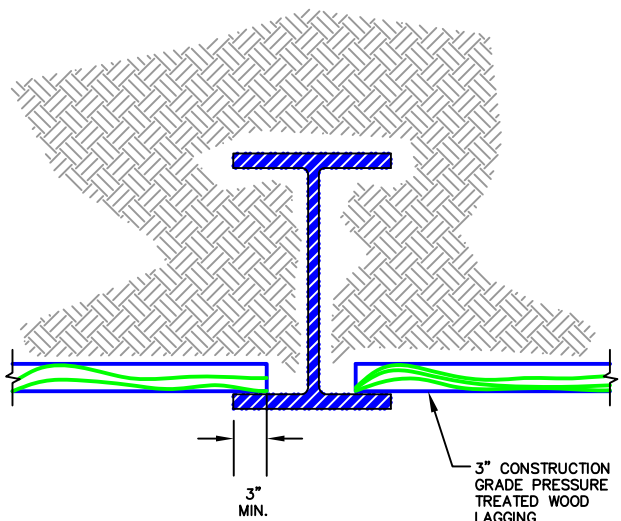
- PILES SHALL BE DRIVEN AT THE LOCATIONS AND TO THE ELEVATION SHOWN ON THE PLANS OR AS DESIGNATED BY THE ENGINEER. PILING SHALL BE DRIVEN TO WITHIN 0.5 FEET OF THE FOUNDING ELEVATION SHOWN ON THE PLANS AND SHALL BE DRIVEN WITHIN 3 INCHES OF PLUMB. JETTING IS PROHIBITED. ANY PILING DAMAGED DURING THE COURSE OF CONSTRUCTION SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL PROVIDE A TEMPLATE FOR ALIGNING, SUPPORT, AND MAINTAINING PILES IN CORRECT POSITION DURING SETTING AND DRIVING. A SYSTEM OF STRUCTURAL FRAMING SUFFICIENTLY RIGID TO RESIST LATERAL AND DRIVING FORCES AND SUPPORT THE PILES UNTIL THE INDICATED TIP ELEVATION IS

OBTAINED SHALL BE USED.

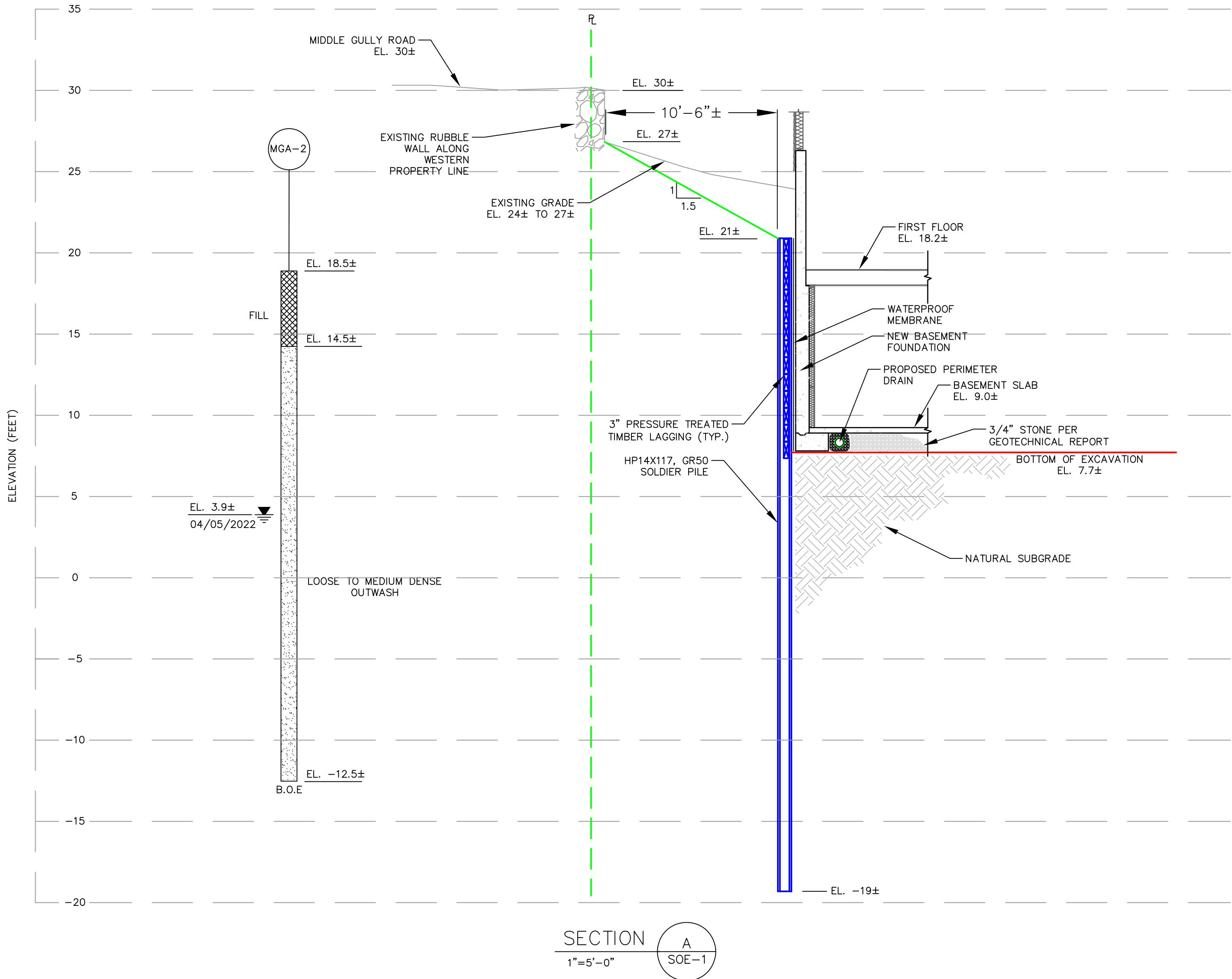
- WHEN AN OBSTRUCTION IS ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND UPON CONCURRENCE OF THE ENGINEER, THE CONTRACTOR SHALL BEGIN WORKING TO BREAK UP, PUSH ASIDE, OR REMOVE THE OBSTRUCTION. AN OBSTRUCTION SHALL BE DEFINED AS ANY OBJECT (SUCH AS, BUT NOT LIMITED TO, BOULDERS, LOGS, OLD FOUNDATIONS, ETC.) WHERE ITS PRESENCE WAS NOT OBVIOUS OR SPECIFICALLY NOTED ON THE PLANS PRIOR TO BIDDING, THAT CANNOT BE DRIVEN THROUGH OR AROUND WITH NORMAL DRIVING PROCEDURES, BUT REQUIRES ADDITIONAL EXCAVATION OR OTHER PROCEDURES TO REMOVE OR MISS THE OBSTRUCTION.
- PILES SHALL BE CUT OFF AT THE ELEVATIONS INDICATED ON THE PLANS. CUT-OFFS BECOME THE PROPERTY OF THE CONTRACTOR. SPLICING OF PILES WILL NOT BE PERMITTED. PILING SHALL BE ORDERED TO PROVIDE THE REQUIRED LENGTHS AFTER INSTALLATION. SHOULD ANY PILE SECTION BECOME TOO SHORT TO REACH THE REQUIRED TIP ELEVATION(S) BECAUSE OF DRIVING DAMAGE, IT SHALL BE REMOVED AND REPLACED WITH A NEW SECTION AT NO COST TO THE OWNER.

MONITORING PROGRAM:

- SURFACE MONITORING POINTS (SMPS) SHALL BE INSTALLED ON THE EXISTING RETAINING WALL OF 9 FRONT STREET AND AT 15 BEACH STREET (IF ACCEPTABLE TO THE OWNERS) AND ON THE TOP OF THE SOLDIER PILES ALONG THE WESTERN AND EASTERN BASEMENT EXCAVATION. THE SMPS SHALL BE LOCATED SUCH THAT DAILY CONSTRUCTION ACTIVITIES WILL NOT INHIBIT THE CONTRACTOR/SURVEYOR FROM OBTAINING READINGS AT ANY TIME DURING CONSTRUCTION.
- MONITORING POINTS SHALL BE INSTALLED PRIOR TO SIGNIFICANT CONSTRUCTION OPERATIONS AT THE SITE SO THAT PRE-CONSTRUCTION BASELINE DATA CAN BE ESTABLISHED FOR COMPARISON WITH CONSTRUCTION AND POST-CONSTRUCTION DATA. MONITORING POINTS ON THE SOLDIER PILES SHALL BE INSTALLED IMMEDIATELY AFTER THE PILES HAVE BEEN INSTALLED, BUT PRIOR TO BASEMENT EXCAVATION. READINGS SHALL BE ACCURATE TO WITHIN $\frac{1}{4}$ OF AN INCH (VERTICAL OR HORIZONTAL).
- MONITORING POINTS SHALL CONSIST OF PK NAILS OR FIXED POINTS ON THE SOLDIER PILES AND SHALL BE ESTABLISHED BY A REGISTERED LAND SURVEYOR. READINGS SHALL BE CUMULATIVE AND ACCURATE TO WITHIN $\frac{1}{4}$ OF AN INCH (VERTICAL OR HORIZONTAL) AND SHALL BE PROVIDED TO MCARDLE GANNON ASSOCIATES, INC. (IN REAL TIME) FOR REVIEW.
- SURVEY MEASUREMENTS ON THE SMPS SHALL BE MADE AT THE FOLLOWING INTERVALS:
 - BASLINE - PRIOR TO SIGNIFICANT CONSTRUCTION
 - DURING CONSTRUCTION - UPON COMPLETION OF DEMOLITION ACTIVITIES, COMPLETION OF SOLDIER PILE INSTALLATION THEN ONCE WEEKLY
 - POST CONSTRUCTION - UPON COMPLETION OF CONSTRUCTION
- DURING SHORING AND NEW CONSTRUCTION, THE GENERAL CONTRACTOR SHALL VISUALLY MONITOR THE SHORING SYSTEM AND NEARBY IMPROVEMENTS ON A DAILY BASIS FOR INDICATIONS OF MOVEMENT. THE GENERAL CONTRACTOR SHALL STOP EXCAVATION OPERATIONS IF DEFLECTION OR DISTRESS IS OBSERVED AND SHALL IMMEDIATELY NOTIFY THE SHORING ENGINEER.
- VIBRATION MONITORING SHALL BE PERFORMED BY MSA DURING DEMOLITION OF THE EXISTING STRUCTURE AND INSTALLATION OF THE SOLDIER PILES. TO LIMIT IMPACTS TO ADJACENT STRUCTURES, THE FOLLOWING VIBRATION THRESHOLD LIMITS ARE RECOMMENDED:
 - MAXIMUM PEAK PARTICLE VELOCITY OF 2.0 INCHES PER SECOND (IPS) FOR VIBRATIONS WITH A FREQUENCY ABOVE 40 HZ,
 - 1.5 IPS FOR VIBRATIONS WITH A FREQUENCY BETWEEN 30 HZ AND 40 HZ,
 - 1.0 IPS FOR VIBRATIONS WITH A FREQUENCY BETWEEN 20 HZ AND 30 HZ, AND
 - 0.5 IPS FOR VIBRATIONS WITH A FREQUENCY BELLOW 20 HZ.



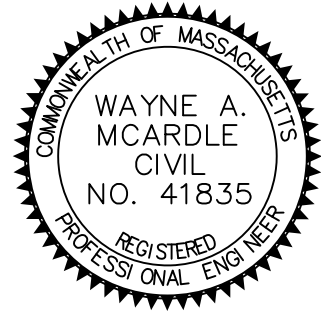
LAGGING TO PILE CONNECTION
3/8\"/>



SECTION A
1"=5'-0" SOE-1

REVISIONS

#	DATE	NOTE



DRAWN BY: WAM

DESIGNED BY: WAM

CHECKED BY: SLH

McArdle Gannon Associates, Inc.
Engineers & Consultants
300 Oak Street, Suite 460
Pembroke, MA 02359
781.826.0040 phone
781.735.0418 fax

TEMPORARY EXCAVATION SUPPORT
NOTES, DETAILS AND SECTIONS
PROPOSED RESIDENCE
8 BANK STREET, NANTUCKET, MA

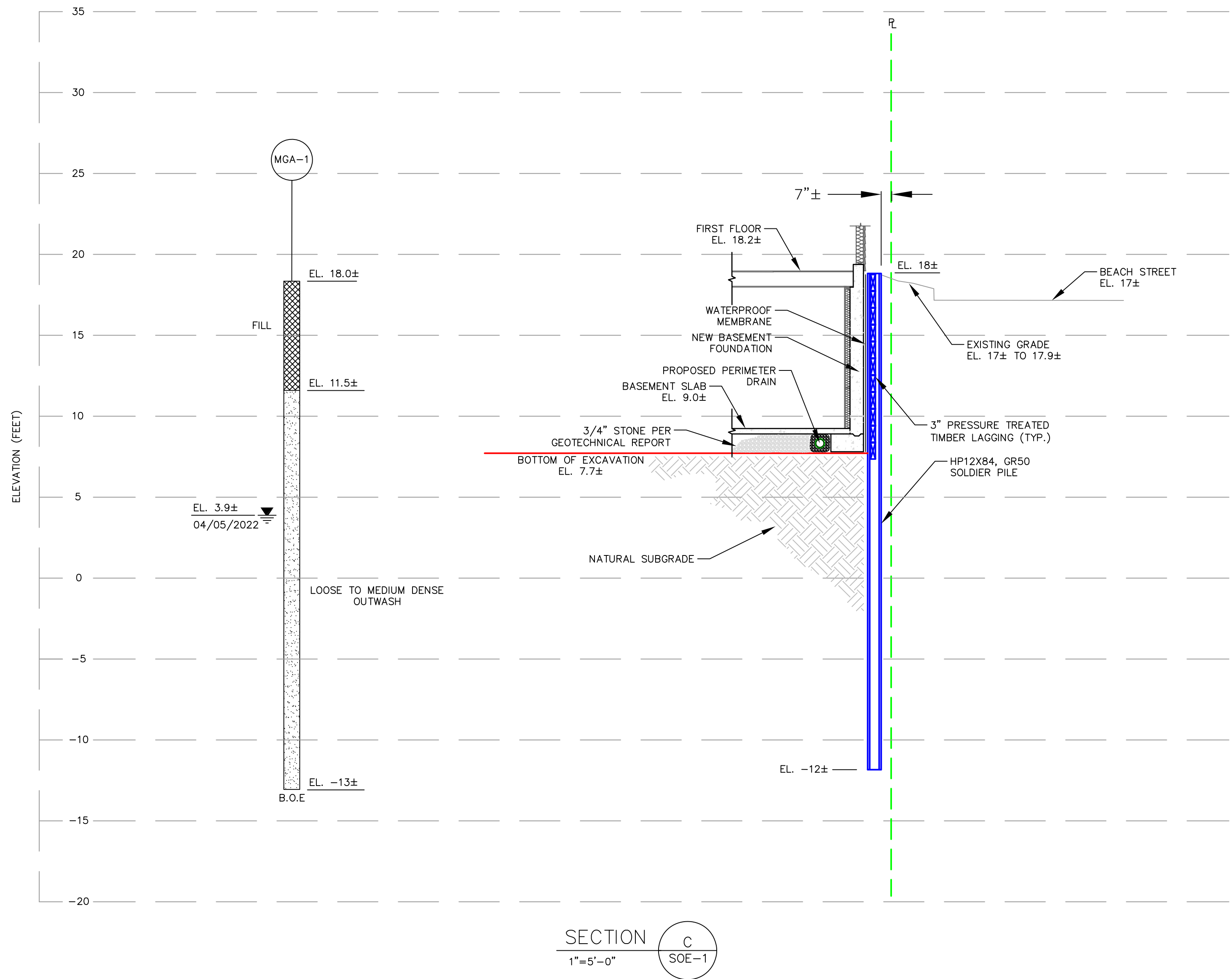
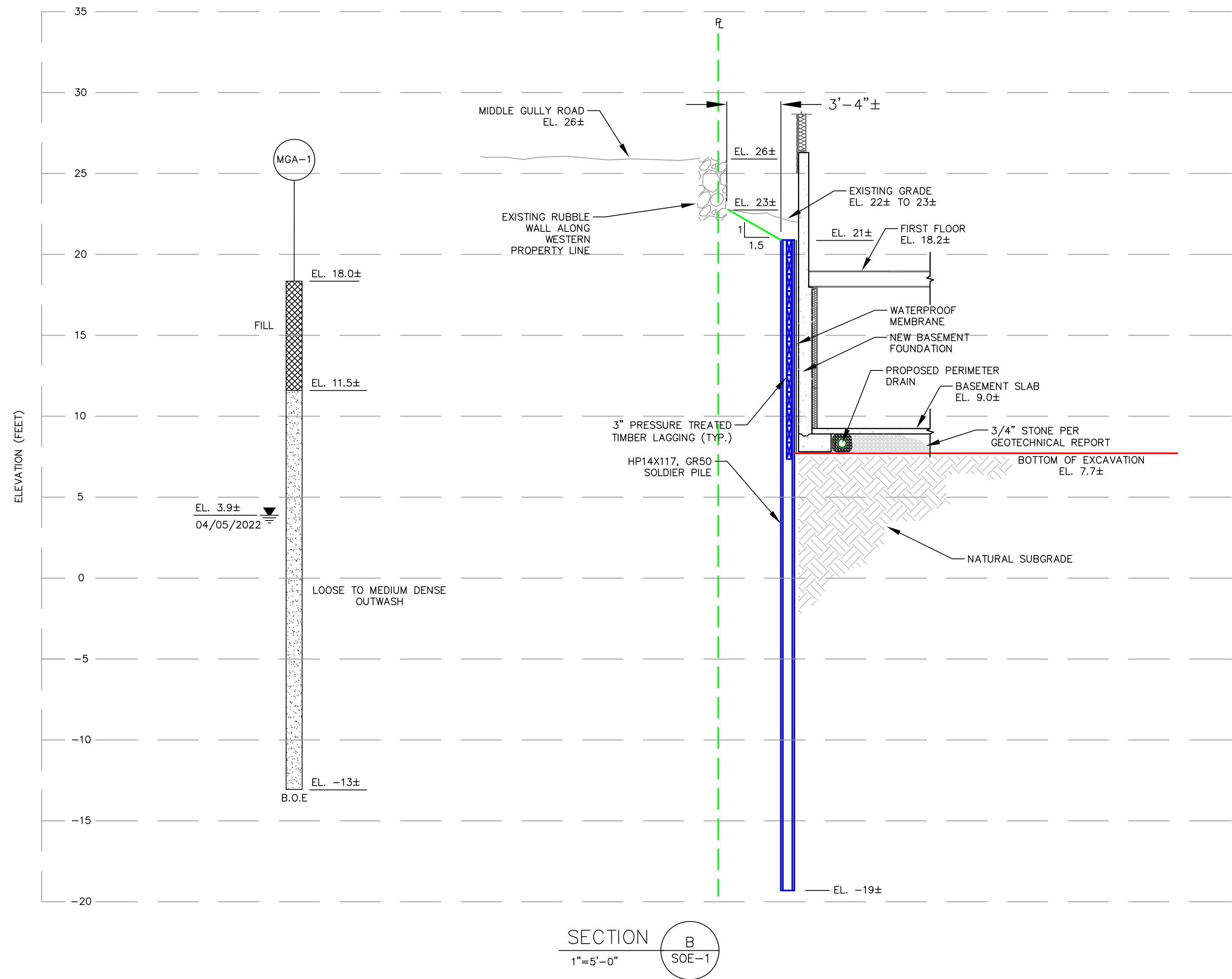
MAY 5, 2022

SCALE: AS NOTED

JOB No.W0903

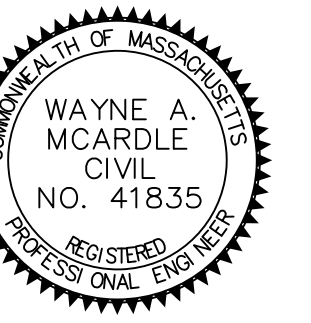
DWG No: SOE-2

SHEET 2 OF 3



REVISIONS

#	DATE	NOTE



DRAWN BY: WAM

DESIGNED BY: WAM

CHECKED BY: SLH

McArdle Gannon Associates, Inc.
Engineers & Consultants
300 Oak Street, Suite 460
Pembroke, MA 02359
781.826.0040 phone
781.735.0418 fax

TEMPORARY EXCAVATION SUPPORT
SECTIONS
PROPOSED RESIDENCE
8 BANK STREET, NANTUCKET, MA

MAY 5, 2022

SCALE: AS NOTED

JOB No.W0903

DWG No: SOE-3

SHEET 3 OF 3



REQUIRED WITH ALL APPLICATIONS:

- ☒ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.
- ☒ 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
- ☒ 3. **Application Fee:** See back of application for fee schedule or call the office.
- ☒ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) <https://www.nantucket-ma.gov/151/GIS-Maps>
- ☒ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*
- ☒ 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
- ☒ 7. **Photographs:** Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
- ☒ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

- ☒ 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
- ☒ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be 1/4-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
- ☒ 3. **As-Built Plans (1 copy):** of existing elevations
- ☐ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
- ☐ 5. **Topographic Map:** Must show existing and proposed grade for any change of more than one foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
- ☒ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
- ☐ 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
- ☒ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
- ☐ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____

DATE ISSUED: _____

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°: 17.3.1 PARCEL N°: 69
Street & Number of Proposed Work: 3 BANK ST., 1/2 CONSET
Owner of record: KRISTINA NICHOLAS AMENDOLAVE
Mailing Address: 538 LYNN FELS PARKWAY
MELROSE, MA 02176
Contact Phone #: (617) 717-8339 E-mail: AMENDOLAVE@GMAIL.COM

AGENT INFORMATION (if applicable)

Name: ANGUS MACLEOD
Mailing Address: P.O. BOX 7055
1/2 CONSET, MA 02564
Contact Phone #: (508) 257-6789 E-mail: ANGUS@MACLEOD.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: \$ _____
Must be acted on by: _____
Extended to: _____
Approved: _____ Disapproved: _____
Chairman: _____
Member: _____
Member: _____
Member: _____
Member: _____
Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____
Size of Structure or Addition: Length: 6'-8" to 17' Sq. Footage 1st floor: 1670 Decks/Patio: Size: 8' x 9' ☒ 1st floor ☐ 2nd floor
Width: 17'-0" Sq. footage 2nd floor: 346 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0
Height of ridge above final finish grade: North 18'-0" South 21'-0" East 21'-0" West 14'-9"

Additional Remarks

Historic Name: UNKNOWN

Original Date: 1990

Original Builder: UNKNOWN

SEE
MAKING SURVEY

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

- REVISIONS:
1. East Elevation RAISE EAVE 6', RAISE RIDGE 9', REMOVE CHIMNEY, REINTEGRATION
 2. South Elevation 6'-8" ADDITION, 2ND FLOOR ADDITION, MOVE SHOWER, 1/2 FEN.
 3. West Elevation RAISE EAVE 6', RAISE RIDGE 9', ADD 9' DORMER, 1/2 FENESTRATION
 4. North Elevation RAISE RIDGE 9', ADD 8'x9' COVERED PORCH, FEN., WINDOW WELL

*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 9 /12 PORCH Secondary Mass 4.5 /12 Dormer 4.5 /12 Other _____
Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer VELUX VS-MD2 Rough Opening _____ Size 30" x 30" Location WEST ELEVATION
Manufacturer W/ CEDAR 3L COVER Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☒ Leaders (material) COPPER

Leaders (material and size): 2" 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 1x6 Rake 1x6 Soffit (Overhang) 6" Corner boards 1x6 Frieze 1x6

Window Casing 2"x3" PLANK Door Frame 2"x3" PLANK Columns/Posts: Round _____ Square 4x4

Windows*: ☒ Double Hung ☐ Casement ☒ All Wood ☐ Other HOPPER AND SINGLE-HUNG

☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer BOSTON SASH

Doors* (type and material): ☒ TDL ☐ SDL Front WOOD PLANK Rear WOOD PLANK w/ 4LT Side WOOD PLANK

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways ORIGINAL BRICK Walls PAGE EXIST. CONC. BLOCK

* Note: Complete door and window schedules are required.

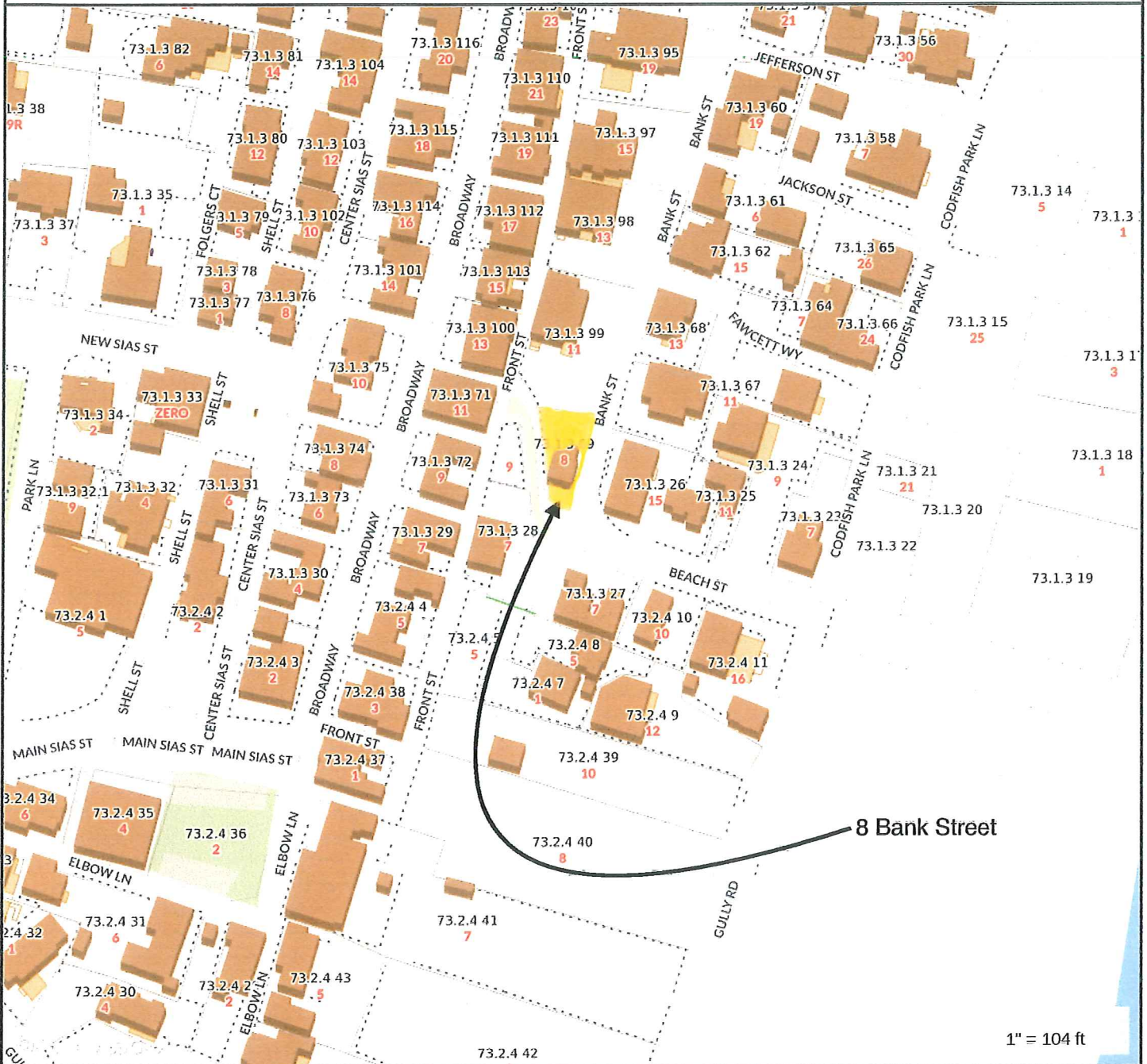
COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL
Trim NATURAL Sash ESSEX GREEN Doors ESSEX GREEN
Deck NATURAL Foundation NATURAL Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications of 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.

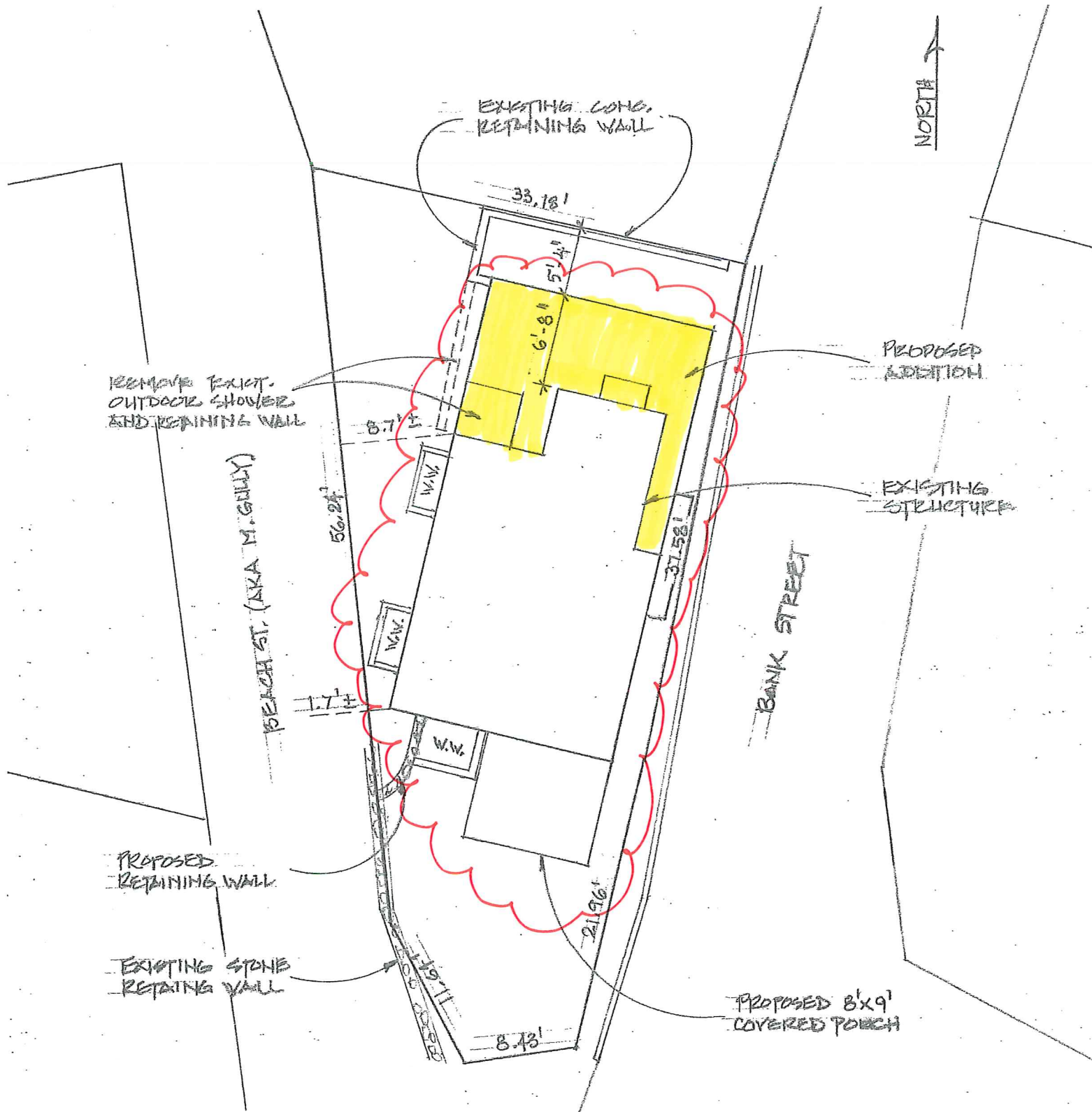
Amendolare: Locus Plan



MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

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

Geometry updated Jan. 2021
Data updated Jan. 2021



① SITE PLAN
SCALE: 1" = 10'

AMENDOLARA RESIDENCE
8 BANK STREET
WILMSET, MA

ANGUS MACLEOD DESIGN
P.O. BOX 7055
WILMSET, MA
(508) 257-6789

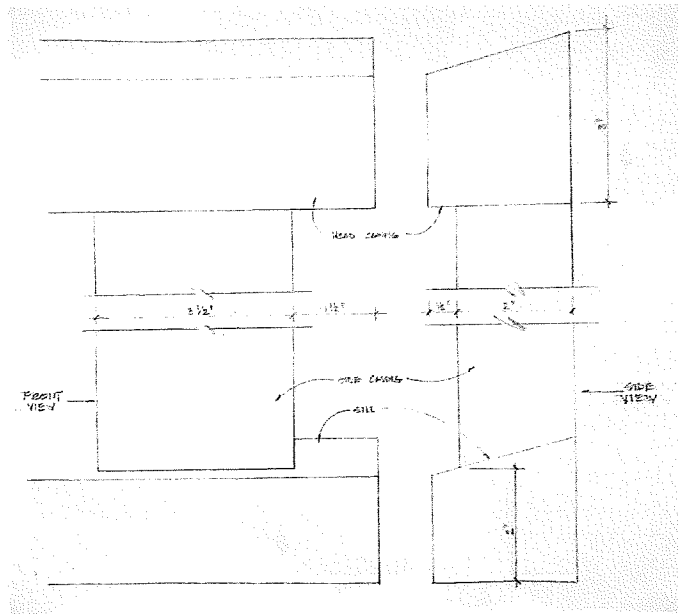
Angus MacLeod Designs
P.O. Box 7055
Sconset, MA
02564

Amendalors: Window Schedule

No	Unit Size	Manu.	Glass size	Type	Notes	Quant.
1	1' - 8" x 2' - 1"	Boston Sash	8 x 10	4 (2H2W) Light Hopper Window	Single	2
2	2' - 6" x 3' - 1"	Boston Sash	8 x 10	9 (3H3W) Light Single-Hung Window	Single	2
3	2' - 8" x 1' - 11"	Boston Sash	7 x 9	8 (2H4W) Light Hopper Window	Single	2
4	2' - 8" x 2' - 8"	Boston Sash	7 x 9	12 (3H4W) Light Hopper Window	Single	2
5	2' - 8" x 4' - 11"	Boston Sash	7 x 9	12/12 Double-Hung Window	Single	5
6	3' - 9" x 3' - 1"	Boston Sash	8 x 10	15 (3H5W) Light Single-Hung Window	Single	1
7	2' - 8" x 4' - 11"	Boston Sash	7 x 9	12/12 Double-Hung Window	Single	1
8	2' - 6" x 2' - 6"	Velux	VS-M02	3 Light Skylight w/ Cedar Cover	Single	1
9	3' - 0" x 7' - 0"	Custom	8 x 10	4 Light Plank Door	Single	1
10	3' - 0" x 7' - 0"	Custom		Plank Door	Single	1
9	4' - 0" x 8' - 0"	Custom		Plank Door	Double	1

Window Notes:

- * Casings to be Cedar Plank Frame with "horns" (see sketch detail below)
- * Windows to have "Western Style" Casing for inset storm/screens
- * Double-Hung windows to have concealed balances
- * All Window panes to be Bendheim "Light Restoration" Glass
- * Prime Sash / Casings natural to weather





SOUTH & EAST

8 BANK ST.



EAST

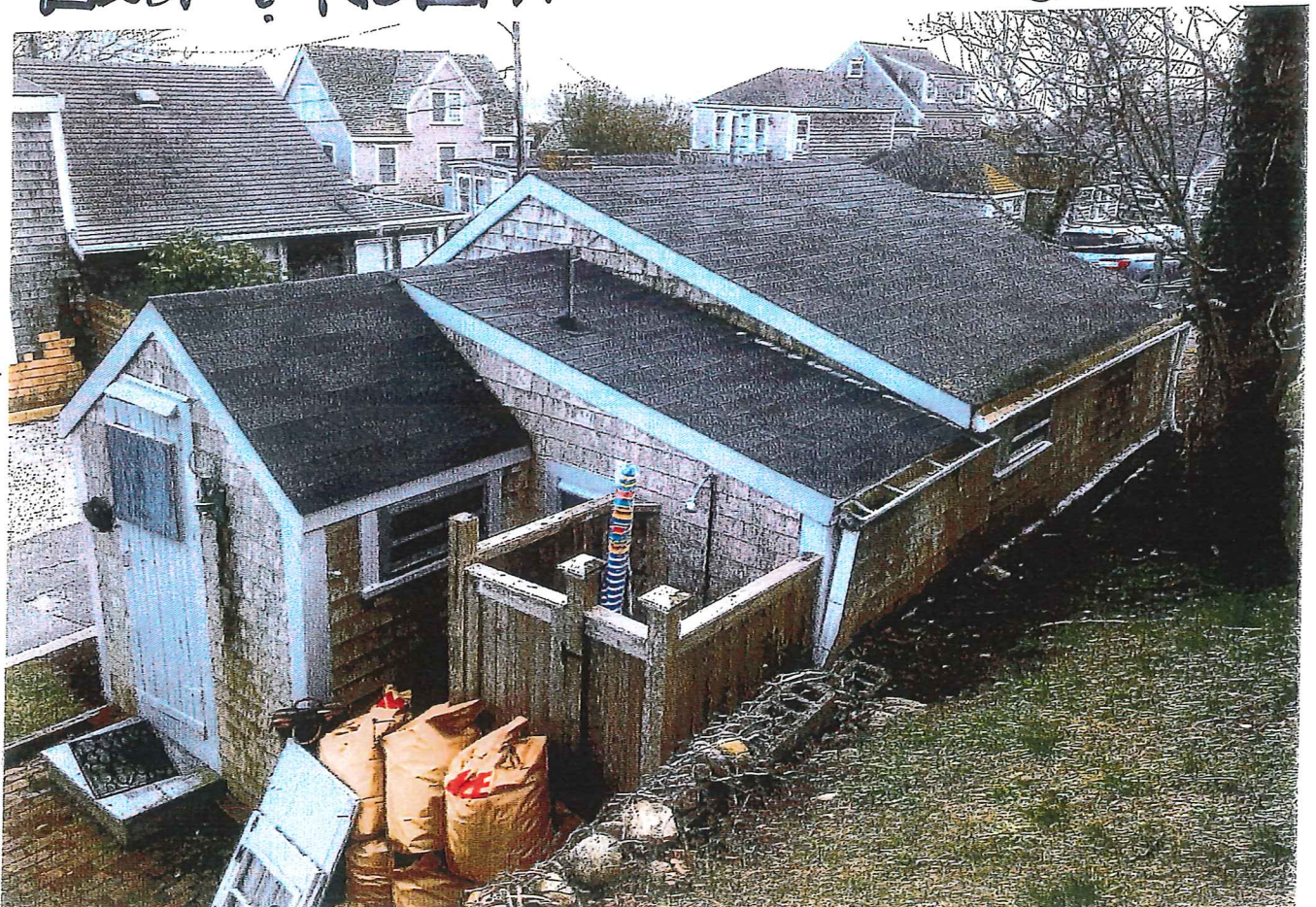
49

8 BANK ST.



EAST & NORTH

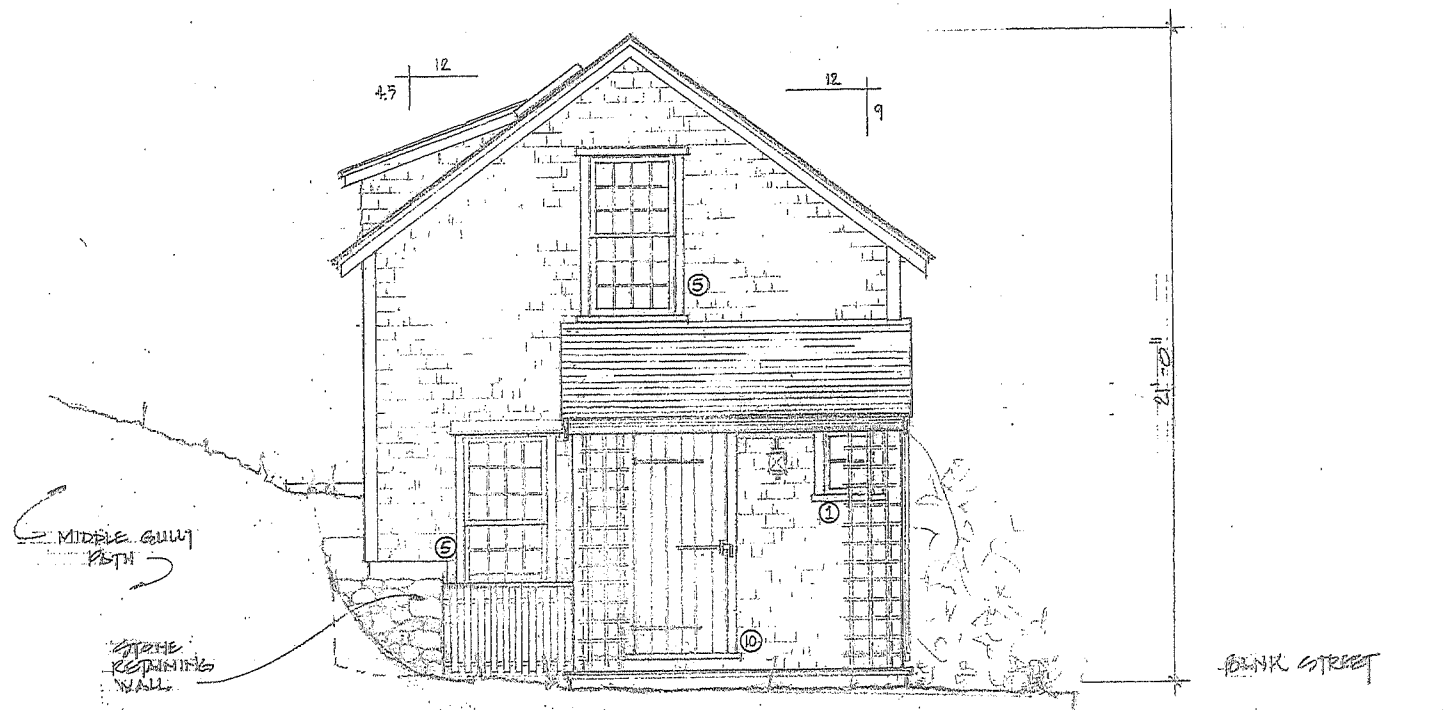
8 BANK ST.



NORTH & WEST

50

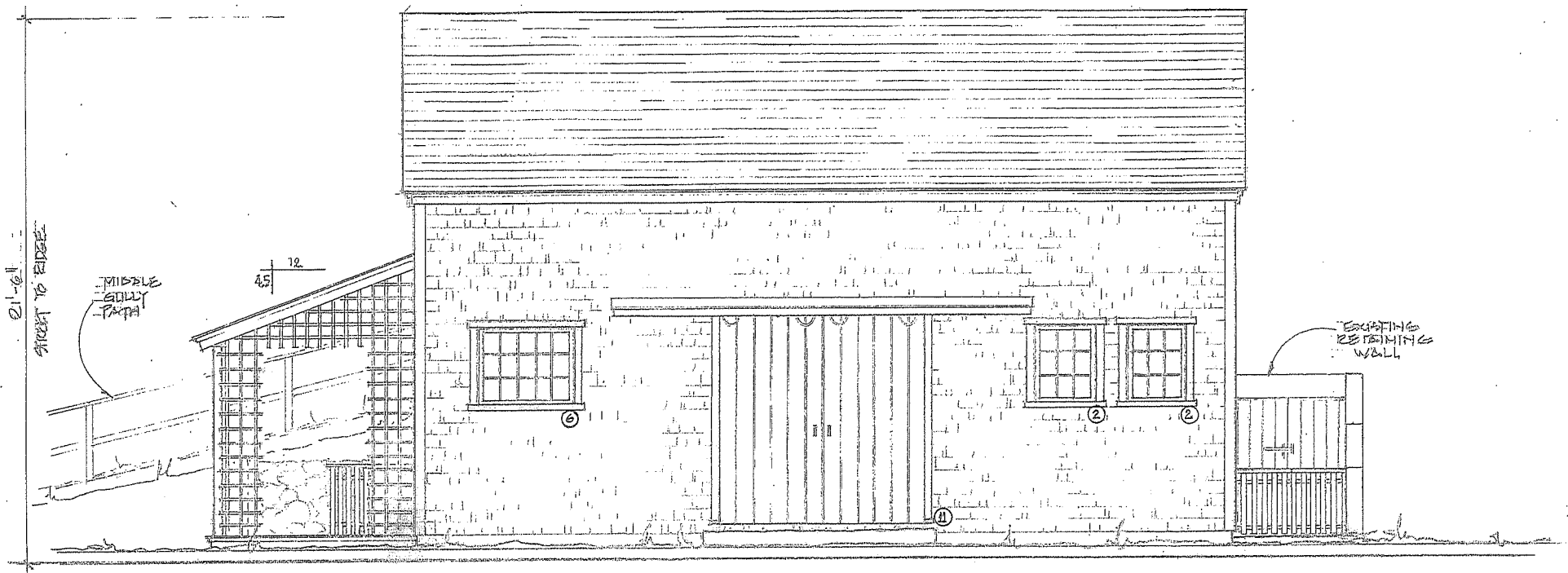
8 BANK ST.



○ SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

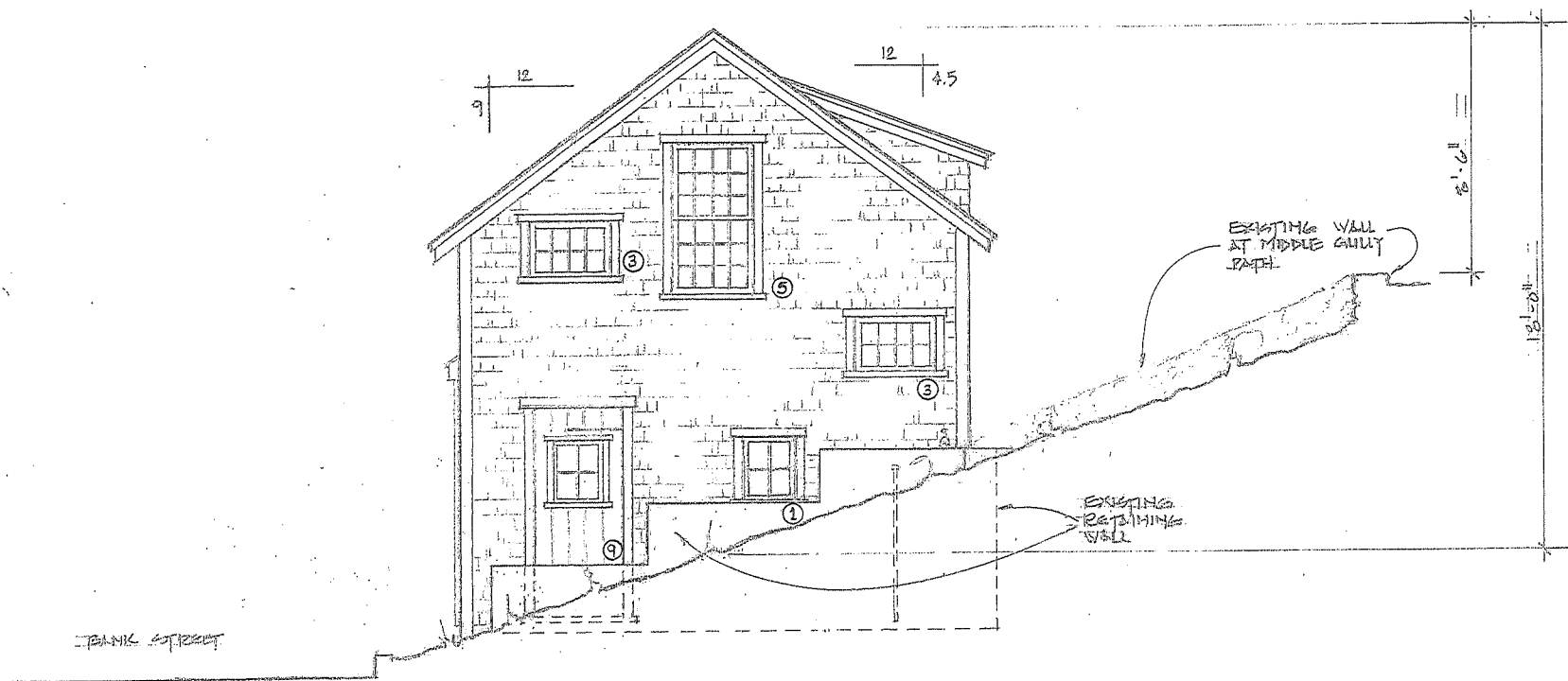
AMENDOLARE RESIDENCE
8 BANK STREET
GLONSET, MA

ANGUS MACLEOD DESIGN
P.O. BOX 9755
GLONSET, MA
(508) 257-6789



EAST ELEVATION
 SCALE: 1/4" = 1'-0"

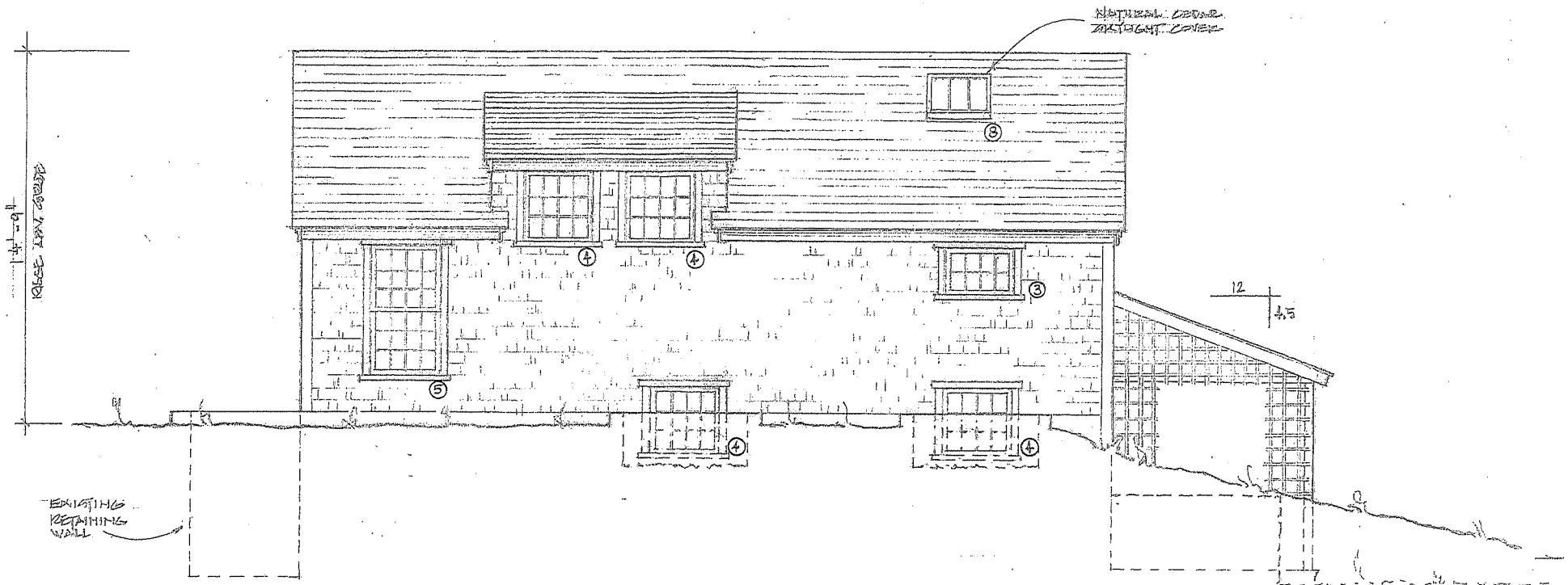
AMENDOLARI RESIDENCE 3 BANK STREET GLANSETT, MA	ANGUS MACLEOD DESIGN P.O. BOX 11095 WILMINGTON, MA (508) 257-6789
---	--



① NORTH ELEVATION
SCALE: 1/4" = 1'-0"

AMENDOLARE RESIDENCE
3 BANK STREET
WENDELL, MA

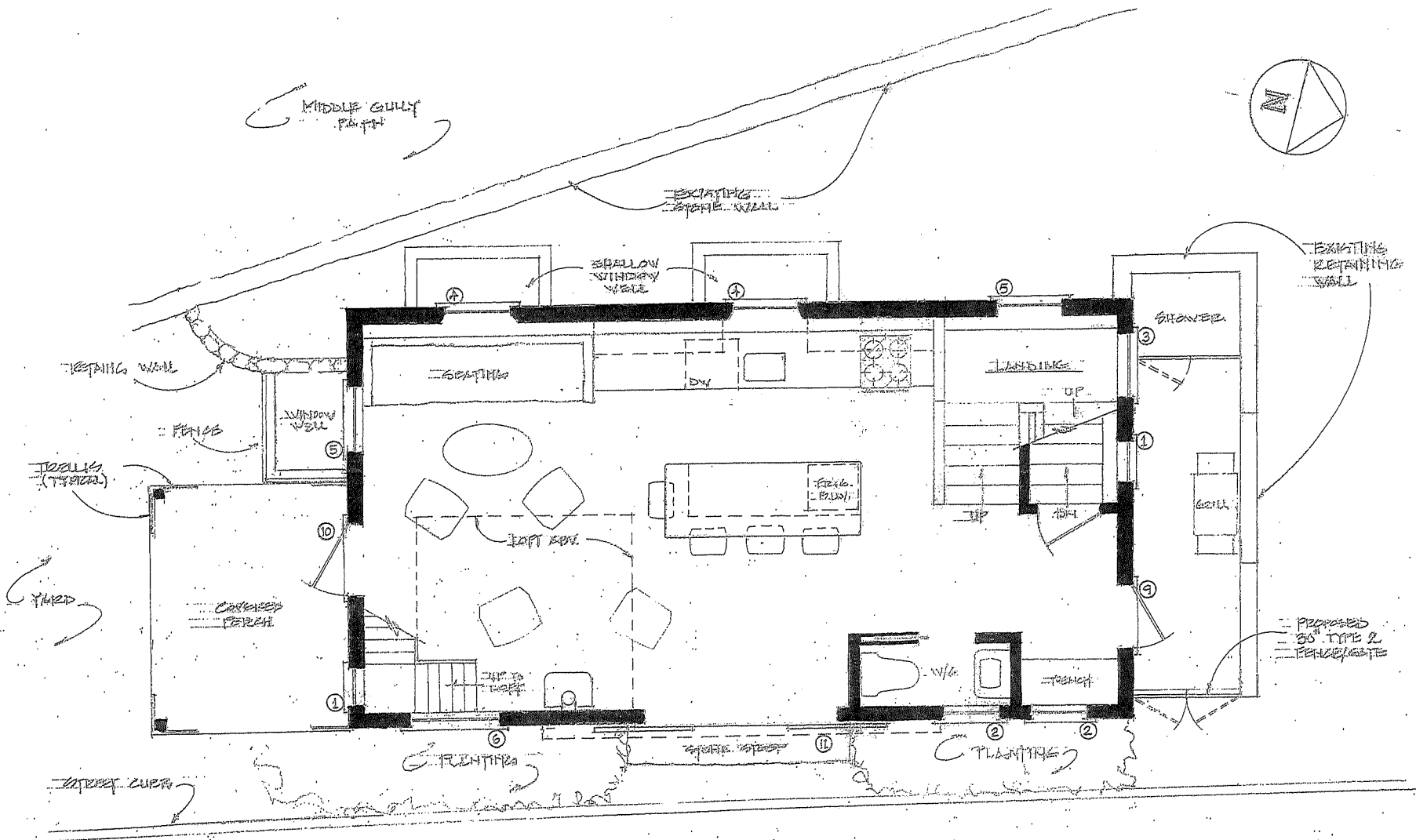
ANGUS MACLEOD DESIGN
P.O. BOX 11055
WENDELL, MA
(508) 257-6789



WEST ELEVATION
SCALE: 1/4" = 1'-0"

AMENDOLARE RESIDENCE
8 BANK STREET
GREENSBORO, MA

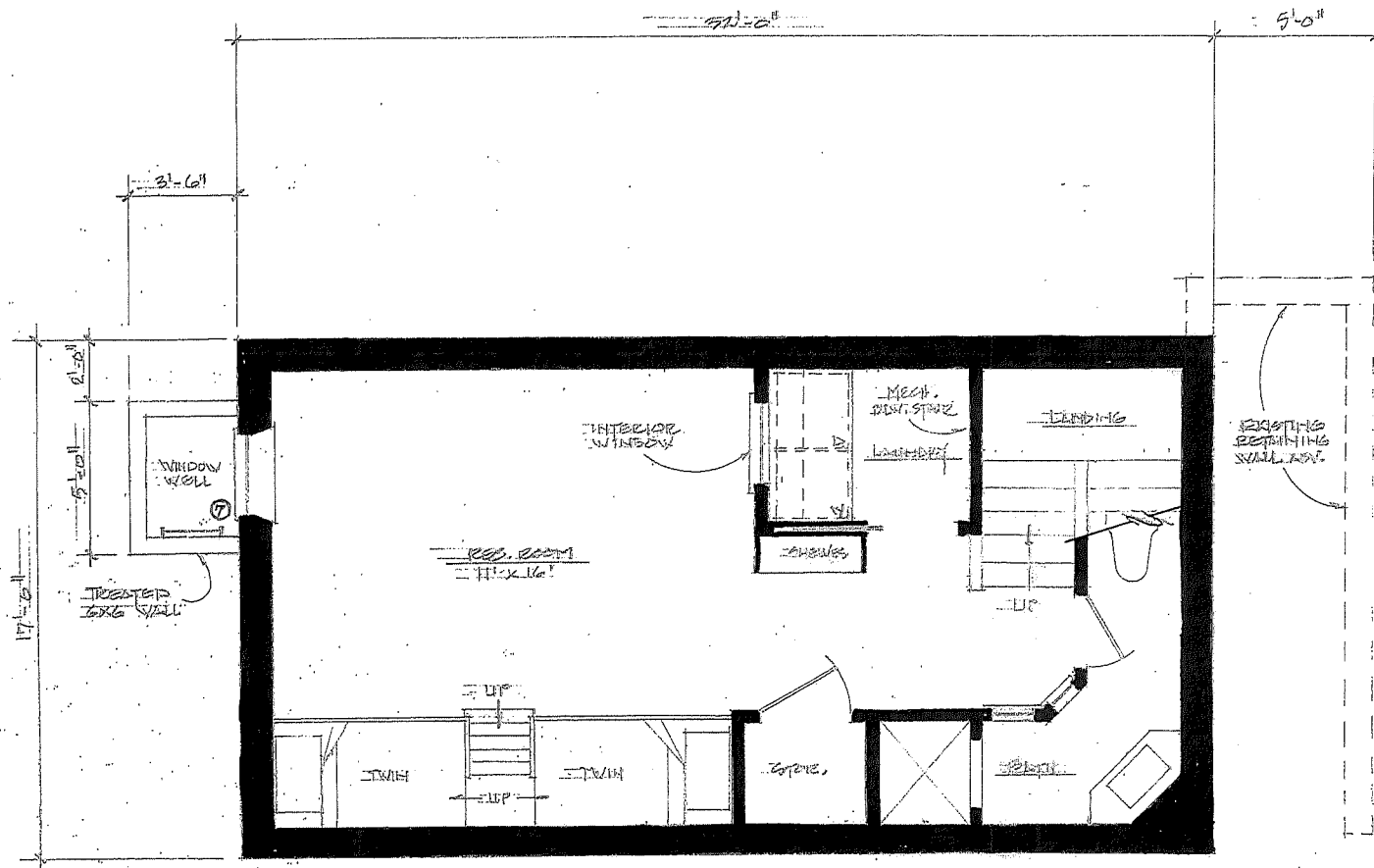
ANGUS MACLEOD DESIGN
P.O. BOX 71095
GREENSBORO, MA
(508) 257-6789



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

AMENDOLARI RESIDENCE
3 HENK STREET
GLENSET, MA

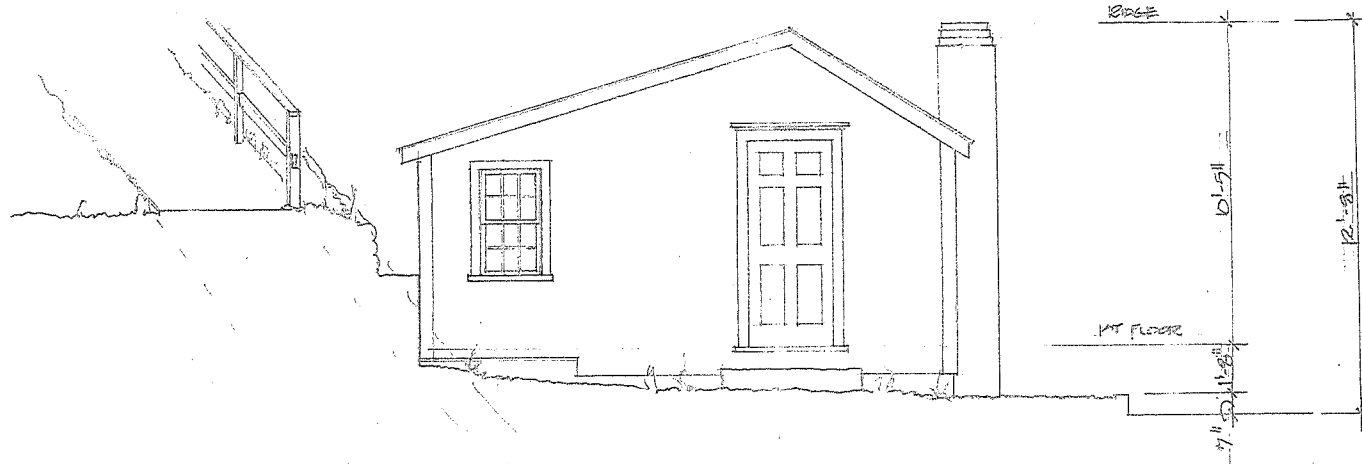
ANNEK MACLEOD DESIGN
P.O. BOX 11295
GLENSET, MA
(508) 257-6789



⊙ BASMENT PLAN
 SCALE 1/4" = 1'-0"

AMENDOLARE RESIDENCE
 8 BEAK STREET
 GLOUCESTER, MA

ANGUS MACLEOD DESIGN
 P.O. BOX 7055
 GLOUCESTER, MA
 (508) 257-6789



0 SOUTH ELEVATION
SCALE: 1/4" = 1'-0" AS-BUILT

AMENDOLARE RESIDENCE
8 BANK STREET
WILMSET, MA

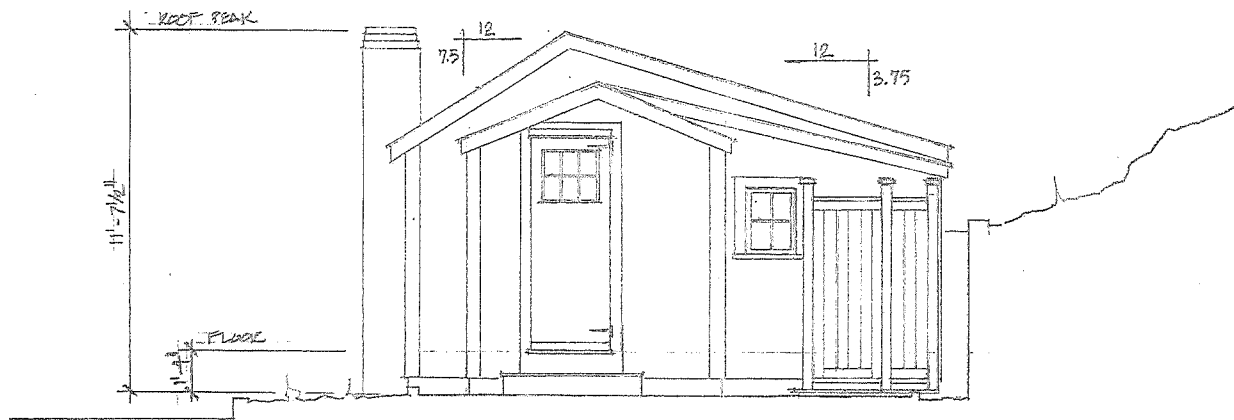
ANGUS MACLEOD DESIGN
P.O. BOX 7055
WILMSET, MA
(508) 257-6789



EAST ELEVATION
 SCALE: 1/4" = 1'-0" AS-BUILT

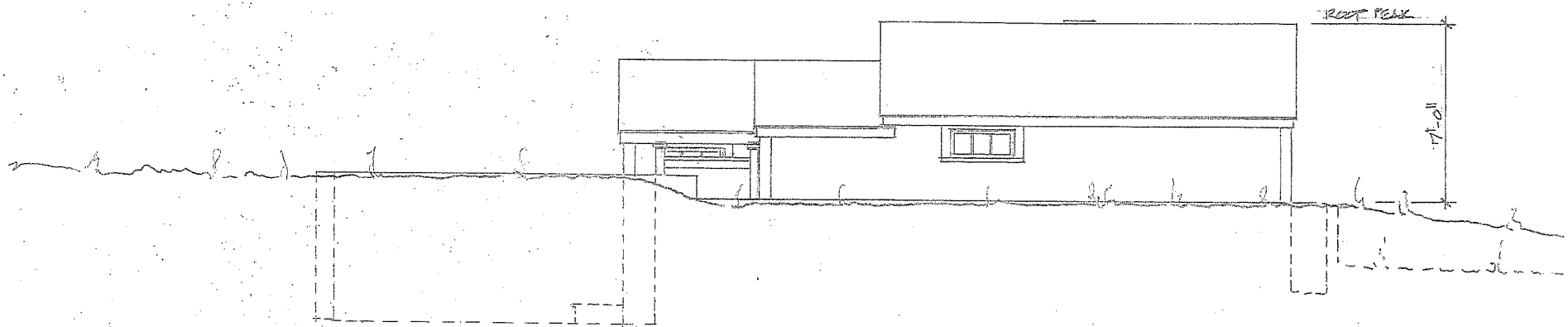
AMENDOLARE RESIDENCE
 8 BANK STREET
 WILMSET, MA

ANGUS MACLEOD DESIGN
 P.O. BOX 7055
 WILMSET, MA
 (508) 257-6709



NORTH ELEVATION
 SCALE: 1/4" = 1'-0" AS-BUILT

AMENDOLARE RESIDENCE 8 BANK STREET WILMSET, MA	ANGUS MACLEOD DESIGN P.O. BOX 7055 WILMSET, MA (508) 257-6789
--	--

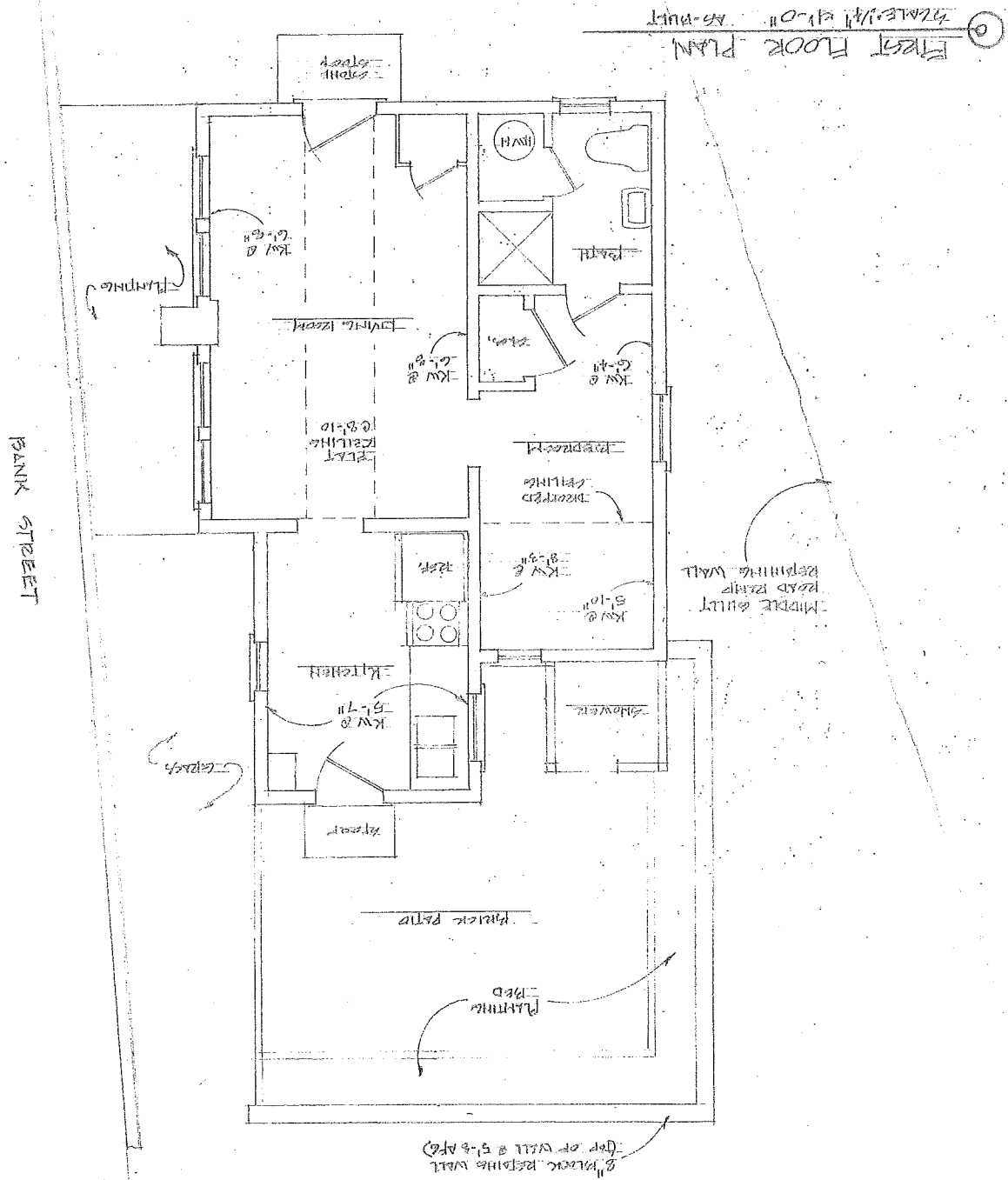


(C) WEST ELEVATION
 SCALE: 1/4" = 1'-0" AS-BUILT

AMENDOLARE RESIDENCE
 8 BANK STREET
 WILMSET, MA

ANGUS MACLEOD DESIGN
 P.O. BOX 7055
 WILMSET, MA
 (508) 257-6789

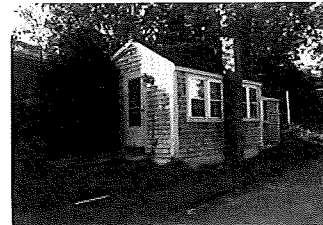
AMENDOLARE, RESIDENCE
 8 BANK STREET
 WILMINGTON, MA
 P.O. BOX 7095
 (508) 257-6789



Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	NAN.2329
Historic Name:	
Common Name:	
Address:	8 Bank St
City/Town:	Nantucket
Village/Neighborhood:	Sankaty Head; Siasconset
Local No:	7313-9, SC9-16
Year Constructed:	c 1930
Architect(s):	
Architectural Style(s):	No style
Use(s):	Secondary Dwelling House; Single Family Dwelling House
Significance:	Architecture; Recreation
Area(s):	NAN.C: Nantucket Historic District NAN.D: Nantucket Historic District
Designation(s):	Nat'l Register District (11/13/1966); Nat'l Historic Landmark (11/13/1966); Local Historic District (06/04/1970)
Building Materials(s):	Roof: Asphalt Shingle Wall: Wood; Wood Shingle



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Monday, April 12, 2021 at 8:49: AM

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL
AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/ SC9-16
 FILM ROLL #: 7313-9
 MAP/PARCEL#:

Recorded by: AH

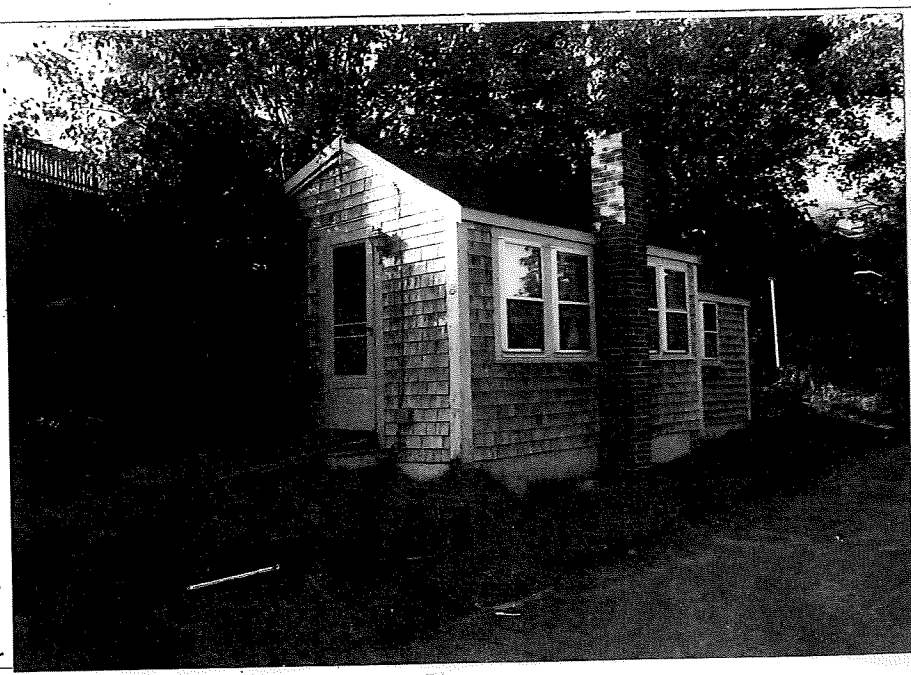
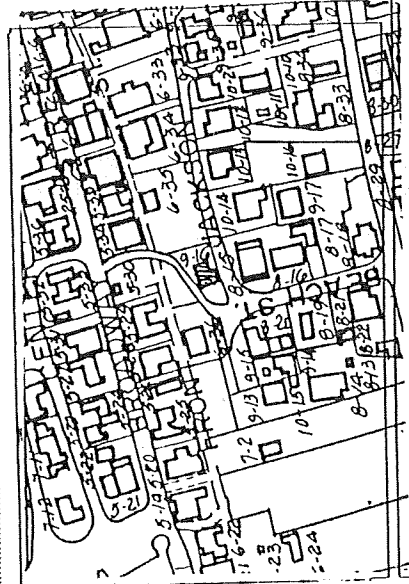
Date: 09/22/89

Organization: AGS

IDENTIFICATION

1. Street Name & No.: 8 BANK STREET
2. Building Name: N/A
3. Ownership: Private
4. Present Owner: NICKERSON, CAROL
5. Ownership History:
Unknown
6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Seasonal
7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"



GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size: N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.): At Sidewalk
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Densely Built, Residential
15. Related Outbuildings and Property: N/A
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Piers
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: N/A
26. Dormer Roof(s): N/A
27. Chimney Material: Brick-unpainted
28. Chimney Position: End Wall
29. Number of Chimneys: 1
30. Chimney Features: Corbelling
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: N/A
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6
36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain
39. Condition: Good
40. Integrity: N/A
41. Alterations:
N/A

NAN.2329

23,29

SIGNIFICANCE

- 42. Role the Building Plays: National Register: Contributing
- 43. Date of Initial Construction: Circa 1930
Source: Sanborn Maps, Aerial Photo 1938
Architect: Unknown Builder: Unknown
- 44. Building Type: Additive, Gable Front
- 45. Architectural Style: N/A
- 46. Historical and Architectural Importance:
Unknown

- 47. Sources: Sanborn Maps 1923, 1923/49,
Aerial Photo 1938

TOWN OF NANTUCKET
HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER.....Amendolare Kristina M & Nicholas.....
MAILING ADDRESS....538 Lynn Fells Parkway, Melrose, MA 02176.....
PROPERTY LOCATION.....8 Bank Street.....
ASSESSORS MAP/PARCEL.....73.1.3 / 69.....
SUBMITTED BY:.....Angus MacLeod.....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

4-5-2021

DATE

Digitally signed by Rob Ranney
DN: cn=Rob Ranney, o=Town of
Nantucket, ou=Assessor's Office,
email=rranney@nantucket-ma.gov, c=US
Date: 2021.04.05 09:39:08 -04'00'
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cnt	Owner Full Name	Co-Owner Full Name	Address Line 1	City	State	Zip	Location
7313	26		BURLINGHAM MARK G TRST	LEGA SEA NOM TRUST	P O BOX 1633	NANTUCKET	MA	02554	15 BEACH ST
7313	27		TIRAPELLI NICOLE ALEXANDRIA		1641 NORTH DAYTON ST UNIT 3	CHICAGO	IL	60614	7 BANK ST
7313	28		HEINEMANN ANN & LANDZERT	ISABEL & VANDEUSEN MARGARET TR	391 ESSEX ST	SALEM	MA	01970	7 FRONT ST
7313	67		TORABY DARIUS TRST	JUSO REALTY TRUST	31 STRICKLAND RD	COS COB	CT	06807	11 BANK ST
7313	70		ROBY PETER B & KATHERINE W		2 LITTLE CUB RD	GULFSTREAM	FL	33483	9 FRONT ST
7313	71		BROADWAY LLC	C/O F PETER CONATY JR	PO BOX 8080	WILMINGTON	DE	19803	11 BROADWAY
7313	99		ARVAY JOSEPH M & KATHY L		5 BLACHLEY COURT	MENDHAM	NJ	07945	11 FRONT ST
7324	5		RODTS FORREST A TR	OLD GARDNER HOUSE TRUST	17 GLOVER SQUARE	MARBLEHEAD	MA	01945	5 FRONT ST
7324	7		LAMOTT FRED G & SARAH F TRST		PO BOX 462	SASCONSET	MA	02564	1 BANK ST
7324	8		HEGARTY WILLIAM T & WILLIAM T JR TRS		41 TAYLOR ST	SAUGUS	MA	01906	5 BANK ST
Count:	10								



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587

Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 8 Bank Street, 'Sconset

Tax Map Number: 73.1.3 Parcel Number: 69

Owner of Record: Kristina and Nicholas Amendaloro

Description of Proposal: Addition and renovation:

Addition to existing footprint to the North, raise eaves 6,'

raise total height 9' (to 21' above existing grade) and add full foundation

Anticipated HDC Submission Date: April 20, 2021

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large number of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Siasconset, MA 02544

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage	\$0.55
Total Postage and Fees	\$4.15

Sent To

LAMOTT FRED G & SARAH F TRST
PO BOX 462
SIASCONSET, MA 02564

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage	\$0.55
Total Postage and Fees	\$4.15

Sent To

ROBY PETER B & KATHERINE W
2 LITTLE CUB RD
GULFSTREAM, FL 33483

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Extra Services & Fees (check box, add fee as appropriate)	\$0.00
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage	\$0.55
Total Postage and Fees	\$4.15

Sent To

RODTS FORREST A TR
OLD GARDNER HOUSE TRUST
17 GLOVER SQUARE
MARBLEHEAD, MA 01945

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Extra Services & Fees (check box, add fee as appropriate)	\$0.00
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage	\$0.55
Total Postage and Fees	\$4.15

Sent To

HEGARTY WILLIAM T & WILLIAM T JR TRS
41 TAYLOR ST
SAUGUS, MA 01906

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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☐ Return Receipt (hardcopy)	\$0.00
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Postage	\$0.55
Total Postage and Fees	\$4.15

Sent To

BROADWAY LLC
C/O F PETER CONATY JR
PO BOX 8080
WILMINGTON, DE 19803

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

U.S. Postal Service™

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Chicago, IL 60614

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
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☐ Adult Signature Restricted Delivery	\$0.00

Postage	\$0.55
Total Postage and Fees	\$4.15

Sent To

TIRAPELLI NICOLE ALEXANDRIA
1641 NORTH DAYTON ST UNIT 3
CHICAGO, IL 60614

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage	\$0.55
Total Postage and Fees	\$4.15

Sent To

ARVAY JOSEPH M & KATHY L
5 BLACHLEY COURT
MENDHAM, NJ 07945

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Extra Services & Fees (check box, add fee as appropriate)	\$0.00
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage	\$0.55
Total Postage and Fees	\$4.15

Sent To

TORABY DARIUS TRST
JUSO REALTY TRUST
31 STRICKLAND RD
COS COB, CT 06807

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Extra Services & Fees (check box, add fee as appropriate)	\$0.00
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage	\$0.55
Total Postage and Fees	\$4.15

Sent To

BURLINGHAM MARK G TRST
LEGA SEA NOM TRUST
P O BOX 1633
NANTUCKET, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Extra Services & Fees (check box, add fee as appropriate)	\$0.00
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage	\$0.55
Total Postage and Fees	\$4.15

Sent To

HEINEMANN ANN & LANDZERT
ISABEL & VANDEUSEN MARGARET TR
39 ESSEX ST
SALEM, MA 01970

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Angus MacLeod

AS AGENT FOR Kristina and Nicholas Amendaloro

STREET ADDRESS 8 Bank Street, 'Sconset

MAP/PARCEL 73.1.3 / 69

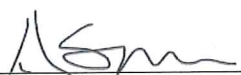
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

April 17, 2021

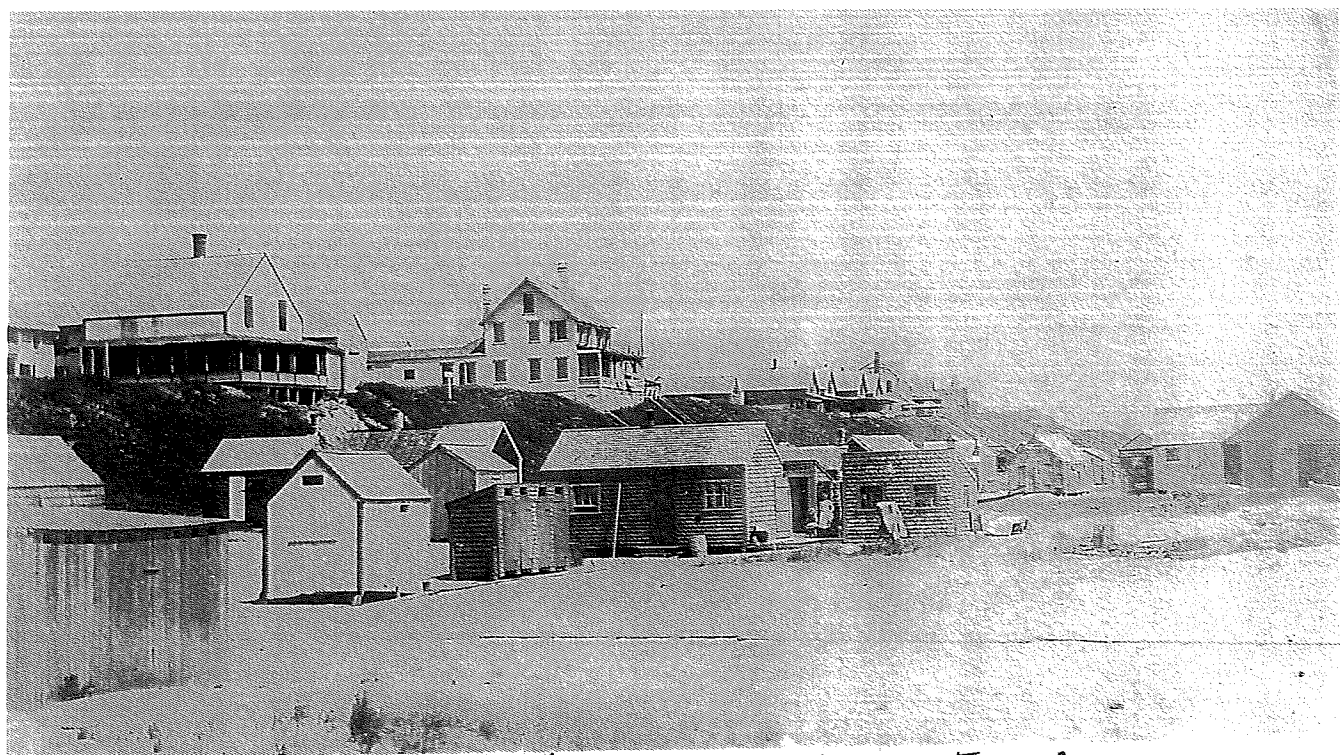
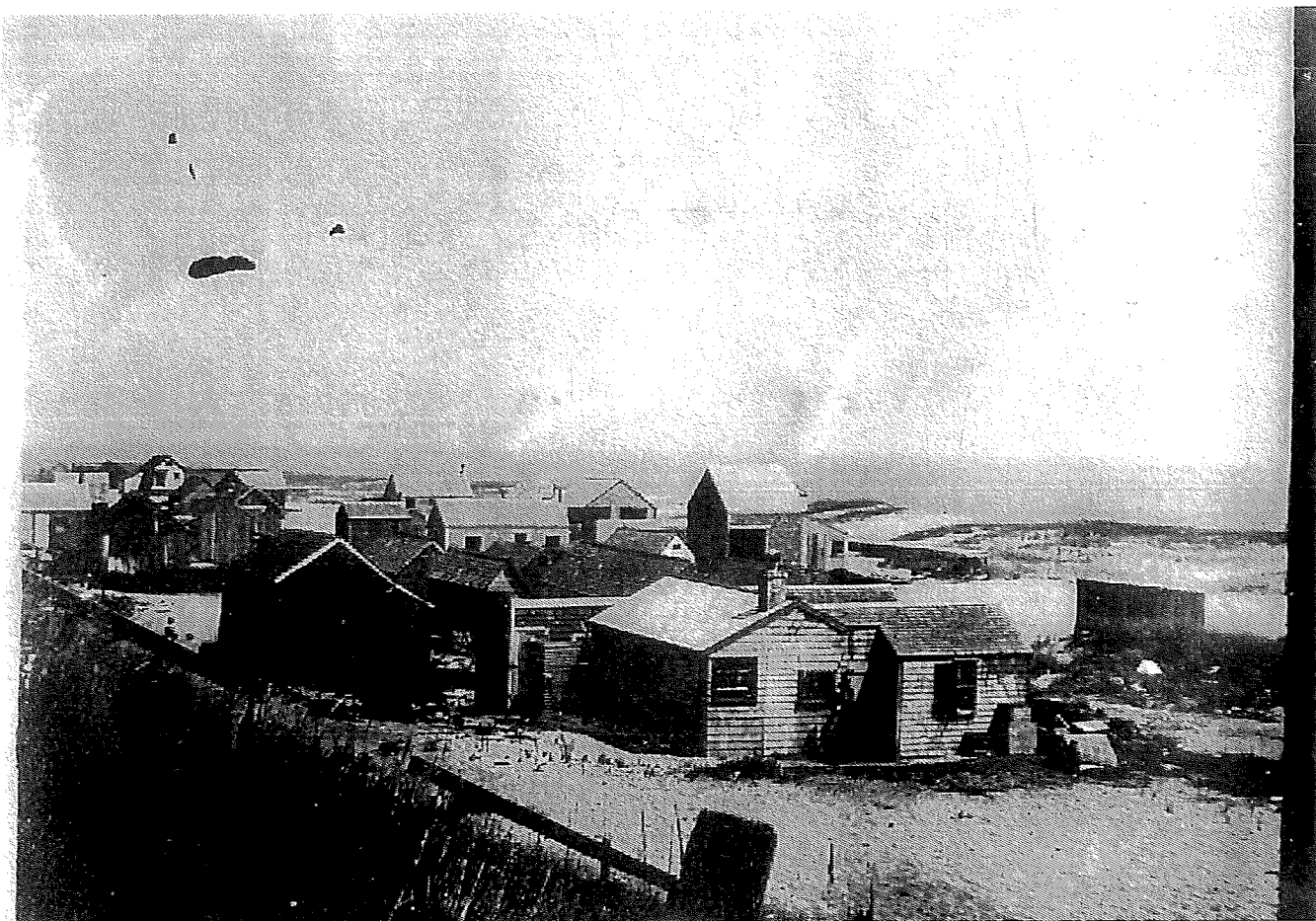
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE
COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

**SECTION 8 of the HDC enabling legislation: ... The Commission shall meet
within ten (10) days of the receipt of an application for a certificate of
appropriateness or permit for removal...**

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

 April 17, 2021
Signature Date





This is on the way to the edge of the water. You can see
the board walk down to the beach. We spend most of
our time there. We are having a perfectly delightful time
or that is 9 am. The sea air has done wonders for me. Love to Charlie
73 Cameron & yourself E.M.S.





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

2021 NOV 15 PM 3:21

NANTUCKET
TOWN CLERK

APPLICATION

Fee: \$450.00

File No. _____

Owner's name(s): Kristina & Nicholas Amendolare

Mailing address: c/o Michael Wilson, Esq., 1 Hooper Farm Rd, Nantucket, MA 02554

Phone Number: 508-228-1929 E-Mail: mjw@mjwilsonlaw.com

Applicant's name(s): (Same)

Mailing Address: _____

Phone Number: Agent - Linda Williams, 508-221-0432, czarinalinda@comcast.net

Locus Address: 8 Bank Street, Siasconset

Assessor's Map/Parcel: 73.1.3/69

Land Court Plan/Plan Book & Page: None on record

Deed Reference & Certificate of Title: 1770/216

Zoning District SOH

Uses on Lot- Commercial: None ☒ Yes (describe) _____

Residential: Number of dwelling: 1 Duplex _____ Apartments _____

Date of Structure(s): all pre-date 7/72: 1935 or _____

Building Permit Numbers: _____

Previous Zoning Board Application Numbers: _____

State below or attach a separate addendum of specific special permits or variance relief applying for:

(SEE ATTACHED ADDENDUM)

I certify that the information contained herein is substantially complete and true to the best of my knowledge, under the pains and penalties of perjury.

SIGNATURE: _____ Owner*

SIGNATURE: Linda Williams Applicant/Attorney/Agent*

*If an Agent is representing the Owner or the Applicant, please provide a signed proof of agency.

OFFICE USE ONLY

Application received on: / / By: _____ Complete: _____ Need Copies: _____ Filed
with Town Clerk: _/_/_ Planning Board: _/_/_ Building Dept.: _/_/_ By: _____ Fee
deposited with Town Treasurer: _/_/_ By: _____ Waiver requested: _____
Granted: / / Hearing notice posted with Town Clerk: _/_/_ Mailed: /
/ _____
I&M / / & / / Hearing(s) held on: / / Opened on: / / ____
Continued to: / / Withdrawn: / / Decision Due By: / / ____
Made: / / Filed w/Town Clerk: / / Mailed: / / ____

ADDENDUM

Applicants are seeking relief by SPECIAL PERMIT pursuant to Nantucket Zoning By-law Section 139-30 (special permit) from the provisions of Section 139-33A(1)(a) (Preexisting, nonconforming uses, structures, lots). Applicants received Historic District Commission ("HDC") approval in Certificate of Appropriateness ("COA") #2021-05-3626 on September 7, 2021, to make renovations to an existing single-family dwelling.

Modifications include adding second floor space to move the one (1) existing bedroom upstairs with a full bath and constructing a one-story addition on the northly side of the structure. Height would increase to 20± feet. Groundcover would be increased from 27.7% ± (390 SF ±) to 40% ± (560 SF ±) . The zoning district was changed from SR-1 to SOH which allows a maximum groundcover of 50%, a zero front yard setback and requires a minimum of a 5-foot side and rear yard setback for this lot. Relief is sought to increase the height of the dwelling within the required 5-foot rear yard setback area without coming any closer to the westerly lot line than the existing structure. The second-floor small addition would be constructed over the existing footprint. Only a southerly portion of the existing dwelling is sited within the rear yard 5-foot setback area, with the structure being sited as close as about 1.7 feet at its closest point on the southwesterly corner. In addition to the rear yard setback intrusion, the Locus is pre-existing nonconforming as to lot size with the lot containing about 1,409 SF of area.

The structure was present on the lot by 1935 and had various uses in it. A later addition was made several years ago and it was converted to a single-family dwelling. The structure, as modified during a period prior to the 1972 enactment of the Nantucket Zoning By-law, has remained unchanged and unaltered.

A finding could be made to grant relief pursuant to Sections 139-30 and 139-33A that the small vertical expansion of the structure, per the above noted HDC approval, would not be substantially more detrimental to the neighborhood than the pre-existing nonconforming structure. The relevant section is noted below:

139-33A(1)(a) (Preexisting nonconforming uses, structures, lots) (emphasis added)

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; ...

Exhibits attached

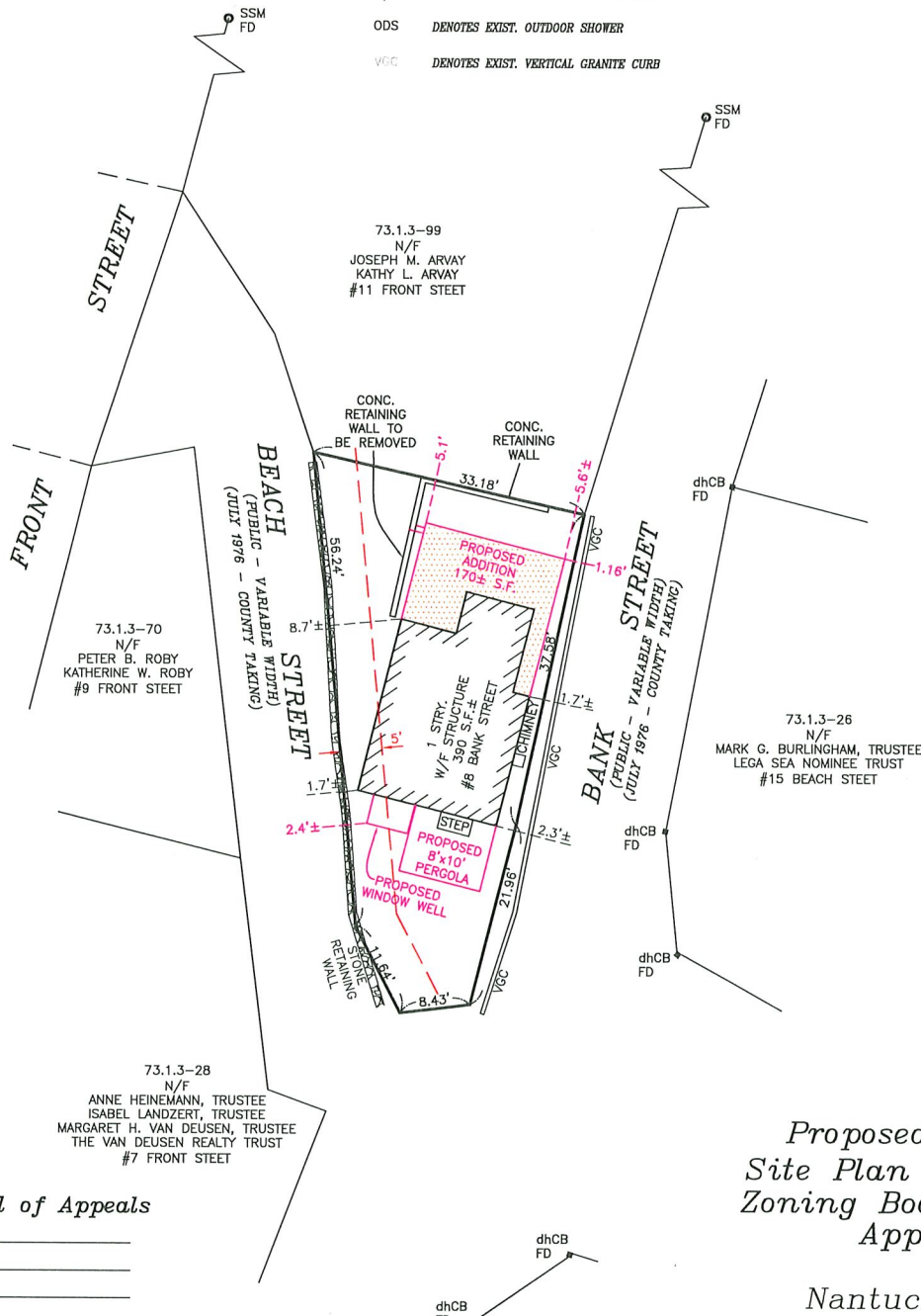
- HDC COA, minutes
- Site plans by Blackwell & Associates, Inc. of existing and proposed
- Town of Nantucket GIS data sheet
- Section showing elevation of existing structure and proposed expansion
- Sconset Advisory Committee notes
- Cod Fish area photographic examples of other dwellings

CURRENT ZONING CLASSIFICATION:
Siasconset Old Historic (SOH)

MINIMUM LOT SIZE:	5000 S.F.	Existing:	1,409 S.F.±	Proposed:	1,409 S.F.±
MINIMUM FRONTAGE:	50 FT.		SEE PLAN		SEE PLAN
FRONT YARD SETBACK:	none		SEE PLAN		SEE PLAN
REAR/SIDE SETBACK:	5 FT.		SEE PLAN		SEE PLAN
GROUND COVER %:	50%		27.7% ±		40% ±

LEGEND

dhCB ■ DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
 SSM ○ DENOTES STEEL SURVEY MARKER FOUND
 x22.6 DENOTES EXIST. GRADE SPOT ELEVATION
 ODS DENOTES EXIST. OUTDOOR SHOWER
 VGC DENOTES EXIST. VERTICAL GRANITE CURB



Zoning Board of Appeals

FILE NO. _____ DATE: _____

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 THIS PLAN SHALL NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN ITS INTENDED USE STATED ABOVE.

© Blackwell & Associates Inc.

OWNER INFORMATION

KRISTINA M. AMENDOLARE
 NICHOLAS AMENDOLARE
 DEED, BK. 1770, PG. 216
 PLAN: NONE
 ASSESSOR'S MAP 73.1.3, PARCEL 69
 #8 BANK STREET

BLACKWELL & ASSOCIATES, Inc.
 Professional Land Surveyors
 20 TEASDALE CIRCLE
 NANTUCKET, MASS. 02554
 (508) 228-9026

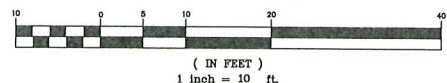
Proposed Conditions
 Site Plan to Accompany
 Zoning Board of Appeals
 Application

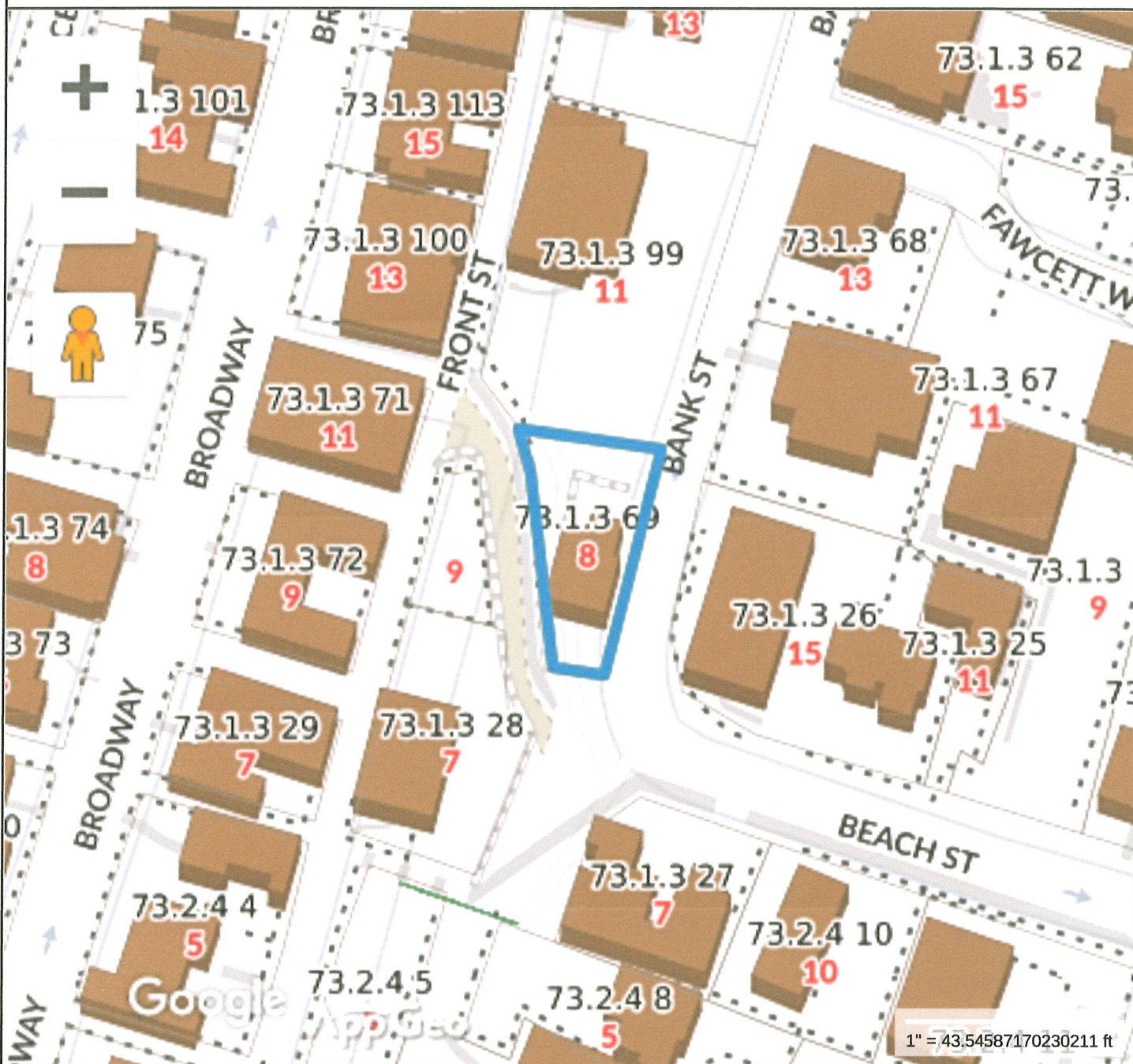
in
 Nantucket, Mass.
 Prepared for

KRISTINA M. AMENDOLARE
 NICHOLAS AMENDOLARE

Scale: 1"= 10' NOVEMBER 15, 2021

GRAPHIC SCALE





Property Information

Property ID 73.1.3 69
Location 8 BANK ST
Owner AMENDOLARE KRISTINA M & NICHOLAS

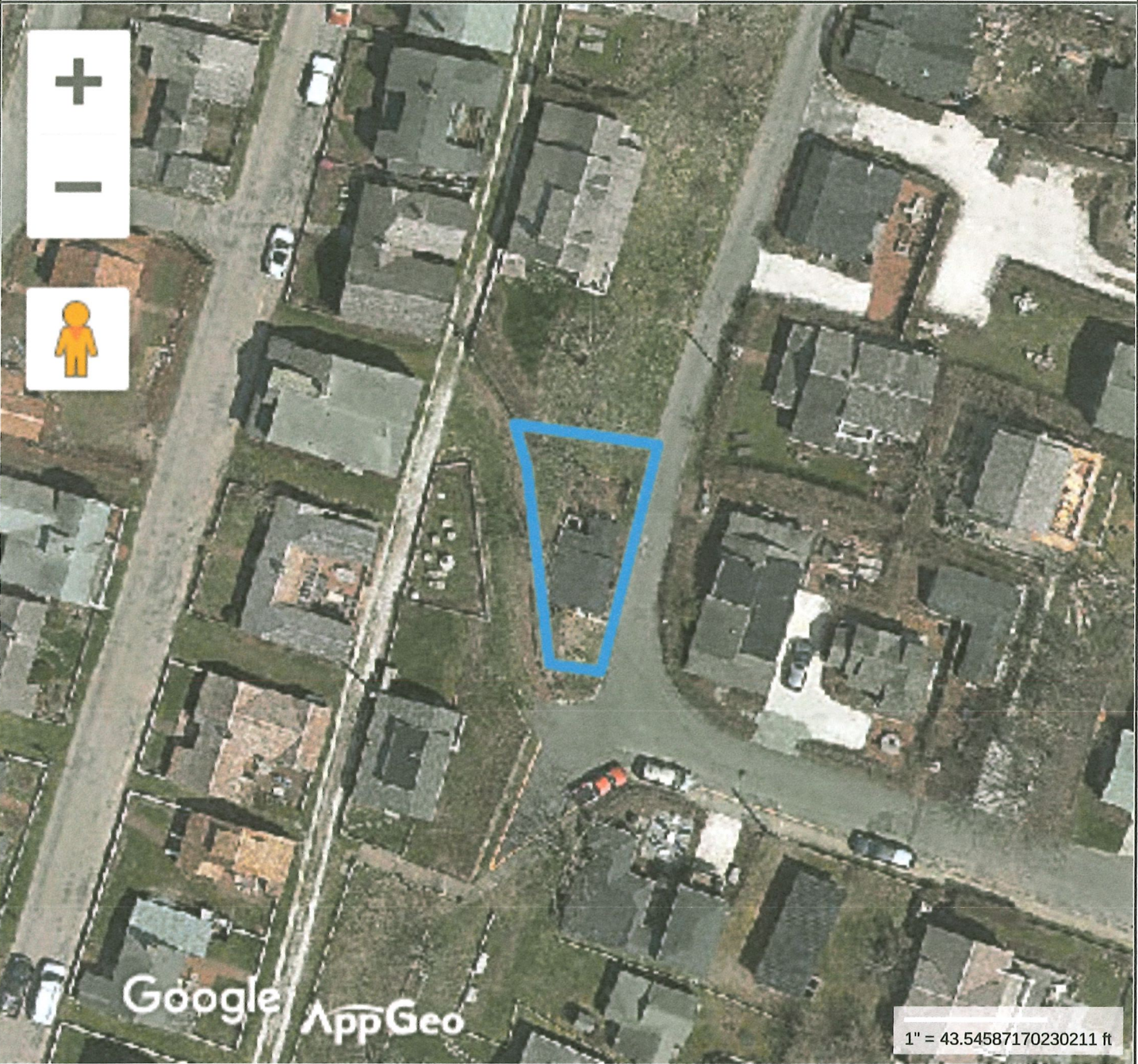


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 11/04/2021
Data updated Jan. 2021

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



Property Information Property ID 73.1.3 69 Location 8 BANK ST Owner AMENDOLARE KRISTINA M & NICHOLAS	 MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map. Geometry updated 11/04/2021 Data updated Jan. 2021	Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.
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8 BANK STREET

EAST ELEVATION



SOUTH ELEVATION









6.	Kristine Amendolare 05-3625	8 Bank Street Sias	Additions	72.1.3/69	Angus Macleod
Voting	Coombs (acting chair), McLaughlin, Camp, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, advisory comments, and topographical information				
Representing	Angus MacLeod				
Public	Margaret Van Deusen, 7 Front Street Joe Arvay, 11 Front Street Isabel Landzert – 7 Front Street John Shae, 'Sconset Civic Assn				
Concerns (7:15)	MacLeod – Reviewed changes made per previous concerns; the engineers and excavators have figured out how not to destabilize the bank. There are letters supporting this proposal but those aren't being read into the record. This was designed to be as low as possible and still function; we can't go any lower. Backus – No additional SAB comments. This is a proposed alteration to an 1923-1926 structure. We've received abutters' letters of concerns and have forwarded those to commissioners. If this is a proposed addition, questions what of the original structure is being maintained. Read into the record letters of concerns from the 'Sconset Civic Association (SCA) and the Gardeners of 9 Broadway & 9 Front Street. Van Deusen – This is the 1st building that would be right against and into the bank; the proposed height makes it more visually impactful at the entrance to Codfish Park. Referenced Mr. John Shae's letter describing the area's sense of place and history. If this is approved, it will "open a floodgate of change." Asked for a denial. Arvay – Questions what is remaining of the original structure. Concurs with comments about the strategic positioning of this building. Landzert – That SCA, which represents the village, objects to this should be carefully considered. Though this is aesthetically pleasing, it is not appropriate in this location. People come here to watch the sunrise, which is over rooftops, not the ocean. Shae – This vote could change 'Sconset forever. Camp – The problem is how perfectly the existing structure hugs the bank; there would be no better proposal for this location. She voted against 15 Beach Street. Likes Ms. Thornewill's suggestion to push it north. Thornewill – This building is appropriate and throws back to historic Codfish Park buildings. With a zoning variance, it might be shifted back onto the retaining wall; that moves it away from the corner and lower bank. McLaughlin – The design as proposed is appropriate to the neighborhood. Coombs – Concerns about digging into the bank affecting its stability is not within HDC purview. She has concerns about SCA's claim regarding 15 Beach Street; this is not taller than that. Asked if the ridge could be reduced to 19'.				
Motion	Motion to Approve. (McLaughlin) Not carried 2-2//Coombs and Camp abstain				
	Motion to Hold for revisions. (Thornewill)				
Roll-call Vote	Carried 4-0//Camp, McLaughlin, Thornewill, and Coombs-aye			Certificate #	
7.	Westmoor Club, LLC 07-4189	105 West Chester Street	Tennis/pickleball courts	41/805	JGG Architects
Voting	Camp (acting chair), McLaughlin, Coombs, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Adam Davis, J. G. Goldsmith Architects				
Public	None				
Concerns (7:57)	Davis – Reviewed changes made per previous concerns; no proposing to put tennis in at southern-most point. Backus – They will have to do a separate application to change the internal tennis courts into the pickleball courts on the other lot. Thornewill – Appreciates moving the pickleball courts away from the street and extensive planting plan. McLaughlin – No concerns and he'd approve as submitted. Coombs – Pickleball makes more noise than tennis; she's glad it's moving inward. As much vegetation as possible would be appreciated. Camp – Double up the trees in front of the future barn is; the more the better.				
Motion	Motion to Approve as submitted. (McLaughlin)				
Roll-call Vote	Carried 4-0//Coombs, Thornewill, McLaughlin, and Camp-aye			Certificate #	HDC2021-07-4189

From: Angus Macleod angusonack@gmail.com
Subject: 8 Bank Street ~ Codfish Park House Alterations
Date: Aug 17, 2021 at 4:25:28 PM
To: Angus angusonack@gmail.com

16 Codfish Park Houses that have been altered with HDC approval

Copies of Documentation have been filed with PLUS for HDC meeting

9 Beach Street ~	2 story building, addition ~	22'+ High
10 Beach Street ~	Demo 1 story, build 2 story ~	22' High
15 Beach Street ~	Demo 1 story, build 2 story ~	23.5' High
7 Bank Street ~	Reconfigure, build 2 story ~	23.5' High
11 Bank Street ~	2 story building, add balcony ~	21.5' High
19 Bank Street ~	Reconfigure, build 2 story ~	19' High
23 Bank Street ~	Move/Reconfigure, 2 story ~	18' High
23R Bank Street ~	Build New 2 story ~	22' High
25 Bank Street ~	2 story building, add balcony ~	19.5' High
12 Codfish Park Road ~	Demo 1 story, build 2 story ~	25' High
16 Codfish Park Road ~	Demo 1 story, build 2 story ~	24.5' High
34 Codfish Park Road ~	Demo 1 story, build 2 story ~	23.3' High
36 Codfish Park Road ~	1 story, 2 story addition ~	23.5' High
7 Fawcett Road ~	1 story, 2 story addition ~	22.5' High
3 North Gully Road ~	2 story building, addition ~	20.6' High
8 North Gully Road ~	Demo 1 story, build 2 story ~	19.6' High

8 Bank Street

1" = 104 ft



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Geometry updated Jan. 2021
Data updated Jan. 2021

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AUG 19 2021
By _____

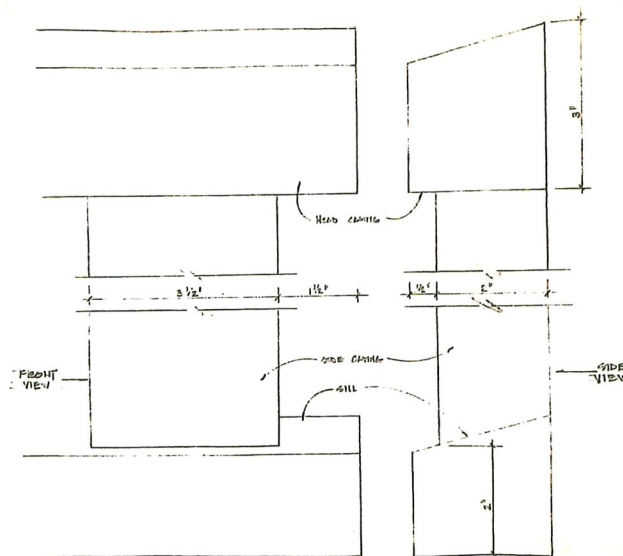
Angus MacLeod Designs
P.O.Box 7055
Sconset, MA
02564

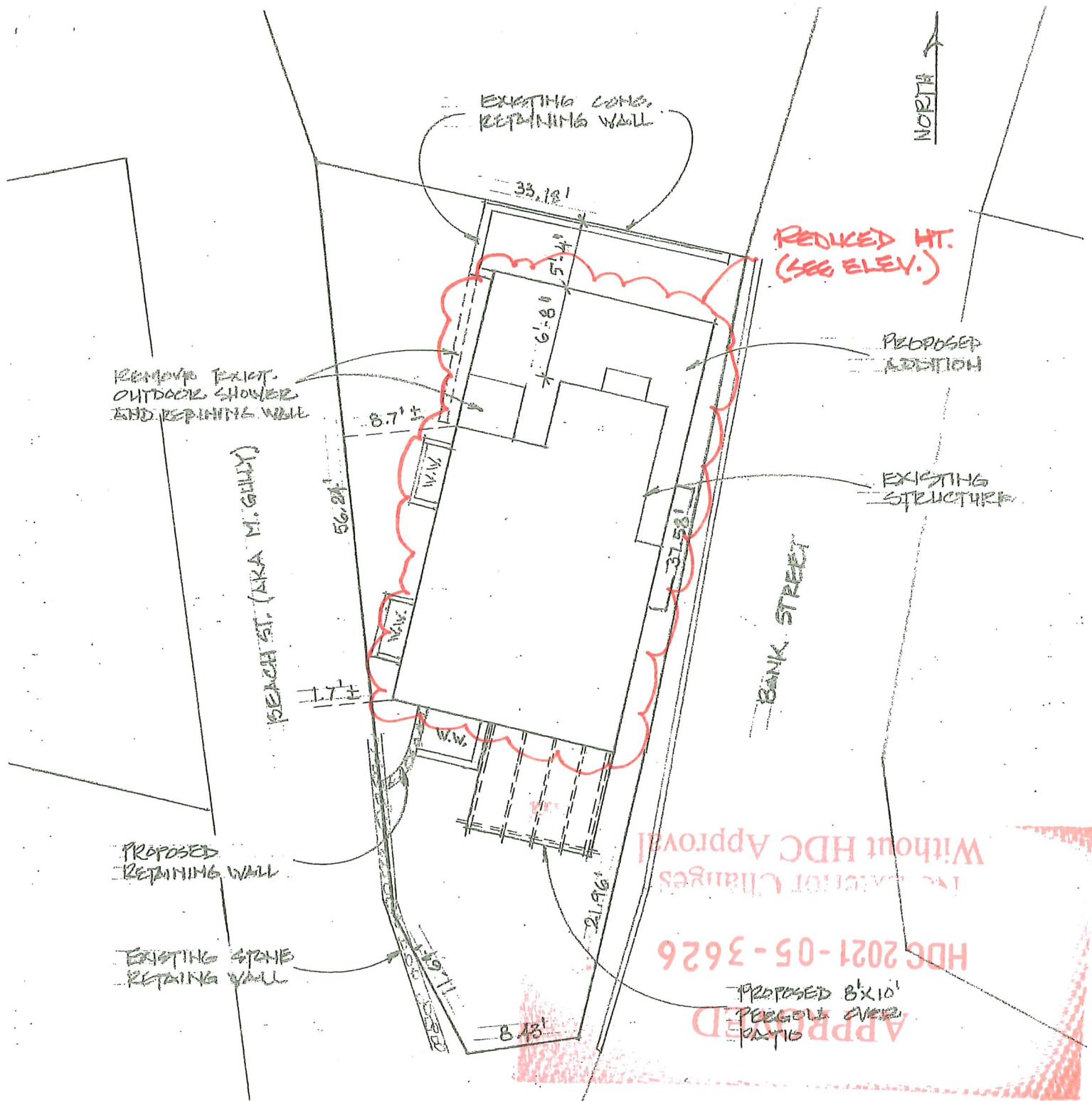
Amendaloro: Window Schedule

No	Unit Size	Manu.	Glass size	Type	Notes	Quant.
1	1' - 8" x 2' - 1"	Boston Sash	8 x10	4 (2H2W) Light Hopper Window	Single	2
2	2' - 6" x 3' - 1"	Boston Sash	8 x10	9 (3H3W) Light Single-Hung Window	Single	2
3	2' - 8" x 1' - 11"	Boston Sash	7 x 9	8 (2H4W) Light Hopper Window	Single	2
4	2' - 8" x 2' - 8"	Boston Sash	7 x 9	12 (3H4W) Light Hopper Window	Single	2
5	2' - 8" x 4' - 11"	Boston Sash	7 x 9	12/12 Double-Hung Window	Single	5
6	3' - 9" x 3' - 1"	Boston Sash	8 x10	15 (3H5W) Light Single-Hung Window	Single	1
7	2' - 8" x 4' - 11"	Boston Sash	7 x 9	12/12 Double-Hung Window	Single	1
8	2' - 8" x 3' -	Boston Sash	7 x 9	8/8 Double-Hung Window	Single	1
9	3' - 0" x 7' - 0"	Custom	8 x10	4 Light Plank Door	Single	1
10	3' - 0" x 7' - 0"	Custom		Plank Door	Single	1
11	6' - 9" x 8' - 0"	Custom		Plank Door	Single	1

Window Notes:

- * Casings to be Cedar Plank Frame with "horns" (see sketch detail below)
- * Windows to have "Western Style" Casing for inset storm/screens
- * Double-Hung windows to have concealed balances
- * All Window panes to be Bendheim "Light Restoration" Glass
- * Prime Sash / Casings natural to weather

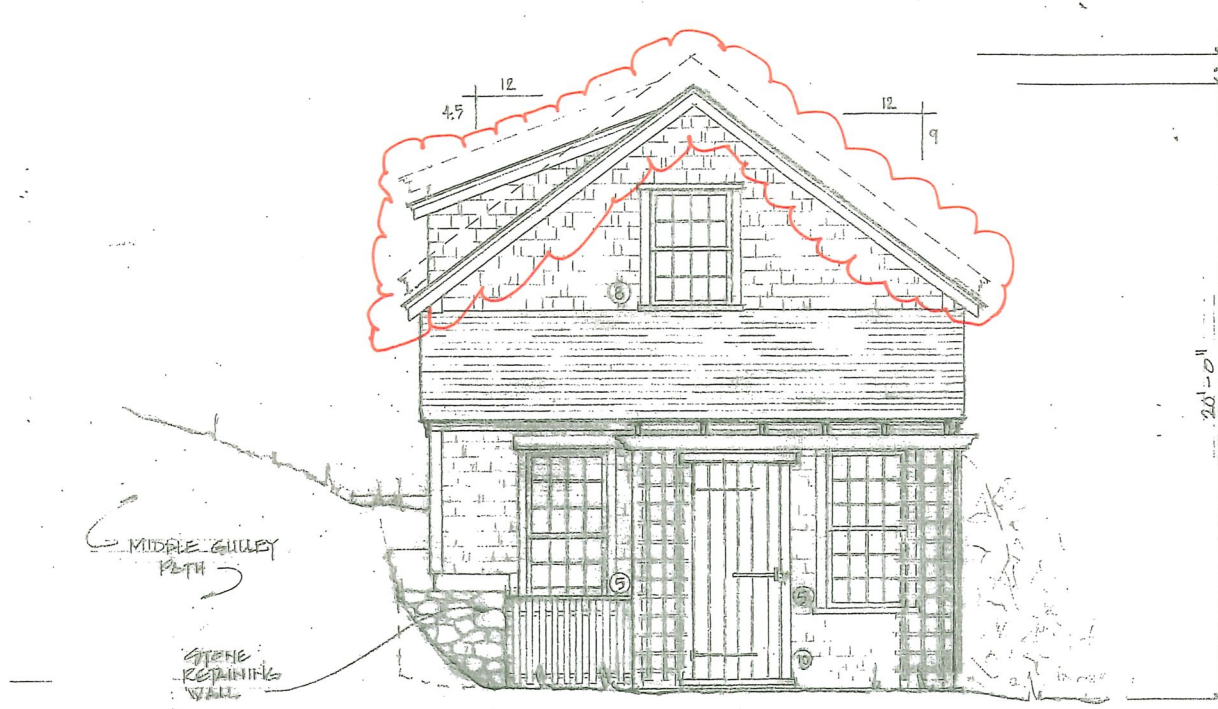




⊙ SITE PLAN
SCALE: 1" = 10'

AMENDOLARE RESIDENCE
8 BANK STREET
GROHSET, MA

ANGIE MACLEOD DESIGN
P.O. BOX 7055
GROHSET, MA
(508) 257-6789



REDUCE TOTAL
HT. BY 1'-0"

APPROVED
HDC 2021-05-3626
No Exterior Changes
Without HDC Approval

RECEIVED
AUG 19 2021
By _____

SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

AMENDOLARI RESIDENCE
8 BUNK STREET
WENDELL, MA

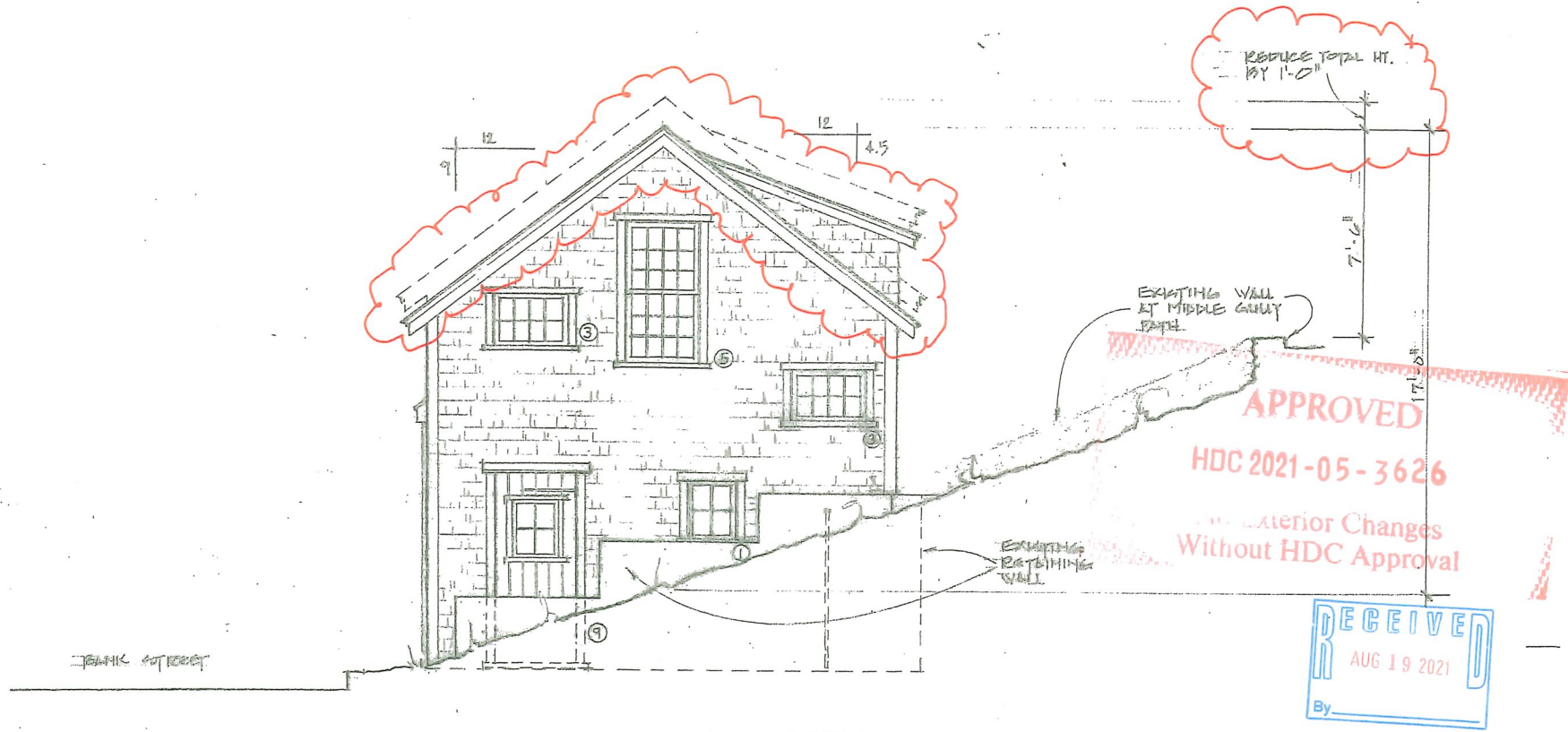
ANGIE MACLEOD DESIGN
P.O. BOX 11095
WENDELL, MA
(508) 257-6789



① EAST ELEVATION
SCALE: 1/4" = 1'-0"

AMENDOLARA RESIDENCE
8 BARK STREET
GLONSET, MA

ANGUS MACLEOD DESIGN
P.O. BOX 71055
GLONSET, MA
(508) 257-6789



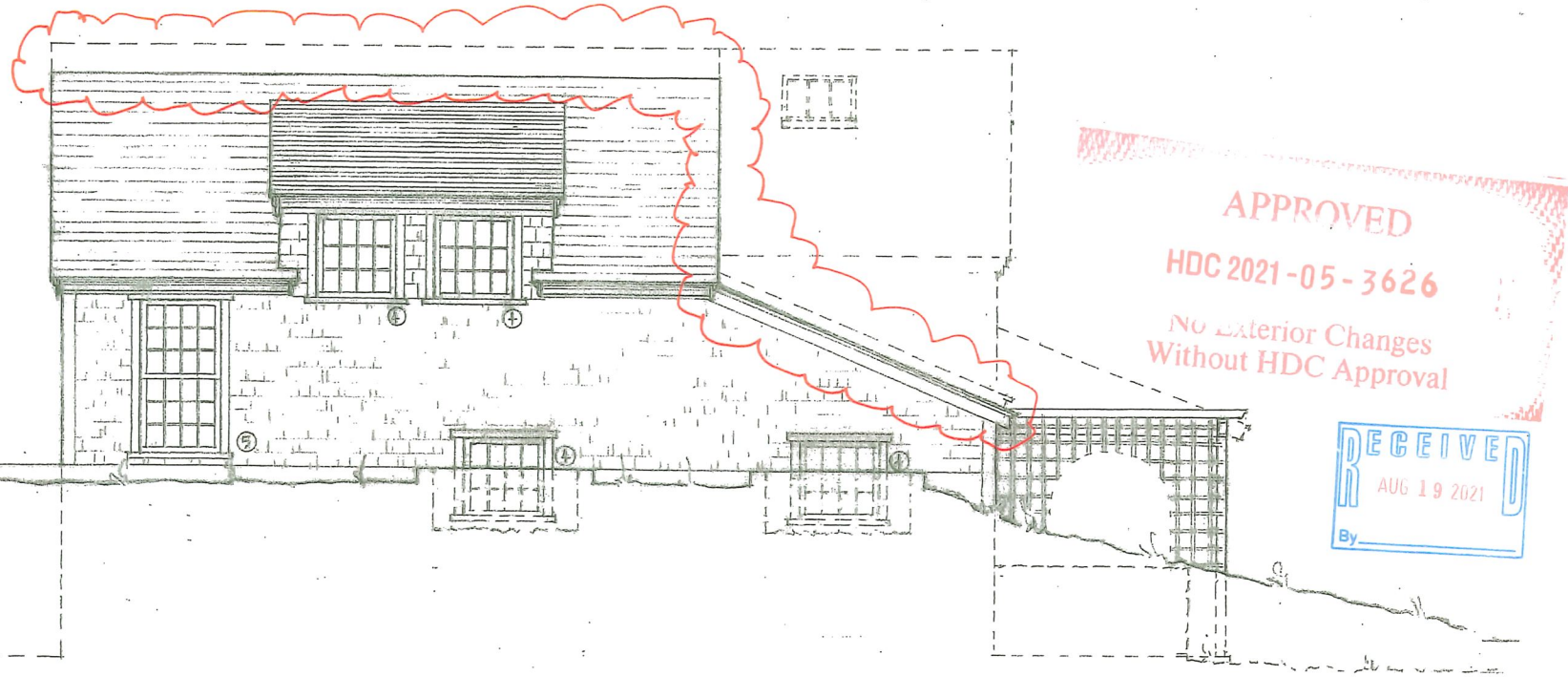
© NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

AMENDOLARA RESIDENCE 8 BANK STREET GREENSBORO, MA	ANGUS MACLEOD DESIGN P.O. BOX 7055 GREENSBORO, MA (508) 257-6789
---	---

REDUCE TOTAL HT.
BY 1'-0"

13'-0"
BASE AND ZONE

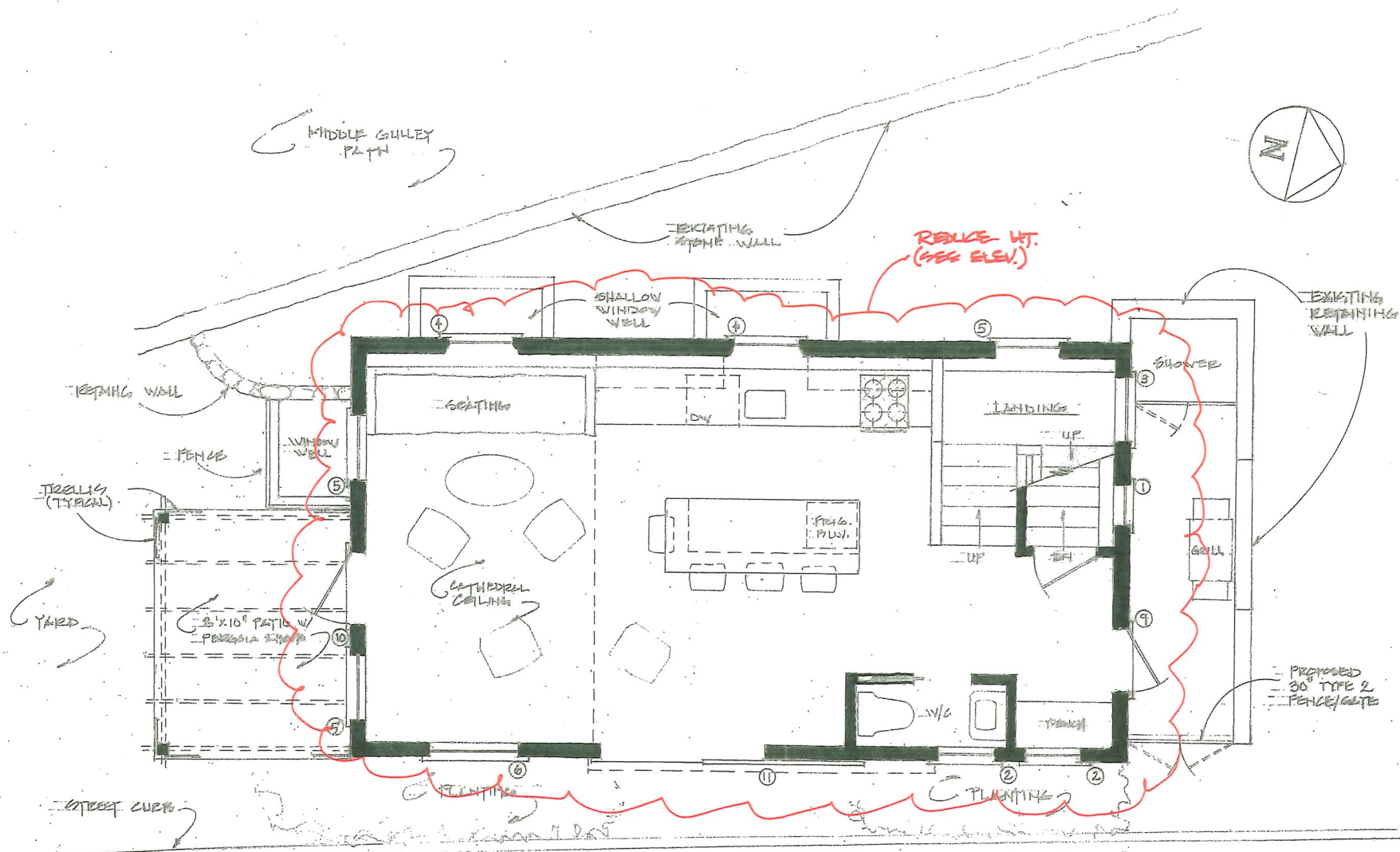
EXISTING
RETAINING
WALL



WEST ELEVATION
SCALE: 1/4" = 1'-0"

AMENDOLARE RESIDENCE
8 BANK STREET
WENDELL, MA

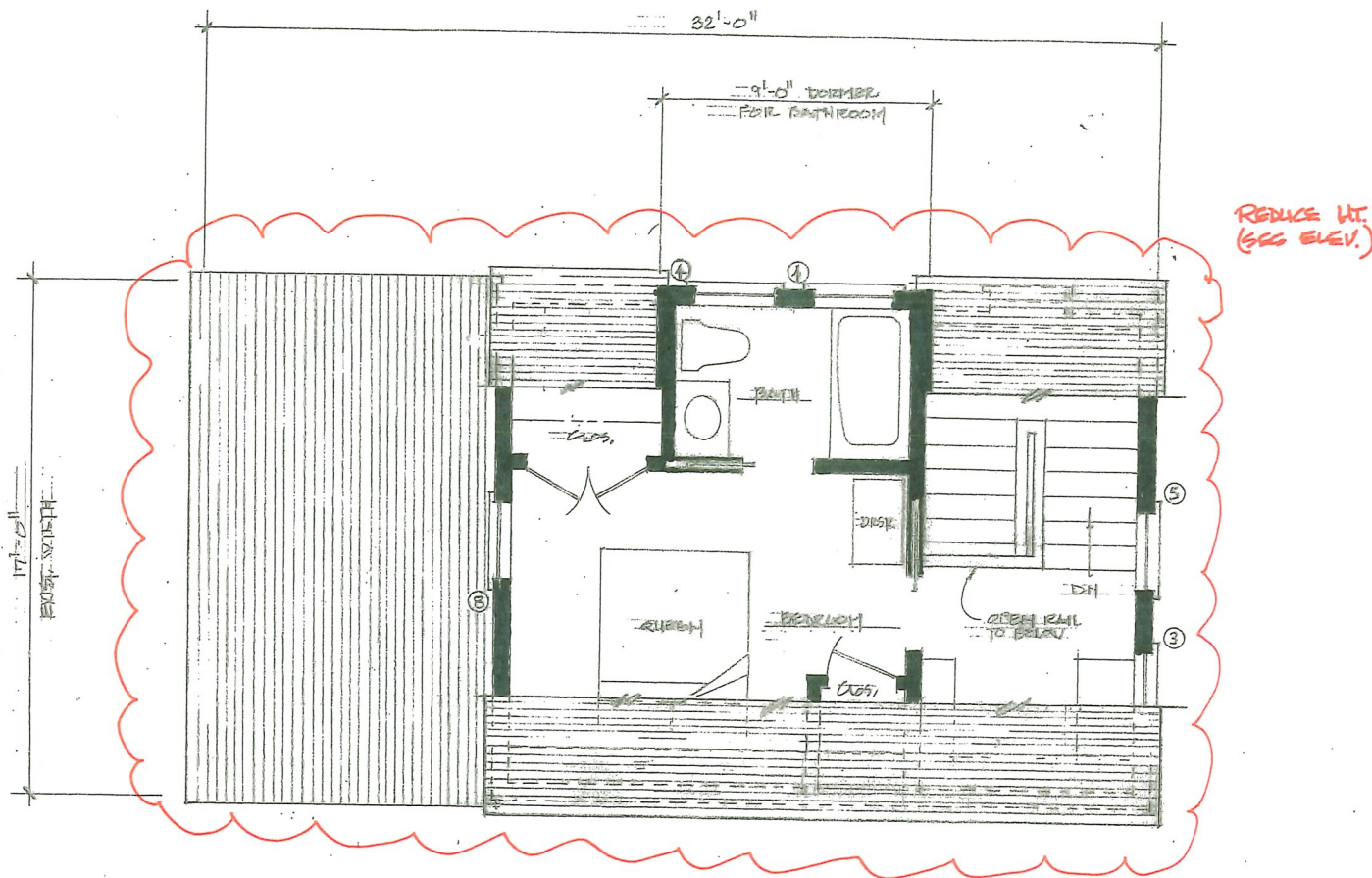
ANGUS MACLEOD DESIGN
P.O. BOX 1035
WENDELL, MA
(508) 257-6789



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

AMENDOLARA RESIDENCE
8 BANK STREET
WILMINGTON, MA

ANGUS MACLEOD DESIGN
P.O. BOX 7099
WILMINGTON, MA
(508) 257-6789



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

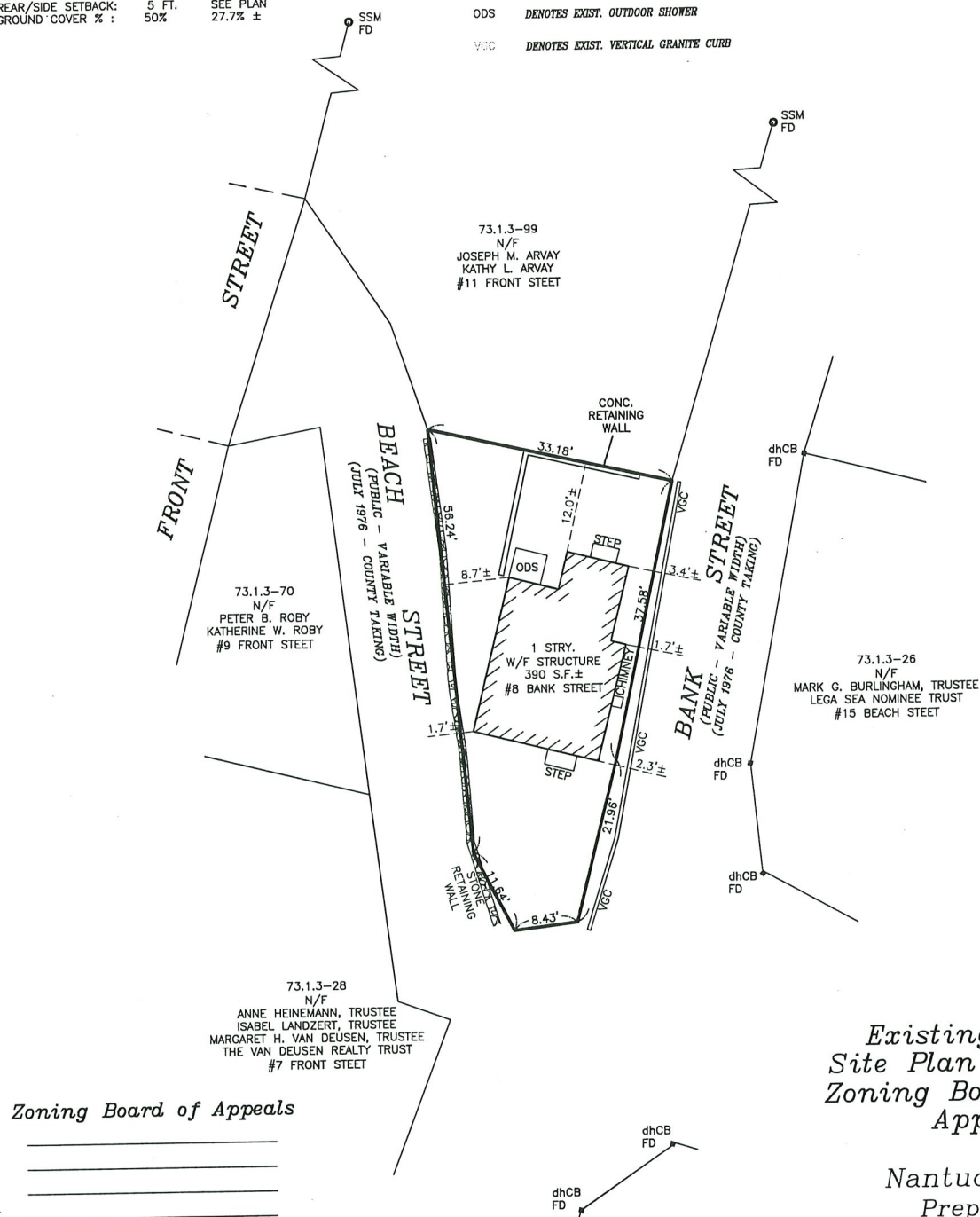
AMENDOLARE RESIDENCE
8 BANK STREET
GLORSET, MA

ARTHUR MACLEOD DESIGN
P.O. BOX 1095
GLORSET, MA
(508) 257-6789

MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONT YARD SETBACK: none
REAR/SIDE SETBACK: 5 FT.
GROUND COVER % : 50%

Existing:
1,409 S.F.±
SEE PLAN
SEE PLAN
SEE PLAN
27.7% ±

dhCB	■	DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
SSM	○	DENOTES STEEL SURVEY MARKER FOUND
FD		
ODS		DENOTES EXIST. OUTDOOR SHOWER
VCC		DENOTES EXIST. VERTICAL GRANITE CURB



Zoning Board of Appeals

FILE NO. _____ DATE: _____

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NICHOLAS AMENDOLARE
DEED. BK. 1770, PG. 216
PLAN: NONE
ASSESSOR'S MAP 73.1.3, PARCEL 69
#8 BANK STREET

*Existing Conditions
Site Plan to Accompany
Zoning Board of Appeals
Application*

in

Nantucket, Mass.

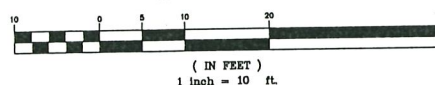
Prepared for

KRISTINA M. AMENDOLARE
NICHOLAS AMENDOLARE

Scale: 1"= 10' NOVEMBER 09, 2021

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

GRAPHIC SCALE



T:\LUCAS JOB 50

V:\DRAWFILES\B8867\ZBA.dwg 11/9/2021 2:04:28 PM EST

Sheet 1 of 2

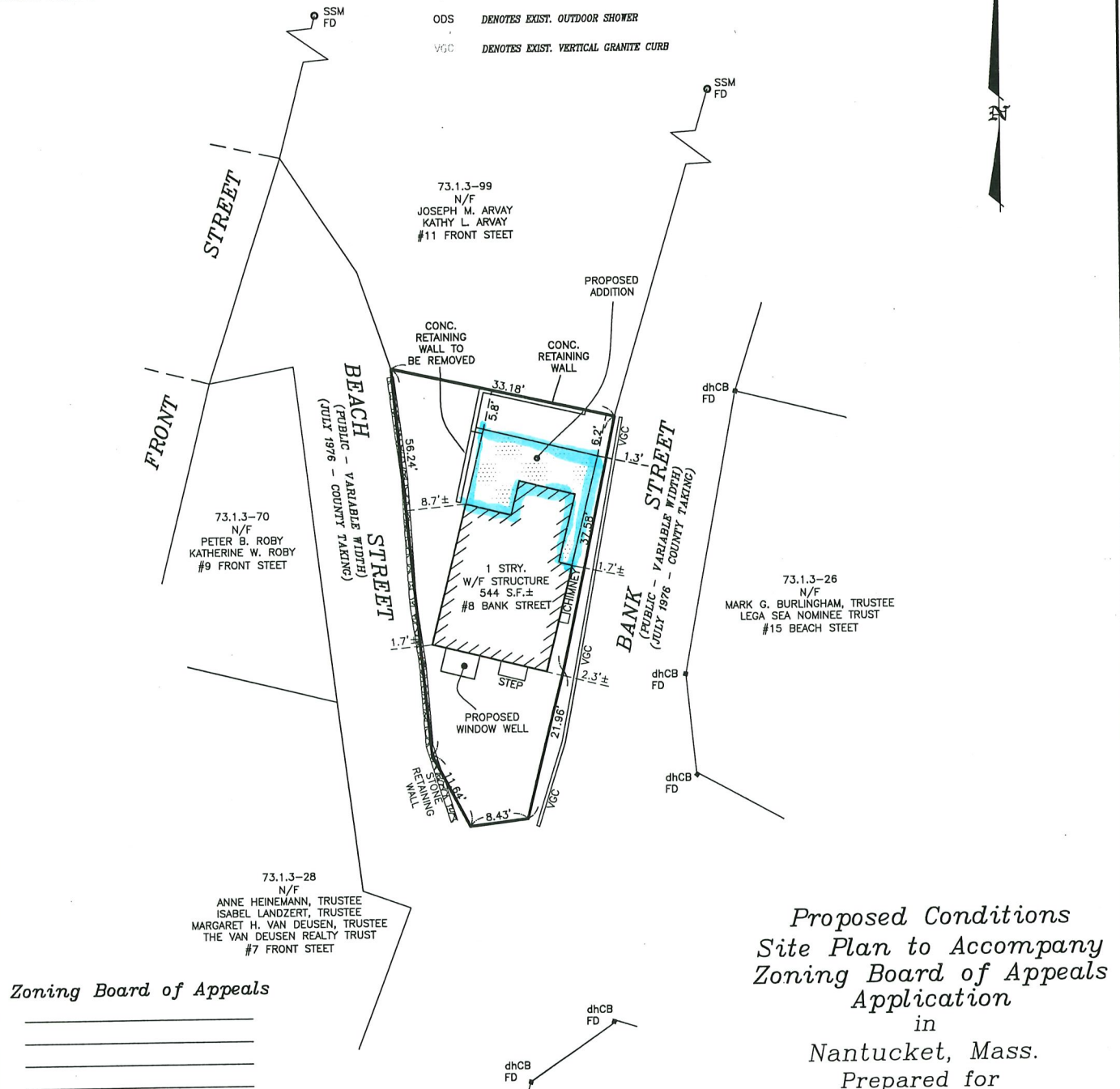
B8867

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Siasconset Old Historic (SOH)

MINIMUM LOT SIZE:	5000 S.F.	Existing:	1,409 S.F.±	Proposed:	1,409 S.F.±
MINIMUM FRONTAGE:	50 FT.	SEE PLAN	SEE PLAN	SEE PLAN	SEE PLAN
FRONT YARD SETBACK:	none	SEE PLAN	SEE PLAN	SEE PLAN	SEE PLAN
REAR/SIDE SETBACK:	5 FT.	SEE PLAN	SEE PLAN	SEE PLAN	SEE PLAN
GROUND COVER % :	50%	27.7% ±	27.7% ±	38.6% ±	38.6% ±

LEGEND

dhCB ■ DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
 FD ○ DENOTES STEEL SURVEY MARKER FOUND
 x22.6 DENOTES EXIST. GRADE SPOT ELEVATION
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Proposed Conditions
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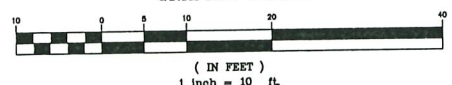
in
 Nantucket, Mass.

Prepared for
 KRISTINA M. AMENDOLARE
 NICHOLAS AMENDOLARE

Scale: 1"= 10' NOVEMBER 09, 2021

BLACKWELL & ASSOCIATES, Inc.
 Professional Land Surveyors
 20 TEASDALE CIRCLE
 NANTUCKET, MASS. 02554
 (508) 228-9026

GRAPHIC SCALE



Sheet 2 of 2

B8867

8 BANK ST

Location 8 BANK ST

Mblu 7313//69//

Acct# 00011862

Owner AMENDOLARE KRISTINA M &
NICHOLAS

Assessment \$748,000

PID 11862

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$123,600	\$624,400	\$748,000

Owner of Record

Owner AMENDOLARE KRISTINA M & NICHOLAS
Co-Owner
Address 538 LYNN FELS PRKWY
MELROSE , MA 02176

Sale Price \$683,000
Certificate
Book & Page 1770/216
Sale Date 10/05/2020
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
AMENDOLARE KRISTINA M & NICHOLAS	\$683,000		1770/216	00	10/05/2020
JOHNSON GAIL N	\$0		01723/0069	99	12/22/2019
NICKERSON CAROL	\$0		00132/0470		01/01/1900

Building Information

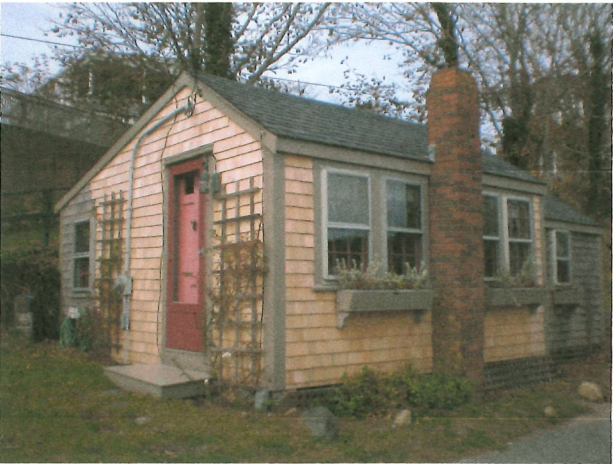
Building 1 : Section 1

Year Built: 1935
Living Area: 387
Replacement Cost: \$143,725
Building Percent Good: 86
Replacement Cost
Less Depreciation: \$123,600

Building Attributes

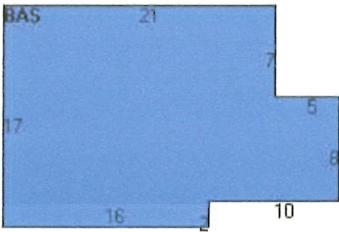
Field	Description
Style:	Bungalow
Model	Residential
Grade:	Below Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Coal or Wood
Heat Type:	None
AC Type:	None
Total Bedrooms:	1 Bedroom
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(http://images.vgsi.com/photos/NantucketMAPhotos//00\01\83\80.jpg)

Building Layout



(http://images.vgsi.com/photos/NantucketMAPhotos//Sketches/11862_1

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	387	387
		387	387

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Land Line Valuation

Use Code	1010	Size (Acres)	0.03
Description	Single Fam M01	Frontage	0
Zone	SR1	Depth	0
Neighborhood	250	Assessed Value	\$624,400
Alt Land Appr	No		
Category			

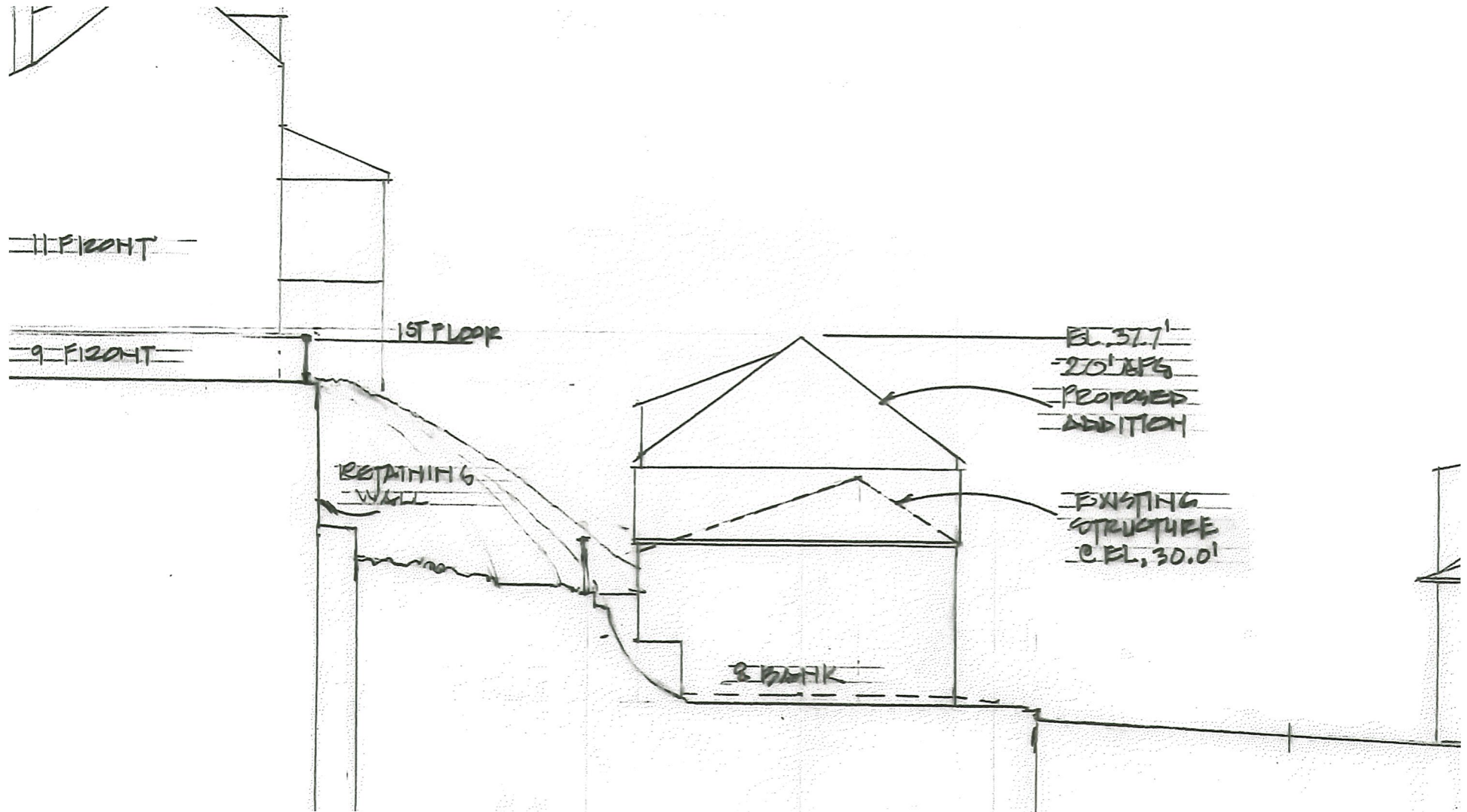
Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$123,600	\$624,400	\$748,000
2020	\$112,000	\$713,600	\$825,600
2018	\$104,300	\$535,200	\$639,500
2017	\$92,700	\$428,200	\$520,900
2016	\$77,300	\$428,200	\$505,500

CHANGE HEIGHT FROM EL 30 TO EL 37.7 – 20 FT HEIGHT AS HDC APPROVED





AMENDUARE: EXISTENT
8 BANK STREET
ROCKFORD, ILL.
ATTORNEY GENERAL JOHN V
P.O. BOX 100495
ROCKFORD, ILL.
(508) 257-6701

'Scosnet Advisory Board (SAB) recommendations for HDC

7/19/21 via Zoom

Present: R. Benchley, Chair; Angus Macleod, Caroline Ellis, Clement Durkes, Mary Lathrop Will

**Included by reference are all electronic submissions, prior and current: plans, documents, letters
and recorded video of this meeting.**

1) 6A Morey Lane—Earret LLC

Concerns: Revised plans submitted are not substantive to prior concerns of both the SAB and the HDC, with regard to size, height, massing, lot use and neighborhood compatibility.
Applicant's representative was not present at hearing.

Recommendations: Submit a comprehensive plan, reflecting the above un-addressed items, including the prior proposal to move or demo the historic on-site barn.
SAB requests a review of these revisions.

2) 8 Bank Street-- Kristina Amendaloro REVISIONS

Recused: Angus MacLeod

Public Comment:

Neighbors along Front Street concerned that the ridge-line is too tall and could impact a so-called "viewshed" of Codfish Park over Middle Gully Road; many concerns voiced regarding any potential damage done to the bank and the road during and after construction.

SAB Comments:

- 1) Revised plans show a 30% reduction along the roofline per earlier concerns.**
- 2) Design is "very much in keeping" with Codfish Park**
- 3) Design stands out for what it doesn't have: roof walk, 2nd floor deck, French doors, etc.**
- 4) Ridge is waist-high from Front Street view, and does not "tower" as stated during public comment.**
- 5) Bank and road stability concerns are not in the purview of the SAB**

Recommendations: None

Respectfully submitted: Rob Benchley, SAB Chair

(SAB Notes, 8/2/21 Page 2)

Angus MacLeod, Architect for applicant:

- 1) Feels the concern for height and massing is misguided.
- 2) Compared to current and recent construction, 8 Bank would be one of the smallest buildings in Codfish Park.
- 3) The existing house is not the original historic building.

SAB Comments:

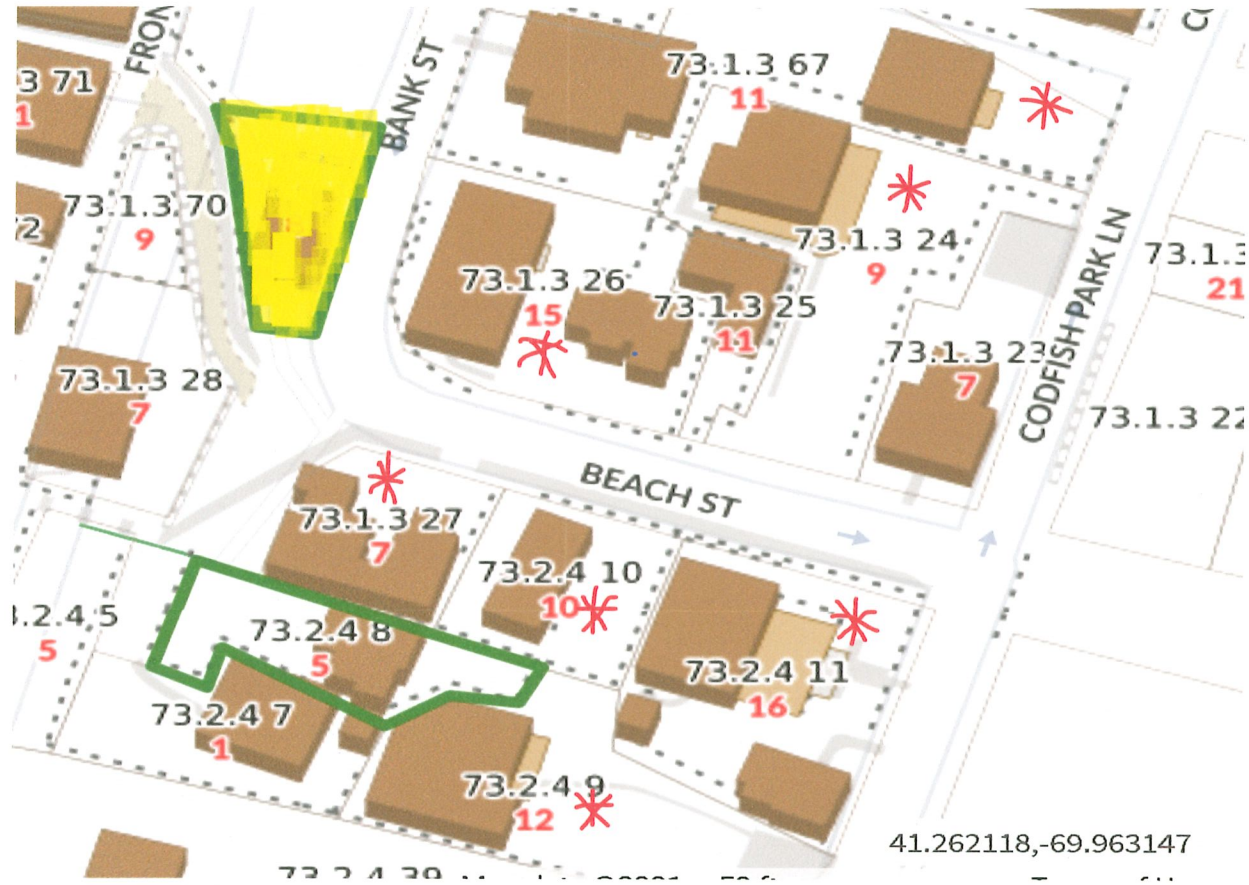
Ellis: Understands that this is a change; this is a lovely change

Durkes: Charming and in keeping with Codfish Park

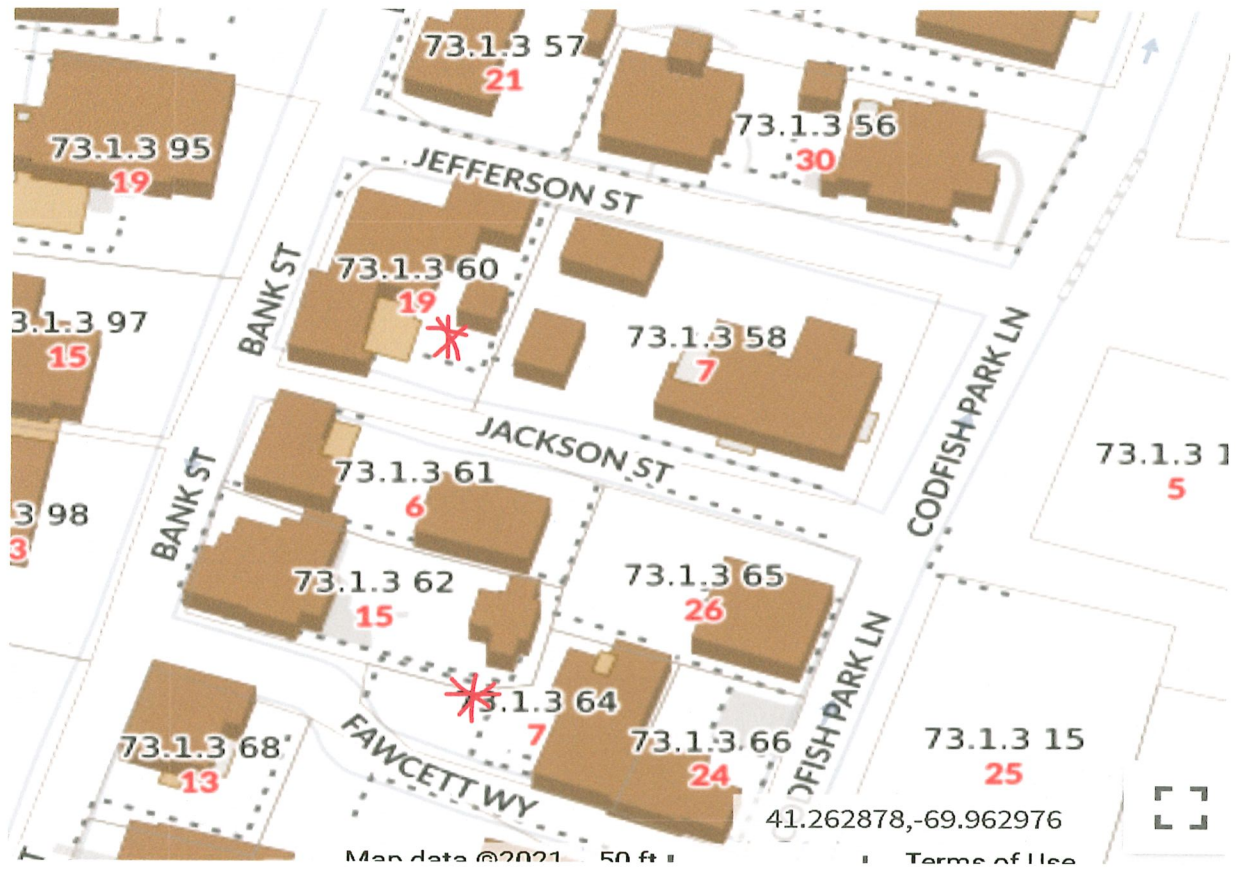
Benchley: So unlike a lot of the more modern things that have been allowed to be built down there. If possible to bring it down even more, that would be great.

Respectfully submitted on 8/5/21: Rob Benchley, SAB Chair

**SOUTH SECTION OF COD FISH PARK – EVERY STRUCTURE HAS BEEN ALTERED – INCLUDING
SOME ON THE FIRST FLOOR ONLY**



MIDDLE SECTION OF COD FISH PARK – A MAJORITY OF STRUCTURES HAVE BEEN ALTERED –
1-STORY STRUCTURES ALSO ADDED ONTO



NORTH SECTION OF COD FISH PARK – EVERY STRUCTURE HAS BEEN ALTERED –

1-STORY STRUCTURES ALSO ADDED ONTO



12 COD FISH PARK RD – 73.2.4-9 – 2002



16 COD FISH PARK RD – 73.2.4-11– 1890 RENO



10 BEACH ST – 73.2.4-10 SECOND FL ADDED



7 BANK STREET – 73.1.3-27- 1910- ADDITION



15 BEACH ST – 73.1.3-26 PRIMARY-1935



DEMOLISHED 2004-NEW 1 ½ APPROVED 2020



11 BANK ST – 73.1.3-67 – 1987



19 BANK ST – 73.1.3-60 – 1885 - ADDITION



23 BANK ST-73.1.3-55- 1900- ADDITION



SECONDARY - 2003



25 BANK ST- 73.1.3-51 – 1920- ADDITION



23R BANK ST-73.1.3-52 -2007



8 N GULLY RD – 73.1.3-48 – 1976



3 N GULLY RD – 73.1.3-7 – 1910 - RENO



36 COD FISH PARK-73.1.3-47-ADDITION-1910



34 COD FISH PK-73.1.3-53 -2015 REAR ADD.



7 FAWCETT WAY-73.1.3-64 – 1960



9 BEACH ST-73.1.3-24 - 1986



TOWN OF NANTUCKET
ZONING BOARD OF APPEALS

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER AMENDOLARE KRISTINA M & NICHOLAS

MAILING ADDRESS 538 LYNN FELS PRKWY, MELROSE , MA 02176

PROPERTY LOCATION 8 BANK STREET

ASSESSORS MAP/PARCEL 73.1.3-69

SUBMITTED BY LINDA WILLIAMS

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

DATE:
November 10, 2021

Mary Haley, Senior
Clerk, Assessor's
Office

ASSESSORS OFFICE:

Digitally signed by Mary Haley,
Senior Clerk, Assessor's Office
Date: 2021.11.10 08:01:56
-05'00'

Abutters Listing

MBLU	Lot	Lot Cut	Owner Full Name	Co-Owner Full Name	Address Line 1	City	State	Zip	Location
7313	14		KING SARAH P & ANNDRIA E		68 WYLUSS AVE	EVERETT	MA	2149	5 JACKSON ST
7313	15		DENIKE BRUCE M & DITMORE VINCE		2 FIFTH AVE APT 5T	NEW YORK	NY	10011	25 CODFISH PARK RD
7313	17		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	3 FAWCETT WY
7313	18		SCONSET TRUST INC		PO BOX 821	SIASCONSET	MA	02564	1 FAWCETT WY
7313	21		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	21 CODFISH PARK RD
7313	23		CURTIN GEORGE E III & SUSAN L		PO BOX 951	SIASCONSET	MA	02564	7 BEACH ST
7313	24		BROWN ROBERTA		1 THOMAS PLACE	ROWAYTON	CT	06853	9 BEACH ST
7313	25		GILBERT LINDA J D & ADAM		5 MEREDITH DRIVE	CRANSTON	RI	02920	11 BEACH ST
7313	26		BURLINGHAM MARK G TRST	LEGA SEA NOM TRUST	P O BOX 1633	NANTUCKET	MA	02554	15 BEACH ST
7313	27		TIRAPELLI NICOLE ALEXANDRIA		7 BANK ST #155	SIASCONSET	MA	02654	7 BANK ST
7313	28		HEINEMANN ANN & LANDZERT	ISABEL & VANDEUSEN MARGARET TR	391 ESSEX ST	SALEM	MA	01970	7 FRONT ST
7313	29		SCONSET CORP INC	C/O MARY WILLIAMS	164 CHESHIRE WAY	NAPLES	FL	34110	7 BROADWAY
7313	30		TODD VINCENT E JR & SHEILA M		PO BOX 232	SIASCONSET	MA	02564	4 BROADWAY
7313	32		BOLTON JOHN R & LYNNE M		630 OENOKE RIDGE RD	NEW CANAAN	CT	06840	4 SHELL ST
7313	32	1	KURZINA PETR S & STEPHANIE		79 BEACON ST	BOSTON	MA	02108	9 PARK LN
7313	33		FERENCE-GRAY DEBORAH S		51 CHERRY VALLEY RD	GREENWICH	CT	06831	ZERO NEW SIAS ST
7313	34		DAISY COT LLC		PO BOX 436	SAINT JAMES	NY	11780	2 NEW SIAS ST
7313	35		ONE NEW STREET REALTY TRUST		575 GREENWAY DRIVE	LAKE FOREST	IL	60045	1 NEW SIAS ST
7313	56		MOLLOY MICHAEL FRANCIS TRS		116 ENFIELD RD	BALTIMORE	MD	21212	30 CODFISH PARK RD
7313	57		SPERAU MELISSA		16634 YORK RD	MONKTON	MD	21111	21 BANK ST
7313	60		2538970 ONTARIO INC		765 WESTNEY RD SOUTH	AJAX	ON	L1S6W1	19 BANK ST
7313	65		DAMICO CHRISTINE ETAL		15 APPLE LANE	CALIFON	NJ	07830	26 CODFISH PARK RD
7313	66		DAMICO CHRISTINE & MAZZA JOHN		15 APPLE LN	CALIFON	NJ	07832	24 CODFISH PARK RD
7313	67		TORABY DARIUS TRST	JUSO REALTY TRUST	31 STRICKLAND RD	COS COB	CT	06807	11 BANK ST
7313	68		TOMASIELLO ANTHONY JR & JANET		24 LEXINGTON CIRCLE	HOLDEN	MA	01520	13 BANK ST
7313	70		9 BROADWAY		608 WELLINGTON RD	COPPELL	TX	75019	9 FRONT ST
7313	71		BROADWAY LLC	C/O F PETER CONATY JR	PO BOX 8080	WILMINGTON	DE	19803	11 BROADWAY
7313	72		9 BROADWAY		608 WELLINGTON RD	COPPELL	TX	75019	9 BROADWAY
7313	73		DANIEL SAMUEL V III		P O BOX 191	SIASCONSET	MA	02564	6 BROADWAY
7313	74		PLOVER LLC	C/O YVONNE WEI MOSER	7 BARSTOW ROAD	NANTUCKET	MA	02554	8 BROADWAY
7313	75		WILLIAMS HASEOTES KRISTEN		PO BOX 2544	NAPLES	FL	34106	10 BROADWAY
7313	76		ACK SCONSET LLC		1 LONGFELLOW PLACE #3807	BOSTON	MA	02114	8 CENTER SIAS ST
7313	78		ARVAY KATHY L		5 BLACHLEY CIRCLE	MENDHAM	NJ	07945	3 FOLGERS CT
7313	79		SCONSET HOLDINGS LLC		65 COMMERCIAL WHF EAST #2	BOSTON	MA	02110	5 FOLGERS CT
7313	80		NORTHBOUND HOLDINGS LLC		PO BOX 302	SIASCONSET	MA	02564	12 SHELL ST
7313	81		HEYDA DONALD W & KATHRYN J TR	HEYDA ENSCONCED NOM	378 DAVIS RD	BEDFORD	MA	01730	14 SHELL ST
7313	82		WARD MARY EMMA H		10 GEORGE ST	RIVERSIDE	CT	06878	6 FOLGERS CT
7313	83		GUSTAFSON DALTON TR		27 LEDGE ROCK ROAD	CONCORD	MA	01742	16 SHELL ST

7313	94	BALLOU FREDERICK D & JANET D			LINCOLN ROAD	SUDBURY	MA	01776	21 FRONT ST
7313	95	READE ARTHUR I JR TRST	C/O JOAN BINGHAM	39 EAST 79TH STREET APT 14B	NEW YORK	NY	10075	19 FRONT ST	
7313	97	GULLS WING LLC		PO BOX 401	SIACONSET	MA	02564	15 FRONT ST	
7313	98	CONNELL MARY G		1 LONGFELLOW PL #3807	BOSTON	MA	02114	13 FRONT ST	
7313	99	ARVAY JOSEPH M & KATHY L		5 BLACHLEY COURT	MENDHAM	NJ	07945	11 FRONT ST	
7313	100	SOEDER LISA P		PO BOX 878	SIACONSET	MA	02564	13 BROADWAY	
7313	101	MAYER LESLIE PLANT		46 SOUTH PLEASANT ST	HINGHAM	MA	02043	14 BROADWAY	
7313	102	PETTY DIANE I DE LOES	15, CH. LOUIS-DEGALLIER	15, CH. LOUIS-DEGALLIER	1290 VERSOIX			10 CENTER SIAS ST	
7313	103	ROOFTREE LLC		PO BOX 302	SIACONSET	MA	02564	12 CENTER SIAS ST	
7313	104	KROHN JEFFREY & MICHELE A		129 ORCHARD WAY	BERWYN	PA	19312	14 CENTER SIAS ST	
7313	105	TIRAPELLI NICOLE ALEXANDRIA		PO BOX 155	SCONSET	MA	02564	18 CENTER SIAS ST	
7313	109	MOYER CAROL		23 PILFERSHIRE LN	SIMSBURY	CT	06092	23 BROADWAY	
7313	110	LICHTMAN JEFFREY A & HORN SHARON		1600 PARKER AVE	FORT LEE	NJ	07024	21 BROADWAY	
7313	111	BREEN FAITH F & GEORGE E JR		4002 TENYSON ST	HOUSTON	TX	77005	19 BROADWAY	
7313	112	KUMPF RICHARD STUART TR		3806 STRATFORD AVE	DALLAS	TX	75205	17 BROADWAY	
7313	113	MALETTA ANNE		PO BOX 82	SIACONSET	MA	02564	15 BROADWAY	
7313	114	KROGH PETER F	MARTIN BOX TRUST	PO BOX 351	SIACONSET	MA	02564	16 BROADWAY	
7313	115	STRONG HELEN M & CARTER		5 CHALFONT CT	BETHESDA	MD	20816	18 BROADWAY	
7313	116	HUBBS GEORGE J TRUSTEE	AFH NANTUCKET QPRT FAMILY TR	95 SKIDAWAY ISLAND PARK RD APT 407	SAVANNAH	GA	31411	20 BROADWAY	
7313	117	APGAR ANNE N TRST ETAL		PO BOX 4	SIACONSET	MA	02564	22 BROADWAY	
7324	1	FORTUNE COOKIE LLC	C/O RGHG	6 YOUNGS WAY	NANTUCKET	MA	02554	5 MAIN SIAS ST	
7324	3	CYGNET 2 PROPERTIES LLC		117 ST ALBANS WY	BALTIMORE	MD	21233	2 BROADWAY	
7324	4	ROOTS FORREST A TR	OLD GARDNER HOUSE TRUST	17 GLOVER SQUARE	MARBLEHEAD	MA	01945	5 BROADWAY	
7324	5	ROOTS FORREST A TR	OLD GARDNER HOUSE TRUST	17 GLOVER SQUARE	MARBLEHEAD	MA	01945	5 FRONT ST	
7324	7	LAMOTT FRED G & SARAH F TRST		PO BOX 462	SIACONSET	MA	02564	1 BANK ST	
7324	8	HEGARTY WILLIAM T & WILLIAM T JR TRS		41 TAYLOR ST	SAUGUS	MA	01906	5 BANK ST	
7324	9	COHEN STEVEN L TR	12 CODFISH PARK RD TR	PO BOX 786	NANTUCKET	MA	2554	12 CODFISH PARK RD	
7324	10	WILNER SHEILA & ROBERT TR		787 KING STREET	RYE BROOK	NY	10573	10 BEACH ST	
7324	11	WILNER SHEILA TRST ETAL		EDGAR ROAD	GREENWICH	CT	06830	16 CODFISH PARK RD	
7324	36	NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	2 MAIN SIAS ST	
7324	37	MCNAMARA JULIANNE S &	MANN MARY ELIZABETH	584 N SCHOOL LANE	LANCASTER	PA	17603	1 BROADWAY	
7324	38	REGAN AMY H & GOLDSMITH		P O BOX 1678	NEW LONDON	NH	03257	3 BROADWAY	
7324	39	REGAN AMY HARPER &	GOLDSMITH CATHERINE	P O BOX 1678	NEW LONDON	NH	03257	10 CODFISH PARK RD	
7324	40	WALKER JULIA M ETAL		C/O JULIANNE MCNAMARA	LANCASTER	PA	17603	8 CODFISH PARK RD	
7324	41	ELBOW LANE GROUP LLC		29 MURRAY HILL CIRCLE	BALTIMORE	MD	21212	7 ELBOW LN	
7324	51	NANTUCKET TOWN OF	C/O PARK & REC	2 BATHING BEACH RD	NANTUCKET	MA	02554	5 CODFISH PARK RD	
Count:	74								

Letters

Clarification: As for the 19' ridge height, it can certainly be lower, but not higher. Sam

Begin forwarded message:

From: Sam Daniel <svdiii@comcast.net>

Subject: 8 BANK STREET, 'SCONSET

Date: November 27, 2021 at 11:06:54 AM EST

To: nsheriff@nantucket-ma.gov

Cc: kmccarthy@nantucket-ma.gov, Holly Backus <hbackus@nantucket-ma.gov>, Daniel Sam <svdiii@comcast.net>

ZBA Board Members,

I approve of the latest design that was presented to the HDC for 8 Bank Street's structure.

I have concerns about the proposed basement, but do not oppose it, as long as it passes all of the necessary inspections.

The tree is old, compromised, and not attractive. If left standing, when and if it falls, it and its roots will damage the Middle Gully road, the bank, and 8 Bank Street.

As for the structure's much debated ridge-height, I firmly support 19'. My old mouse-house's ridge-height is 14'. While its old loft is accommodating, a 19' ridge-height would make it so totally accommodating and livable. Sadly, structures that are too high and inappropriate have been allowed in Codfish Park, setting very bad precedents. It's a perfect example of the old saying, once you let the camel's nose under the tent, you get the whole camel.

Sam Daniel
6 Broadway

Good Afternoon,
Please distribute the below to the Zoning Board of Appeals.

Dear Members of the Board of Appeals,

We are writing to express our concern about what may be a clerical error but is otherwise a serious violation of the Open Meeting Law (G.L. c. 30A, §§ 18 through 25), by the Historic District Commission (HDC) in the above-referenced matter. In either case, the Board of Appeals should refuse to hear the applicants' request for a special permit and require them to withdraw it until this matter is resolved in an open process, or alternatively it should deny the special permit request.

As you will see from the HDC minutes attached to the applicant's ZBA submission, a copy of which are attached hereto, contrary to the applicants' assertion in their filing with the ZBA, a motion to approve this project did *not* carry at the HDC's September 7, 2021, meeting.

At that meeting, the HDC members declined to approve the project, and voted to hold it for further revisions. No further proceedings were noticed or held on this application before the HDC to the best of our knowledge. We were therefore quite surprised to learn for the first time when reviewing the ZBA application that the plans are stamped approved by the HDC in contradiction of its last public vote.

Since an application for a building permit must be accompanied by a certificate of appropriateness issued by the HDC, under the circumstances here, the Board should remove this matter from its December 9, 2021 agenda and until such time as the Attorney General's Office has reviewed this pursuant to the Open Meeting Law.

Sincerely,
Margaret Van Deusen, Isabel Landzert and Anne Reilly
7 Front Street



HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Raymond Pohl (Chair), Abigail Camp (Vice-chair), John McLaughlin, Diane Coombs, Vallorie Oliver,
Associate Commissioners: Stephen Welch, Jessie Dutra, Carrie Thornewill

~~ MINUTES ~~

Tuesday, September 7, 2021

*This meeting was held via remote participation using ZOOM and YouTube,
Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law*

Called to order at 5:01 pm. and announcements by Mr. Pohl

Staff in attendance: Kadeem McCarthy, Interim HDC Compliance Coordinator; Holly Backus, Preservation Planner
Attending Members: Pohl, Camp, McLaughlin, Coombs, Oliver, Welch, Thornewill
Absent Members: Dutra
Late Arrivals: McLaughlin, 5:06 pm; Welch, 5:09 pm.
Early Departures: Pohl, 7:15 pm; Welch, 8:59 pm

Adoption of Agenda.

Motion **Motion to Approve as drafted. (Coombs)**

Roll-call vote Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye

I. PUBLIC COMMENT

None

II. CONSENT

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Thomas Nelson 08-4468	129 Polpis Road	2 nd -floor addition	44/195	Norton Preservation
2. George Cosby	9 Darling Street	Roof change	42.3.2/117.1	James Lydon
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye		Certificate #	HDC2021-(as noted)

III. CONSENT WITH CONDITIONS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Lisa Moison	22 Ahab Drive	Pool and Hardscape	65/52	Phil Dobson
• Not to be visible at time of inspection and thereafter.				
2. Kristina Shadek	134C Main Street	Shed	41/37	Structures Unlimited
• Site plan, showing shed, to be submitted. Shed dimensions from two points of the nearest structure to be shown on plan.				
3. Housing Nantucket	17 Irving Street	Rooftop solar	79/120	ACK Smart
• Not to be visible at time of inspection and thereafter.				
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	Thornewill			
Recused	(lost McLaughlin at 5:12)			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	None			
Public	None			
Concerns	Coombs – Asked to look at 17 Irving Street; that street doesn't have much vegetation. Welch – The recommendation is based upon review of the application and a site view; there is no location this would be visible.			
Motion	Motion to Approve through staff per noted conditions. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, Camp, Welch, Coombs, and Pohl-aye		Certificate #	HDC2021-09-(as noted)

6.	Kristine Amendolare 05-3625	8 Bank Street Sias	Additions	72.1.3/69	Angus Macleod
Voting	Coombs (acting chair), McLaughlin, Camp, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, advisory comments, and topographical information				
Representing	Angus MacLeod				
Public	Margaret Van Deusen, 7 Front Street Joe Arvay, 11 Front Street Isabel Landzert – 7 Front Street John Shae, 'Sconset Civic Assn				
Concerns (7:15)	MacLeod – Reviewed changes made per previous concerns; the engineers and excavators have figured out how not to destabilize the bank. There are letters supporting this proposal but those aren't being read into the record. This was designed to be as low as possible and still function; we can't go any lower. Backus – No additional SAB comments. This is a proposed alteration to an 1923-1926 structure. We've received abutters' letters of concerns and have forwarded those to commissioners. If this is a proposed addition, questions what of the original structure is being maintained. Read into the record letters of concerns from the 'Sconset Civic Association (SCA) and the Gardeners of 9 Broadway & 9 Front Street. Van Deusen – This is the 1st building that would be right against and into the bank; the proposed height makes it more visually impactful at the entrance to Codfish Park. Referenced Mr. John Shae's letter describing the area's sense of place and history. If this is approved, it will "open a floodgate of change." Asked for a denial. Arvay – Questions what is remaining of the original structure. Concurs with comments about the strategic positioning of this building. Landzert – That SCA, which represents the village, objects to this should be carefully considered. Though this is aesthetically pleasing, it is not appropriate in this location. People come here to watch the sunrise, which is over rooftops, not the ocean. Shae – This vote could change 'Sconset forever. Camp – The problem is how perfectly the existing structure hugs the bank; there would be no better proposal for this location. She voted against 15 Beach Street. Likes Ms. Thornewill's suggestion to push it north. Thornewill – This building is appropriate and throws back to historic Codfish Park buildings. With a zoning variance, it might be shifted back onto the retaining wall; that moves it away from the corner and lower bank. McLaughlin – The design as proposed is appropriate to the neighborhood. Coombs – Concerns about digging into the bank affecting its stability is not within HDC purview. She has concerns about SCA's claim regarding 15 Beach Street; this is not taller than that. Asked if the ridge could be reduced to 19'.				
Motion	Motion to Approve. (McLaughlin) Not carried 2-2//Coombs and Camp abstain				
	Motion to Hold for revisions. (Thornewill)				
Roll-call Vote	Carried 4-0//Camp, McLaughlin, Thornewill, and Coombs-aye			Certificate #	
7.	Westmoor Club, LLC 07-4189	105 West Chester Street	Tennis/pickleball courts	41/805	JGG Architects
Voting	Camp (acting chair), McLaughlin, Coombs, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Adam Davis, J. G. Goldsmith Architects				
Public	None				
Concerns (7:57)	Davis – Reviewed changes made per previous concerns; no proposing to put tennis in at southern-most point. Backus – They will have to do a separate application to change the internal tennis courts into the pickleball courts on the other lot. Thornewill – Appreciates moving the pickleball courts away from the street and extensive planting plan. McLaughlin – No concerns and he'd approve as submitted. Coombs – Pickleball makes more noise than tennis; she's glad it's moving inward. As much vegetation as possible would be appreciated. Camp – Double up the trees in front of the future barn is; the more the better.				
Motion	Motion to Approve as submitted. (McLaughlin)				
Roll-call Vote	Carried 4-0//Coombs, Thornewill, McLaughlin, and Camp-aye			Certificate #	HDC2021-07-4189

Nickesha Sheriff

From: Helen Strong <helenmstrong1@gmail.com>
Sent: Thursday, December 2, 2021 10:08 PM
To: Nickesha Sheriff
Cc: Holly Backus
Subject: Re: Kristina and Nicholas Amendolare, File No. 37-21

Dear Members of the Zoning Board of Appeals,

I am writing to dispute the claim that the HDC approved the application for construction at 8 Bank Street in Codfish Park, 'Sconset at its Sept. 7 meeting. I attended that meeting via Zoom and the vote was 2 in favor and 2 abstentions, as the Minutes of the meeting show. The application was then put on hold for revisions and has not been re-addressed, at least in a public forum. At that meeting, the designer of the proposed construction, Angus MacLeod, attempted to browbeat the commissioners who abstained into approving his plans for the house, but was not successful. Earlier in the summer, Mr. MacLeod had declined to meet conditions that the HDC stipulated for possible approval: to lower the roofline by several feet. On the subject of height, it has been noted that the land under 8 Bank St. is a higher grade than land further down on Beach St. so the building, if allowed, would be taller than existing buildings in Codfish Park.

It is incorrect to state that the proposed construction would be an addition. It would instead be a demolition. Mr. MacLeod's design shows an entirely different structure from what is now there. The current building dates from the 1920s and '30s, according to the town's Preservation Planner, Holly Backus.

A large group of neighbors in Siasconset strenuously object to the proposed construction at 8 Bank St. Numerous letters from homeowners residing throughout the village have been sent to the HDC regarding this project. The Siasconset Civic Association, which represents the village at large, is opposed to this ill-considered and incongruous construction. The proposed "addition" would loom like a mini-skyscraper over the cobblestoned Middle Gully pathway in one of the most historic and storied parts of the village – and in fact of the island. The building would look absurd, surmounting the height of the adjacent tall bank on the other side of the Middle Gully and creating a tunnel for pedestrians walking down the Gully to the beach. It would obstruct treasured public views from Front Street that are valued by villagers, visitors, and artists – and really belong to all. As filmmaker and actor John Shea, who set a scene from one of his films on Middle Gully, stated, "if allowed, this will change the history of 'Sconset forever."

Sincerely,
Helen Strong
18 Broadway
'Sconset

This email was scanned by Bitdefender

Please distribute this letter to the Zoning Board of Appeals.

Dear Members of the Board of Appeals,

We are writing to the referenced application submitted by the Amendoles, File No 37-21. At the HDC meeting on September 7, 2021, the Amendole's application for HDC approval did not carry and the board voted to hold it for further review. This application has not been on the HDC agenda again. We were shocked when we received the ZBA notice in the mail showing a HDC stamped approval.

How can an application get approved behind closed doors without the public being aware? We ask that the ZBA application be removed from the December 9, 2021 agenda until the matter can be reviewed by the Attorney General's Office pursuant to the Open Meeting Law.

Thank you for your attention to this matter.

Sincerely,
Joseph and Kathy Arvay
11 Front St
Siasconset

Sent from my iPhone

This email was scanned by Bitdefender

Re: Kristina and Nicholas Amendolare, File No. 37-21

Dear Members of the Board

For the past 34 summers, my family and I have spent time in the summer months in 'Sconset, renting and then, since 1999, owning a house on Front Street in the village. It is a very special place

The proposed construction at 8 Bank St / Middle Gully Rd- is altogether unsuitable to the space- rising as a veritable 'Sconset skyscraper to block the Front St vista and compromise the scale in that part - indeed most areas- of the village. Additionally, It will pose a threat to the stability of the bank there.

I have written a letter (email dated August 3, 2021)and attended in person two hearings of the HDC this past summer to add my voice to the significant number of villagers who strongly object to this construction.

Please do not approve this project.

Sincerely,

Janet Ballou

21 Front St.

Kindly distribute the comments below with attachments to the Board of Appeals.

Dear Members of the Board of Appeals,

Please accept these comments concerning the application for a special permit by Kristina & Nicholas Amendolare, File No. 37-21. The current structure at 8 Bank Street is a preexisting nonconforming structure. According to the applicant's Addendum to their filing, relief is sought to increase the height of the dwelling within the 5-foot rear yard setback. While the applicants characterize this as "a one-story addition" on the northerly side of the building and state that the second floor addition would be constructed over the existing footprint, this contradicts the north side plans that show this as a two-story addition. The project appears to be a demolition of this historic structure rather than an addition. Applicants are also planning to increase the groundcover ratio from 28% to 40% on this tiny lot.

We sent an email to the ZBA last week expressing our concerns about the applicants' assertion that a certificate of appropriateness was issued by the HDC on September 7, 2021. This did not comport with the actions of the HDC at that meeting and as reflected in the minutes of the meeting. Contrary to the applicants' statement, a motion to approve was not carried at the HDC meeting and there was a unanimous vote to hold for further revisions.

We attended the September 7th meeting and were quite surprised to learn for the first time when reviewing the ZBA application of the HDC stamp on the plans. Either this stamp was simply a clerical error, or it represents a serious violation of the Open Meeting Law. In either case, the validity of the certificate is in question. Under these irregular circumstances we believe the application should be withdrawn unless and until there is a proper certificate of appropriateness issued by the HDC.

8 Bank Street is a tiny lot at the base of Middle Gully, the cobblestoned path that connects Front Street with Codfish Park (CFP). It sits at the entrance to CFP at the bottom of and directly against the coastal bank. The project seeks to more than *double* the height of the house to 20 feet and to build a full basement with an 8 to 9 foot ceiling for living space.

This proposed structure is widely opposed by Front Street and Broadway owners and by the community, including by the Siasconset Civic Association. The Civic Association, which we understand rarely takes a position on house construction, felt compelled to do so here because of the unique location and the impacts the height would have on Middle Gully, CFP, and Front Street. The Civic Association's August 1 and September 2, 2021, letters to the HDC are attached to this email.

Due to its position against the bank much of the structure will be above the top of the bank and Front Street. It will be visible from three directions on iconic Front Street, block views there, and its impacts will completely change the look of CFP, Middle Gully and Front Street. It is appropriate for the Board in considering the "neighborhood" impact to include Front Street, Broadway and Middle Gully, as well as CFP. The structure's windows and large dormer on the west side immediately against Middle Gully will dominate the gully, closing it in and creating a

tunnel effect, and eliminating views from Front Street over CFP rooftops to the Atlantic admired by so many. This profoundly vertical house given its location will be substantially detrimental to the interests of the neighborhood and to the inhabitants of the village.

We agree with Jeff Gardner, the owner of 9 Broadway/9 Front Street, that the Blackwell & Associates diagram submitted to the HDC and the ZBA do not paint the true picture of these impacts—and even those depicted in the Blackwell diagrams are quite significant. The land at 11 Front Street selected for comparison in the Blackwell HDC and ZBA diagrams is higher than the land at 7 and 9 Front street and the finished ground elevation at 8 Bank used by Blackwell (17 feet 7 inches) is for the lowest part of that lot. According to the topographical map submitted by Angus MacLeod to the HDC, parts of the lot are several feet higher than this.

We saw the height poles that were ordered by the HDC last spring and we and our neighbors were shocked by the structure's proposed height above the bank. We visually estimated then that the roof line would overtop the bank by six feet, or about three feet over the existing fence at 9 Front Street. Two photographs showing the height poles are attached to this email as the 3rd and 4th attachments (in the 4th attachment the pole is to the right of our house). The height was subsequently dropped by only one foot, from 21 to 20 feet, despite the requests of many inhabitants and abutters for a lower structure. The Gardners' analysis of the Blackwell diagram submitted to the HDC several days after the September 7th meeting, puts the structure's height overtopping the bank by between 5 feet and 7.5 feet. We think a site visit would be beneficial to the Board.

While the applicants provided the heights of other houses in CFP, these are not really relevant since *none* of those houses is right up against the bank. The proposed structure's doubled height's impact is compounded by the elevated site grade at the base of the coastal bank and its near perspective in relation to the bank. If permitted, this will set a terrible precedent for building houses up against the bank and taller than it. There are no such houses today.

Because the structure is located directly against the coastal bank and Middle Gully this is an environmentally sensitive and difficult site on which to build. Increasing the ground cover ratio and eliminating most of the front yard with an 8x10 patio (built over the septic system in the front yard) will increase stormwater runoff from the site. Site runoff will discharge down Beach Street to the intersection with Codfish Park Road, where flooding during rain events is already routine and worsening. Codfish Park Road is the only car access to CFP and this flooding, which will increase further with climate change and its more intense precipitation, is a hazard causing both damage to the roadway and public safety concerns.

One challenge the community now faces is how town departments, boards and commissions will work together to create and maintain resiliency to climate change. Here, in the rezoning of CFP to Siasconset Old Historic (SOH), an unintended consequence is that houses in CFP are apparently able to increase their ground cover ratio and to decrease setbacks (*i.e.*, zero front yard setback) in the SOH. The resulting increase in impervious surfaces prevents infiltration and the deep basements now trending in CFP compound this. This is the very opposite of creating environmental resilience to climate change.

In sum, this structure's proposed height this close to the bank is inappropriate and will be substantially more detrimental than the existing nonconforming structure to the neighborhood. As the Civic Association said in its September 2nd letter to the HDC: "The preservation of the scale of the houses and streetscape are essential to keeping the character of Codfish Park intact. . a higher structure in this specific location would disturb the balance and rhythm of architecture in this historic neighborhood."

We ask that you deny the special permit. Thank you in advance for consideration of our comments.

Sincerely,
Margaret Van Deusen, Anne Reilly, and Isabel Landzert
7 Front Street





Siasconset Civic Association

P.O. Box 360
Siasconset, MA 02564

August 1, 2021

Via E-Mail

Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Re: 8 Bank Street, Siasconset

Dear Commissioners,

On behalf of the Board of the Siasconset Civic Association, I am writing to express our concerns about the plans that have been submitted for **8 Bank Street** in 'Sconset, as revised July 22, 2021.

With all due respect to the property owner and the architect, we believe the proposed renovation -- even with the recent revision (lowering of the roofline by one foot) -- is inappropriate given the unique location of this home and its historical importance. In short, we believe allowing the current structure to be altered to a 20 ft height, while digging a new basement with a 9 foot ceiling height, would be wholly inconsistent with the HDC's mission to preserve and protect historic buildings and places of historic interest.

We ask the HDC to "consider the appropriateness of the size and shape of the building or structures both in relation to the land area upon which the building or structure is situated and buildings and structures in the vicinity" as authorized in Chapter A301-4, Section 9(b), Code of Nantucket.

Historical Importance of 8 Bank Street

The house at 8 Bank Street is an historic building in 'Sconset worth of preserving as it is the only remaining structure in Codfish that used to be a fisherman's shack (built in the 1800s) and then later became a shop serving the community. Indeed, it is one of the few houses in that area of 'Sconset that is consistently featured in publications about its history and uniqueness (see the attached appendix). This historic cottage—appropriately described as "iconic" in a 2019 Cape Cod Times article—should not be allowed to be renovated as extensively as the current owners propose or we will lose yet another important part of 'Sconset's history.

Importance of Middle Gully Road

In addition to considering the historical importance of 8 Bank Street, we urge the HDC to consider the importance of preserving Middle Gully Road as is. Having a house looming over this road—which runs behind and beside this house—would change the character of this historic road, used by many pedestrians to get to Codfish Park and the beach. Moreover, Middle Gully Road is an emergency access route for Codfish Park. An engineer's report on how construction would affect the stability of the bank and the road is essential.

The Iconic View from Front Street

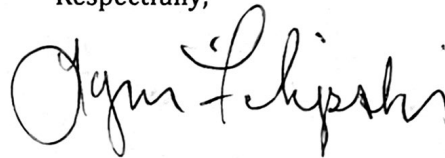
Residents and visitors alike pause on Front Street at the top of Middle Gully Road, or when approaching it, to take in the view of Codfish Park and the ocean. Allowing yet another house to block that view, even partially, would be a real loss. No other house in Codfish Park is located so close to the bank, making the added proposed height more visually impactful. The unique location of the cottage should be enough to warrant preserving its existing height and the iconic view from Front Street.

Preservation of Trees in Codfish Park

We are concerned that the large, unique tree that stands just behind the existing structure on 8 Bank Street would be damaged. If a second story is allowed to be added to this house, as proposed, it would endanger the health of the tree and possibly necessitate extensive pruning. There are very few trees in Codfish Park, making the preservation of this one particularly important. This tree may very well be helping to hold up the bank.

For all these reasons, the Board of the Seasoned Civic Association urges the HDC to deny the pending application for the proposed renovation at 8 Bank Street. While the historic structure at this location has obviously been renovated over time, we think the renovation being currently proposed is simply excessive and inappropriate.

Respectfully,

A handwritten signature in black ink, appearing to read "Lynn Filipski". The signature is fluid and cursive, with the first name "Lynn" being more prominent and the last name "Filipski" following in a similar style.

Lynn Filipski
President, Siasconset Civic Association

cc. Sconset Advisory Board (via e-mail)

APPENDIX

Letter to the Historic District Commission dated July 31, 2021

The book *Images of America: 'Sconset*, by Rob Benchley and Richard Trust (published in 2020 by Arcadia Publishing), features 8 Bank Street on p. 61 (top):

Many shacks built in the 1800s and before were repurposed in later years. These unidentified men appear to be offering something from this converted shack. Possibly fried "chitterlings, tongues, and breeches," which were savored fare in those days, being the leftover parts of the codfish that were not shipped off-island. This shack became an ice-cream and hot dog stand in the 1920s and is a private home today.



On the beach at Codfish Park, would-be swimmers took in the sought-after soothings that were promoted by advertisers of 'Sconset and its charms. There is no sandbar to speak of at 'Sconset Beach, as strong tidal currents wash the shore hourly in potentially dangerous regularity. Early accounts of swimming here mention safety ropes that were strung at right angles to the shore. (Photograph by Gertrude Darling Benchley, courtesy of Rob Benchley.)

61

The **Nantucket Preservation Trust** similarly thought 8 Bank Street was important enough to include a photo of it in a July 2020 article about Codfish Park, <https://www.nantucketpreservation.org/codfish-park-and-10-beach-street-7976>. The photo included (below, c.1920) shows the sign when it was one of the few shops in Codfish Park.



8 Bank Street, today "Tour's End," started out as a hot dog stand. c. 1920
(NHA image.)

On the **Nantucket Historical Association's** webpage about Codfish Park (<https://www.nha.org/digitalexhibits/sconset02564/timeline/codfishpark.html>), a photo of this home is the only one featuring a specific house (bottom photo) and its particular history is highlighted (last paragraph):



◆ SCONSET HOME ◆ BACK TO TIMELINE ◆
◆ TO 1820 ◆ 1820-1870 ◆ 1870-1900 ◆ 1900-WWI ◆ WWI-WWII ◆ WWII-PRESENT ◆

Codfish Park

One of the most interesting facts about Codfish Park is that it did not physically exist until the late nineteenth century. Prior to that time, the beach below the village was narrow; in fact, a devastating storm in 1841 undercut the bank and caused several houses to fall and others to be moved because of their precarious position. Over the succeeding decades the beach accreted naturally, becoming a site for fishing shacks and boat storage for the cod fishermen.

The land below the bank belonged to Henry Coffin, who deeded it to the Proprietors of Nantucket in 1886, when it was just a narrow strip. Coffin intended for the beach to be used by the inhabitants of the island; one of the stipulations of his deed was that "no building or other obstruction of any kind be erected or maintained on the premises, except bath houses, to be used as such." In less than three decades, however, the beach tripled in width and became the site of numerous buildings. It was during this period that the fisherman left their mark on Codfish Park, erecting ramshackle clusters of cottages and shacks often surrounded by fishing drays, drying racks, and whale-oil barrels to catch rainwater.

Toward the turn of the century, Codfish Park formed a picturesque backdrop for visiting tourists, and for the photographers and artists who captured images of its antiquated structures in their works. A report in the *Inquirer and Mirror* in 1921 described the evolution of the neighborhood from this "derelict" period of shacks and shanties into homes:

Gradually they have taken up locations, and all during the past thirty years, the widening of the beach having created building sites, 'which have been pre-empted, fish-house giving place to shanty, and shanty to more pretentious dwelling and bathing house, until the fish-house is almost a memory only.

In the early twentieth century, Codfish Park acquired a unique character as home to many of the working families of 'Sconset, who frequently served as domestic staff for families in the large houses "up bank," or offered other services such as laundry and baby-sitting help. Others operated businesses of their own in the village. This fascinating and exceptional community was racially and ethnically mixed, with families of African-American, Cape Verdean, Irish, and many other backgrounds living side-by-side. Some had stores in Codfish Park itself—many people, for example, fondly remember Mrs. Amos (Linda) Arey, who sold freshly baked pies, sweets, hot dogs, and candy from her small store by the gully. Other businesses included John Thomas's fish market, John Salvas's barber shop, Lily (Mauldin) Mackie's beauty parlor, and Venture-Inn selling bathing suits and other beach gear. Living Codfish Park residents recall a cordial, sometimes friendly, sometimes complex, relationship with the children from above bank. Codfish Park was a community unto itself, but one with strong ties to 'Sconset village, whether through the relationship of work; through gatherings, movies, and shows at the Casino; or through the regular bustle and interchange of village life.



Codfish Park, 1880s
F3259



Small shop in Codfish Park.
Sign on front: Mrs. Amos Arey Prop. Home
Cooking Hot Dogs Soft Drinks & Candy
c. 1920s
Scan gift of Grace Yates.
SC665-39

◆ NHA ◆ NHA DIGITAL EXHIBITS ◆

Siasconset Civic Association

P.O. Box 360
Siasconset, MA 02564

September 2, 2021

Via E-Mail

Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Re: 8 Bank Street, Siasconset

Dear Commissioners

On behalf of the Board of the Siasconset Civic Association, I am writing again to express our concerns about the revised plans for 8 Bank Street.

Despite recommendations for a lower roofline at the HDC meeting on August 17, the proposed structure is still 20 ft high. This is roughly 2-3 feet higher than 15 Beach Street, the new house being built nearby that is much taller than the houses around it. Additionally, the structure would be five feet higher than Front Street – the first and only structure in Codfish Park that would be higher than that iconic street -- and loom over Middle Gully Road.

Historically, the structure at 8 Bank Street has always been one story. That scale is in keeping with the original fishing shacks that once predominated Codfish Park. Because of the property's location on a higher point of land than other houses in Codfish Park, the proposed two-story structure would be the highest roofline in the entire neighborhood.

The most outstanding feature of this part of 'Sconset is the continuity of architectural elements where no building diminishes another. The preservation of the scale of the houses and streetscape are essential to keeping the character of Codfish Park intact. We do not consider the proposed height in keeping with the physical location nor the neighborhood.

The Board of the Siasconset Civic Association continues to urge the HDC to deny the pending application for the proposed renovation at 8 Bank Street on the ground that a higher structure in this specific location would disturb the balance and rhythm of architecture in this historic neighborhood.

Respectfully,



Lynn Filipski
President, Siasconset Civic Association

cc. Sconset Advisory Board (via e-mail)

Dear Members of the Nantucket Zoning Board of Appeals,

Please see the attached comments and exhibits regarding the Special Permit request submitted by Kristina and Nicholas Amendolare (File No. 37-21) for making additions and renovations to the structure located at 8 Bank Street, 'Sconset. We respectfully request this application be withdrawn from the December 9, 2021 agenda and held for consideration until a detailed legal review of the circumstances related to the submission is completed.

At the 9/7/2021 Regular Meeting of the HDC, a motion to approve the plans as submitted did not carry; the vote resulted in a tie and failed. Another motion to hold for revisions of the plans followed; this vote passed unanimously. However, it doesn't appear that any further action was taken on the item. Apparently, revisions were not submitted after the 9/7 meeting and were not subsequently approved to move forward. This is contrary to what was submitted by the Amendolare's in their ZBA application. Is this intentional or an error?

The complete video recording of the 9/7/2021 HDC meeting can be viewed on YouTube.com at <https://www.youtube.com/watch?v=JcrD0j8PXdY>. Discussion on this item is featured at approximately 2:51:00. A digest transcription of the discussion related to a vote on this item appears below:

Abby Camp: I'm going to abstain.

Dian Coombs: O.K. And, Carrie?

Carrie Thornewill: Aye.

Diane Coombs: ...and Johnny is an 'Aye,' and, uh, I am an abstention, also. So, at the moment, it... it fails...

At approx. 2:51:55

Holly Backus: Madame Chair, it dies for it being a tie. You'd have to make another motion.

Diane Coombs: O.K. I'll make another motion. Uh, who would like to make another motion?

Carrie Thornewill: Motion to hold for revisions, I suppose.

Diane Coombs: Alright...

At approx. 2:55:08

Diane Coombs: ...we have a motion for revisions.

Holly Backus: Madame Chair, you have a motion on the Floor for revisions...

Diane Coombs: Carrie made the motion. Abby?

Abby Camp: Aye.

Diane Coombs: John?

John McLaughlin: Yes.

Diane Coombs: And, I'm a 'yes', too. So, you have four votes for revision. And that's it. Thank you.

The structure proposed for the site has resulted in a groundswell of negative response from owners of abutting properties and the surrounding neighborhood, including the Siasconset Civic Association. Numerous letters and emails, some of which are attached, have been sent to the HDC commissioners in opposition to the plans submitted by the project's architect, Angus MacLeod.

While Mr. MacLeod's design is visually pleasing from street level, it is the height (addition of a second floor) and depth (dugout basement) that is causing such outcry from 'Sconseters. I direct your attention to the attached document highlighting the inconsistencies and inaccuracies contained in the topographic section drawing submitted by Jeff Blackwell & Associates and Angus MacLeod. Additionally, please see the other attached comments and photos for a better explanation of our concerns.

Again, we respectfully request this application be withdrawn from the December 9, 2021 agenda and held for consideration until a detailed legal review of the circumstances related to the submission is completed.

Respectfully,

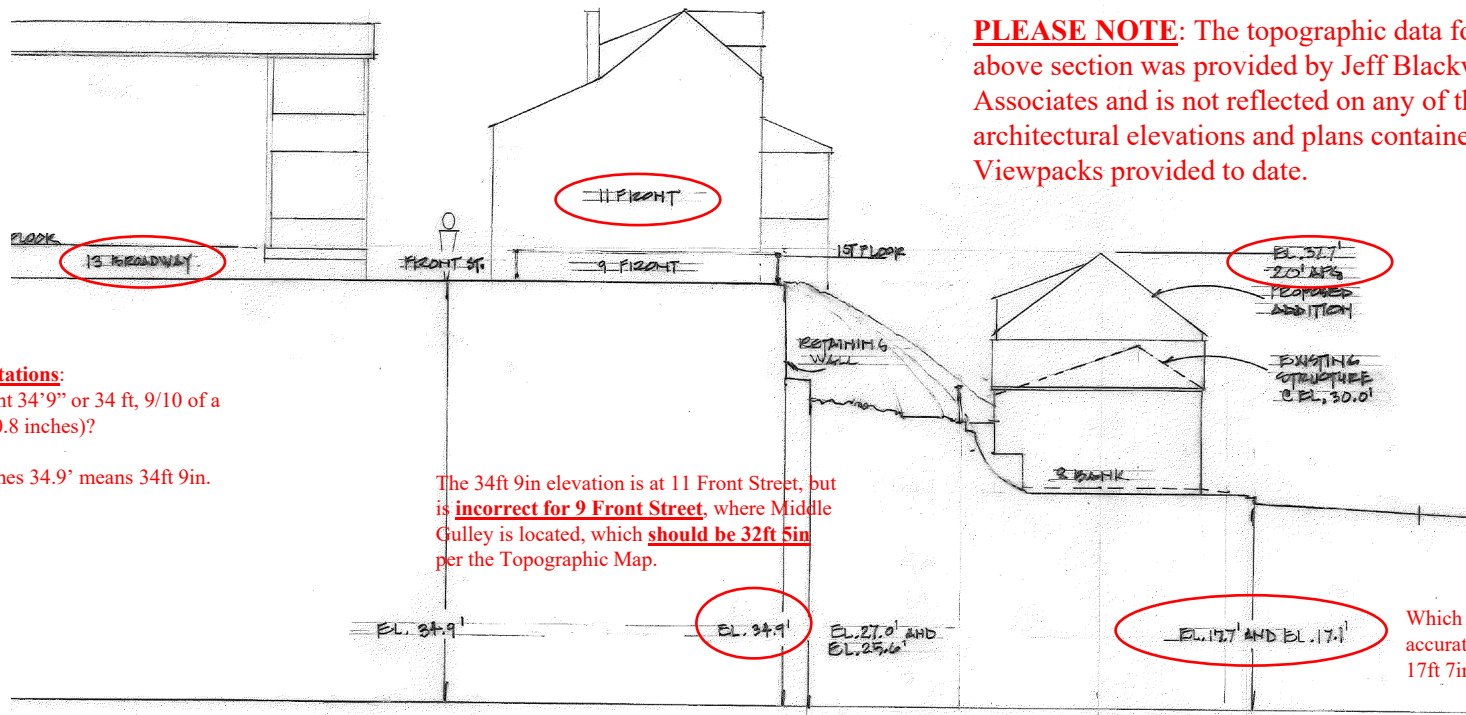
Jeff and Ann Gardner

9 Broadway/9 Front Street, 'Sconset.

Key Takeaways From the 9/7/21 HDC Meeting

- The Topographic Section provided by Jeff Blackwell & Associates as subcontractor for Angus MacLeod Designs uses the bank height at 11 Front Street & 13 Broadway, which is 2-3 ft higher than the bank at 9 Front Street and the Middle Gully.
- Jeff Blackwell & Associates shows the finished grade (i.e. the topographic elevation of 8 Bank Street after construction completion) of 8 Bank Street at 17 ft 7in, however, the Topographic Map provided by Angus MacLeod Designs in the 8/30/21 Viewpack shows a range of elevations shown within the footprint of 8 Bank Street, from 17-20 ft.
- **Best case roof height:** 5.2 ft above the bank at 9 Front Street/Middle Gulley.
- **Worst case roof height:** 7.5 ft above the bank at 9 Front Street/Middle Gulley.

Topographic Section – 9/7/21 Viewpack



Elevations do not align with Topographic Map provided in the 8/30/21 Viewpack shown in the following slide.

- What sources are used in each?
- Is 8 Bank at the 17ft 1in or 17ft 7in finished grade elevation? Finished grade: the topographic elevation after construction completion.
- Front Street elevation is 9in higher on the Topographic Section than the Topographic Map.
- The Topographic Section uses the bank height at 11 Front Street & 13 Broadway, which is 2 ft higher than the bank at 9 Front Street and the Middle Gully.

Topographic Map – 8/30/21 Viewpack



Circles reflect the different elevations contained within the footprint of 8 Bank Street and the bank edge at 9 Front Street

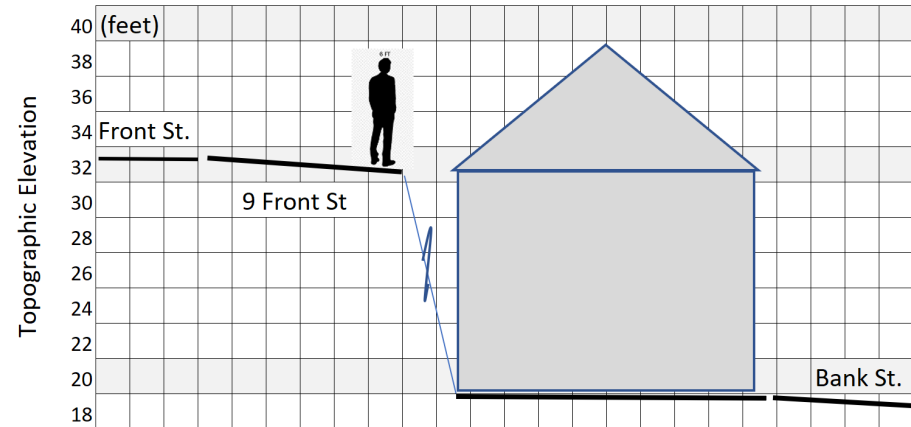
Topographic Section should be cut as shown above, instead of through 13 Broadway/11 Front Street:

- Bank elevation at 11 Front Street: 35 ft
- Bank elevation at 9 Front Street: 32.5 ft

Variances: Topographic Section v. Topographic Map

The **Topographic Section** on Slide 2 shows the 8 Bank Street finished grade elevation as either 17.1ft or 17.7ft. If 17.7ft is correct, then the roof height will be 37.7 ft, or 5.2 ft above the bank edge.

The **Topographic Map** on Slide 3 shows finished grade elevation as between 17ft - 20ft within the footprint of 8 Bank Street. If the 20ft roof height is used, then the roof height will be 40ft above finished grade, and thus 7.5ft above the bank edge height.



Comparison: Topographic Section v Map

Heights per Topographic Section (ft)		Heights per Topographic Map (ft)	
8 Bank finished grade elev.	17.7	8 Bank finished grade elev.	20.0
8 Bank roof height	20.0	8 Bank roof height	20.0
Total roof height/elevation	37.7	Total roof height/elevation	40.0
Cliff edge elevation @ Mid-Gully	32.5	Cliff edge elevation @ Mid-Gully	32.5
Roof height above cliff edge	5.2	Roof height above cliff edge	7.5



9/1/2021

Dear Members of the Historic District Commission,

I submit the attached comments as follow-up to my previous submissions regarding the proposed demolition and new construction of a building located at 8 Bank Street, Sconset.

A review of the drawings submitted by the architect in response to the HDC's requests for a reduction in height indicates that he did not fully understand the request, or he is ignoring it altogether. This issue has been discussed by the commission several times now; the height is little changed.

I join the growing list of Sconset residents and property owners in voicing our concerns regarding the height of the roofline and potential destabilization of the bank supporting Middle Gully and Front Street above. The proposed roofline is simply too tall and will have a very negative impact on the viewscape along Front Street; one of only two areas still open to the east. Additionally, the digging of a basement so close to the bank could compromise the stability of the building foundations above.

I repeat my previous request that the basement dig and removal of the large Maple tree be reviewed by a structural engineer, and the costs quantified by a general contractor with relevant experience BEFORE approval from the HDC is granted. The structural and financial risks impact the preservation of historic Front Street and Middle Gully. Shoring up a hillside involves setting anchors to a retaining wall deep into the hillside. There is additional risk in that. We request a guaranty from the owner before starting construction that if the bank is compromised, they will pay for ALL costs to stabilize it and rebuild the retaining wall(s) if necessary. Funds should be set aside for this purpose in a reserve account controlled by the Town of Nantucket, to be returned if unused.

Please see the diagram below for an explanation of how the height of the structure will impact the neighborhood along Front Street. The numbers along the y-axis represent the approximate height above sea-level as labeled on the GIS map included in the Viewpack. Additionally, I have included 'before and after' photographs illustrating the mass of the proposed structure when viewed from a standing position on Front Street.

The renderings included in the Viewpack provide us with images of how the structure will appear from street level below, on Bank Street. For some reason, the architect has not included a rendering of how the building will appear when viewed from ABOVE, on Front Street – a view of the structure that will certainly be seen by hundreds, if not thousands more visitors to the neighborhood. The architect should provide the Commission with a rendering of this view, as well.

I ask the HDC to require revisions of the previously submitted plans/design; revisions to include 1) a reduction in height, lowering the roofline of the proposed structure to no higher than street level at Front Street - 33 feet according to the GIS topographic map; 2) structural engineering design of the temporary and permanent retaining walls necessary for the basement addition and corresponding budget estimate; and 3) any other changes that would contribute to the protection and preservation of this historic district.

Sincerely,

Jeff & Ann Gardner
9 Broadway/9 Front Street, Sconset

September 9, 2021

Dear Members of the Historic District Commission,

As a follow-up to my comments submitted 9/1/21 regarding the proposed construction of a building located at 8 Bank Street, Sconset, please see the digest of comments previously submitted to the HDC by other concerned residents for your consideration.

As you see, the voices in opposition are no 'vocal minority' as was characterized by the architect during the meeting Tuesday, Sept. 7. They are in fact many.

Additionally, please see the attached height analysis which concludes that the roof height at Middle Gully/9 Front Street is between and 5'2" and 7'5" above the bank rather than the 3'2" presented in the topographic section provided by Jeff Blackwell and Assoc., subcontractor to Angus Macleod Designs. The Blackwell drawings are NOT accurate.

Thank you for your consideration and review of the attached information.

Jeff & Ann Gardner
9 Broadway/9 Front Street

=====

Comments in Opposition

Helen Strong - 18 Broadway

"Joining other neighbors, I also wanted to reiterate my strong opposition to this project... I am writing again to object to the proposed construction at 8 Bank St. in Codfish Park."

Robin Gorham - 9 King Street

"The proposed structure would be too high and would impact the houses around it and the historic district."

Emily Maletta - 15 Broadway

"I am writing as a concerned neighbor to object to the work that will be soon done to the historic building now found at 8 Bank Street in Codfish Park, Sconset..."

Rena Crisp – 10 Clifton St.

"I am strongly opposed to this transformation from a small "cottage" (a.k.a. one-room fishing shack/ice cream stand) to a two-story house which would impact the entire character of this treasured part of the village..."

Pamela Suan - 2 Broadway

"The proposed structure changes the character, blocks historic views, and is not in keeping with the character of the area. I hope the HDC will not allow this to be changed..."

Mary Williams - 7 Broadway, 10 Broadway, 3 Magnolia, 11 Pochick

"I feel if the Nantucket boards let a person show up on this historic scene and ignore the restraints we and so many others have upheld to maintain this historic area would be a shame... It appears to me as though this is a selfish wish of an applicant who just wants to be here in this little village and benefit from these historic settings enough to squat and expand both up and down, into and above this ground without any regard or respect for this fragile area."

Eric & Beatriz Olson - 7 Sconset Ave.

"We oppose the modifications to the 8 Bank Street home, both for how the elevated second floor will block views ... as well as how the basement installation may affect the stability of the bank."

Janet Ballou - 21 Front Street

"I would like to add my support to my neighbors in Sconset village who have voiced concern and opposition to the proposed construction at 8 Bank Street... The argument that it is in keeping with roof heights of other constructed buildings in Codfish Park is a nonsensical one; past mistakes should not justify future endeavors... I sincerely hope your commission will rule to reject such an inappropriately large piece of architecture at the base of Middle Gully Road."

Ann Riley - 7 Front Street

"We ask the HDC to limit the height of the building so that the roof line does not exceed the top of the bank."

Lynn Filipski - Sconset Civic Assoc.

"We do not consider the proposed height in keeping with the physical location nor the neighborhood... The Board of the Siasconset Civic Association continues to urge the HDC to deny the pending application for the proposed renovation at 8 Bank Street on the ground that a higher structure in this specific location would disturb the balance and rhythm of architecture in this historic neighborhood."

Peter and Kitty Goldsmith - 3 Broadway

"Middle Gully is a road... for emergency exit. Has everyone forgotten the storm that took some Codfish Park houses out to sea?! Could happen again!! As we mentioned in our earlier email, we are saddened by the loss of "old Sconset." This project is not in keeping with the historic district of core Sconset."

Carol Krogh - 16 Broadway

"I TOTALLY OPPOSE THIS PROJECT... Everything about this project is wrong. It will change Codfish Park/Bank Street and Sconset in ways that will destroy the beauty and integrity of this very special place on the eastern shore of Nantucket. PLEASE DO NOT LET THIS TRAGEDY HAPPEN TO OUR BEAUTIFUL AND VERY SPECIAL VILLAGE."

Annie Carter – 8 Mckinley Ave.

"My opinion of this project is that it is way beyond the scope of the property."

Tim Cashman - 7 Hawks Circle

"I write to you today to voice my support of the Siasconset Civic Association letter in opposition to the submitted renovations of 8 Bank Street... I strongly recommend that these currently submitted plans not be approved."

Samantha Freemont-Smith - 27 Main Street

"As a longtime Sconset summer resident, I would like to voice my opposition to the expansion of 8 Bank Street in Codfish Park... The "McMansioning" of this neighborhood, already in progress with a second story going up is exactly what we should prevent... The HDC's mission is to protect the Historic District. If Codfish Park is not historic, with its role in fishing history on island, then nothing in Nantucket is."

Lisa Camesano - 7 Meetinghouse Lane

"I respectfully oppose the plan to replace the existing one-story house at the foot of the Middle Gully Road with a two-story structure on a sliver of land... an exceptional aspect of 'Sconset will be lost forever if this plan is approved."

Sherry Rodts Kelly - 5 Broadway

"I have lived at #5 Broadway, 'Sconset for 63 years....The proposed house design is lovely, but way too big for the space. Nothing over a 1-story house should be built there, or it would block one of the iconic views of Codfish Park and the ocean from Front Street... If the HDC allows the new design to be built, there might as well not be any controls on building on Nantucket because it is so obviously wrong on so many levels."

George and Ann Hubbs - 20 Broadway

"We are opposed to the approval of this project because... plan is not in keeping with the historic size and massing of the buildings which have been on this lot... this application should be rejected and sent back for more considered thought..."

Kathy Anselmi - 23R Bank Street

"I am opposed to the renovation project cited for the cottage "Tours End" at 8 Bank Street that was in Gail Nickerson Johnson's family for eight generations... The disturbance of one part of the bank threatens the integrity of the entire bank along Bank Street... a two-story dwelling is not in conformity with the surroundings... Middle Gully Road is an access way in an emergency that we all rely upon."

Lisa Soeder - 13 Broadway

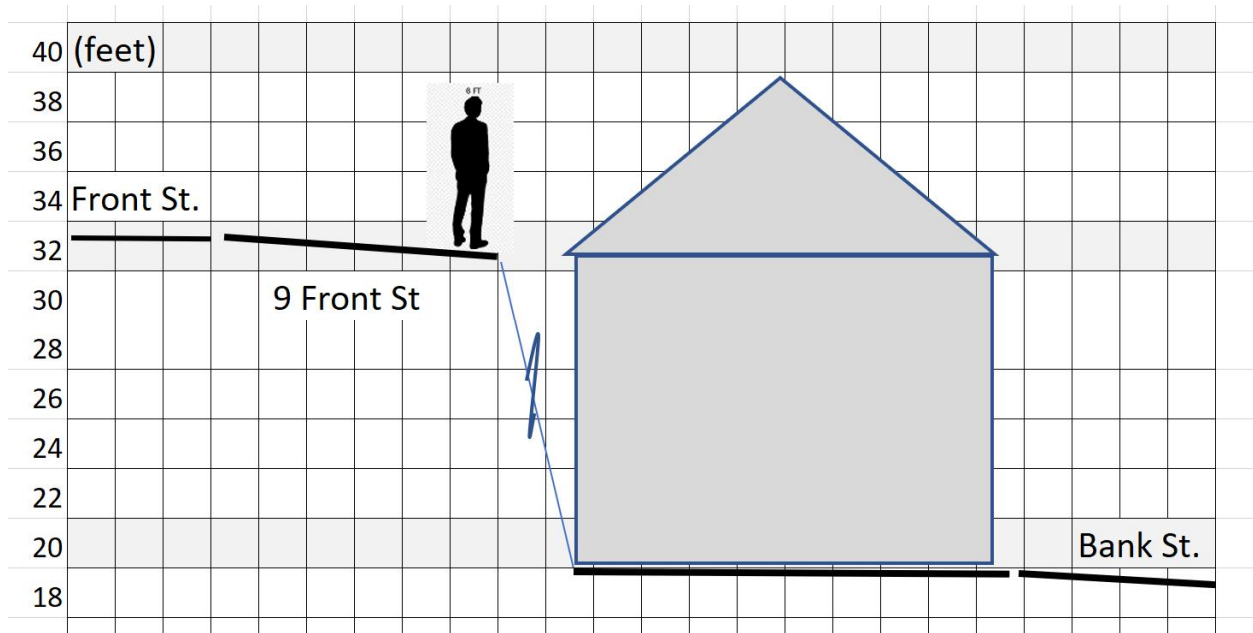
"Both sets of my previously submitted comments reflect my fervent opposition to any renovation that would i) increase the height of 8 Bank Street above the bank or ii) include a basement or foundation or the removal of the existing tree without a report from the appropriate environmental or zoning expert that such a change to the embankment will further endanger the embankment."

Jeff & Ann Gardner - 9 Broadway, 9 Front Street

"I join the growing list of Sconset residents and property owners in voicing our concerns regarding the height of the roofline and potential destabilization of the bank supporting Middle Gully and Front Street above... The proposed roofline is simply too tall and will have a very negative impact on the viewscape along Front Street; one of only two areas open to the east... the digging of a basement so close to the bank could compromise the stability of the building foundations above."

Sam Daniel - 6 Broadway

"8 Bank Street is a tiny cottage on a tiny lot that is right up against the bluff and the Middle Gully wall. I worry that an enlarged cottage with basement will compromise this setting... I like and approve of Angus's revisions, but, again, can't the 21 foot height be lowered a few feet?"



Re: Kristina and Nicholas Amendolare, File No. 37-21

Dear Members of the Board

For the past 34 summers, my family and I have spent time in the summer months in 'Sconset, renting and then, since 1999, owning a house on Front Street in the village. It is a very special place

The proposed construction at 8 Bank St / Middle Gully Rd- is altogether unsuitable to the space- rising as a veritable 'Sconset skyscraper to block the Front St vista and compromise the scale in that part - indeed most areas- of the village. Additionally, It will pose a threat to the stability of the bank there.

I have written a letter (email dated August 3, 2021)and attended in person two hearings of the HDC this past summer to add my voice to the significant number of villagers who strongly object to this construction.

Please do not approve this project.

Sincerely,

Janet Ballou

21 Front St.

Adam Delaney-Winn

Trustee of Warren's Landing Nominee Trust

File No. 22-21

40 Warren's Landing Rd

APPEAL

Continued to June 09,2022

NEW BUSINESS

1010WINS,LLC

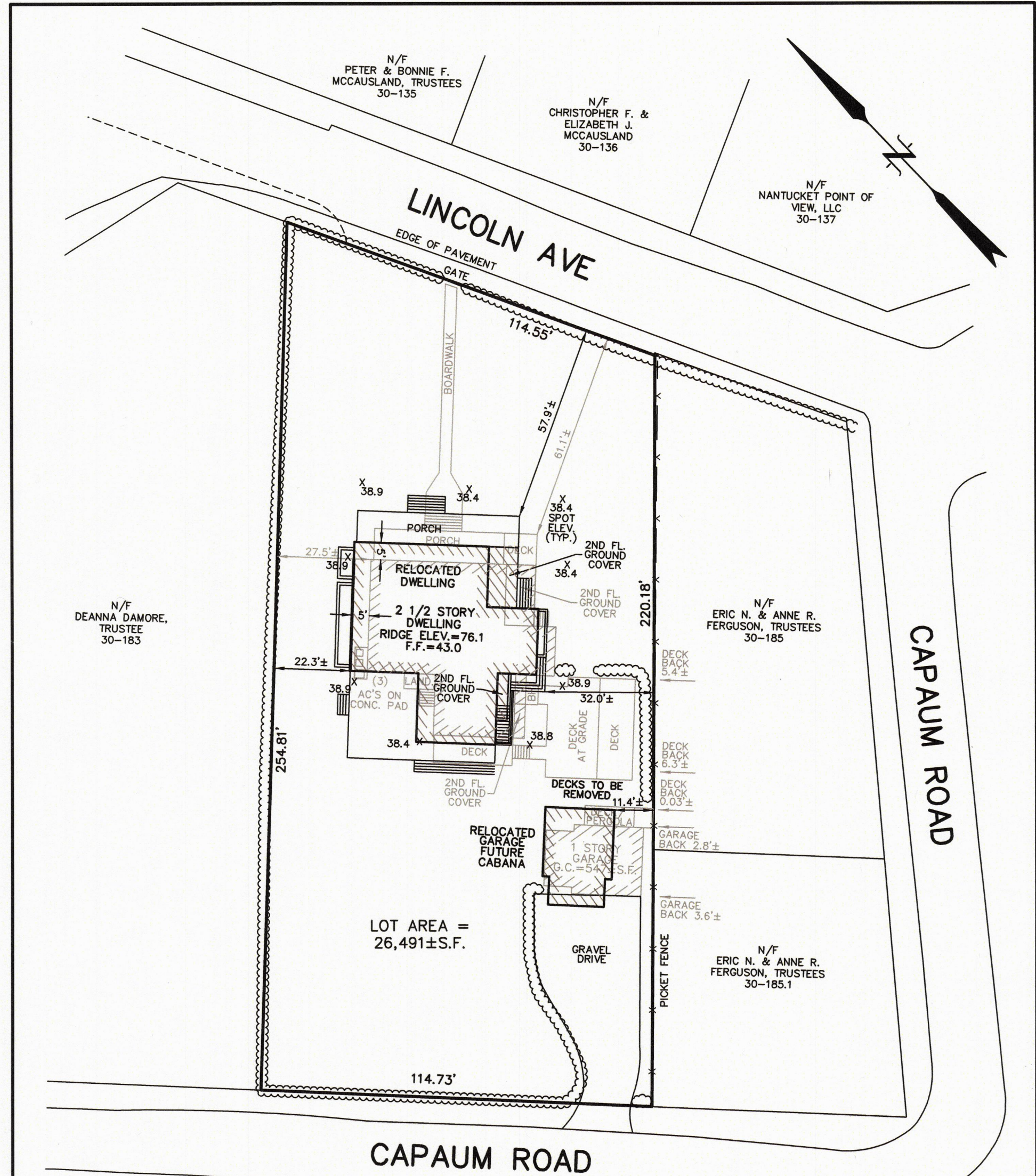
File No. 06-22

10 Lincoln Avenue

SPECIAL PERMIT

NEW MATERIALS SUBMITTED

Pg 150



N. CLIFF WAY

VERTICAL DATUM NAVD88

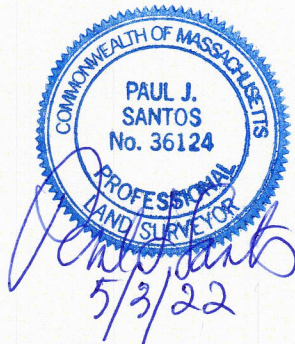
PLAN REFERENCES
PL. BK. 15 Pg. 28
PL. No. 2018-72
PL. No. 2019-28

CURRENT ZONING: R-1
MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 50'
FRONTYARD SETBACK: 10'
SIDE AND REAR SETBACK: 5'
ALLOWABLE G.C.R.: 30%

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

N.B. 442/126 - 450/142

N/F
JOHN T. MCDONALD
30-217



DWELLING ELEVATIONS		
DESC.	EXIST.	PROPOSED
F.F.	43.0	43.0
RIDGE	76.1	76.1
HEIGHT(FT.)	37.4	37.4

ZBA EXHIBIT
PROPOSED CONDITIONS PLOT PLAN
#10 LINCOLN AVENUE
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=30' DATE: 3/14/2022
REVISED: 5/3/2022 DWELLING/GARAGE LOCATIONS

DEED REFERENCE: Dd. Bk. 1852 Pg. 165
PLAN REFERENCE: SEE NOTE
ASSESSOR'S REFERENCE:
MAP: 30 PARCEL: 184
PREPARED FOR:
1010WINS LLC
NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554



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

NANTUCKET
TOWN CLERK
2022 MAR 15 AM 10:18

APPLICATION

Fee: \$450.00

File No. 06 - 22

Owner's name(s): 1010WINS LLC

**Mailing address: c/o Reade, Gullicksen, Hanley & Gifford, LLP
6 Young's Way, Post Office Box 2669, Nantucket, Massachusetts 02584**

Phone Number: 508-228-3128 E-Mail: air@readelaw.com

Applicant's name(s): Same

Mailing Address: Same

Phone Number: Same E-Mail: Same

Locus Address: 10 Lincoln Avenue Assessor's Map/Parcel: 30-184

Record Plans: Plan Book 15, Page 28 (southeasterly lot); Plan No. 2019-28, Parcels 5 and 6

Deed Reference Book 1852, Page 165 Zoning District Residential-1 (R-1)

Uses on Lot- Commercial: None

Residential: Number of dwellings One

Date of Structure(s): all pre-date 7/72 Yes

Building Permit Numbers: 7782-91; 14708-97; 14630-97; 1109-99

Previous Zoning Board Application Numbers: None

State below or attach a separate addendum of specific special permits or variance relief applying for:

See attached addendum.

I certify that the information contained herein is substantially complete and true to the best of my knowledge, under the pains and penalties of perjury.

SIGNATURE: 1010WINS LLC, Owner*

By:

SIGNATURE: Arthur I. Reade, Jr. Applicant/Attorney/Agent

OFFICE USE ONLY

Application received on: ___/___/___ By: _____ Complete: _____ Need Copies: _____
Filed with Town Clerk: ___/___/___ Planning Board: ___/___/___ Building Dept.: ___/___/___ By: _____
Fee deposited with Town Treasurer: ___/___/___ By: _____ Waiver requested: _____
Granted: ___/___/___ Hearing notice posted with Town Clerk: ___/___/___ Mailed: ___/___/___
I&M ___/___/___ & ___/___/___ Hearing(s) held on: ___/___/___ Opened on: ___/___/___
Continued to: ___/___/___ Withdrawn: ___/___/___ Decision Due By: ___/___/___
Made: ___/___/___ Filed w/Town Clerk: ___/___/___ Mailed: ___/___/___

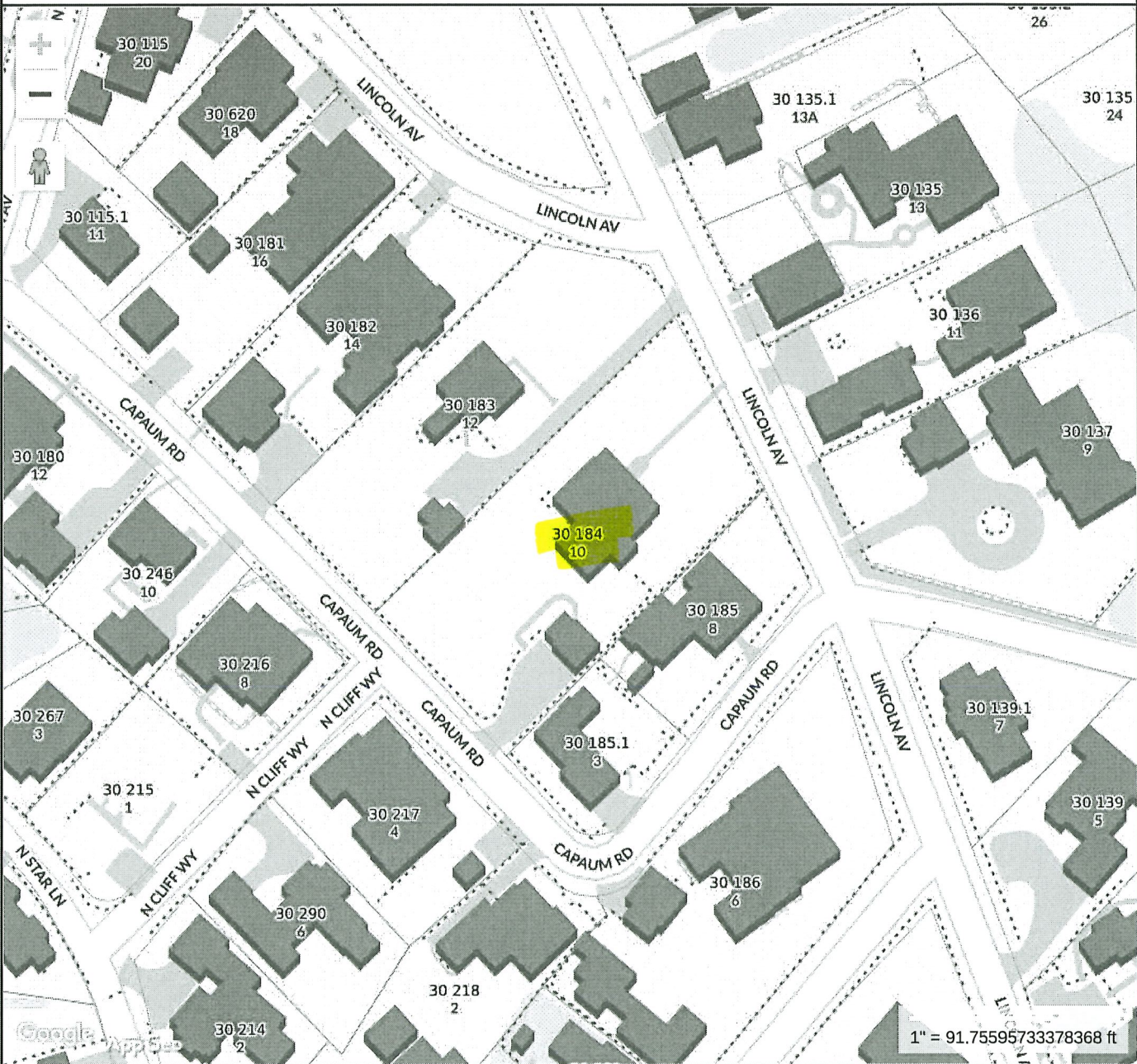
ADDENDUM TO APPLICATION OF 1010WINS LLC

The Applicant proposes to move and alter the pre-existing, nonconforming single-family dwelling upon locus, constructed about 1900. A Present Conditions Plot Plan and a Proposed Conditions Plot Plan, both prepared by Paul J. Santos, P.L.S., of Nantucket Surveyors LLC, dated March 14, 2022, are filed herewith. The structure is nonconforming as to elevation above grade, with ridge elevation being 37.4 feet above mean grade as calculated under the Nantucket Zoning By-law, §139-17, with maximum elevation allowed under the By-law being 30 feet; it complies with all setback and ground coverage requirements under the By-law. As relocated, the dwelling will continue to be nonconforming as to elevation above mean grade, which will continue to be 37.4 feet as shown upon the Proposed Conditions Plot Plan. It will continue to comply with all other dimensional provisions of the By-law.

The pre-existing, nonconforming garage structure upon locus, as shown upon the Existing Conditions Plan now exists with setback of 2.8 feet from the southeasterly side lot line; 5 feet is the minimum side yard setback in this R-1 zoning district. This structure is proposed to be relocated so that it will be entirely outside the side yard setback area as part of the present application, thus eliminating all nonconformities upon locus except for the dwelling height which will remain unchanged.

Thus, the effect of this proposal will be that no existing nonconformity of locus and the structures thereon will be increased, the existing setback nonconformity will be eliminated, and no new nonconformity will be created.

Accordingly, the applicant requests issuance of a Special Permit under By-law §139-33.A, for the alteration of the pre-existing, nonconforming single-family dwelling upon locus by relocation, not encroaching upon any setback area, not increasing its nonconforming elevation above mean grade, and not creating any new nonconformity.

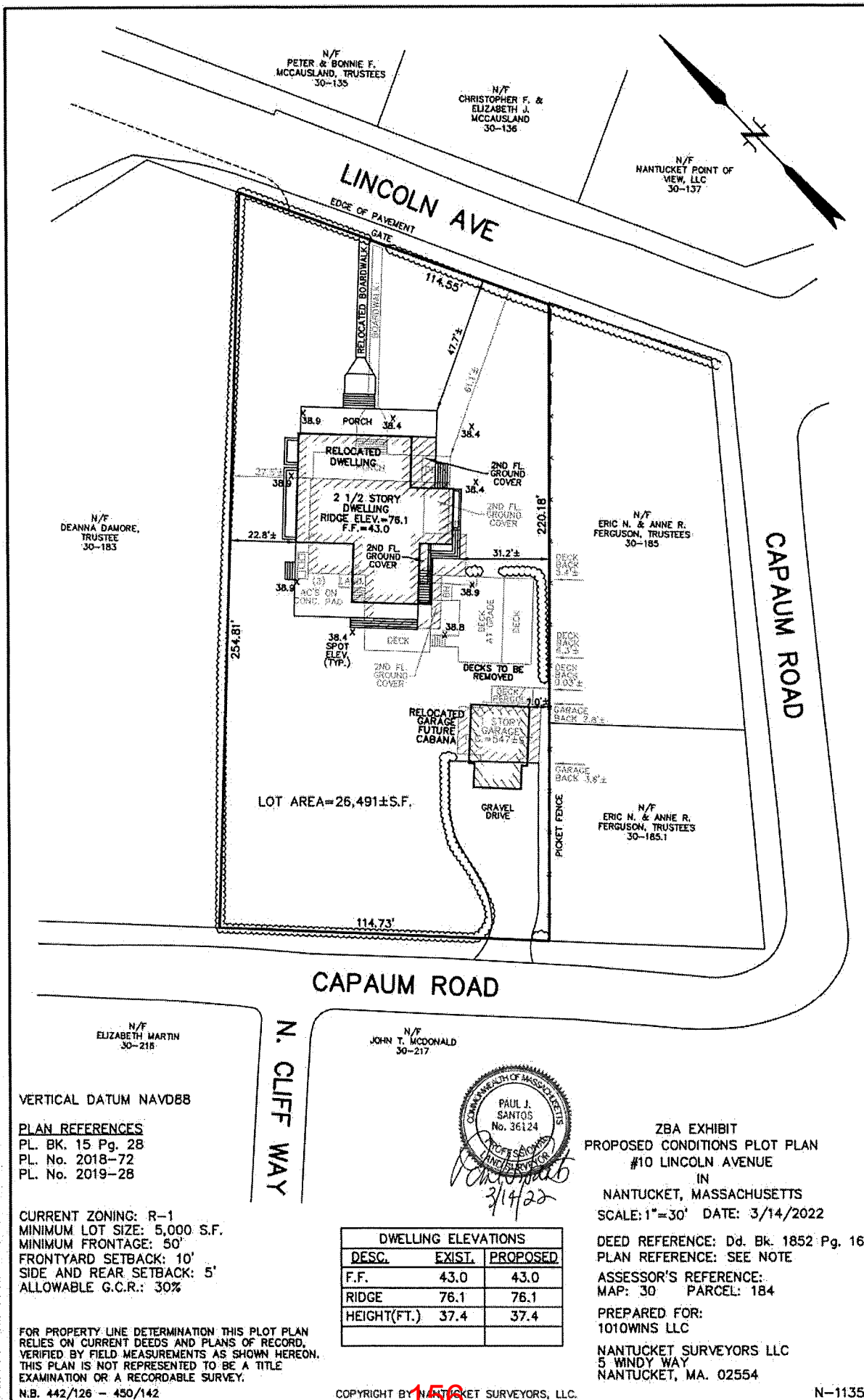


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 03/02/2022
Data updated Jan. 2021

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



Town of Nantucket
Zoning Board of Appeals

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER.....1010WINS LLC
MAILING ADDRESS.....c/o Reade, Gullicksen, Hanley & Gifford, LLP
PROPERTY LOCATION.....10 Lincoln Avenue
ASSESSOR MAP/PARCEL.....Map 30, Parcel 184
SUBMITTED BY.....Reade, Gullicksen, Hanley & Gifford, LLP

SEE ATTACHED PAGES

I certify that the foregoing is a list of all persons who are owners of abutting property, owners of land directly opposite on any public or private street or way; and abutters of the abutters and all other land owners within 300 feet of the property line of owner's property, as they appear on the most recent applicable tax list (M.G.L. c. 40A, Section 11 and Zoning Code Chapter 40A, Section 139-29B (2)).

March 9, 2022

DATE

Mary Haley,
Senior Clerk,
Assessor's Office

Digitally signed by
Mary Haley, Senior
Clerk, Assessor's Office
Date: 2022.03.09
08:39:17 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MIBLU	Lot	Lot Out	Owner Full Name	Co-Owner Full Name	Address Line 1	City	State	Zip	Location
30	115		18 LINCOLN AVE NANT LLC		18 DOLMA ROAD	SCARSDALE	NY	10583	20 LINCOLN AV
30	115	1	CAPAUM HOUSE LLC		2117 DERBY STREET	BERKELEY	CA	94705	11 CAPAUM RD
30	116		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	LINCOLN PK
30	118		WOLFF CLIFFORD A TR		201 TRIPLE DIAMOND BLVD	NORTH VENICE	FL	34275	17 LINCOLN AV
30	132		SALATA ELIZABETH J ETAL TRS	ELEVEN LINCOLN AVENUE TR	PO BOX 274	LAFAYETTE HILL	PA	19444	32 JEFFERSON AV
30	133		AMBRECHT KENNETH C & SUSAN B		2601 N OCEAN BLVD	GULF STREAM	FL	33483	15 LINCOLN AV
30	134		AMBRECHT KENNETH C TRST ETAL	JUSTINE MULLIN GST EXEMPT 2011 TR	26 DEEP RUN	COHASSET	MA	02025	28 JEFFERSON AV
30	135		MCCAUSLAND PETER TRST ETAL	SEVEN DOORS NOM TRUST	PO BOX 274	LAFAYETTE HILL	PA	19444	13 LINCOLN AV
30	135	1	MCCAUSLAND PETER TRST ETAL	PUG COTTAGE NOM TRUST	PO BOX 274	LAFAYETTE HILL	PA	19444	13A LINCOLN AV
30	135	2	MCCAUSLAND PETER TRST ETAL	PUG COTTAGE NOM TRUST	PO BOX 274	LAFAYETTE HILL	PA	19444	26 JEFFERSON AV
30	135	3	MCCAUSLAND PETER TRST ETAL	PUG COTTAGE NOM TRUST	PO BOX 274	LAFAYETTE	PA	19444	24 JEFFERSON AV
30	136		MCCAUSLAND CHRISTOPHER F TRST ETAL		PO OX 274	LAFAYETTE HILL	PA	19444	11 LINCOLN AV
30	137		NANTUCKET POINT OF VIEW LLC	C/O JOHN D FLAVIN	PO BOX 860	SARATOGA SPRINGS	NY	12866	9 LINCOLN AV
30	138	1	NANTUCKET POINT OF VIEW LLC	C/O JOHN D FLAVIN	PO BOX 860	SARATOGA SPRINGS	NY	12866	16 JEFFERSON AV
30	138	2	NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	COBBLESTONE HILL
30	139		LEVINGER FREDERICK N & CAROL J TRST	LEVINGER NOMINEE TRUST	13360 PROVENCE DR	PALM BEACH GARDENS	FL	33410	5 LINCOLN AV
30	139	1	LEVINGER FREDERICK N TR	LEVINGER NOMINEE TRUST	13360 PROVENCE DR	PALM BEACH GARDENS	FL	33410	7 LINCOLN AV
30	151		EBWG LLC		100 WOODBRIDGE CENTER DR	WOODBIDGE	NJ	07095	4 LINCOLN AV
30	152		WEILLE JEAN WALKER TR		166 E 96TH STREET # 1A	NEW YORK	NY	10128	7 HIGHLAND AV
30	179		OWEN FRANK S & JUNE L TRSTS	TOLLHOUSE TRUST	107 TALL TIMBERS LN	GLASTONBURY	CT	06033	2 SHERBURNE TP
30	180		MEAD MARK C TRST	12 CAPAUM NOM TRUST	33930 MEADOW LANE	HUNTING VALLEY	OH	44022	12 CAPAUM RD
30	181		SEAL TEAM WOODY LLC		36 COMMONWEALTH AVE # 2	BOSTON	MA	02116	16 LINCOLN AV
30	182		KF LINCOLN LLC	C/O NORMANDY REAL ESTATE PTR	53 MAPLE AVE	MORRISTOWN	NJ	07960	14 LINCOLN AV
30	183		DAMORE DEANNA TR	12 LINCOLN AVE NOM TRUST	26 BERGEN STREET	BROOKLYN	NY	11201	12 LINCOLN AV
30	185		FERGUSON ERIC N & ANNE R TRS	C/O FERGUSON NEIL	120 RIDGE RD	GLASTONBURY	CT	06033	8 LINCOLN AV
30	185	1	FERGUSON ERIC N & ANNE R TRS	C/O FERGUSON NEIL	120 RIDGE RD	GLASTONBURY	CT	06033	3 CAPAUM RD
30	186		GRAVES ANNE M & JAMES P TRST		321 SEA OAK DR	VERO BEACH	FL	32963	6 LINCOLN AV

30	211		MACDONALD KATHLEEN L TRST	K L MACDONALD QUALIFIED TRUST	C/O MEGAN MACDONALD HODGSON	W KINGSTON	RI	02892	5 N STAR LN
30	212		8 NORTH STAR LN NOM TRUST	C/O SPEARS ANDRE & ROSEN ANNE	59 W NINTH ST APT 1	NEW YORK	NY	10011	8 N STAR LN
30	213		BEAUDETTE RICHARD P TR	8 NORTH STAR LANE NOM TRUST	PO BOX 659	NANTUCKET	MA	02554	6 N STAR LN
30	214		IRWIN WILLIAM C & CLARK VIRGINIA		2 N CLIFF WY	NANTUCKET	MA	02554	2 N CLIFF WY
30	215		1 NORTH STAR LANE LLC NANTUCKET	C/O 1 NORTH STAR LN LLC	523 HARBOR RD	SOUTHPORT	CT	06890	1 N STAR LN
30	216		MARTIN ELIZABETH		523 HARBOR RD	SOUTHPORT	CT	06890	8 CAPAUM RD
30	217		MC DONALD JOHN T		5406 MARYANNA DRIVE	AUSTIN	TX	78746	4 CAPAUM RD
30	218		KEITH ROBERT M & KATE L		2 CAPAUM RD	NANTUCKET	MA	02554	2 CAPAUM RD
30	246		BOSEE JOHN KENNARD III		160 E 84 ST	NEW YORK	NY	10028	10 CAPAUM RD
30	267		MACDONALD KATHLEEN L	K L MACDONALD QUALIFIED TRUST	C/O MEGAN MACDONALD HODGSON	W KINGSTON	RI	02872	3 N STAR LN
30	285		MCCAUSLAND CHRISTOPHER F TRST ETAL		PO BOX 274	LAFAYETTE HILL	PA	19444	22 JEFFERSON AV
30	286		MILLER JOSEPH AUSTIN TR		937 BELLVIEW RD	MCLEAN	VA	22102	10 HIGHLAND AV
30	287		KEAY JEFFREY & HEATHER		364 JERUSALEM RD	COHASSET	MA	02025	8 HIGHLAND AV
30	288		2 HIGHLAND AVE LLC		2 NORTH CLIFF WY	NANTUCKET	MA	02554	6 HIGHLAND AV
30	290		LUCKY STARFISH 17 LLC		3656 MAPLEWOOD AVE	DALLAS	TX	75205	6 N CLIFF WY
30	291		CROWLEY DENNIS & KELLY		33 MOUNCE FARM WAY	MARSHFIELD	MA	02050	12 HIGHLAND AV
30	620		MANKIW DEBORAH R & NICHOLAS G TRS		1 DALTON ST UNIT 4501	BOSTON	MA	02115	18 LINCOLN AV
Count:		44							

18 LINCOLN AVE NANT LLC
18 DOLMA ROAD
SCARSDALE, NY 10583

CAPAUM HOUSE LLC
2117 DERBY STREET
BERKELEY, CA 94705

NANTUCKET TOWN OF
16 BROAD ST
NANTUCKET, MA 02554

WOLFF CLIFFORD A TR
201 TRIPLE DIAMOND BLVD
NORTH VENICE, FL 34275

SALATA ELIZABETH J ETAL TRS
ELEVEN LINCOLN AVENUE TR
PO BOX 274
LAFAYETTE HILL, PA 19444

AMBRECHT KENNETH C & SUSAN B
2601 N OCEAN BLVD
GULF STREAM, FL 33483

AMBRECHT KENNETH C TRST ETAL
JUSTINE MULLIN GST EXEMPT 2011 TR
26 DEEP RUN
COHASSET, MA 02025

MCCAUSLAND PETER TRST ETAL
SEVEN DOORS NOM TRUST
PO BOX 274
LAFAYETTE HILL, PA 19444

MCCAUSLAND PETER TRST ETAL
PUG COTTAGE NOM TRUST
PO BOX 274
LAFAYETTE HILL, PA 19444

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PUG COTTAGE NOM TRUST
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MCCAUSLAND PETER TRST ETAL
PUG COTTAGE NOM TRUST
PO BOX 274
LAFAYETTE, PA 19444

MCCAUSLAND CHRISTOPHER F TRST
ETAL
PO BOX 274
LAFAYETTE HILL, PA 19444

NANTUCKET POINT OF VIEW LLC
C/O JOHN D FLAVIN
PO BOX 860
SARATOGA SPRINGS, NY 12866

NANTUCKET POINT OF VIEW LLC
C/O JOHN D FLAVIN
PO BOX 860
SARATOGA SPRINGS, NY 12866

NANTUCKET ISLANDS LAND BANK
22 BROAD ST
NANTUCKET, MA 02554

LEVINGER FREDERICK N & CAROL J TRST
LEVINGER NOMINEE TRUST
13360 PROVENCE DR
PALM BEACH GARDENS, FL 33410

LEVINGER FREDERICK N TR
LEVINGER NOMINEE TRUST
13360 PROVENCE DR
PALM BEACH GARDENS, FL 33410

EBWC LLC
100 WOODBRIDGE CENTER DR
WOODBIDGE, NJ 07095

WEILLE JEAN WALKER TR
166 E 96TH STREET # 1A
NEW YORK, NY 10128

OWEN FRANK S & JUNE L TRSTS
TOLLHOUSE TRUST
107 TALL TIMBERS LN
GLASTONBURY, CT 06033

MEAD MARK C TRST
12 CAPAUM NOM TRUST
33930 MEADOW LANE
HUNTING VALLEY, OH 44022

SEAL TEAM WOODY LLC
36 COMMONWEALTH AVE # 2
BOSTON, MA 02116

KF LINCOLN LLC
C/O NORMANDY REAL ESTATE PTR
53 MAPLE AVE
MORRISTOWN, NJ 07960

DAMORE DEANNA TR
12 LINCOLN AVE NOM TRUST
26 BERGEN STREET
BROOKLYN, NY 11201

FERGUSON ERIC N & ANNE R TRS
C/O FERGUSON NEIL
120 RIDGE RD
GLASTONBURY, CT 06033

FERGUSON ERIC N & ANNE R TRS
C/O FERGUSON NEIL
120 RIDGE RD
GLASTONBURY, CT 06033

GRAVES ANNE M & JAMES P TRST
321 SEA OAK DR
VERO BEACH, FL 32963

MACDONALD KATHLEEN L TRST
K L MACDONALD QUALIFIED TRUST
C/O MEGAN MACDONALD HODGSON
W KINGSTON, RI 02892

8 NORTH STAR LN NOM TRUST
C/O SPEARS ANDRE & ROSEN ANNE
59 W NINTH ST APT 1
NEW YORK, NY 10011

BEAUDETTE RICHARD P TR
8 NORTH STAR LANE NOM TRUST
PO BOX 659
NANTUCKET, MA 02554

IRWIN WILLIAM C & CLARK VIRGINIA
2 N CLIFF WY
NANTUCKET, MA 02554

1 NORTH STAR LANE LLC NANTUCKET
C/O 1 NORTH STAR LN LLC
523 HARBOR RD
SOUTHPORT, CT 06890

MARTIN ELIZABETH
523 HARBOR RD
SOUTHPORT, CT 06890

MCDONALD JOHN T
5406 MARYANNA DRIVE
AUSTIN, TX 78746

KEITH ROBERT M & KATE L
2 CAPAUM RD
NANTUCKET, MA 02554

BOSEE JOHN KENNARD III
160 E 84 ST
NEW YORK, NY 10028

MACDONALD KATHLEEN L
K L MACDONALD QUALIFIED TRUST
C/O MEGAN MACDONALD HODGSON
W KINGSTON, RI 02872

MCCAUSLAND CHRISTOPHER F TRST
ETAL
PO BOX 274
LAFAYETTE HILL, PA 19444

MILLER JOSEPH AUSTIN TR
937 BELLVIEW RD
MCLEAN, VA 22102

KEAY JEFFREY & HEATHER
364 JERUSALEM RD
COHASSET, MA 02025

2 HIGHLAND AVE LLC
2 NORTH CLIFF WY
NANTUCKET, MA 02554

LUCKY STARFISH 17 LLC
3656 MAPLEWOOD AVE
DALLAS, TX 75205

CROWLEY DENNIS & KELLY
33 MOUNCE FARM WAY
MARSHFIELD, MA 02050

MANKIW DEBORAH R & NICHOLAS G TRS
1 DALTON ST UNIT 4501
BOSTON, MA 02115

265 MADAKET ROAD,LLC

File No. 07-22

265 Madaket Road

SPECIAL PERMIT

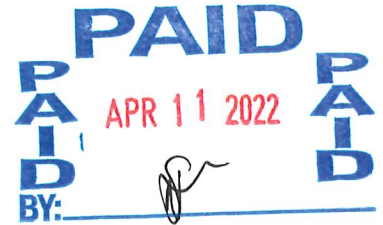


NANTUCKET
TOWN CLERK

2022 APR 13 AM 10:40



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



APPLICATION

Fee: \$450.00

File No. 07-22

Owner's name(s): 265 Madaket Road LLC

Mailing address: 100 Tower Office Park, Suite 1, Woburn, MA 01801

Phone Number: _____ E-Mail: _____

Applicant's name(s): Victoria Ewing c/o LINK

Mailing Address: PO Box 1001

Phone Number: 508-221-8274 E-Mail: link02554@gmail.com

Locus Address: 265 Madaket Road Assessor's Map/Parcel: 594 / 319

Land Court Plan/Plan Book & Page/Plan File No.: C0027365/0

Deed Reference/Certificate of Title: _____ Zoning District VR

Uses on Lot- Commercial: None ☒ Yes (describe) _____

Residential: Number of dwellings 3 Duplex _____ Apartments _____

Date of Structure(s): ~~all pre-dated 7/12~~ 2006 or _____

Building Permit Numbers: _____

Previous Zoning Board Application Numbers: n/a

State below or attach a separate addendum of specific special permits or variance relief applying for:

SEE ATTACHED

I certify that the information contained herein is substantially complete and true to the best of my knowledge, under the pains and penalties of perjury.

SIGNATURE: _____ Owner*

SIGNATURE: Victoria Ewing for Applicant/Attorney/Agent*
MEERBERGEN DESIGNS

*If an Agent is representing the Owner or the Applicant, please provide a signed proof of agency.

OFFICE USE ONLY

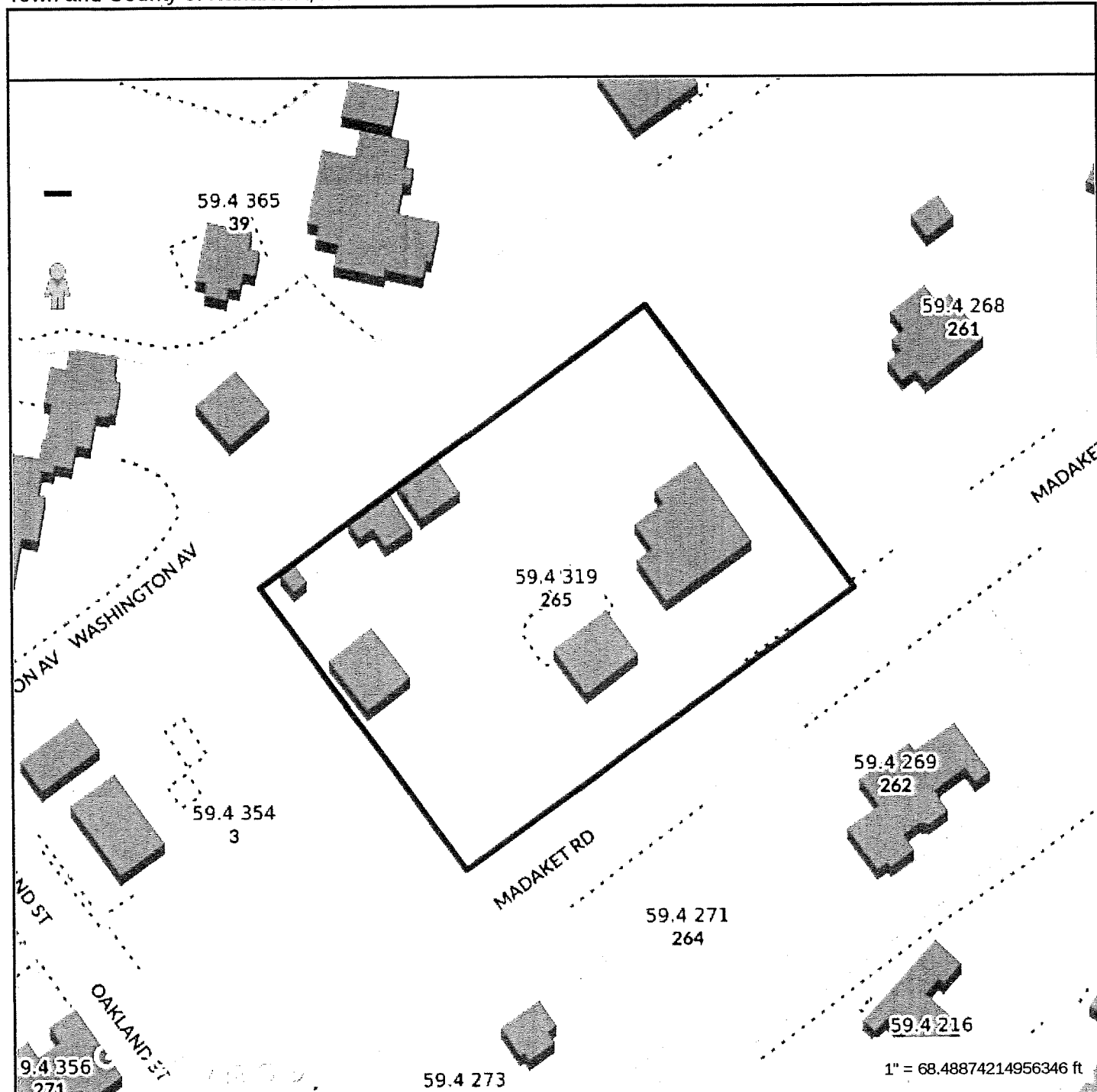
Application received on: __/__/__ By: _____ Complete: _____ Need Copies: _____
Filed with Town Clerk: __/__/__ Planning Board: __/__/__ Building Dept.: __/__/__ By: _____
Fee deposited with Town Treasurer: __/__/__ By: _____ Waiver requested: _____
Granted: __/__/__ Hearing notice posted with Town Clerk: __/__/__ Mailed: __/__/__
I&M __/__/__ & __/__/__ Hearing(s) held on: __/__/__ Opened on: __/__/__
Continued to: __/__/__ Withdrawn: __/__/__ Decision Due By: __/__/__
Made: __/__/__ Filed w/Town Clerk: __/__/__ Mailed: __/__/__

ADDENDUM

Applicant is seeking relief by SPECIAL PERMIT pursuant to Nantucket Zoning By-law Section 139-2 (Definitions and word usage - swimming pools) and Section 139-7A (Use chart). Applicants propose to construct a 20' x 36' residential swimming pool ("pool") in the rear section of their lot in Madaket. The property contains a single-family dwelling constructed in 2006 and is now situated in the Village-Residential ("VR") zoning district. Residential pools are allowed by Special Permit in the VR, provided the pool meets certain specified criteria as noted below in the By-law. The minimum required lot size in the VR is 20,000 SF. The Locus has a lot size of about 36,000 SF, which exceeds the minimum required. The pool will be sited more than 20 feet from any side or rear yard lot line as required. The pool equipment will be located in the basement of the garage on an elevated slab. The pool will be sited to the rear of the lot surrounded by extensive vegetation and at a lower grade (15'-16' elevation) than Madaket Road (20' elevation). Thus, the pool will have no impact on the surrounding neighborhood and will not be visible from Madaket Road, K Street, Oakland Street or Tennessee Ave. The Historic District Commission approved the pool at its March 15, 2022, meeting in COA #2022-02-5766. In addition to the criteria being met, a finding that the use is in harmony with the general purpose and intent of the Zoning By-law may be made to grant the requested Special Permit relief.

SWIMMING POOL - RESIDENTIAL

... In the VR District only, the Zoning Board of Appeals, acting as the special permit granting authority, may grant a special permit to allow a residential swimming pool on a lot, subject to the following criteria being met: (1) the lot must meet or exceed the minimum lot size for the district, and (2) side and rear yard setbacks of 20 feet shall apply to the residential swimming pool and associated mechanical equipment.



Property Information

Property ID 59.4 319
 Location 265 MADAKET RD
 Owner 265 MADAKET ROAD LLC



MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

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

Geometry updated 04/06/2022
 Data updated Jan. 2021

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

SCALE: 1" = 40'-0"



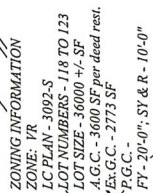
MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388



SATELLITE MAP - 265 MADAKET ROAD

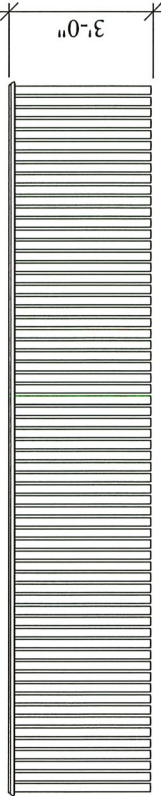
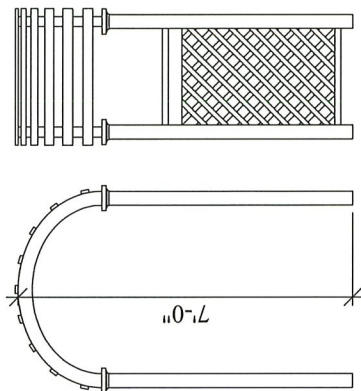
P = APPROXIMATE POOL LOCATION

X = REMOVED STRUCTURES



H.D.C. SUBMISSION

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*20 X 36 POOL
W/ AUTOCOVER*

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°: 59.4 PARCEL N°. 319
Street & Number of Proposed Work: 265 MADAKET ROAD
Owner of record: 265 MADAKET ROAD LLC
Mailing Address: 100 TOWER OFFICE PARK
WOBURN, MA 01801
Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN
Mailing Address: PO BOX 673
02554
Contact Phone #: 81388 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: \$ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☒ Pool (Zoning District VR) ☐ Roof ☒ Other HARDSCAPE & FIREPIT AREA PER SITE PLAN; POOL w/ AUTO COVER

Size of Structure or Addition: Length: 36 Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 20 Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 1'-0" South _____ East _____ West _____
Height of ridge above final finish grade: North N/A South _____ East _____ West _____

Additional Remarks

REVISIONS* 1. East Elevation

Historic Name:

(describe)

2. South Elevation

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Original Date:3. West Elevation

Original Builder:4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____
☐ Block ☐ Block Parged ☐ Brick (type) _____
☐ Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____
☐ Other _____

☐ Poured Concrete ☐ Piers

Roof Pitch: Main Mass ____/12____ Secondary Mass ____/12____ Dormer ____/12____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 3'-0"
Type: TYPE 2
Length: PLAN

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material BLUESTONE PATIO

Hardscape materials: Driveways WHITE SHELL TME Walkways BLUESTONE STEPPERS Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence WHITE Shutters _____
ARBOR

* 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.

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← 265 Madaket - House

📎 1 ▾ 🗑



Wed 10/13/2021 3:34 PM

To: You
Cc: Danting Liu

Yes,

I allow you to sign any and all HDC applications related to 265 Madaket road, on my behalf.

Sid

www.treetopgrp.com

...

Reply | Reply all | Forward



Brook Meerbergen Designs

Wed 10/13/2021 3:23 PM

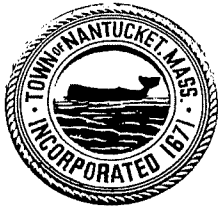
To: Sid Gehlot; Danting Liu

Sid,

Would you please send me a unique email that says you allow me to sign any and all HDC applications related to 265 Madaket road, on your behalf?

Thank you,
Brook

[MEERBERGEN DESIGNS](#)



HISTORIC DISTRICT COMMISSION

37 Washington Street

Nantucket, Massachusetts 02554

Telephone: 508.228.7231

Fax: 508.325.7572

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 265 MADAKET ROAD

Tax Map Number: 59.4 Parcel Number: 319

Owner of Record: 265 MADAKET ROAD LLC

Description of Proposal: _____

NEW SECOND DWELLING (800 SF G.C.; 21'-8" HT); NEW
GARAGE (660 SF G.C.; 15'-4" HT); POOL & HARDSCAPE

submitted by: MEERBERGEN DESIGNS - 508.228.1388

Anticipated HDC Submission Date: FEBRUARY 18, 2022

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.228.7231.

S

Town of Nantucket

Zoning Board of Appeals

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... 265 Madaket Road LLC.....
MAILING ADDRESS..... 100 Tower Office Park, Suite 1, Woburn, MA 01801.....
PROPERTY LOCATION..... 265 Madaket Rd.....
ASSESSOR MAP/PARCEL..... 594 / 319.....
APPLICANT..... Victoria Ewing, LNK.....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of abutting property, owners of land directly opposite on any public or private street or way; and abutters of the abutters and all other land owners within 300 feet of the property line of owner's property, all as they appear on the most recent applicable tax list (M.G.L. c. 40A, Section 11 Zoning Code Chapter 40A Section 139-2

March 25, 2022
DATE

Mary Haley,
Senior Clerk,
Assessor's Office
Digitally signed by
Mary Haley, Senior
Clerk, Assessor's Office
Date: 2022.03.25
13:46:11 -04'00'
ASSESSOR'S OFFICE
Town of Nantucket

Listing

Address Line 1	City	State	Zip	Location
250 DORCHESTER AVE	BOSTON	MA	02127	58 WALSH ST
174 NASSAU ST #2300	PRINCETON	NJ	08542	40 TENNESSEE AV
2457 KENSINGTON DR	COLUMBUS	OH	43221	13 ARKANSAS AV
2 SANFORD RD #5	NANTUCKET	MA	02554	15 ARKANSAS AV
PO BOX 2	HOPE VALLEY	RI	02832	8 M ST
PO BOX 3270	NANTUCKET	MA	02584	250 MADAKET RD
PO BOX 70	WESTFIELD	NJ	07091	260 MADAKET RD
49 BROOKS ROAD	NEW CANAAN	CT	06840	5 ARKANSAS AV
152 MT VERNON ST	BOSTON	MA	02108	7 ARKANSAS AV
2 SANFORD RD #5	NANTUCKET	MA	02554	11 ARKANSAS AV
32 MARSHALL ROAD	MILTON	MA	02186	41 TENNESSEE AV
259 MADAKET RD	NANTUCKET	MA	02554	259 MADAKET RD
2408 NORTH QUANTICO ST	ARLINGTON	VA	22207	262 MADAKET RD
557 LAUREL STREET	LONGMEADOW	MA	01106	264 MADAKET RD
58 SUMMER ST	MARSHFIELD	MA	02050	266 MADAKET RD
P O BOX 987	NANTUCKET	MA	02554	MISSISSIPPI AV
P O BOX 182	SAGAMORE BEACH	MA	02562-0182	278 MADAKET RD
PO BOX 441	MARBLEHEAD	MA	01945	43 TENNESSEE AV
210 LANSDOWNE AVENUE	WAYNE	PA	19087	62 WASHINGTON AV
1005 BOYLSTON ST #323	NEWTON	MA	02461	270 MADAKET RD
P O BOX 987	NANTUCKET	MA	02554	MISSISSIPPI AV
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P O BOX 987	NANTUCKET	MA	02554	272 MADAKET RD
2457 KENSINGTON DR	COLUMBUS	OH	43221	274 MADAKET RD
20 STONEY BROOK RD	MONTVILLE	NJ	07045	273 MADAKET RD
PO BOX 606	NANTUCKET	MA	02554	56 WASHINGTON AV
#7 THE PEAK RD	SMITHS PARISH		FLO6	7 OAKLAND ST
5 SESAPANA RD	NANTUCKET	MA	02554	3 OAKLAND ST
271 MADAKET RD	NANTUCKET	MA	02554	271 MADAKET RD
22 FRANCIS ST	DOVER	MA	02030	39 TENNESSEE AV
3979 HANCOCK FOREST TRAIL	ANNANDALE	VA	22003	11 ROSE LN

Abutters |

MBLU	Lot	Lot Cut	Owner Full Name	Co-Owner Full Name
29	97		58 WALSH LLC	
594	84		STILL DOCK NANTUCKET LLC	C/O BORDERS FAMILY OFFICE
594	158		MAHAN JACQUELINE W	
594	159		TRISTRAMS GROUP	C/O TRISTRAMS MNGMENT CO
594	201		JOHNSON ELWOOD M SR & CYNTHIA G TRST	JOHNSON REVOCABLE LIVING TRUST
594	213		JOHNSON BERTYL V JR TR	
594	215		MADAKET COTTAGE INTV OWNRS ASSC	C/O PAUL BABIK
594	216		ZUMBACH ELLEN M & DOUGLAS A TRST	FIVE ARKANSAS NOM TRUST
594	217		HARRIS NANCY M & BRIAN P	
594	219		TRISTRAMS GROUP	C/O TRISTRAMS MNGMENT CO
594	259		BECKETT WILLIAM B & KINDT CARLA	
594	267		ODONNELL SYLVIE FORTIER TR ETAL	TWO FIFTY NINE MADAKET RD TRUST
594	269		LEGGETT DAVID J TRST ETAL	
594	271		MCMAHON STACEY & JAMES M	
594	273		TRUE & COMPANY LLC	
594	281		MADAKET CONSERVATION LAND TRUS	C/O KENNETH LINDSAY
594	290		BRIAND ANN	
594	310		OSGOOD ROBERT W IV & EMILY M	
594	315		RISK ROBERT & JAYNE	
594	322		GREY SEAGULL ENTERPRISES LLC	
594	323		MADAKET CONSERVATION LAND TRUS	C/O KENNETH LINDSAY
594	324		MADAKET CONSERVATION LAND TRUS	C/O KENNETH LINDSAY
594	325		MADAKET CONSERVATION LAND TRUS	C/O KENNETH LINDSAY
594	326		MADAKET CONSERVATION LAND TRUS	C/O KENNETH LINDSAY
594	328		MADAKET CONSERVATION LAND TRUS	C/O KENNETH LINDSAY
594	329		GOLD POODLE LLC	
594	341		DOENCH LAWRENCE G & NANCY M	
594	347		KILLEN PATIENCE E	
594	348		SCHULTZ EDWARD A & CRYSTAL V S	CALABASH COTTAGE
594	354		3 OAKLAND STREET LLC	
594	356		BORNEMAN PAUL R JR & CYNTHIA N TRS	BORNEMAN LIVING TRUST
594	365		WOLFF JONATHAN C & CHRISTINE W	
4231	58		DUNHAM DEBORAH N	
Count:	33			

58 WALSH LLC
250 DORCHESTER AVE
BOSTON, MA 02127

STILL DOCK NANTUCKET LLC
C/O BORDERS FAMILY OFFICE
174 NASSAU ST #2300
PRINCETON, NJ 08542

MAHAN JACQUELINE W
2457 KENSINGTON DR
COLUMBUS, OH 43221

TRISTRAMS GROUP
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2 SANFORD RD #5
NANTUCKET, MA 02554

JOHNSON ELWOOD M SR & CYNTHIA G
TRST
JOHNSON REVOCABLE LIVING TRUST
PO BOX 2
HOPE VALLEY, RI 02832

JOHNSON BERTYL V JR TR
PO BOX 3270
NANTUCKET, MA 02584

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NEW CANAAN, CT 06840

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MILTON, MA 02186

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259 MADAKET RD
NANTUCKET, MA 02554

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SAGAMORE BEACH, MA 02562-0182

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MARBLEHEAD, MA 01945

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WAYNE, PA 19087

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