



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)

RECEIVED

2024 JAN 11 AM 10:28
NANTUCKET TOWN CLERK
Posting Number:T 043

Committee / Board	AFFORDABLE HOUSING TRUST
Day, Date, and Time	TUESDAY, January 16 th , 2024 @ 12:30 PM
Location / Address	REMOTE PARTICIPATION VIA ZOOM (<i>See Below</i>) THE MEETING WILL BE AIRED AT A LATER TIME ON THE TOWN'S GOVERNMENT TV YOUTUBE CHANNEL AT https://www.youtube.com/channel/UC-sgxA1fdoxteLNzRAUHIxA
Signature of Chair or Authorized Person	Ellis Ramos Housing & Real Estate Department Office Manager
WARNING: IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!	

AGENDA FOR 01-16-24

Please list below the topics the chair
reasonably anticipates will be discussed at
the meeting.

PLEASE CLICK ON FOLLOWING LINK TO JOIN ZOOM MEETING:

Join Zoom Meeting

<https://us06web.zoom.us/j/87195287078?pwd=tbZXiWwsEXdX4WIK0lWJHvUjcN85zI.1>

Meeting ID: 871 9528 7078

Passcode: 689068

- I. Call to Order
- II. Approval of Agenda – ACTION
- III. Approval of Minutes – ACTION
- IV. *Note: all Trust open meetings are recorded and available on the Town's YouTube channel*

- V. Public Comment
- VI. Closing Cost Assistance Program applications
 - 6A Beachgrass – Joan Campbell
- VII. Written Testimony to Submit for Affordable Homes Act hearing- REVIEW.
- VIII. AHTF funding sources and remaining funds—REVIEW.
- IX. Habitat for Humanity Request for funding for Waitt Drive constructions—
REVIEW & ACTION.
- X. Proposal from The Richmond Company Regarding Acceleration of 80% AMI
Homeownership Construction – REVIEW & ACTION.
- XI. Year-Round Deed Restrictions Program—DISCUSSION
- XII. Other Business
Next Meeting: February 20th at 12:30pm
- XIII. Board Comments
- XIV. Executive Session, Pursuant to MGL C. 30A § 21(A)
 - Purpose 6: To consider the purchase, exchange, lease, or value of real
property where an open meeting may have a detrimental effect on the
negotiating position of the public body.
- XV. Adjourn



Agenda Item Summary

Agenda Item #	Click or tap here to enter text.
Date	January 17, 2024

Staff

Kristie Ferrantella, Municipal Housing Director

Subject

Select Board approval of letter to support Governor Healey's Affordable Homes Act, and specifically, the inclusion of a Transfer Fee and seasonal community designation.

Executive Summary

The Governor has introduced a bill that includes a statewide transfer fee for affordable housing. This resembles the Home Rule Petition that Town Meeting voters have overwhelmingly supported over the past few years. The legislature is accepting written testimony up until the January 18, 2024 hearing.

Staff Recommendation

Recommend approving this letter to illustrate Nantucket's support of a transfer fee to the legislature.

Background/Discussion

The Affordable Homes Act, if approved, will create the option for the Town to opt in to a transfer fee. The Act also creates a Seasonal Communities Designation. Like the Gateway Community designation, this would provide new policies and funding opportunities from the State for communities with large fluctuations in their populations seasonally. We appreciate the inclusion of a transfer fee in the bill and recognize there are a few edits are needed to support Nantucket's housing crisis.

Impact: Environmental ☐ Fiscal ☐ Community ☒ Other ☐

Addresses housing funding

Board/Commission Recommendation

The AHT will be reviewing at their 1/16 meeting.

Public Outreach

N/A

Attachments

1. Letter to the joint committee on housing



January 17, 2024

Representative James Arciero
Chair, Committee on Housing
Room 146, State House
Boston, MA 02133

Senator Lydia Edwards
Chair, Committee on Housing
Room 413C, State House
Boston, MA 02133

Dear Chair Arciero and Chair Edwards:

I write on behalf of the Town of Nantucket in support of Governor Healey's bill, H. 4138 "An Act Known as the Affordable Homes Act". We are especially supportive of provisions to create a Local Option Real Estate Transfer Fee in Sections 19-20 and a Seasonal Communities Designation provision in Section 10. We ask for your support for these measures in the Committee process and ask for consideration of our additional input below:

"An Act Authorizing the Town of Nantucket to Impose a Real Estate Transfer Fee for Affordable and Workforce Housing" <https://malegislature.gov/Bills/193/H4151> to create a Community Housing Bank funded by a transfer fee. This would allow Nantucket's Affordable Housing Trust to fund affordable housing efforts, repurpose existing housing stock, spur new year-round housing for rent or purchase, and provide tools such as year-round deed restrictions to preserve existing inventory.

We applaud the inclusion of the Seasonal Communities Designation, Section 10, a recognition that the pressures on our region are different and require targeted tools we do not yet have. We further request that the Legislature insert into this section urgently needed mechanisms:

- 1) **The ability to deed restrict for year-round occupancy in perpetuity**, so we can protect existing year-round inventory from being lost into the seasonal market, as described in S861 "An Act Relative to Year-Round Occupancy Restriction" <https://malegislature.gov/Bills/193/SD1040/Bills>
This is a well-documented mechanism employed with great success across Colorado and California ski towns to create a "middle market" for year-round residents. The MA Seasonal Communities urgently need the same ability. Without it, we have inadequate tools to arrest the constant loss of our existing year-round inventory into the seasonal market.
- 2) **The ability to use public funds for municipal employee workforce housing** so we can keep our emergency services, town halls, schools, and wastewater departments staffed. Our public entities can neither attract nor retain staff without offering housing support, and we cannot serve our communities safely or effectively given the increasing volume of vacant positions across our public infrastructure.
- 3) **The ability to require 40B developments to place a restriction on 51% or more of the units to year-round occupancy.** While twenty-five percent of the units are restricted to 80% AMI or less, the other 75% of the units are not serving the year-round residents in seasonal communities. We believe 40B projects in seasonal communities could better serve the residents of the communities if the majority of the development is occupied year-round.

We respectfully request that the Legislature adjust language in Sections 19-20 of H4138 so it best reflects how Transfer Fees work most effectively in seasonal communities:

- 1) Allowing Nantucket County the same \$1 million exemption threshold as the rest of the state.
Driven by second home and investment spending, Nantucket County median home price is \$3.36 million and rising, and Dukes County median home price is \$1.5 million and rising -- we are currently the only two counties in the state with medians over \$1 million. Our median home prices will continue to rise disproportionately further and faster than the rest of the state, in a matter completely detached from our year-round resident Area Median Income, as our available developable land continues to shrink due to our isolated geography and the demand for luxury vacation homes. Tying the exemption threshold to our ever-ballooning market-rate medians will deprive the Islands of significant available revenue to create vital housing solutions for our struggling year-round communities.
- 2) Allowing a local option to collect a fee of 0.5-2% on high value real estate transactions.
Nantucket voters overwhelmingly voted to support a 0.5% fee on the seller. By levying a modest fee on real estate transactions, we can generate the necessary resources to develop affordable housing and preserve our existing year-round housing stock.

Thank you for your consideration of these measures, and we hope you will support them. We appreciate your focus and attention to these important matters.

Respectfully,

Dawn Hill Holdgate, Chair
Brooke Mohr, Vice Chair
Thomas Dixon
Matt Fee
Malcolm McNab

Select Board
Town of Nantucket

Mr. Brian Sullivan, Chair
The Affordable Housing Trust Fund
c/o Town Administration
16 Broad Street
Room 111
Nantucket, MA 02554

December 12, 2023

Dear Brian and the AHTF Board,

On behalf of the Board of Habitat for Humanity Nantucket, Inc, I want to sincerely thank the AHTF for your ongoing support of Habitat by helping us with our mission of building hope and community for Nantucket families in the 80% or lower AMI level. The completed sale and transfer of Lots 88, 89 and 90 on Waitt Drive from the Town of Nantucket to Habitat will take place over the next month. It was approved by the Select Board on November 15, 2023 and the designs approved by the HDC two weeks ago.

Once the land has been formally transferred, we have the people lined up to stake and clear the lots while we go through the utility permitting process. We will go back to stick building the six homes since we have gotten very competitive bids from Miller Starbuck, who built our three homes in Sachems Path and one home on Waitt Drive before we moved to modular for our last 5 homes. We found that even though modular was quicker, the quality and durability were much lower than that of stick building.

Attached are pdf's of the HDC submission and the estimated building costs of the entire project. Below, from the building cost estimates, I have put together an estimate of the timing of the funding needs from the AHTF.

Habitat Nantucket's #'s 5, 7 and 9 Waitt Drive Building project of 6 homes

2 x 2 bedroom, 2.5 bath Single Family homes of 1350 Sq Ft with 10 ft ceiling basements.

Estimated cost of \$650,000 each

2 X 3 bedroom, 3.5 bath Single family homes of 1600 Sq Ft with 10 ft ceiling basements.

Estimated cost of \$700,000 each

1 duplex of 2 x 2 bedroom, 2.5 bath Single family homes of 1350 sq ft with 10 ft ceiling basements. Estimated cost of \$1,300,000 for the duplex.

Estimated total funding needed \$4,000,000:

Estimated timing needs for the funding:

January 2024 \$500,000. Architectural designs, permitting, surveying, site Prep, excavation and infrastructure, and ordering of the windows for all the homes.

April 2024 \$500,000. Concrete and Masonry, and Construction of Watertight shell, down payment

July 2024 \$1,000,000. Construction of watertight shell. Trim, Roofing, and sidewalls. Installation of windows and doors. Final payment

October 2024 \$1,000,000. Utilities, and interior finishes. Decks and porches

April 2025 \$500,000 Appliances, hardware, and finishes

August 2025 \$500,000 Landscaping and parking, contingency and final bills

We are very appreciative and could not be doing this without your support.

Sincerely,
Gerry Keneally.
President of Habitat for Humanity Nantucket



REQUIRED WITH ALL APPLICATIONS:

- X 1. **Completed Application Form:** Description of ALL work must be indicated on application form.
- X 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.
- X 3. **Application Fee:** See back of application for fee schedule or call the office.
- X 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>
- X 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..*
- X 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.
- X 7. **Photographs:** Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
- X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

- N/A 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.
- X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-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.
- N/A 3. **As-Built Plans (1copy):** of existing elevations
- X 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.
- X 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).
- X 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.
- GA 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.**
(initial to indicate read and understand)
- X 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.
- N/A 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°: 67 PARCEL N°: 920

Street & Number of Proposed Work: 5 Waitt Drive

Owner of record: Town of Nantucket

Mailing Address: 16 Broad St, Nantucket
MA

Contact Phone #: 228-2820 E-mail: hello@g-arc.info

AGENT INFORMATION (if applicable)

Name: Gryphon Architects

Mailing Address: PO Box 325
Nantucket MA 02554

Contact Phone #: 228-2820 E-mail: hello@g-arc.info

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: 26' Sq. Footage 1st floor: 820 SF Decks/Patio: Size: 70 SF ☒ 1st floor ☐ 2nd floor

Width: 35' Sq. footage 2nd floor: 820 SF Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0'-0" South _____ East _____ West _____

Height of ridge above final finish grade: North 27'-2" South 27'-2" East _____ West _____

Additional Remarks

REVISIONS*

1. East Elevation

Historic Name:

(describe)

2. South Elevation

Original Date:

3. West Elevation

Original Builder:

4. North Elevation

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

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 10" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 9 /12 Secondary Mass 9 /12 Dormer 5 /12 Other _____

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size):

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

☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☒ Other Boral Composite

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia SEE DRAWINGS 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 Anderson

Doors* (type and material): ☐ TDL ☒ SDL Front Mahogany Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof Black Charcoal

Trim white Sash white Doors Polgar Blue

Deck NTW Foundation NTW Fence N/A Shutters N/A

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/17/2023 Signature of owner of record [Signature] Signed by GK under consent of owner Signed under penalties of perjury



We build strength, stability, self-reliance and shelter.

November 16, 2023

Mr. Ray Pohl
Chairman, Historic District Commission
Town of Nantucket
2 Fairgrounds Road
Nantucket MA 02554

Dear Mr. Pohl:

I am writing on behalf of Nantucket's Habitat for Humanity, petitioning for a waiver of the HDC application fees for our next Habitat project – 4 single family homes and one duplex – located at 5A & B Waitt Drive; 7A & 7B Waitt Drive (duplex); and 9A & 9B Waitt Drive.

In the recent past, the HDC application fees have been waived, and we are hopeful that we can secure the same waivers for these Habitat homes.

Habitat strives to build simple, decent homes that are cost efficient and energy efficient for the numerous families on Nantucket that need affordable housing.

These new homes will be added to the Town's Subsidized Housing Inventory (SHI) list, and will help the Town to maintain its current "Safe Harbor" designation.

Habitat homes carry deed restrictions which mandate that the homes be forever affordable, and that subsequent owners must meet certain maximum income requirements – in the same way that the original owners qualified.

A waiver of the HDC application fees will be a significant contribution to Habitat's ongoing efforts to keep its building costs as low as possible.

Please contact me if I can provide any additional information. Many thanks for considering this request.

Sincerely,

A handwritten signature in blue ink that reads "R. J. Hussey".

Richard Hussey
Habitat Nantucket Board member



Waite Drive



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po box 325 nantucket ma 02554
508 228 2820 gryphonarchitects.com

No.	Description	Date
10	HDC Submission	2023.11.20

Habitat for Humanity
Nantucket
5,7,9 Waite Drive
Nantucket MA

67 / 921

P1



Waitt Drive

5 Waitt Drive

3 Waitt Drive

20 Ticcoma Way

18 Ticcoma Way



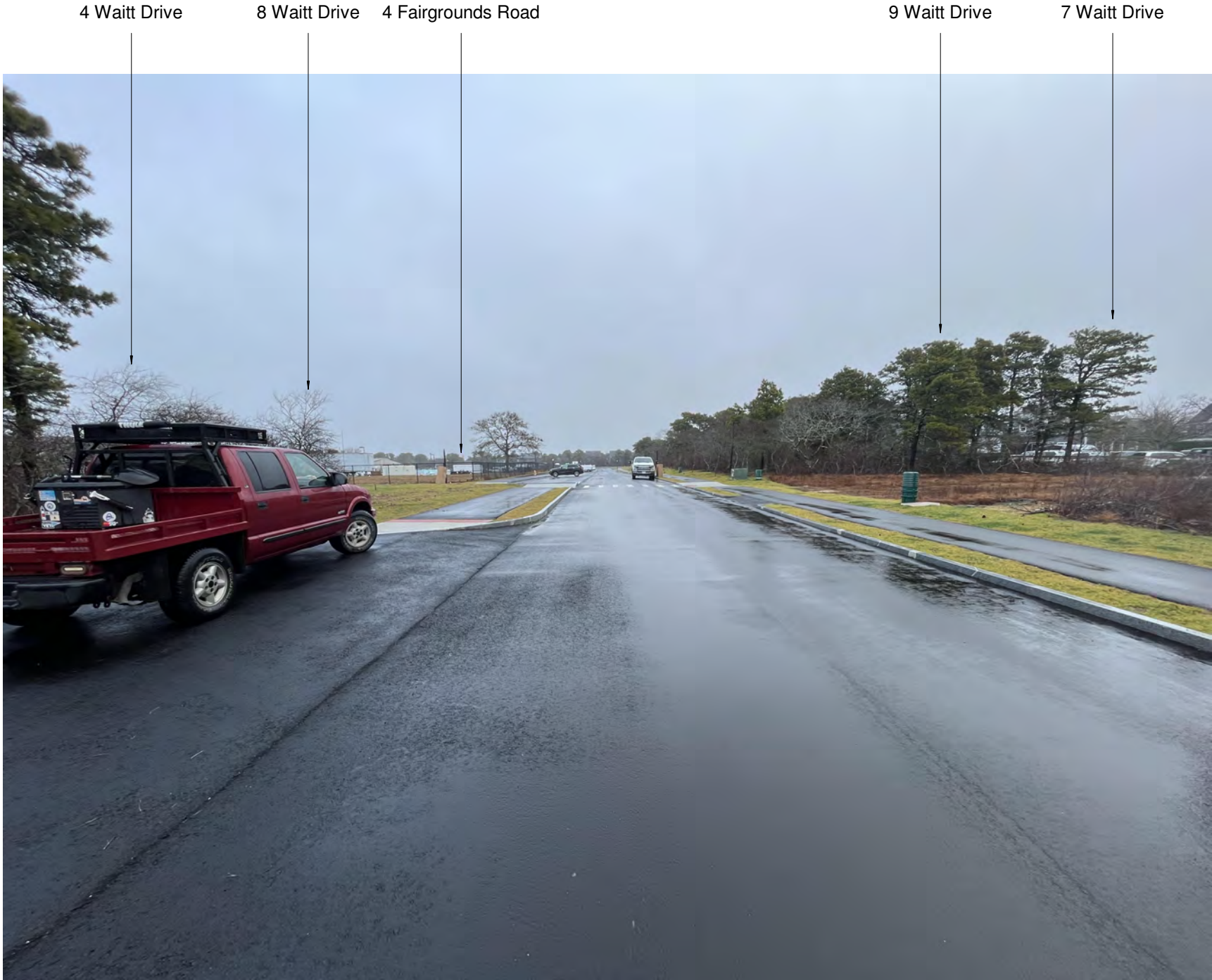
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No.	Description	Date
10	HDC Submission	2023.11.20

Habitat for
Humanity
Nantucket
5.7.9 Waitt Drive
Nantucket MA 67 | 921

P2



Waitt Drive

4 Waitt Drive

8 Waitt Drive 4 Fairgrounds Road

9 Waitt Drive 7 Waitt Drive

Habitat for
Humanity
Nantucket
5,7,9 Waitt Drive
Nantucket MA 02554

67 / 921

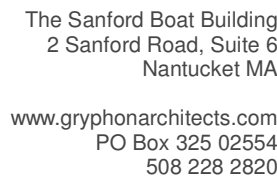
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No.	Description	Date
10	HDC Submission	2023.11.20

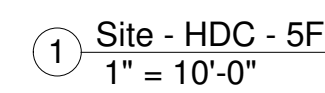
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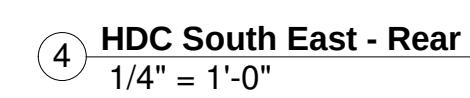
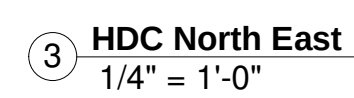
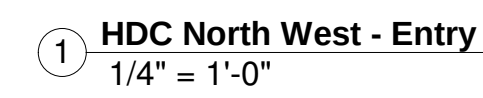
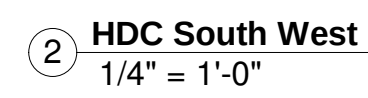
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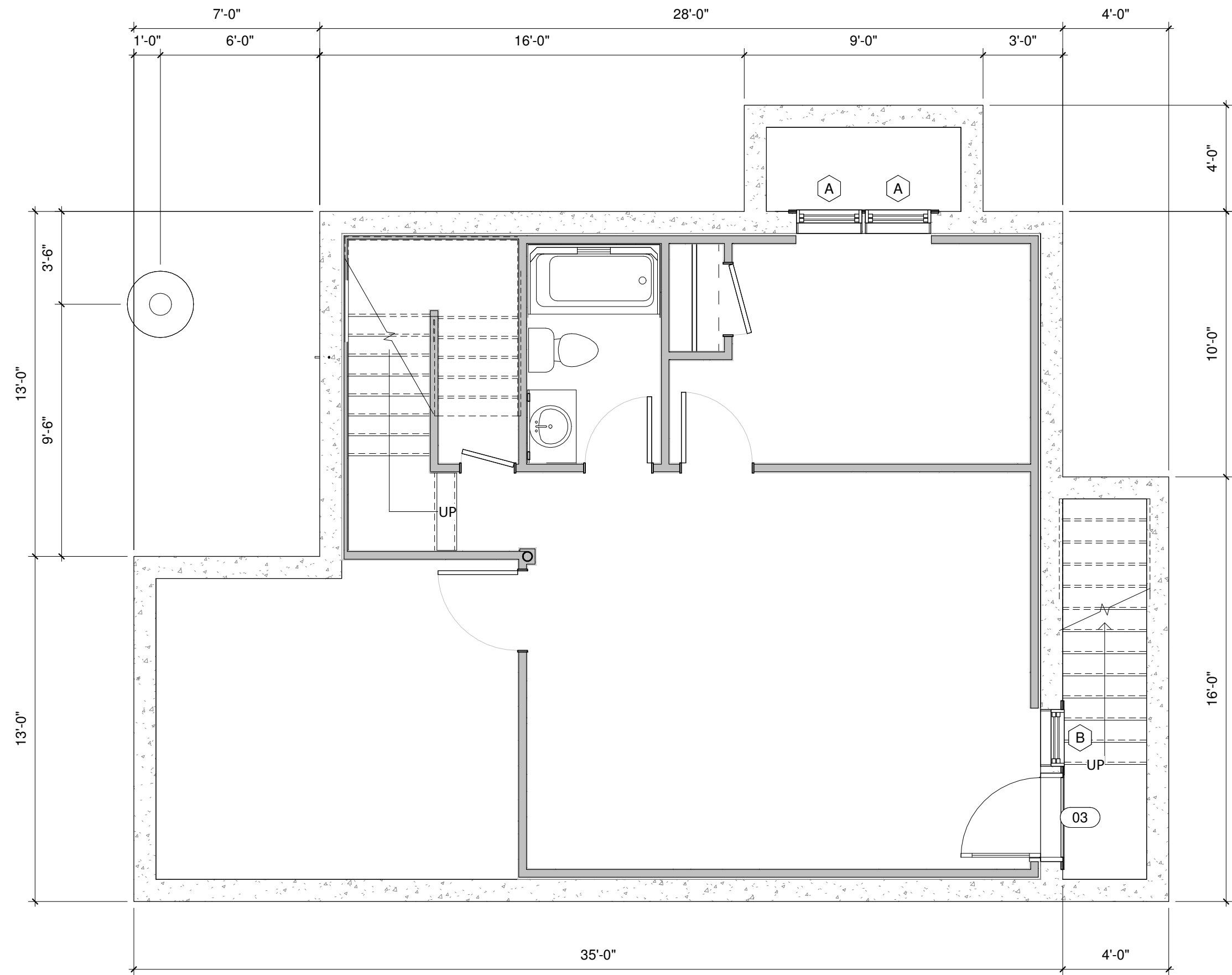




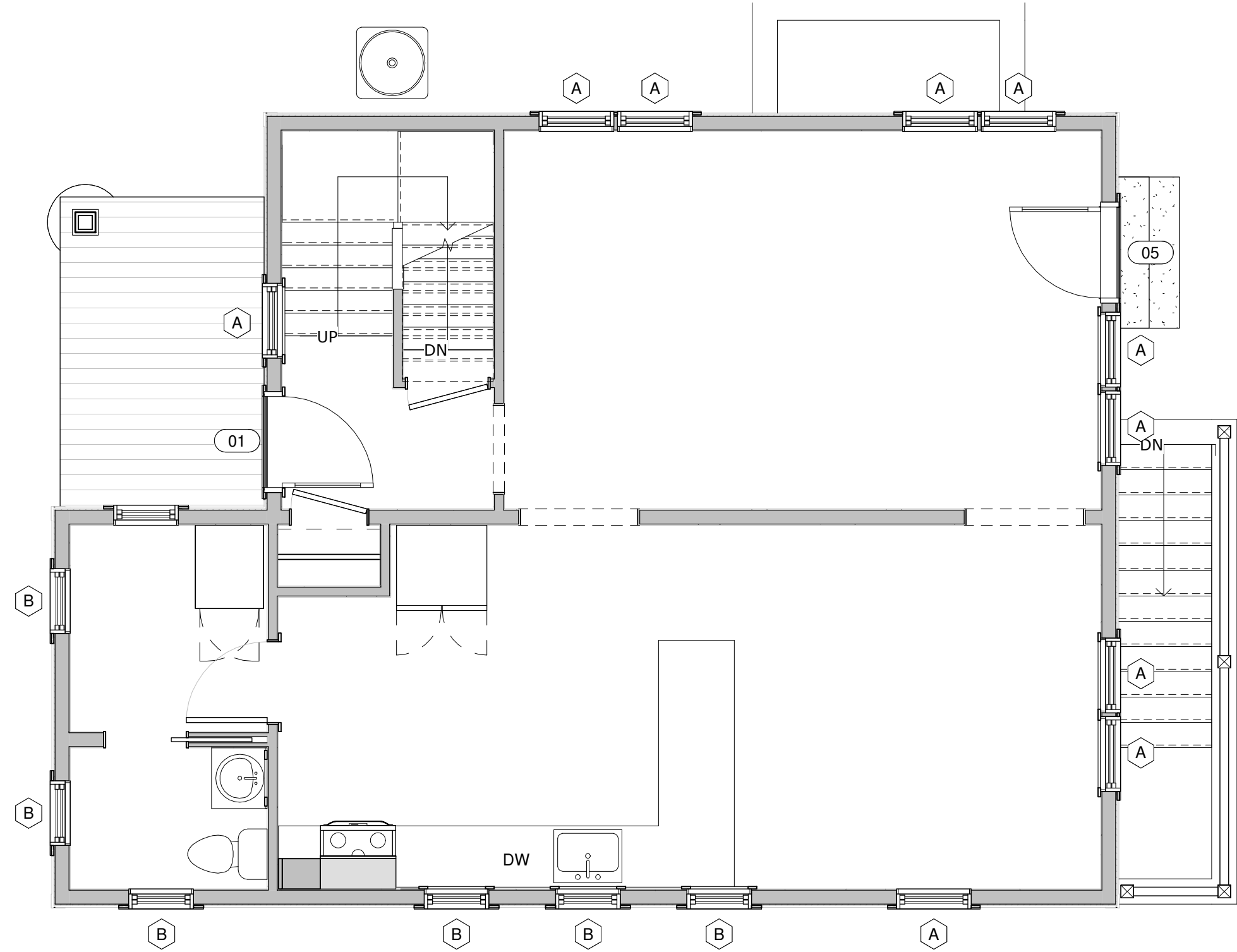
Structure	
	Site Plan

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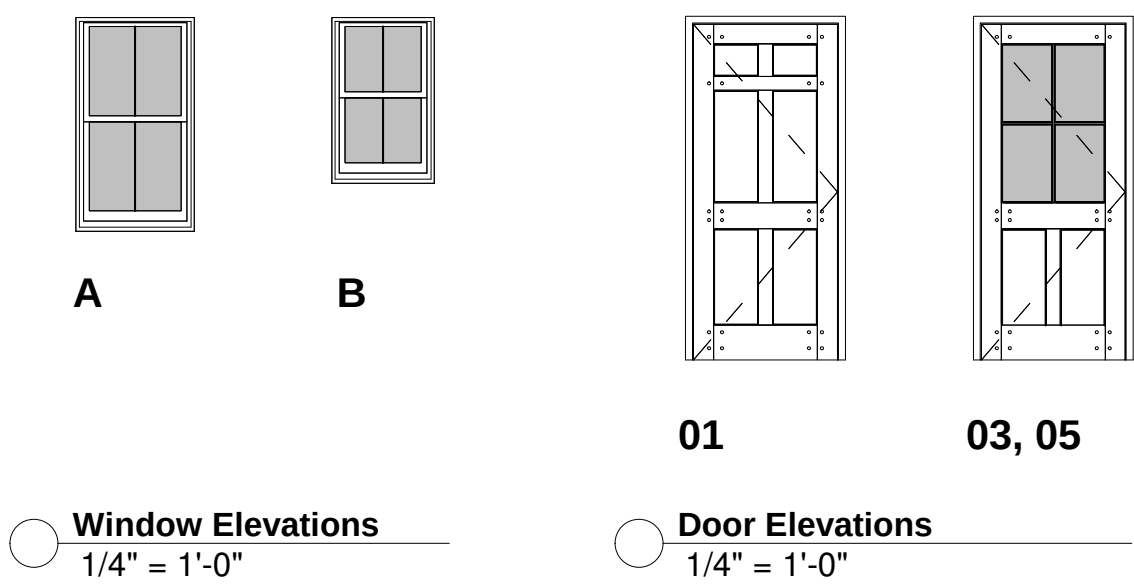
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1 Floor 0 HDC
1/4" = 1'-0"



2 Floor 1 HDC
1/4" = 1'-0"



Window Elevations
1/4" = 1'-0"

Door Elevations
1/4" = 1'-0"

Window Schedule - HDC						
Type Mark	Manufacturer	Designation	Width	Height	Exterior Unit Finish	Comments
A	Andersen Corporation	TW2442	2'-5 5/8"	4'-4 7/8"	Vinyl - Andersen - White	
B	Andersen Corporation	TW2032	2'-1 5/8"	3'-4 7/8"	Vinyl - Andersen - White	

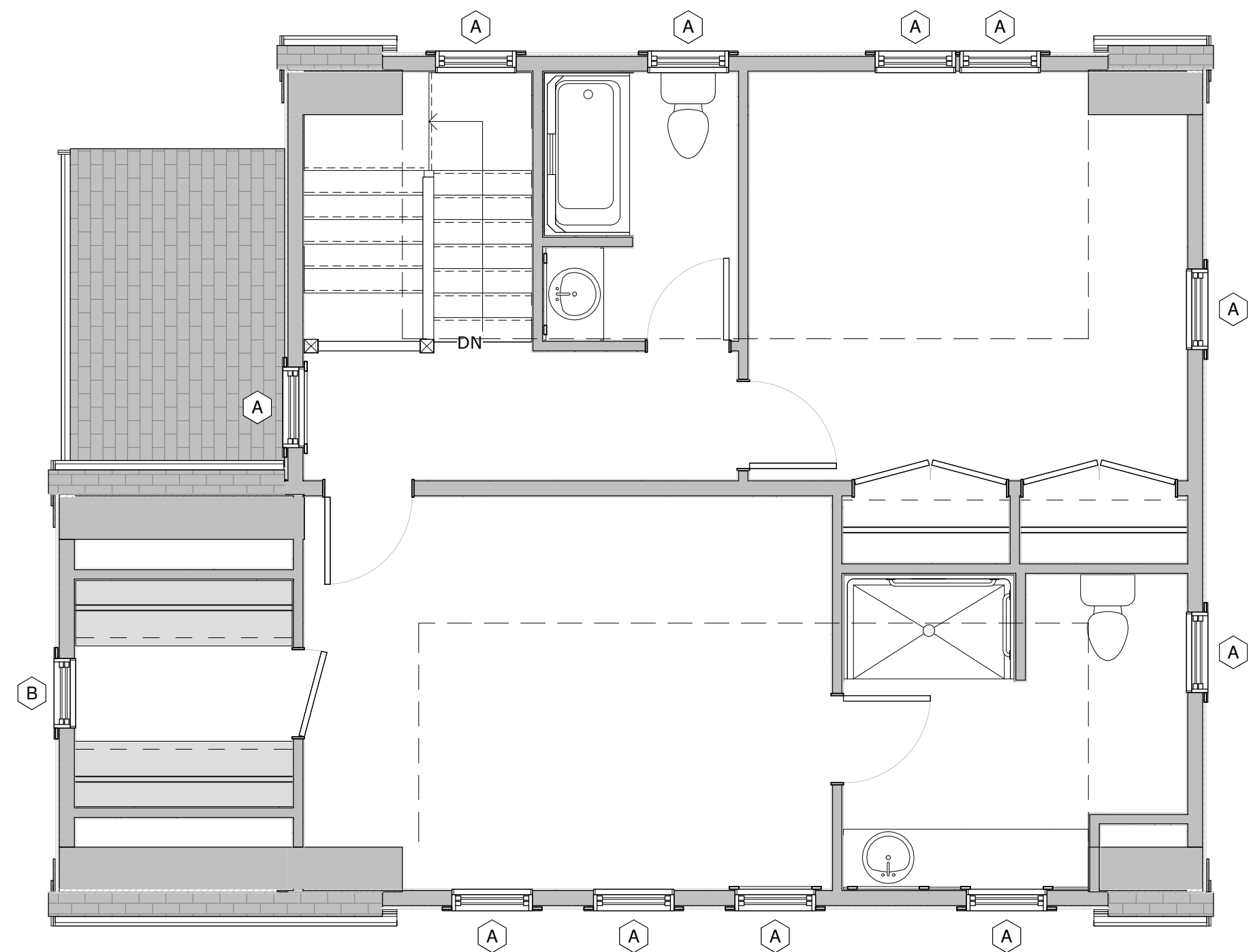
Door Schedule - HDC						
Mark	Manufacturer	Model	Width	Height	Function	Comments
01	Simpsons Door Company	77130	3'-0"	7'-0"	Exterior	Painted Folger Blue
03	Simpsons Door Company	77943	3'-0"	7'-0"	Exterior	Painted White
05	Simpsons Door Company	77943	3'-0"	7'-0"	Exterior	Painted White

Specifications - Windows

Muntins: SDL
Screens: Full sash
Storms: None
Interior Finish: White
Hardware: Sash locks - White

Specifications - Doors

Muntins: SDL
Storms: Andersen metal storms
with glazed panel at Simpson Doors
Interior Finish: Andersen - White
Hardware: By Owner



3 Floor 2 HDC
1/4" = 1'-0"

TOWN OF NANTUCKET
HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER.....Town of Nantucket
MAILING ADDRESS.....16 Broad Street, Nantucket, MA 02554
PROPERTY LOCATION.....5 Waite Drive
ASSESSORS MAP/PARCEL.....67 / 920
SUBMITTED BY:.....Gryphon Architects Inc.

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.

November 13, 2023

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET



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: 5 Waitt Drive

Tax Map Number: 67 Parcel Number: 920

Owner of Record: Town of Nantucket

Description of Proposal: Construct primary and secondary dwellings

Anticipated HDC Submission Date: 2023.11.20

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.

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6. Commission comments and discussion with applicant;
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The above meeting policies may be waived at the discretion of the Chair.

21 AMELIA DRIVE LLC
105 NEWBURY STREET
BOSTON, MA 02116

NANTUCKET TOWN OF
16 BROAD STREET
NANTUCKET, MA 02554

MALI SUNIL M & NAKARMI GITA
C/O HABITAT FOR HUMANITY
PO BOX 1022
NANTUCKET, MA 02554

NANTUCKET TOWN OF
16 BROAD STREET
NANTUCKET, MA 02554

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REQUIRED WITH ALL APPLICATIONS:

- X 1. **Completed Application Form:** Description of ALL work must be indicated on application form.
- X 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.
- X 3. **Application Fee:** See back of application for fee schedule or call the office.
- X 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>
- X 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..*
- X 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.
- X 7. **Photographs:** Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
- X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

- N/A 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.
- X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-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.
- N/A 3. **As-Built Plans (1copy):** of existing elevations
- X 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.
- X 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).
- X 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.
- GA 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.**
(initial to indicate read and understand)
- X 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.
- N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 920
Street & Number of Proposed Work: 5 Waitt Drive
Owner of record: Town of Nantucket
Mailing Address: 16 Broad Street
Nantucket MA 02554
Contact Phone #: 228-2820 E-mail: Hello@g-arc.info

AGENT INFORMATION (if applicable)

Name: G-yrphon Architects
Mailing Address: PO Box 325
Nantucket MA 02554
Contact Phone #: 228-2820 E-mail: Hello@g-arc.info

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: 26' Sq. Footage 1st floor: 676 SF Decks/Patio: Size: 90 SF ☒ 1st floor ☐ 2nd floor
Width: 26' Sq. footage 2nd floor: 676 SF Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0'0" South _____ East _____ West _____
Height of ridge above final finish grade: North 27'-2" South _____ East _____ West _____

Additional Remarks

REVISIONS*

Historic Name: _____ (describe) _____
Original Date: _____
Original Builder: _____

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

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 10" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 9/12 Secondary Mass X/12 Dormer 5/12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☒ Other Boral Composite

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia SEE DRAWINGS 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 Anderson

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof Black Charcoal
Trim White Sash White Doors Folger Blue + white
Deck NTW Foundation NTW Fence N/A Shutters N/A

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11.17.2023 Signature of owner of record _____ signed by GA under Consent of owner Signed under penalties of perjury



We build strength, stability, self-reliance and shelter.

November 16, 2023

Mr. Ray Pohl
Chairman, Historic District Commission
Town of Nantucket
2 Fairgrounds Road
Nantucket MA 02554

Dear Mr. Pohl:

I am writing on behalf of Nantucket's Habitat for Humanity, petitioning for a waiver of the HDC application fees for our next Habitat project – 4 single family homes and one duplex – located at 5A & B Waitt Drive; 7A & 7B Waitt Drive (duplex); and 9A & 9B Waitt Drive.

In the recent past, the HDC application fees have been waived, and we are hopeful that we can secure the same waivers for these Habitat homes.

Habitat strives to build simple, decent homes that are cost efficient and energy efficient for the numerous families on Nantucket that need affordable housing.

These new homes will be added to the Town's Subsidized Housing Inventory (SHI) list, and will help the Town to maintain its current "Safe Harbor" designation.

Habitat homes carry deed restrictions which mandate that the homes be forever affordable, and that subsequent owners must meet certain maximum income requirements – in the same way that the original owners qualified.

A waiver of the HDC application fees will be a significant contribution to Habitat's ongoing efforts to keep its building costs as low as possible.

Please contact me if I can provide any additional information. Many thanks for considering this request.

Sincerely,

A handwritten signature in blue ink that reads "R. J. Hussey".

Richard Hussey
Habitat Nantucket Board member



Waite Drive



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508 228 2820 gryphonarchitects.com

No.	Description	Date
10	HDC Submission	2023.11.20

Habitat for Humanity
Nantucket
5,7,9 Waite Drive
Nantucket MA

67 / 921

P1



Waitt Drive

5 Waitt Drive

3 Waitt Drive

20 Ticcoma Way

18 Ticcoma Way



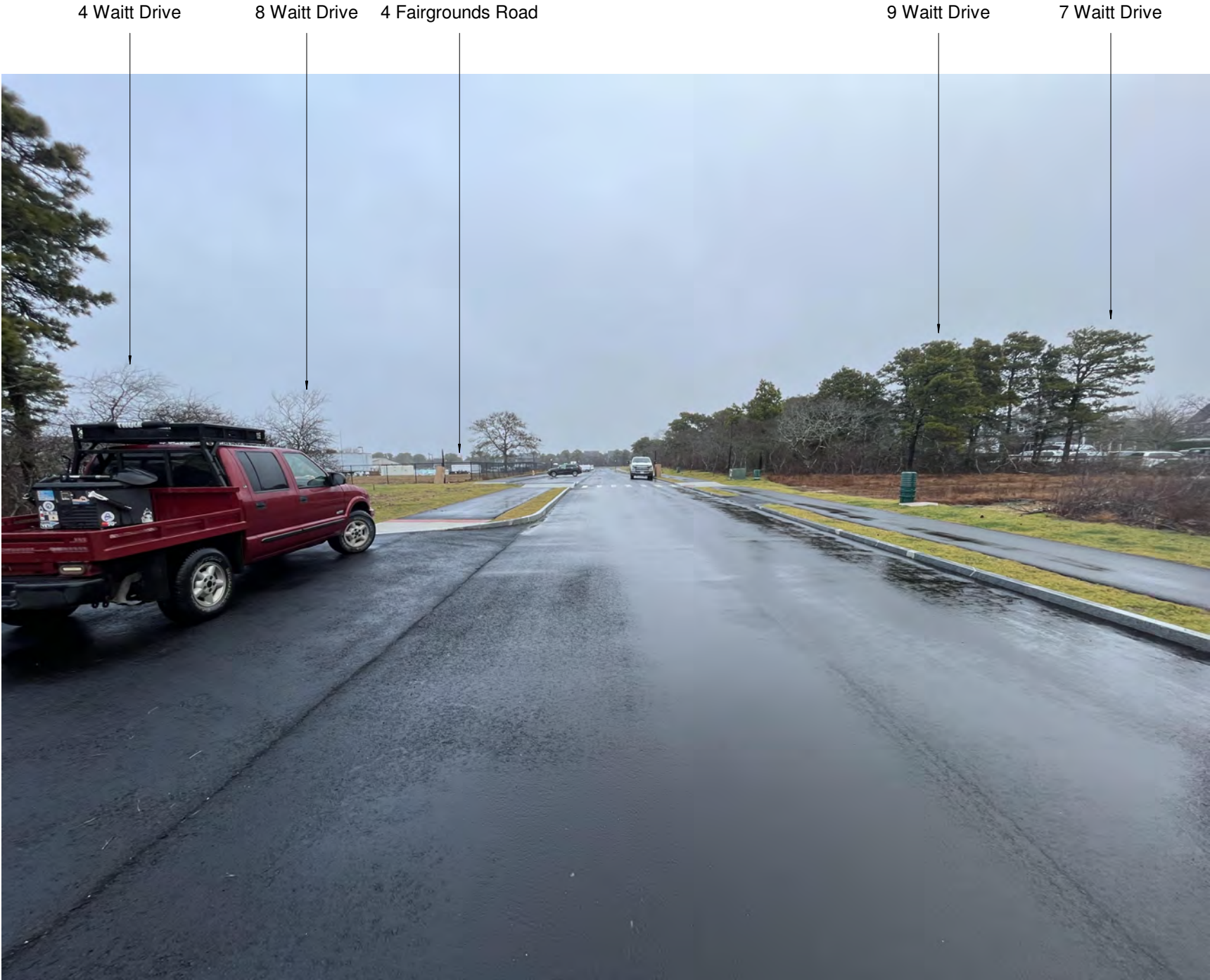
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No.	Description	Date
10	HDC Submission	2023.11.20

Habitat for Humanity
Nantucket
5.7.9 Waitt Drive
Nantucket MA 67 | 921

P2



Waitt Drive

4 Waitt Drive

8 Waitt Drive

4 Fairgrounds Road

9 Waitt Drive

7 Waitt Drive

Habitat for
Humanity
Nantucket
5,7,9 Waitt Drive
Nantucket MA 02554

67 / 921

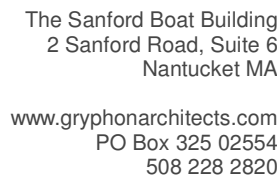
P3

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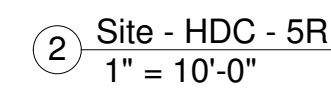
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Structure _____ Site Plan _____



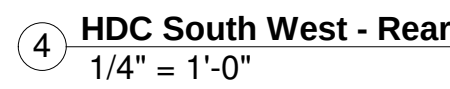
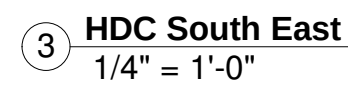
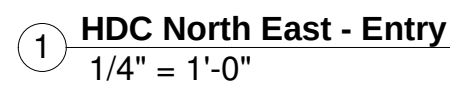
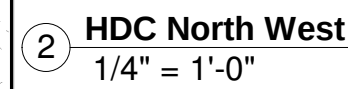
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HDC-5R

HDC Submission

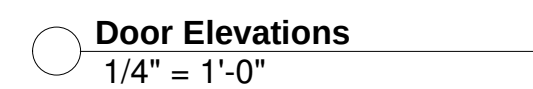
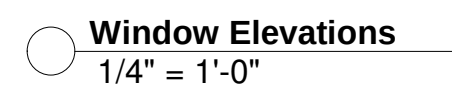
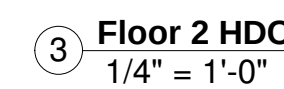
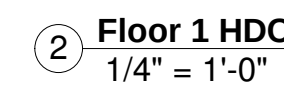
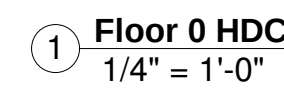
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Structure	Rear House

[illegible]

Elevations

HDC1.1



Specifications - Windows

Muntins: SDL
Screens: Full sash
Storms: None
Interior Finish: White
Hardware: Sash locks - White

Specifications - Doors

Muntins: SDL
Storms: Andersen metal storms with
glazed panel at Simpson Doors
Interior Finish: Andersen - White
Hardware: By Owner

TOWN OF NANTUCKET
HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER.....Town of Nantucket
MAILING ADDRESS.....16 Broad Street, Nantucket, MA 02554
PROPERTY LOCATION.....5 Waite Drive
ASSESSORS MAP/PARCEL.....67 / 920
SUBMITTED BY:.....Gryphon Architects Inc.

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.

November 13, 2023
DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET



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: 5 Waitt Drive

Tax Map Number: 67 Parcel Number: 920

Owner of Record: Town of Nantucket

Description of Proposal: Construct primary and secondary dwellings

Anticipated HDC Submission Date: 2023.11.20

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.

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16 BROAD STREET
NANTUCKET, MA 02554

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

See Reverse for Instructions



REQUIRED WITH ALL APPLICATIONS:

- X 1. **Completed Application Form:** Description of ALL work must be indicated on application form.
- X 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.
- X 3. **Application Fee:** See back of application for fee schedule or call the office.
- X 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>
- X 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..*
- X 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.
- X 7. **Photographs:** Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
- X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

- N/A 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.
- X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-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.
- N/A 3. **As-Built Plans (1copy):** of existing elevations
- X 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.
- X 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).
- X 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.
- GA 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.**
(initial to indicate read and understand)
- X 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.
- N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

DATE ISSUED: _____

CERTIFICATE OF APPROPRIATENESS

for structural work.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application.
Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference. The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°: 921
Street & Number of Proposed Work: 7 Waitt Drive
Owner of record: Town of Nantucket
Mailing Address: 16 Broad St,
Nantucket MA 02551
Contact Phone #: 228-2820 E-mail: Hello@g-arc.info

AGENT INFORMATION (if applicable)

Name: Gryphon Architects
Mailing Address: PO Box 325
Nantucket MA 02554
Contact Phone #: 228-2820 E-mail: Hello@g-arc.info

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: 45' Sq. Footage 1st floor: 1,350 SF Decks/Patio: Size: 220 ☒ 1st floor ☐ 2nd floor
Width: 30' Sq. footage 2nd floor: 1,350 SF Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0'-0" South _____ East _____ West _____
Height of ridge above final finish grade: North 28'-7" South _____ East _____ West _____

Additional Remarks _____

REVISIONS*

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

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

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 10" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers
Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____
Roof Pitch: Main Mass 9 /12 Secondary Mass X /12 Dormer 5 /12 Other _____
Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☒ Other Boral Composite

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia SEE DRAWINGS 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 ☒ SSDL's (Simulated Divided Lights) Manufacturer Anderson

Doors* (type and material): ☐ TDL ☒ SDL Front MAHOGANY Rear _____ Side X

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof Charcoal Black
Trim White Sash White Doors MAIN STREET Yellow-white
Deck NTW Foundation NTW Fence _____ Shutters _____

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11.17.2023 Signature of owner of record _____ Signed under penalties of perjury



We build strength, stability, self-reliance and shelter.

November 16, 2023

Mr. Ray Pohl
Chairman, Historic District Commission
Town of Nantucket
2 Fairgrounds Road
Nantucket MA 02554

Dear Mr. Pohl:

I am writing on behalf of Nantucket's Habitat for Humanity, petitioning for a waiver of the HDC application fees for our next Habitat project – 4 single family homes and one duplex – located at 5A & B Waitt Drive; 7A & 7B Waitt Drive (duplex); and 9A & 9B Waitt Drive.

In the recent past, the HDC application fees have been waived, and we are hopeful that we can secure the same waivers for these Habitat homes.

Habitat strives to build simple, decent homes that are cost efficient and energy efficient for the numerous families on Nantucket that need affordable housing.

These new homes will be added to the Town's Subsidized Housing Inventory (SHI) list, and will help the Town to maintain its current "Safe Harbor" designation.

Habitat homes carry deed restrictions which mandate that the homes be forever affordable, and that subsequent owners must meet certain maximum income requirements – in the same way that the original owners qualified.

A waiver of the HDC application fees will be a significant contribution to Habitat's ongoing efforts to keep its building costs as low as possible.

Please contact me if I can provide any additional information. Many thanks for considering this request.

Sincerely,

A handwritten signature in blue ink that reads "R. J. Hussey".

Richard Hussey
Habitat Nantucket Board member



Waite Drive

9 Waite Drive

7 Waite Drive

5 Waite Drive

Habitat for
Humanity
Nantucket
5.7.9 Waite Drive
Nantucket MA 02554

67 / 921

P1

No.	Description	Date
10	HDC Submission	2023.11.20

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po box 325 nantucket ma 02554
508 228 2820 gryphonarchitects.com





Waitt Drive

5 Waitt Drive

3 Waitt Drive

20 Ticcoma Way

18 Ticcoma Way



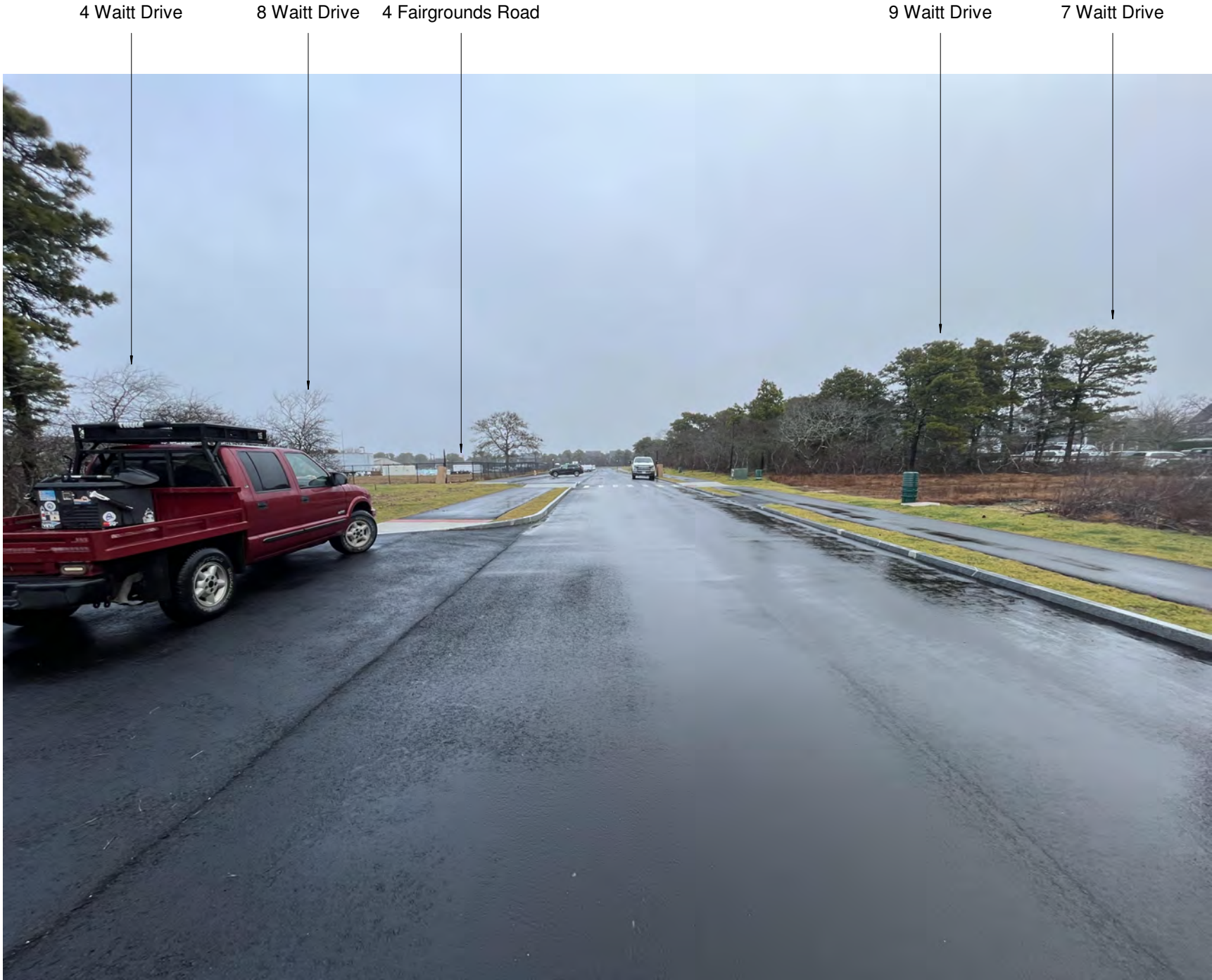
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No.	Description	Date
10	HDC Submission	2023.11.20

Habitat for
Humanity
Nantucket
5.7.9 Waitt Drive
Nantucket MA 02554

P2



Waitt Drive

4 Waitt Drive

8 Waitt Drive 4 Fairgrounds Road

9 Waitt Drive 7 Waitt Drive

Habitat for
Humanity
Nantucket
5,7,9 Waitt Drive
Nantucket MA 02554

67 / 921

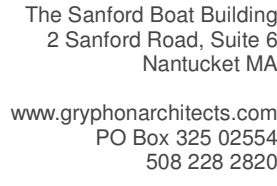
P3

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po box 325 nantucket ma 02554
508 228 2820 gryphonarchitects.com





The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA
www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

**Habitat for Humanity
Nantucket**

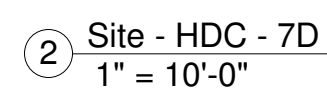
5,7,9 Waite Drive
Nantucket MA

Site Plan

HDC Submission

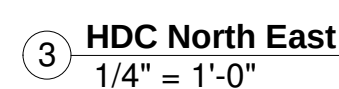
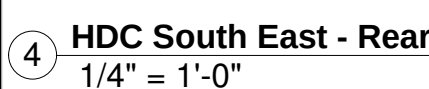
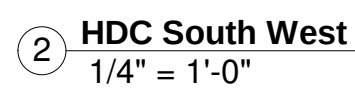
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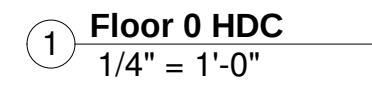
HDC-7D



HDC Submission

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Window Elevations
1/4" = 1'-0"

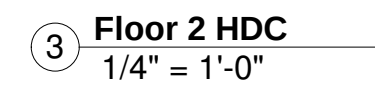
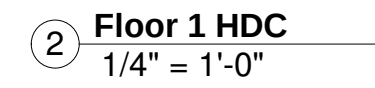


Door Elevations
1/4" = 1'-0"

Door Schedule - HDC						
Mark	Manufacturer	Model	Width	Height	Function	Comments
01	Simpsons Door Company	77130	2'-10"	7'-0"	Exterior	Painted Main Street Yellow
02	Simpsons Door Company	77130	2'-10"	7'-0"	Exterior	Painted Main Street Yellow
03	Simpsons Door Company	77943	3'-0"	7'-0"	Exterior	Painted White
04	Simpsons Door Company	77943	3'-0"	7'-0"	Exterior	Painted White
05	Simpsons Door Company	77943	3'-0"	7'-0"	Exterior	Painted White
06	Simpsons Door Company	77943	3'-0"	7'-0"	Exterior	Painted White

Muntins: SDL
Screens: Full sash
Storms: None
Interior Finish: White
Hardware: Sash locks - White

Muntins: SDL
Storms: Andersen metal storms with
glazed panel at Simpson Doors
Interior Finish: Andersen - White
Hardware: By Owner



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TOWN OF NANTUCKET
HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER.....Town of Nantucket
MAILING ADDRESS.....16 Broad Street, Nantucket, MA 02554
PROPERTY LOCATION.....7 Waite Drive
ASSESSORS MAP/PARCEL.....67 / 921
SUBMITTED BY:.....Gryphon Architects Inc.

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.

November 13, 2023

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET



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: 7 Waitt Drive

Tax Map Number: 67 Parcel Number: 921

Owner of Record: Town of Nantucket

Description of Proposal: Construct duplex style dwelling

Anticipated HDC Submission Date: 2023.11.20

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 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

21 AMELIA DRIVE LLC
105 NEWBURY STREET
BOSTON, MA 02116

MANNING JOSEPH W
P O BOX 2975
NANTUCKET, MA 02584

NANTUCKET TOWN OF
16 BROAD ST
NANTUCKET, MA 02554

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

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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°: 67 PARCEL N°: 922

Street & Number of Proposed Work: 9 Waift Drive

Owner of record: Town of Nantucket

Mailing Address: 16 Broad Street
Nantucket MA, 02554

Contact Phone #: 228-2820 E-mail: Hello@g-arc.info

AGENT INFORMATION (if applicable)

Name: Gryphon Architects

Mailing Address: PO Box 325
Nantucket MA 02554

Contact Phone #: 228-2820 E-mail: Hello@g-arc.info

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: 26' Sq. Footage 1st floor: 820 SF Decks/Patio: Size: 70 SF ☒ 1st floor ☐ 2nd floor

Width: 35' Sq. footage 2nd floor: 820 SF Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0'-0" South _____ East _____ West _____

Height of ridge above final finish grade: North 27'-2" South _____ East _____ West _____

Additional Remarks

REVISIONS* 1. East Elevation

Historic Name: _____ (describe) 2. South Elevation

Original Date: _____ 3. West Elevation

Original Builder: _____ 4. North Elevation

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

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 10" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 9 /12 Secondary Mass 9 /12 Dormer 5 /12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size):

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

☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☒ Other Boral Composite

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia SEE DRAWING 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 Anderson

Doors* (type and material): ☐ TDL ☒ SDL Front MAHOEGAN'S Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof Charcoal Black

Trim white Sash white Doors Hussey Green + white

Deck NTW Foundation NTW Fence _____ Shutters _____

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11.17.2023 Signature of owner of record _____ Signed under penalties of perjury



We build strength, stability, self-reliance and shelter.

November 16, 2023

Mr. Ray Pohl
Chairman, Historic District Commission
Town of Nantucket
2 Fairgrounds Road
Nantucket MA 02554

Dear Mr. Pohl:

I am writing on behalf of Nantucket's Habitat for Humanity, petitioning for a waiver of the HDC application fees for our next Habitat project – 4 single family homes and one duplex – located at 5A & B Waitt Drive; 7A & 7B Waitt Drive (duplex); and 9A & 9B Waitt Drive.

In the recent past, the HDC application fees have been waived, and we are hopeful that we can secure the same waivers for these Habitat homes.

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These new homes will be added to the Town's Subsidized Housing Inventory (SHI) list, and will help the Town to maintain its current "Safe Harbor" designation.

Habitat homes carry deed restrictions which mandate that the homes be forever affordable, and that subsequent owners must meet certain maximum income requirements – in the same way that the original owners qualified.

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Please contact me if I can provide any additional information. Many thanks for considering this request.

Sincerely,

A handwritten signature in blue ink that reads "R. J. Hussey".

Richard Hussey
Habitat Nantucket Board member



Waite Drive



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po box 325 nantucket ma 02554
508 228 2820 gryphonarchitects.com

No.	Description	Date
10	HDC Submission	2023.11.20

Habitat for Humanity
Nantucket
5,7,9 Waite Drive
Nantucket MA

67 | 921

P1



Waitt Drive

5 Waitt Drive

3 Waitt Drive

20 Ticcoma Way

18 Ticcoma Way



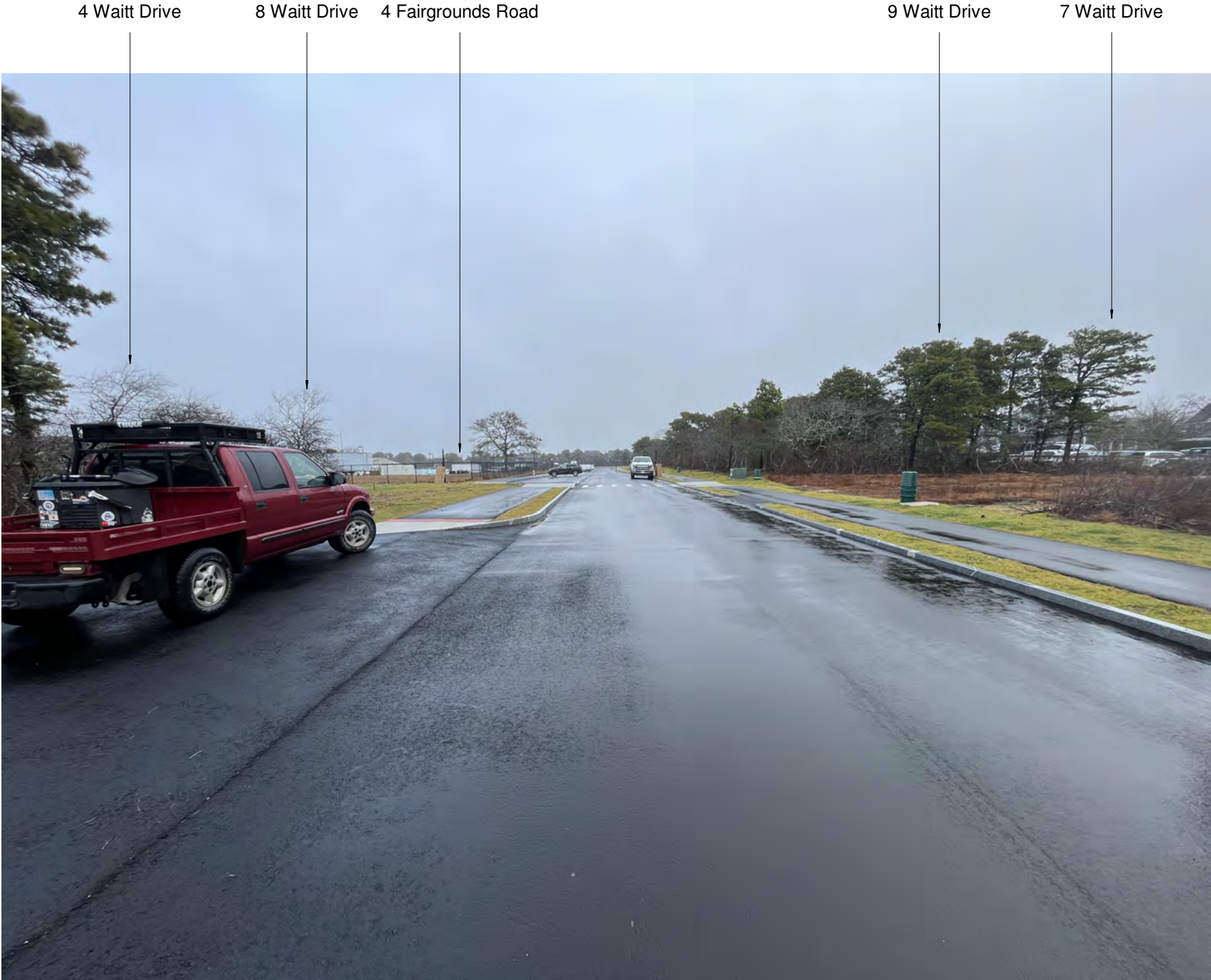
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508 228 2820 gryphonarchitects.com

No.	Description	Date
10	HDC Submission	2023.11.20

Habitat for Humanity
Nantucket
5.7.9 Waitt Drive
Nantucket MA 67 | 921

P2



Waitt Drive

4 Waitt Drive

8 Waitt Drive

4 Fairgrounds Road

9 Waitt Drive

7 Waitt Drive

Habitat for
Humanity
Nantucket
5,7,9 Waitt Drive
Nantucket MA 02554

67 / 921

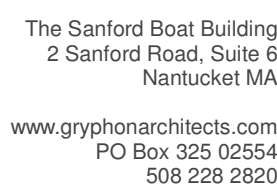
P3

No.	Description	Date
10	HDC Submission	2023.11.20

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po box 325 nantucket ma 02554
508 228 2820 gryphonarchitects.com





Owner	Habitat for Humanity Nantucket
Location	5,7,9 Waitt Drive Nantucket MA 67 / 921
Structure	Site Plan



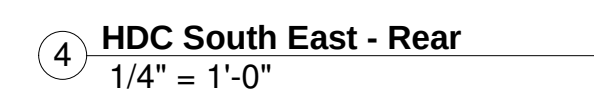
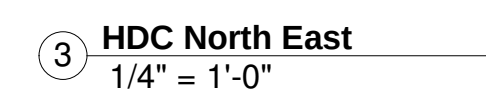
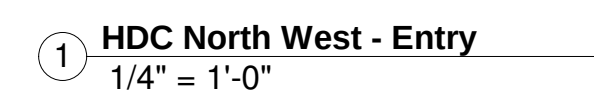
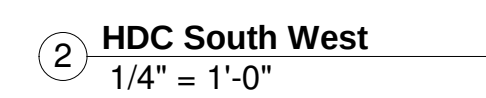
① Site - HDC - 9F
1" = 10'-0"

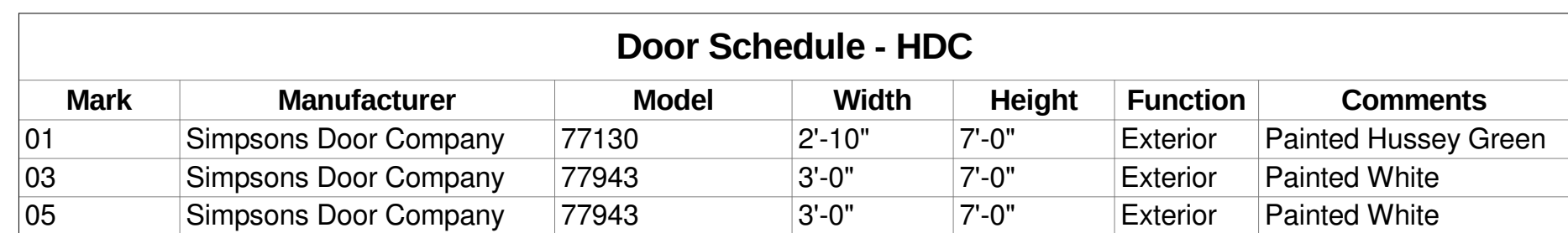
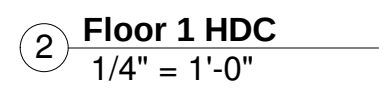
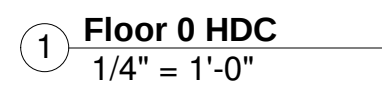
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HDC-9F

HDC Submission

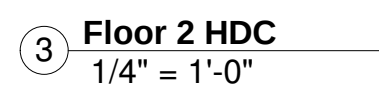
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[illegible]



Muntins: SDL
Screens: Full sash
Storms: None
Interior Finish: White
Hardware: Sash locks - White

Muntins: SDL
Storms: Andersen metal storms with glazed panel at Simpson Doors
Interior Finish: Andersen - White
Hardware: By Owner



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TOWN OF NANTUCKET
HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER.....Town of Nantucket
MAILING ADDRESS.....16 Broad Street, Nantucket, MA 02554
PROPERTY LOCATION.....9 Waite Drive
ASSESSORS MAP/PARCEL.....67 / 922
SUBMITTED BY:.....Gryphon Architects Inc.

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.

November 13, 2023

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET



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: 9 Waitt Drive

Tax Map Number: 67 Parcel Number: 922

Owner of Record: Town of Nantucket

Description of Proposal: Construct primary and secondary dwellings

Anticipated HDC Submission Date: 2023.11.20

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 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

MANNING JOSEPH W
P O BOX 2975
NANTUCKET, MA 02584

NANTUCKET TOWN OF
16 BROAD ST
NANTUCKET, MA 02554

NANTUCKET TOWN OF
16 BROAD STREET
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City, State

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NOV 16 2023

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REQUIRED WITH ALL APPLICATIONS:

- X 1. **Completed Application Form:** Description of ALL work must be indicated on application form.
- X 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.
- X 3. **Application Fee:** See back of application for fee schedule or call the office.
- X 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>
- X 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..*
- X 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.
- X 7. **Photographs:** Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
- X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

- N/A 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.
- X 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.
- N/A 3. **As-Built Plans (1copy):** of existing elevations
- X 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.
- X 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).
- X 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.
- GA 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.**
(initial to indicate read and understand)
- X 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.
- N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**



We build strength, stability, self-reliance and shelter.

November 16, 2023

Mr. Ray Pohl
Chairman, Historic District Commission
Town of Nantucket
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Sincerely,

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Richard Hussey
Habitat Nantucket Board member

CERTIFICATE NO: _____

DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

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Nantucket MA 02554
Contact Phone #: 225-2820 E-mail: Hello@ag-arc.info

AGENT INFORMATION (if applicable)

Name: Gryphon Architects
Mailing Address: PO Box 325
Nantucket MA, 02554
Contact Phone #: 225-2820 E-mail: Hello@ag-arc.info

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

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☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 26' Sq. Footage 1st floor: 676 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 20' Sq. footage 2nd floor: 676 SF Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0'-0" South _____ East _____ West _____
Height of ridge above final finish grade: North 27'-2" South _____ East _____ West _____

Additional Remarks

REVISIONS* 1. East Elevation

Historic Name: _____ (describe) 2. South Elevation
Original Date: _____ 3. West Elevation
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Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☒ Other Boral Composite

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia See Drawing 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 ☒ SSDL's (Simulated Divided Lights) Manufacturer Anderson

Doors* (type and material): ☐ TDL ☒ SSDL Front Mahogany Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof Charcoal Black
Trim White Sash White Doors Hussey Green, white
Deck NTW Foundation NTW Fence _____ Shutters _____

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11.17.2023 Signature of owner of record [Signature] Signed by GA under Consent of owner Signed under penalties of perjury



Waite Drive

9 Waite Drive

7 Waite Drive

5 Waite Drive

Habitat for
Humanity
Nantucket
5.7.9 Waite Drive
Nantucket MA 02554

67 / 921

P1

No.	Description	Date
10	HDC Submission	2023.11.20

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Waitt Drive

5 Waitt Drive

3 Waitt Drive

20 Ticcoma Way

18 Ticcoma Way



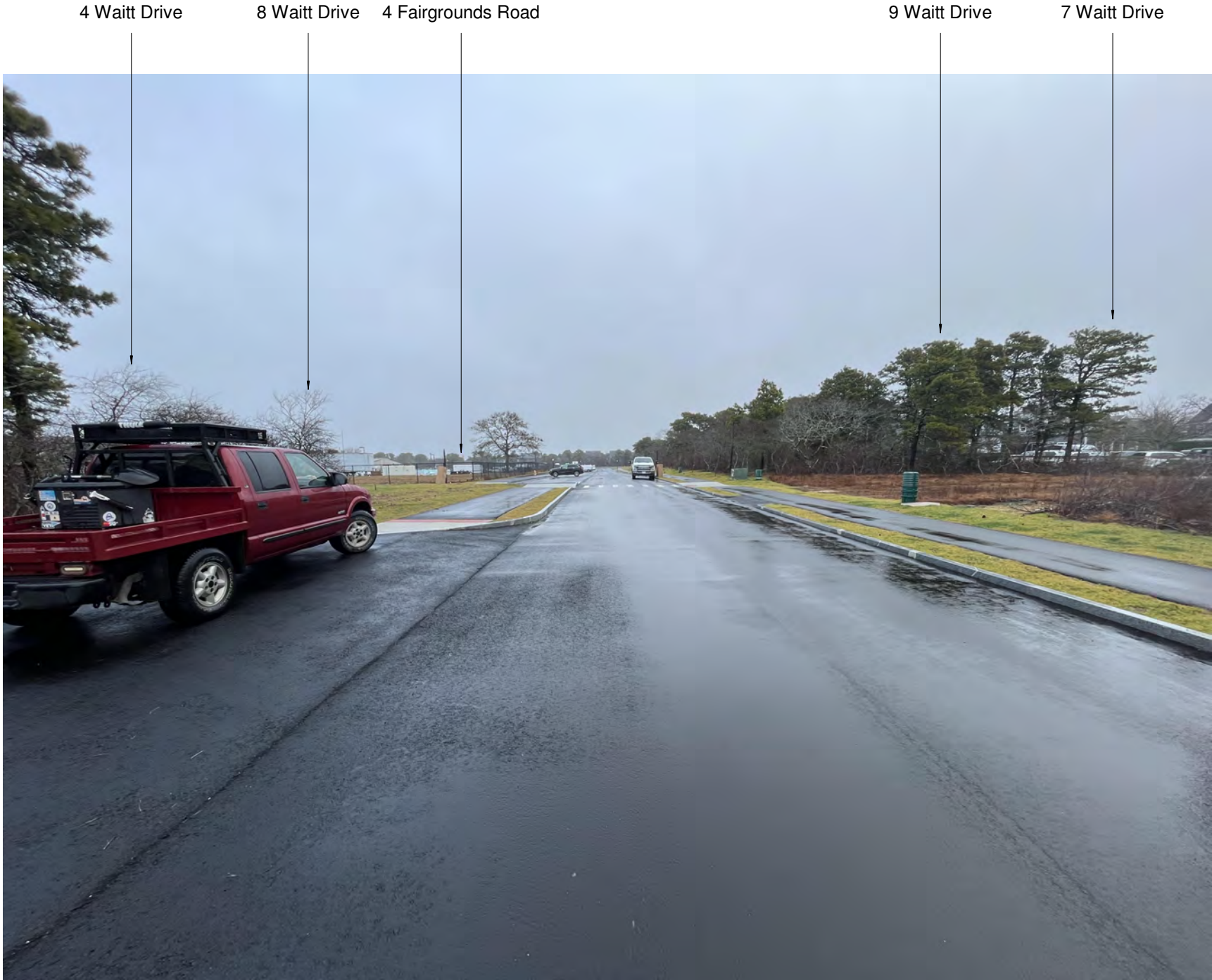
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No.	Description	Date
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Habitat for
Humanity
Nantucket
5.7.9 Waitt Drive
Nantucket MA 671921

P2



Waitt Drive

4 Waitt Drive

8 Waitt Drive

4 Fairgrounds Road

9 Waitt Drive

7 Waitt Drive

Habitat for
Humanity
Nantucket
5,7,9 Waitt Drive
Nantucket MA 02554

67 / 921

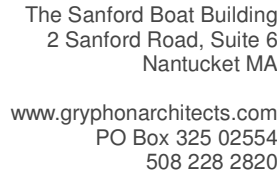
P3

No.	Description	Date
10	HDC Submission	2023.11.20

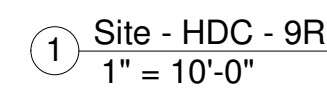
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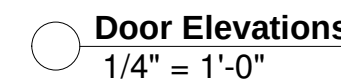
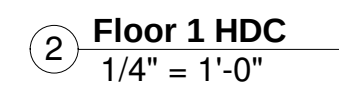
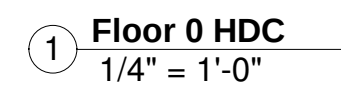


Structure



#	Description	Date
10	HDC Submission	2023.11.20

HDC-9R



Specifications - Windows

Muntins: SDL
Screens: Full sash
Storms: None
Interior Finish: White
Hardware: Sash locks - White

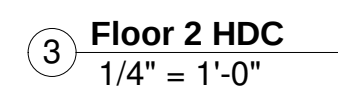
Specifications - Doors

Muntins: SDL

Storms: Andersen metal storms with glazed panel at Simpson Doors

Interior Finish: Andersen - White

Hardware: By Owner



HDC Submission

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TOWN OF NANTUCKET
HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER.....Town of Nantucket
MAILING ADDRESS.....16 Broad Street, Nantucket, MA 02554
PROPERTY LOCATION.....9 Waite Drive
ASSESSORS MAP/PARCEL.....67 / 922
SUBMITTED BY:.....Gryphon Architects Inc.

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.

November 13, 2023

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET



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: 9 Waitt Drive

Tax Map Number: 67 Parcel Number: 922

Owner of Record: Town of Nantucket

Description of Proposal: Construct primary and secondary dwellings

Anticipated HDC Submission Date: 2023.11.20

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 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

MANNING JOSEPH W
P O BOX 2975
NANTUCKET, MA 02584

NANTUCKET TOWN OF
16 BROAD ST
NANTUCKET, MA 02554

NANTUCKET TOWN OF
16 BROAD STREET
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Exhibit XX – Summary Financial Model for Waitt Drive Project

Expense Category	\$
General Requirements – Architectural design -permitting, - surveying	107,400
Site Prep, Excavation and Infrastructure – site clearing – foundation excavation- water / sewer / electric infrastructure	318,000
Concrete and Masonry – foundations – basement floors – deck footings	245,500
Construction – Water-tight Shell - Framing – roofing – shingling – decks – windows – doors – gutters -	1,420,730
Utilities - Plumbing – HVAC – Electrical	657,040
Interior Finish – Insulation – sheetrock – interior trim - floors – stairs	566,200
Appliances, Hardware, Finishes – kitchen cabinets – bathroom vanities – hardware – appliances	189,000
Landscaping, Parking – hardscape – landscaping – parking area paving	139,000
Contingency	100,000
Job Supervision	257,130
Grand Total	4,000,000

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