

Town and County of Nantucket Select Board • County Commissioners

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C. Elizabeth Gibson
Town & County Manager

***AGENDA FOR THE MEETING OF THE
SELECT BOARD
NOVEMBER 13, 2024 - 5:30 PM
PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD
AND REMOTE PARTICIPATION VIA ZOOM WEBINAR
NANTUCKET, MASSACHUSETTS
AMENDED NOVEMBER 12, 2024
AMENDED NOVEMBER 13, 2024***

YOU TUBE LINK FOR VIEWING ONLY:
https://youtube.com/live/g1j_0ius4wA

ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:
https://us06web.zoom.us/webinar/register/WN_uDkbisdMSv2ZFxfwvWWiFA

I. CALL TO ORDER

II. SELECT BOARD ACCEPTANCE OF AGENDA

III. ANNOUNCEMENTS

1. The Select Board Meeting is Being Audio and Video Recorded.
2. May 3, 2025 Annual Town Meeting Warrant Open for Citizen Warrant Article Submittals through November 18, 2024 at 4:00 PM. Citizen Warrant Article Guide: <https://www.nantucket-ma.gov/DocumentCenter/View/49076/Guide-to-Preparing-a-Citizen-Warrant-Article-PDF>.
3. Hybrid Public Forum on SouthCoast Wind Offshore Wind Project and Bureau of Ocean Energy Management's (BOEM) Proposed Mitigation for Adverse Effects to the Nantucket Historic District to be Held Tuesday, November 19, 2024 at 5:00 PM at the Public Safety Facility First Floor Community Room, 4 Fairgrounds Road and Remotely by Zoom Webinar (**Register to Attend Remotely at https://us06web.zoom.us/webinar/register/WN_yuv6HMoKSmSKxTWPDNJhgA**).

The public is encouraged to refer to the following informational resources regarding project impacts and proposed mitigation:

- [SouthCoast Wind Final Environmental Impact Statement \(Final EIS\)](#), Released on November 8, 2024, Including:

- o [Appendix I](#): Finding of Adverse Effect for the SouthCoast Wind Construction and Operations Plan (Pages 2, 14, 17, 19, 35-38, 41, 50-53).
- [Section 106 Draft Memorandum of Agreement](#) (as of September 30, 2024), Detailing BOEM's Current Proposal for Mitigation Measures for the Nantucket Historic District National Historic Landmark (page 14).

4. Select Board Announcements/Comments.

IV. FOLLOW-UP ON PUBLIC COMMENT QUESTIONS FROM PRIOR SELECT BOARD MEETINGS

V. PUBLIC COMMENT*

VI. NEW BUSINESS*

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

1. Approval of Minutes of November 6, 2024 at 5:30 PM; November 7, 2024 at 9:00 AM.
2. Approval of Payroll Warrants for November 10, 2024.
3. Approval of Treasury Warrants for November 13, 2024.

VIII. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS

1. Historic District Commission Operations Review (Tabled from **September 18, 2024**).
2. Finance Department: Request for Approval of Grant Anticipation Note (GAN) in the Amount of \$875,000 for Various Chapter 90 Projects.
3. Request for Waiver of Town Noise Bylaw for New Water Service Connection for 26 Washington Street from 9:30 PM to 6:00 AM, November 20, 2024 to November 21, 2024.
4. Zoning Board of Appeals: Request for Independent Special Counsel for Surfside Crossing, LLC Application 25-24.

IX. TOWN MANAGER'S REPORT

1. ~~Review of Preliminary Operational Cost Projections for Proposed New Our Island Home Facility.~~
2. Continued Preliminary Review of Town-Sponsored Warrant Articles for 2025 Annual Town Meeting, Including:
 - a) Proposed Noise Bylaw Amendment (Sconset Civic Association; Nantucket Civic League)
 - b) ~~Nantucket Planning and Economic Development Commission Home Rule Petition.~~

X. SELECT BOARD'S REPORTS/COMMENT

1. Review/Adoption of Select Board Comment Letter for Surfside Crossing 40B Zoning Board of Appeals Remand Hearing (continued from November 6, 2024).
2. Committee Reports.

XI. PUBLIC HEARINGS

1. Public Hearing to Consider the Appeal of Doherty ACK LLC of Historic District Commission Disapproval of Certificate of Appropriateness No. HDC2023-12-9708 to Raise the Height of Previously Approved Pool at 2 Mariner Way, Map 55.1.4, Parcel 72.4.

XII. ADJOURNMENT

****Identified on Agenda Protocol Sheet***



AGENDA PROTOCOL

For all Town of Nantucket Boards, Committees, Commissions, Work Groups, Councils and Trusts
(herein collectively referred to as "Committees" in this document)

Roberts Rules: Town of Nantucket Committees follows Roberts Rules of Order to govern its meetings as per the Town Code Charter.

Public Comment: Public Comment is to bring matters of public interest to the attention of the Committees. At the Committee's discretion, matters raised under Public Comment may be directed to Town Administration and/or appropriate departmental staff, or may be placed on a future agenda, allowing all viewpoints to be represented before the Committee takes action, if any. Except in emergencies, the Committee will not normally take any other action on Public Comment in its sole discretion.

To facilitate that any individual who wishes to provide Public Comment has the opportunity and to ensure the ability of the Committee to conduct its business in an orderly fashion, the following rules and procedures are adopted consistent with the United States Constitution and the Massachusetts Declaration of Rights.

The agenda for regular Committee meetings will include a Public Comment period at the beginning of the meeting unless there is more urgent business for the Committee to take up first. This time is reserved for speakers to address the Committee on matters that are not related to any other Agenda item. If a speaker wishes to address the Committee on a matter that is related to another Agenda item, the Chair will accept public comment when that Agenda item is reached during the meeting.

All speakers are encouraged to present their remarks in an orderly and peaceable manner, without disruption to other speakers.

All remarks will be addressed through the Chair of the meeting.

The Chair of the meeting may not interrupt speakers who have been recognized to speak, except that the Chair reserves the right to terminate speech which is not protected under the United States Constitution and the Massachusetts Declaration of

Rights because it constitutes true threats, incitement to imminent lawless conduct, or engages in conduct that disrupts other speakers.

Each speaker may not exceed three (3) minutes during any Public Comment portion of the meeting.

Disclaimer: Public Comment is not a time for debate or response to comments by the Committee. Comments made during the Public Comment period do not reflect the views or positions of the Committee. Because of free speech principles, the Committee does not have authority to prevent all speech that may be upsetting and/or offensive made during the Public Comment period.

Unanticipated Business: Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting may be brought up for discussion in accordance with the Open Meeting Law.

Public Participation: The Committee welcomes valuable input from the public at appropriate times during the meeting with recognition from the Chair at their sole discretion. For appropriate agenda items, the Chair will introduce the item and take public input. Individual Committee Members may have questions on the clarity of the information presented. The Committee will hear any staff input and then deliberate on a course of action.

Committee Report and Comment: Individual Committee Members may have matters to bring to the attention of the Committee during a meeting. If the matter contemplates action by the Committee, Committee Members will consult with the Chair and/or appropriate Town officials or employees in advance and provide any needed information by applicable Committee deadlines and/or schedule the matter for a future Committee meeting. Otherwise, except in emergencies, the Committee will not normally take action on Committee Comment.

Approved: March 27, 2024



November 8, 2024

RE: Notice of Availability for the SouthCoast Wind Final Environmental Impact Statement

Greetings,

The Bureau of Ocean Energy Management (BOEM) would like to notify you that the Final Environmental Impact Statement (EIS) for the SouthCoast Wind Project, including BOEM's Section 106 Finding of Adverse Effect (Appendix I), is available on BOEM's website at the following link: <https://www.boem.gov/renewable-energy/state-activities/southcoast-wind-formerly-mayflower-wind>. BOEM will be publishing the Notice of Availability (NOA) of the Final EIS in the Federal Register on Friday, November 15, 2024.

Description of the Undertaking

If approved, the Project will consist of up to 149 positions to be occupied by wind turbine generators (WTGs) and offshore substation platforms (OSPs), inter-array cables linking the individual turbines to the offshore substations, substation interconnector cables linking the substations to each other, offshore export cables, an onshore export cable system, onshore substations, and connections to the existing electrical grid in Massachusetts. The Project would be developed in two parts or projects: Project 1 refers to the development in the northern portion of the Lease Area and associated interconnection, and Project 2 refers to the development in the southern portion of the Lease Area and associated interconnection. The WTGs and offshore substations, array cables, and substation interconnector cables would be located in Federal waters approximately 26 nautical miles (30 statutory miles, 48 kilometers) south of Martha's Vineyard and 20 nautical miles (23 statutory miles, 37 kilometers) south of Nantucket, Massachusetts. The offshore export cables would be buried below the seabed surface within Federal and state waters.

The Project would include one preferred export cable corridor (ECC) making landfall and interconnecting to the ISO New England Inc. (ISO-NE) grid at Brayton Point in Somerset, Massachusetts. This preferred ECC to Brayton Point will be used for both Project 1 and Project 2 within the Lease Area. The Project will also include one variant ECC which, if utilized, would make landfall and interconnect to the ISO-NE grid in the town of Falmouth, Massachusetts. In the event that technical, logistical, grid interconnection, or other unforeseen challenges arise during the design and engineering phase that prevent Project 2 from making interconnection at Brayton Point, Project 2 will utilize the Falmouth variant ECC and make landfall and interconnect in Falmouth, Massachusetts.

Guide of Where to Find Cultural Resources Information in the Final EIS

Pursuant to Secretarial Order 3355 and the revised CEQ NEPA regulations, the page length of an EIS is limited to no more than 150 pages. Therefore, this Final EIS contains several appendices that incorporate by reference information from the COP. The following provides an outline of where in the Final EIS cultural resources information is located:

- **Chapter 3 of the EIS (Affected Environment and Environmental Consequences), Section 3.6.2 (Cultural Resources) contains:**
 - BOEM's impact analyses for cultural resources, including historic properties, impacted by the Project.
- **EIS Appendix G: Mitigation and Monitoring contains:**
 - A list of avoidance, minimization, and/or mitigation measures to resolve adverse effects to historic properties.
- **EIS Appendix N: Public Comments contain:**
 - Comments submitted by all commenters including Consulting Parties through the NEPA comment process (whether during scoping or public comment periods). All comments provided by Consulting Parties are summarized with other public comments and a response provided in EIS Appendix N.
- **EIS Appendix I: Finding of Adverse Effect for the SouthCoast Wind Construction and Operations Plan contains:**
 - The definition of the area of potential effects, including photographs, maps, and drawings.
 - A description of the steps taken to identify historic properties.
 - A description of the affected historic properties.
 - A description of the undertaking's effects on the historic properties.
 - BOEM's findings of effect.
 - A summary of actions to avoid, minimize, and/or mitigate impacts to historic properties.
 - An attached draft final Memorandum of Agreement to resolve adverse effects.

BOEM has assigned ICF as the third-party contractor to facilitate the NEPA process. All Federal oversight and decisions will remain with BOEM. For more information on the EIS or BOEM's policies associated with the NOA, please contact Karen Crawford at southcoast_section106@icf.com.

Please contact me if you require additional information.

Sincerely,

Karen Crawford
SouthCoast Wind Section 106 Lead
ICF



Agenda Item Summary

Agenda Item #	VIII. 1.
Date	11/13/2024

Staff

Holly E. Backus, Preservation Planner / Local CLG Coordinator

Subject

HDC Organizational Assessment – National Alliance of Preservation Commissions (NAPC) Report

Executive Summary

Staff, the HDC, and the consultants, NAPC were before the Select Board on February 21, 2024. At that time, the stakeholder interviews are not completed.

Since the February meeting, the following has taken place:

- March 14, 2024, the preservation planner met with the NAPC Team on next steps.
- March 20, 2024, a list of interviewees was confirmed with the Planning Director, Town Manager & SB Chair.
- Interviews were conducted anonymously by the NAPC Team. (Staff was not involved.)
- May 20, 2024, staff received the draft (report that included the addendum) and staff provided non-substantive edits to the addendum.
- May 22, 2024, the final report with addendum was sent to the Planning Director & Town Manager.
- June 2024 project completed.

The attached addendum outlines questions to anonymous stakeholders with their answers. These interviewees represented nonprofits, former staff and commissioners, current town employees, applicants, Select Board members, and members of other Town boards.

There was a total of (12) questions asked that related to community perceptions of the HDC, on navigating the COA process and HDC meetings, guidelines, HDC knowledge, Staff Relationship, status of membership, concerns on NAPC review, interviewee priorities, additional recommendations, policy changes, and the Special Act. The addendum concludes with recommended prioritized changes (by NAPC & the interviewees) to be considered by the Commission, Town Administration and the Select Board.

Since the presentation of the NAPC Report, the HDC has implemented some proactive changes to their processes and procedures, however, some outlined in the report will require additional staff and significant internal changes to the process and the Special Act.

Staff Recommendation

NA

Background/Discussion

Last Select Board meeting was February 21, 2024



Impact: Environmental ☐ Fiscal ☒ Community ☒ Other ☐

Board/Commission Recommendation

NA

Public Outreach

NA

Connection to Existing Applicable Plan (i.e., Strategic Plan, Master Plan, etc.)

Strategic Plan – Historic Preservation

Attachments

Addendum, which is the last 9 pages of the Final NAPC Report.

Select Board minutes of 2/21/2024



Addendum

At the request of the Select Board, the NAPC team completed the stakeholder interviews, an item in the original scope of work that the HDC Liaison requested be removed. Using the stakeholder list which had already been developed and approved by the HDC Liaisons, the NAPC team met with Preservation Planner Holly Backus and prioritized members of that list for interviews. These individuals represented various interests, including nonprofits, former Preservation staff and commissioners, current town employees, applicants, Select Board members, and members of other Town commissions. The NAPC team interviewed nine individuals over two weeks, either over the phone or via Zoom. Interviewees were provided with a list of questions ahead of the interview along with a copy of the report.

The questions were:

1. What has been your experience with the HDC?
2. How do you think the community perceives the HDC?
3. How do you find navigating the COA process and HDC meetings?
4. We recommended updating and combining all the guidelines into one place. What are your thoughts on this recommendation?
5. Is there something you wish the HDC knew more about or used when making decisions? If so, what?
6. What is your perspective on staff and their relationship with the HDC or how the HDC utilizes staff expertise?
7. What are your thoughts on how commissioners join the HDC through an election vs. being vetted and appointed by the Select Board?
8. We have provided you with the assessment before this interview, do you have any items that concern you about the considerations?
9. Do you have any items that you want to see happen?
10. Are there any recommendations you have that aren't already included?
11. What policies would you like to see changed or enacted?
12. The Special Act provides the purpose of the HDC to promote the general welfare of the inhabitants through the preservation and protection of historic buildings, places, and districts of historic interest through developing appropriate settings benefiting the economy and vacation-travel

industry. What are your thoughts on how the HDC has fulfilled or not fulfilled this purpose?

- a. Do you think this purpose could or should be updated? If yes, how so? If no, why not?

To ensure confidential and frank responses, interviewees' names and affiliations are not disclosed in this report. The following stakeholder interview results and analysis starts with general comments that may not pertain to a particular question but were offered as additional comments beyond the questions. Following that introduction, each section represents answers to specific questions.

General Comments

Of those interviewed, the consensus was that the Organizational Assessment was highly needed and appreciated because the HDC is a legal liability for the Town. That said, a number of interviewees expressed doubt that the HDC and the Town would commit to accomplishing the recommendations of this report, particularly those more profound changes necessary to get the HDC into compliance with the Special Act and CLG requirements. Interviewees did agree that three or four administrative meetings per year would benefit the HDC, if these meetings were used to measure progress on the recommendations accepted from this report.

Question #2: Community Perceptions of the HDC

Interviewees' perceived community views of the HDC as negative overall. "Cumbersome," "inaccessible," "frustrating," and "inequitable" were the most frequently used terms in the interviews. Others commented that the HDC's purview was challenging to understand, causing frustration and misconceptions among the community and the HDC itself. Overall comments included the need to streamline and simplify the HDC process to make it more accessible to applicants. Staff development of sample HDC applications for common building or site alterations could be a useful reference for first-time or even repeat applicants.

Question #3: Navigating the COA process and HDC meetings

When asked about the COA process and the navigation of HDC meetings, interviewees unanimously agreed there needed to be more emphasis on time management. This includes time spent on each review item, lack of speaking limits, and the run-on of commission discussion and deliberation. Many interviewees stated that irrelevant discussions between HDC members or HDC members and the public wasted a lot of time. Additionally, several interviewees termed the Commission's lack of time management as “disrespectful” or “unprofessional.” The Rules and Procedures document referenced in this report should incorporate a time limit for presentations by applicants and those testifying. Those time limits should be clearly stated on the agenda, with the Chair having the ability to extend the time limit if deemed necessary. Another suggestion was to draft the agenda with a reasonable timeframe (15 minutes, 30 minutes, 45 minutes, etc.) for each item in order to curtail “grandstanding” by any individual in attendance or reduce time spent on irrelevant discussion beyond the decision-making authority of the HDC. Again, this would be a responsibility of the Chair to determine the relevance of the discussion and manage the time allotted for each agenda item.

Another concern identified is the repeated continuance of applications to future meeting dates. It was recommended that “Approval with Conditions” be used and the Preservation Planner be given the authority to review and determine compliance with the conditions set by the HDC for any revised design before issuing the COA. Another option is creating an HDC sub-committee (staffed by 1-3 Commissioners and/ or Staff) to review revisions and decide on issuance of the COA or return of the applicant’s revisions to the HDC for a final decision. This allows the HDC to spend more time considering new applications rather than spending additional time reviewing the same application repeatedly.

Interviewees also shared concerns for inequities in treatment and decision making of “familiar” and “unfamiliar” applicants. Those local architects, contractors, or designers more *familiar* with a Commissioner, are perceived as benefitting from a quicker review process than an individual who does not have “connections” with HDC members. The interviewees called this the “Nantucket way.” Clearly, as with any quasi-judicial body, it is solely the evidence as submitted through the application, the staff’s report, and public testimony that can be considered by the

HDC in its decision-making using only the BWNIM guidelines, established HDC procedures, and Special Act considerations in order to avoid being overturned on appeal or subject to litigation.

Also noted for improvement is the professional conduct of some Commissioners. Every interviewee shared concerns of either experiencing or witnessing antagonism, condescension, and overpowering behavior from some HDC members towards applicants. This is a legal liability to the Town if it's determined that the treatment received by an applicant correlates to a decision made by a Commissioner. The final decision of the HDC in such a case could be deemed "arbitrary and capricious" and overturned. One interviewee stated that the lack of professional consideration displayed by the HDC leads that individual to console applicants. Some interviewees also mentioned concern for the lack of consideration for the professional knowledge and recommendations of HDC staff by some members of the Commission.

To address any perceived bias against some applicants and staff, Commissioners should be required to complete training in meeting conduct and procedural due process. This includes specific training for the Chair and Vice-Chair in the conduct of meetings for quasi-judicial bodies. Additionally, the Chair should prompt rephrasing of personal opinions ("I like this project...") by asking what design guideline or bylaw reference a Commissioner is using as the basis for their decision. If supporting evidence for a viewpoint cannot be referenced in a guiding document, that viewpoint should be stricken or restated for the record.

Question #4: Guidelines

Interviewees unanimously agreed that *Building with Nantucket in Mind (BWNIM)* is outdated and needs to be rewritten and aligned with the Secretary of the Interior's Treatment Standards for Rehabilitation. Additional guidance compiled for the multiple addendums to BWNIM should be incorporated into the updated document so that an applicant/ designer/ architect/ homeowner can access all guidance in one user-friendly document. One interviewee added that rewriting the guidelines would rectify the inconsistencies and contradictions which exist between BWNIM and the various addendums.

Question #5: HDC Knowledge and its Application

Every interviewee expressed concerns about individual Commissioners' knowledge of current preservation practices, policies, regulations, and ethics. Some interviewees identified the Commission as resistant to learning and, thus, to change. Another interviewee said they would be surprised if the Commissioners' knew what the Secretary of Interior's Standards even were. The majority noted the lack of sufficient training as one reason the Commission makes decisions that lack a basis in the historic preservation standards. Preservation training is a requirement to maintain CLG status; if it is not maintained, then Nantucket could be decertified and lose access to state and federal funding. Other interviewees insisted that Town Counsel should provide, at the very least, legal training to address concerns such as reviewing items not in purview, the basics of the Special Act, how guidelines are to be applied, conflict of interest laws and application of those laws, how to conduct and declare site visits, and what makes for illegal trespassing. In this way, the Town can ensure that the HDC avoids potential legal challenges. Many preservation, planning and legal organizations offer training throughout the year, and Commissioners should be required to attend.

Question #6: Staff Relationship with the HDC and Utilization

The interviewees expressed concern with the HDC's relationship (or lack thereof) with professional staff and the undervaluing of staff expertise. The interviewees stated concern for the disrespect and disregard shown HDC staff both publicly and privately. Interviewees familiar with past Commissions remembered that when staff provided recommendations, they were respected, notwithstanding that prior staff were not professionally educated and certified as meeting the Secretary's Standards for Professional Qualifications. The current Preservation Planner is professionally educated and certified, thus, her expertise and knowledge of Nantucket and standard preservation practices should be solicited on every application in front of the HDC. While applicants have the right to state their own viewpoints as regards their knowledge and experience in historic preservation, the staff's professional findings should not be discounted and should be responded to by the HDC in any findings of consistency or inconsistency with the established guidance offered by BWNIM or the SOI Standards for Rehabilitation.

Several interviewees highlighted the continued practice of representatives from former advisory boards (now speaking as the public) being given more weight in HDC decision-making than staff. Certainly, this was underscored when there is an opposing opinion from the former advisory board members regarding the Staff's findings. In this case, it has been observed that the HDC will defer to the former advisory board members' comments over staff comments.

It's clear from multiple comments from interviewees that more input via staff reports is needed, but currently the Preservation office is understaffed and overwhelmed with applications to the point of having little time to prepare written staff reports. Acknowledging that's the case, every person interviewed complimented the current Preservation Planner on her exceptional efforts to manage the workload, even in the face of a less-than-appreciative HDC, who has yet to recognize the current Preservation Planner as the professional preservationist that she is.

Question #7: Elected vs. Appointed Commissioners

When discussing the option of an elected vs. appointed Commission, interviewees were divided. Those favoring the election thought it protected the HDC from political appointments but recognized that it meant that people with less experience and bigger social circles were elected over those who were perhaps more qualified, but less well-known. Those favoring the appointment approach believed it protected the HDC from a popularity contest and could lead to more qualified appointments. However, they admitted that the HDC could become more politicized because the Select Board may be more subjective in appointments. One interviewee stated that it could be half-elected and half-appointed, which would also result in fewer edits for the Special Act. This could mean that those appointed had to represent specific areas of the island, meet certain professional credentials, or other selection parameters, while the elected members would be representative of the general population of Nantucket. Regardless of whether elected or appointed, the idea of term limits was highly favored by those interviewed.

Question #8: Concerns Regarding This Assessment

Interviewees expressed a few concerns regarding the assessment presented in the front of this report. One interviewee stated that sometimes multiple COAs for the

same property were necessary because of how the building permits worked, but agreed that they should be grouped together. Another interviewee highlighted the recommendation of having outdoor showers and solar reviewed by the HDC rather than allowing for Staff level administrative review, stating that it was unlikely to happen because the HDC does not like to relinquish control. Visibility of changes is a key component of what should and should not be reviewed by the HDC.

Question #9: Interviewee Priorities

Most interviewees preferred the use of a lenient and strict standard of review, and expressed their interest in seeing that incorporated into the review process. The second highest priority for action included double-checking the website information, ensuring that information is updated and locating it in an accessible and logical page on the website. Next, time limits for applicant and public comments during public hearings and HDC term limits were stated as equal priorities. A final priority is the strengthening of enforcement and utilizing the violations template devised by the Town Council.

Question #10: Interviewee Recommendations Not Included in This Assessment

Every interviewee recognized the arduous task of managing the architectural history of the entire island, and that the current direction of the HDC is unsustainable and ineffective in light of how Nantucket has changed since the passage of the Special Act and the creation of BWNIM. Many restated the need to rewrite BWNIM simply because land use and development has changed so much since the 1960s and 70s and that other Town department goals and priorities are not aligned with those of the HDC. (Some expressed that by having the HDC fall under PLUS, its stature in Nantucket has diminished and preservation is seen as less valued by property owners and the community.)

Question #11: Policy Changes

There were many suggestions for investigating policy changes, including decisions, appeals, and the review purview of the HDC. When it comes to HDC decisions, the basis for motions for approval, approval with conditions or denial must be clearly stated for the record and supported by a second. After which deliberations can occur and amendments to the motion made and a roll call vote conducted. The

decision of the commission, which includes conditions of approval, should be sent to applicants following the meeting and/ or incorporated into the COA. For denials, facts and findings should be authored by the HDC and provided to the applicant.

Regarding appeals, interviewees support that appeals should not go directly to the Select Board, but to an independent ombudsman for review, and then to the Land Court or Superior Court if the conflict is not rectified. The recommendation is to investigate whether this is possible.

Finally, the interviewees also recommended looking to other quasi-judicial boards and commissions in Nantucket to understand how they operate as quasi-judicial or regulatory bodies. It was also suggested that the HDC receive in-person training, (perhaps through a NAPC multi-day CAMP) specifically focused on legal issues, policy development, preservation regulations, and ethics, to help Commissioners understand procedural due process and meeting conduct.

Question #12: Regarding the Special Act

It is not unprecedented for the revision of a Special Act in Massachusetts. In Nantucket, the Special Act was rewritten in 1970 to recognize the island's National Historic Landmark status. Prior HDC staff proposed even further revisions that were never acted upon. A unanimous opinion held by interviewees is the need to update the Special Act to be in keeping with modern preservation practices and the value of preservation in today's Nantucket. When the Special Act was written, Nantucket's economy was failing. The Special Act served as a means to bolster what was then an economic draw, tourism. However, as conceived, the Special Act could not have anticipated the amount of change in building and land use patterns and the societal and cultural needs of the Island community today. Several interviewees referenced the need for the Special Act to reflect the professional standards for historic preservation that have evolved since its passage and the need to better define the role and purview of the HDC in implementation of the Act. Many interviewees referenced Massachusetts General Law, Chapter 40C as more relevant to today's Nantucket. Another approach suggested was to look at other Special Act towns and/ or districts to identify how they've evolved their enabling legislation to reflect changes in their communities. That stated, it is clear that any

action taken to amend the Special Act must be done with the guidance and support of the Town Select Board.

Conclusion

In conducting the interviews, the NAPC assessment team found significant support for most of the recommendations made in the primary assessment report. If anything, a number of interviewees felt that the recommendations and language of the assessment was not hard hitting enough. Hence, the language used in this addendum reflects very much the more critical analysis of the interviewees. Underscoring the perceptions and priorities of this representative group of individuals – HDC applicants, consultants, staff, former Commissioners, preservation nonprofits, Town leaders, members of the public – is the need for change, to the HDC, the Town’s preservation program, and even the guiding documents which give the HDC its authority and its basis for decision-making. Those prioritized changes that deserve serious consideration by the HDC, the Town Administrator, and the Select Board are as follows:

- Conduct three or four HDC administrative meetings per year to measure progress on the assessment recommendations.
- Address time management, evidentiary rules, meeting conduct, motion making and other procedural requirements for HDC meetings through development of a Rules and Procedures document.
- Require in-person annual training on- or off-island for all HDC members.
- Identify the skill sets and additional positions needed beyond the Preservation Planner to adequately staff the HDC and enforce COAs.
- Adopt a lenient and strict standard of review for consideration of COAs.
- Make COA applications, guiding documents, and the HDC process better accessible on the Town website.
- Establish term limits for HDC members.
- Update and revise BWNIM.
- Propose changes to the Special Act to better align with M.G.L 40C.

As discussed in the introduction to this addendum, profound changes are necessary to right the HDC ship. The HDC and Select Board must be willing to adopt the assessment recommendations if historic preservation is to return to the effective and respected tool for managed growth, economic vitality, and resource protection originally envisioned by the Special Act.

4. Approval of Pending Contracts for February 21, 2024 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

Airport Commission chair Arthur Gasbarro joined the meeting remotely and Chair Holdgate allowed him to speak on the action the Board took. Mr. Gasbarro agreed to a joint meeting between the Select Board and Airport Commission and working collaboratively. He explained that the PFAS contaminated soil that sits at the Airport property can continue to leach into the ground when rainwater falls on it. The proposal is to wrap the soils in a membrane and to create a berm with it, stopping the leaching to improve the situation.

VIII. JOINT MEETING WITH HISTORIC DISTRICT COMMISSION

1. Presentation/Discussion of Historic District Commission (HDC) Organizational Assessment. HDC chair Ray Pohl called a meeting of the HDC to order at 6:01 PM. Lisa Craig, Will Cook and Kim Rose of the National Alliance of Preservation Commissions (NAPC), reviewed the presentation of the HDC organizational assessment as found in the Board's agenda packet. Ms. Craig noted that the scope of the project was changed and no former members of the HDC, no former staff and no selection of applicants and agents and other stakeholders were interviewed. Ms. Mohr asked who changed the scope as that is quite a change from what she intended as part of this project. Ms. Craig said the Nantucket liaison, Preservation Planner Holly Backus, did. Dr. MacNab expressed concern about the change in scope as the Board really wanted outside comments; he asked why the change was made. Chair Holdgate agreed and said she was surprised she wasn't interviewed as a past HDC member. No answer was given as to why.

At 6:13 PM, Chair Holdgate left the meeting; she returned at 6:15 PM.

Mr. Fee asked about landscaping and how the review of landscaping by the HDC has changed over the years. The NACP team responded. Mr. Fee asked about signage, stating he knows the Sign Advisory Council was not consulted, and said he is worried about eliminating review of store and street signs. Ms. Craig said the report only contains recommendations, and it is up to Nantucket to discuss any implementation. Some discussion followed on the demolition application process, HDC staffing and procedural processes.

At 7:07 PM, Ms. Mohr left the meeting; she returned at 7:12 PM.

Planning Director Leslie Snell said she appreciates the NACP team but is concerned about the amount of recommendations, noting many won't work within the current framework of staffing and the HDC's enabling legislation. She added that they are good recommendations but to enact them, it will require lots of changes.

At 7:25 PM., Chair Holdgate left the meeting; she returned at 7:29 PM.

HDC member Vallorie Oliver said many items in the report are already done by the HDC, although she acknowledged that they could be "tightened up". Dr. MacNab acknowledged that a great deal of work went into the report but he still hasn't heard why the original charge was not followed resulting in many people being cut from the study resulting in missed input. Ms. Backus confirmed that within the scope was an interview list which was supposed to be more expansive and she apologized that it didn't end up being part of the project. Mr. Fee requested an update in a few months on any steps taken from the assessment. Hillary Rayport said she thought the disbandment of the various HDC advisory boards was one of the reasons for the assessment. She asked why the issue of advisory boards were not part of the report and why demolition was not looked at more deeply. Ms. Craig said the scope was to look at the HDC organizational structure so the assessment didn't dive into demolitions or demolitions by neglect. She said regarding advisory boards, NACP was limited as to who could be interviewed. Chair Holdgate asked if the scope was cut back, if there is money left in the contract to continue with interviews. Ms. Backus said the contract ended today. Chris Young of the Sign Advisory Council (SAC) said

they were blindsided by the report saying the SAC is no longer necessary. He asked the Select Board to not consider that recommendation.

The HDC adjourned its meeting at 7:58 PM.

IX. TOWN MANAGER'S REPORT

1. Baxter Road Alternate Access Updates:

a) Permanent Alternate Access – 90% Design Plan Review; b) Emergency Readiness Plan Overview.

Sustainability Programs Manager Vince Murphy said the last time this matter was presented to the Board the design plan was at 60% complete and much substantial input was received on those plans, including emergency services access. He said the 90% complete plans were finished about three weeks ago and smaller tweaks have been suggested since then. He introduced Bill Casey of Arcadis to review the 90% completion plan presentation that is in the Board's agenda packet. Mr. Casey reviewed the two presentations, one being the permanent alternate access being proposed and one on an emergency readiness plan. Mr. Fee asked about the entrance configuration to the Sankaty Head Golf Club and how it intersects with the Poppis Bike Path. Mr. Murphy explained it is the existing layout and is not proposed to change. Mr. Fee asked if a discussion could be had with Sankaty Head Golf Club about reconfiguring the entrance to make it safer for bikers, saying there have been too many close calls there. Mr. Casey reviewed estimated project costs with the low end at \$31,000,000 and the high end at \$43,760,000. Mr. Fee said he was shocked by the cost and shared the cost slides with Coastal Resilience Coordinator Lean Hill to encourage the Coastal Resilience Advisory Committee (CRAC) to start taking about how to cost share and afford projects like this around the entire island. He spoke in favor of working cooperatively with abutters on alternate access and granting easements. Regarding emergency readiness and utility access, Chair Holdgate asked Dr. MacNab if the Board of Health has discussed any temporary permitting if tight tanks are needed as an emergency measure for the disposal of sewage, similar to what is allowed on Smith's Point. Dr. MacNab said no, but he can add a discussion to an agenda. Mr. Murphy said he has been trying to make the process as inclusive as possible with the affected Baxter Road property owners and building good-will with them, stating that an alternative access is a huge benefit to them to allow them continued use of their properties and keep this area as a viable community. Re the cost – the mean cost is 36M and reviewed options on how to pay for it including cost sharing between the town and the affected residents. Mr. Fee spoke of his hope of hold harmless agreements and easement agreements being voluntarily entered into by the residents with the Town. Mr. Murphy said his goal is to make this a cooperative, not competitive, effort and acknowledged that not all impacted residents are happy with the Town's plans.

X. SELECT BOARD'S REPORTS/COMMENT

1. Update/Discussion of 2024 Annual Town Meeting Short-term Rental Articles. Chair Holdgate recused herself from this matter and left the table. Attorney John Giorgio led the Board through the proposed motion for Article 60 of the 2024 Annual Town Meeting (ATM) which he said was worked on with Ms. Mohr, Article 61 sponsor, Steven Cohen, and Article 62 sponsor, Michael Kopko. He said all parties reached an agreement on the compromised bylaw, which is shown in the motion for Article 60; he said if the Select Board is in favor of the proposed motion for Article 60, the motions for Articles 61 and 62 would be to take no action. Ms. Mohr discussed fractional ownership and said it was not included as it is not currently addressed in the Zoning Bylaw. Mr. Giorgio explained that Mr. Cohen is the sponsor of another short-term rental article for zoning, Article 59, and all parties agreed that bringing this article forward at this town meeting could be divisive and sink the general bylaw. He said Mr. Cohen spoke with the people he represents and they are agreeable to a Finance Committee motion to take no action unless the court orders that short-term rentals are illegal prior to the May 7 town meeting. Mr. Fee said he feels a short-term rental zoning bylaw is the "scariest" article and wants the article to be called on first. Regarding the motion for Article 60, Mr. Fee said he can see why the motion compromise is acceptable but worries it is not effectual. He said he likes Mr. Kopko's article better than what is being proposed and feels the motion for Article 60 is not doing anything – it has "no teeth". Finance Committee



Agenda Item Summary

Agenda Item #	VIII. 2.
Date	11/13/2024

Staff

Brian E. Turbitt, Finance Director

Subject

Approval of the issuance of a Grant Anticipation Note (GAN) in the amount of \$875,000

Executive Summary

On Thursday November 6, 2024, the Town conducted a competitive sale for the issuance of a Grant Anticipation Note (GAN) in the amount of \$875,000. There were 2 bidders for the GAN, they were Piper Sandler & Co. and Oppenheimer & Co. The low bidder was Sandler & Co, with a coupon rate of 5.75%, and a Net Interest Cost of 5.6922%

Staff Recommendation

Due to the size of the Grant Anticipation Note, the Town has used the State House Note System which does not require the same legal opinions as the typical Bond Anticipation Notes the Town sells. Recommend the Board Vote to authorize the sale and to sign the note.

Background/Discussion

The sale covers the following previously completed Chapter 90 projects. Madaket Road Repaving (\$550,000), Town Wide Line Repainting (\$250,000) and Monomoy/Milestone Bike Path (\$75,000).

Impact: Environmental ☐ Fiscal ☒ Community ☐ Other ☐

Short Term Interest

Board/Commission Recommendation

N/A

Public Outreach

N/A

Connection to Existing Applicable Plan (i.e. Strategic Plan, Master Plan, etc.)

None

Attachments

None.





Agenda Item Summary

Agenda Item #	VIII. 3.
Date	11/13/2024

Staff

Erika D. Mooney, Operations Administrator

Subject

Request for Waiver of Town Noise Bylaw for New Water Service Connection for 26 Washington Street from 9:30 PM to 6:00 AM, November 20 – November 21, 2024.

Executive Summary

New water service is required to be installed for 26 Washington Street. The water main is on the other side of the street and will require a total closure to make the connection. Since Washington Street is the main access for the NRTA buses and is the truck route, it was decided by NRTA and Town Administration to have the work be done at night to reduce impacts to traffic. NRTA service ends at 9:30 PM; however, Toscana will not begin work until 10:30 PM to allow truck traffic from the late boat to pass through.

Staff Recommendation

Recommend approval with start time of **10:30 PM**, with abutter notification to area residents.

Background/Discussion

N/A

Impact: Environmental ☐ Fiscal ☐ Community ☒ Other ☐

Lights and noise to area residents.

Board/Commission Recommendation

N/A

Public Outreach

Abutter notification will occur as described above.

Connection to Existing Applicable Plan (i.e., Strategic Plan, Master Plan, etc.)

N/A

Attachments

Email from Toscana

Noise Bylaw



November 6, 2024

To the Select Board,

We would like to request a noise by-law waiver for November 20 and 21, 2024 9:30pm to 6am.

We need to do a water service at 26 Washington Street which requires us to shut down the entire road due to the fact that the water main is on the opposite side of the street and requires dewatering to connect the new service to the new building.

We are required to do it at night so the NRTA buses can continue to provide service with no interruptions.

Please consider our request for the noise by-law waiver so we can complete this work.

Sincerely,

Tris Gauvin
Toscana Corporation

Chapter 101

NOISE

§ 101-1.	General prohibitions; exemptions; relief.	§ 101-2.	Air-conditioning and air-handling equipment, pumps, fans and compressors sound level limit; measurement.
		§ 101-3.	Enforcement; violations and penalties.

[HISTORY: Adopted by the Annual Town Meeting of the Town of Nantucket 6-5-2021ATM by Art. 70, approved 10-7-2021.¹ Amendments noted where applicable.]

§ 101-1. General prohibitions; exemptions; relief.

- A. Prohibited noises. It shall be unlawful for any person or persons to create, assist in creating, cause or suffer or allow any excessive, unnecessary, loud or unusual noise which either annoys, disturbs, injures or endangers the reasonable quiet, comfort, repose or the health or safety of others by taking any of the following actions:
- (1) Making of loud outcries, exclamations, other loud or boisterous noises or loud and boisterous singing by any person or group of persons or in the use of any device to amplify the aforesaid noise between the hours of 10:00 p.m. and 7:00 a.m. (7:30 a.m. between June 15 and September 15 in each year) where the noise is plainly audible at a distance of 100 feet from the source of the noise or the property line of the building, structure, vehicle, vessel, or premises in which or from which it is produced. The fact that the noise is plainly audible at a distance of 100 feet from its source or the property line of the building, structure, vehicle, vessel or premises in which or from which it originates shall constitute prima facie evidence of a violation of this section.
 - (2) To operate, play or permit the operation or playing of any electronic sound-producing device, radio, television, phonograph, drum, musical instrument, sound amplifier or similar device which produces, reproduces or amplifies sound between the hours of 10:00 p.m. and 7:00 a.m. (7:30 a.m. between June 15 and September 15 in each year) where the noise is plainly audible at a distance of 100 feet from the source of the noise or the property line of the building, structure, vehicle, vessel, or premises in which or from which it is produced. The fact that the noise is plainly audible at a distance of 100 feet from the property line of the building, structure, vehicle, vessel or premises in which or from which it originates shall constitute prima facie evidence of a violation of this section.
 - (3) To load, unload, open, close or otherwise handle boxes, crates, containers, building materials, trash cans, dumpsters or similar objects between the hours of 10:00 p.m. and 6:00 a.m. so as to unreasonably project sound across a real property line.

1. Editor's Note: This article superseded former Ch. 101, Noise, adopted 4-6-1982 by Art. 31, approved 6-23-1982, as amended, which bylaw was adopted in addition to a noise bylaw adopted 3-18-1969 ATM by Art. 97, which bylaw is on file in the Clerk's office.

- (4) Operating or permitting the operation of any mechanically powered tools or equipment actually being used in ongoing building construction, building renovations, non-emergency building maintenance, or building demolition work is prohibited between the hours of 8:00 p.m. and 7:00 a.m. [7:30 a.m. between June 15 and September 15 in each year, except for in the Old Historic District (OHD) as shown on the map entitled "Core Historic Districts," dated April 9, 2019, as may be amended from time to time, where the prohibition is between the hours of 6:00 p.m. and 8:00 a.m. between and including July 1 and Labor Day] Monday through Saturday and before 10:00 a.m. Sunday. The fact that the sound therefrom is plainly audible at a distance of 50 feet from its source or the property line of the building, structure, vehicle, vessel or premises in which or from which it originates shall constitute prima facie evidence of a violation of this section. Work referenced in this section shall include any work for which a building, sidewalk or roof, shingle, trench, tent, plumbing, gas, or wiring permit has been issued by the Town of Nantucket and any work for which a certificate of appropriateness has been issued by the Historic District Commission.
 - (5) Operating or permitting the operation of any mechanically powered tool (such as saws, drills, sanders, grinders, nail guns) or mechanically powered lawn or garden tool, or similar device used outdoors shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m. [7:30 a.m. between June 15 and September 15 in each year, except for in the Old Historic District (OHD) as shown on the map entitled "Core Historic Districts," dated April 9, 2019, as may be amended from time to time, where the prohibition is between the hours of 5:00 p.m. and 8:00 a.m. between and including July 1 and Labor Day] Monday through Saturday and before 10:00 a.m. Sunday. The fact that the sound is plainly audible at a distance of 50 feet from its source of the property line on which the tools are being used shall be prima facie evidence of a violation of this section.
 - (6) Repairing, rebuilding, modifying, or testing any motor vehicle, motorcycle, or motorboat in such a manner as to be plainly audible at a distance of 50 feet from the source of the sound or the property line of the premises on which said activity is located is prohibited between the hours of 10:00 p.m. and 7:00 a.m. (7:30 a.m. between June 15 and September 15 in each year) Monday through Saturday and before 10:00 a.m. Sunday. The fact that the sound is plainly audible at a distance of 50 feet from its source of the property line on which the work is being conducted shall be prima facie evidence of a violation of this section.
- B. Exemptions. The following uses and activities shall be exempt from Subsection A of this section:
- (1) Noises of safety signals, warning devices and emergency pressure-relief valves.
 - (2) Noises resulting from any vehicle when responding to an emergency call or acting in time of emergency.
 - (3) Noises resulting from emergency and maintenance work as authorized by the Town, by the state or by public utility companies.
 - (4) Noises resulting from activities of a temporary duration permitted by a permit issued in accordance with this bylaw, but only to the extent such activities and the resulting noises are within the scope of such license or permit.
 - (5) Bells, chimes or carillons while being used for religious purposes or in conjunction with religious services, and those bells, chimes or carillons that are presently installed and in use for any purpose.

C. Permit for relief.

- (1) Upon written application, the Select Board, or its designee, may issue a permit authorizing an activity which is likely to result in noise that would otherwise be prohibited by § 101-1A of this bylaw.
- (2) The application shall be in writing, and shall contain the following information:
 - (a) The name, address, email address and phone number of the proponent of the activity;
 - (b) The specified dates and times of the proposed activity;
 - (c) The particular location, specifying outdoors, indoors or indoors open to the outdoors, and where on the premises the specified noise is to originate;
 - (d) Proof of ownership or the right to use the property in question; and
 - (e) The type of noise: i.e., amplified music, amplified speaking or singing voice, live band, acoustic musical instrument, or construction work, other.
- (3) The Board or its designee will issue a decision on the application within seven days of receipt thereof, unless the applicant demonstrates a need for the permit in a lesser period of time; provided, however, that a timely decision cannot be guaranteed if less than 48 hours' notice is required.
- (4) The Board or its designee may grant the permit subject to reasonable time, place and manner restrictions to protect public health, safety and welfare so as to advance the purposes of this bylaw to the greatest extent possible.
- (5) The Board or its designee may deny the application if the activity conflicts with another activity previously permitted, if the activity presents a threat to public health or safety or welfare, or if the activity is prohibited by the laws of the commonwealth or the Town of Nantucket. If the application is denied, the Board or its designee shall provide the applicant with a statement of reasons.
- (6) The Select Board may enact regulations to effectuate the purposes of this bylaw.
- (7) The issuance of a permit pursuant to this bylaw shall not relieve the applicant of the requirements of any other applicable laws concerning the activity at issue.

§ 101-2. Air-conditioning and air-handling equipment, pumps, fans and compressors sound level limit; measurement.A. Prohibited noises. **[Amended 6-5-2021 ATM by Art. 80, approved 10-7-2021]**

- (1) No person shall operate or cause to be operated any air-conditioning or air-handling equipment, swimming pool or spa pump, or an exhaust fan, in such a manner as to exceed 55 dBA over a ten-minute period of time, measured from a distance of 40 feet or more from the source of the sound or the property line of the premises on which said activity is located at any time of the day or night.
- (2) Commencing on December 1, 2020, the use of gas-powered leaf blowers at all times of the day on all days of the year, by any commercial landscaper, commercial landscape company, or other entity engaged in the business of providing home and yard repair, cleanup, and maintenance

services for a fee shall be prohibited on a Town-wide basis.

- (3) Upon written notice to the owner of the property as recorded with the Nantucket Assessor of a violation of § 101-2A, and the property owner fails to mitigate the violation within 14 days, then the property owner shall be deemed to be in violation of § 101-2A.

B. Sound measurement.

- (1) The measurement of sound or noise shall be made with a sound level meter meeting the standards prescribed by ANSI S1.4, as may be amended or superseded from time-to-time. The instrument shall be maintained in calibration and good working order. A calibration check shall be made of the system at the time of any noise measurement. Measurements recorded shall be taken so as to provide a proper representation of the noise source. During measurement, the microphone shall be positioned so as not to create any unnatural enhancement or diminution of the measured noise. A windscreen for the microphone shall be used when required. Traffic, aircraft and other transportation noise sources and other background noises shall not be considered in taking measurements except where such background noise interferes with the primary noise being measured. Sound level limits pursuant to this rule shall be measured over a ten-minute period of time with a sound level meter. Sound levels which exceed the limits set forth in paragraph A above when measured are a violation of this rule.

§ 101-3. Enforcement; violations and penalties.

- A. This bylaw may be enforced by Board of Health officials, Nantucket Police Department Employees, plus Inspectors, Natural Resources Enforcement Officers, and any other agents appointed by the Select Board.
- B. Whoever violates any provision of this bylaw may be penalized by a noncriminal disposition process as provided in Massachusetts General Laws, Chapter 40, § 21D, and the Town's noncriminal disposition bylaw, §§ 1-2, 1-3, 1-4, 1-5, and 1-6 of the Code of the Town of Nantucket.
- C. If noncriminal disposition is elected, then any person who violates any provision of this bylaw shall be subject to a penalty in the amount of \$300 for each violation; provided, however, that a first offense may be the subject of a warning in the officer's discretion.
- D. Each such act which constitutes a violation of this bylaw, which either continues or is repeated more than 30 minutes after the issuance of an order to cease said activities, shall be considered a separate offense. If more than one, each condition violated shall constitute a separate offense.
- E. A violation of this chapter may be deemed a breach of the peace. Violators shall first be given a verbal order by the enforcing police officer to cease or abate the noise immediately or within a specified period of time. If the person or persons so ordered do not comply with the verbal order, the enforcing police officer may arrest such person or persons for a violation of this chapter.
- F. Whoever violates any provision of this bylaw may be penalized by indictment or on complaint brought in the District Court. Except as may be otherwise provided by law and as the District Court may see fit to impose, the maximum penalty for each violation or offense shall be \$300. Each day or portion thereof shall constitute a separate offense. If more than one, each condition violated shall constitute a separate offense.
- G. The Town may enforce this bylaw or enjoin violations thereof through any lawful process, and the election of one remedy shall not preclude enforcement through any other lawful means.

Nantucket Zoning Board of Appeals



November 7, 2024

Brooke Mohr, Chair
Select Board – Town of Nantucket
16 Broad Street
Nantucket, MA 02554

Subject: Independent Special Counsel for Surfside Crossing, LLC Zoning Board of Appeals Application 25-24

Dear Ms. Mohr and Members of the Select Board,

At the Nantucket Zoning Board of Appeals (ZBA) meeting held on Thursday, September 5, 2024, a motion was made by Jim Mondani, and duly seconded by Elisa Allen, to request Independent Special Counsel from the Select Board to represent the ZBA in the Surfside Crossing, LLC application for a Comprehensive Permit (ZBA File No. 25-24). The motion carried in a vote of four (4) in favor and one (1) opposed.

The Select Board confirmed receipt of the original request on September 11, 2024, at which time, the ZBA was requested to provide answers to the following questions below. The ZBA's responses are below in bold.

1) Why is there a need for special counsel?

Town Counsel's simultaneous legal representation of various Town stakeholders with potentially conflicting project objectives creates a perception that they may be unable to fully advocate for each board if competing interests emerge.

2) What are the specific reasons why special counsel representation is viewed as necessary?

The Select Board appears to be more engaged in this 40B comprehensive permit than in previous cases. Although not currently negotiating, the Select Board, with Town Counsel, had been engaging with the Developer independently of the ZBA. The ZBA requires dedicated counsel to guide it through the remand process, ensuring both board and public confidence in a fair, focused process.

Nantucket Zoning Board of Appeals



- 3) What is the specific scope of work that a special counsel would undertake?

To provide legal representation and guidance concerning the ZBA's review of the Surfside Crossing 40B Comprehensive Permit Application with the remand order, public hearing process and the technical review.

- 4) Is there an estimated cost for special counsel, including hourly rate, number of hours?

The Board expects costs will align with those the Town would incur using KP Law, P.C.

Please include this request for Independent Special Counsel on the agenda for the next Select Board meeting scheduled for November 13, 2024.

Thank you for your attention to this matter.

Best regards,

Susan McCarthy
Chair, Board of Appeals -Town of Nantucket
www.nantucket-ma.gov



Town & County of
NANTUCKET, MA

Preliminary Outline #4 for 2025 Annual Town Meeting Warrant

For 11/13/24 SB review

As of 11/11/24

NOTE: Numbering & Order is NOT FINAL

Annual Articles

1. Receipt of Reports
2. Appropriation: Unpaid Bills
3. Appropriation: Prior Year Articles
4. Revolving Accounts: Annual Authorization [note: make sure STR and Concessions are in here – may need bylaw amendment for Concessions]
5. Appropriation: Reserve Fund
6. FY 2025 General Fund Budget Transfers
7. Personnel Compensation Plans for FY 2026
8. Appropriation: FY 2026 General Fund Operating Budget
9. Appropriation: Health & Human Services
10. Appropriation: General Fund Capital Expenditures
11. Appropriation: FY 2026 Enterprise Funds Operations
12. Appropriation: Enterprise Funds Capital Expenditures
13. FY 2025 Enterprise Funds Budget Transfers
14. Appropriation: Waterways Improvement Fund
15. Appropriation: Ferry Embarkation Fee
16. Appropriation: Ambulance Reserve Fund
17. Appropriation: County Assessment
18. Appropriation: Finalizing FY 2026 County Budget
19. Rescind Unused Borrowing Authority (*if needed*)
20. Appropriation: OPEB Trust Fund
21. Appropriation: Free Cash
22. Appropriation: Stabilization Fund

Other Select Board Sponsored Articles

NOTE: most of these were reviewed/discussed by SB and/or Town Administration since the 2024 ATM

ZONING* BYLAW & GENERAL BYLAW AMENDMENTS

**Board discussion occurred in January 2018 regarding a request/directive that all zoning articles must be accompanied by a narrative explanation as to why the item is being put forward, along with any operational or financial impacts*

Zoning Bylaws

Preliminary Updated Planning list attached

Rezone 8 White St (AHT)

General Bylaws

- Anything for E-bikes, E-scooters? (BPAC reviewing; could potentially be regs vs bylaw)
- Noise bylaw – any changes to hours/days/summer? (routinely brought up by ACNVT and Sconset Civic Assoc) have advised Sconset Civic Assoc to seek a meeting with Nantucket Builder's Assoc; SCA was to meet with Builder's Assoc on 10/30; **Sconset Civic Assoc/Nantucket Civic League reps to address SB on 11/13**
- Rental car bylaw changes – in progress
- Anything from SB re STRs?

- Traffic calming signage exemption?
- Local bylaw to mirror c. 91 enforcement (conceptual right now)
- Wetlands bylaw “clean up” updates (bc of new ConCom wetlands regs)
- Any change to the Contract Review Committee membership/charge (per recent review of CRC, CHS and funding allocation process) Waiting for recs from CHS/CRC
- Potential amendment to outdoor lighting bylaw (due to streetlight survey project in progress)

HOME RULE PETITIONS

Resubmittal of Pending HRP's from prior ATMs (if these have not been acted upon by the Legislature)

- Bike path easement acquisition/County (Nov 2023 STM) *This is going to be problematic unless the Town can come up with mitigation property* **NO resubmittal (per SB 11/6/24)**
- Community Housing Bank (Article 79/2024 ATM; Article 76/2022 ATM; Article 79/2019 ATM; Article 70/2018 ATM; Article 88/2017 ATM; Article 82/2016 ATM) **Resubmit if not passed by Dec 31, 2024?** [H4151, S2949]
- Sewer Act Amendment (Article 81/2024 ATM; Article 84/2023 ATM; Article 77/2022 ATM) **Resubmit if not passed by Dec 31, 2024** [S2436, S2945]
- Gov't Study Committee Recommendations (Article 82/2024 ATM; Article 85/2023 ATM; Article 78/2022 ATM) **Resubmit if not passed by Dec 31, 2024** [S2438, S2947]
- Fertilizer Ban (Article 83/2024 ATM; Article 86/2023 ATM) **Resubmit if not passed by Dec 31, 2024?** [S468, S2437, S2944]
- Pension Bonds and Obligations (Article 86/2024 ATM; Article 89/2023 ATM) **Resubmit if not passed by Dec 31, 2024** [H4116, SD3403]
- County Charter Amendment/Gender Neutral References for Select Board (Article 91/2024 ATM) **Resubmit if not passed by Dec 31, 2024**
- Real Estate Conveyance: Land to Land Bank/Washington St etc (Article 90/2023 ATM; Article 87/2024 ATM) **Resubmit if not passed by Dec 31, 2024** [H4077]
- Real Estate Conveyance: County to Town/School Street (Article 89/2024 ATM) **Resubmit if not passed by Dec 31, 2024** [S2942]
- Real Estate Conveyance: Town to Land Bank/Sconset Trust (Article 90/2024 ATM) **Resubmit if not passed by Dec 31, 2024** [S2946]
- NP&EDC Membership (Article 16/2024 STM; Article 83/2023 ATM) **Resubmit if not passed by Dec 31, 2024?** [H2467] **Not sure where this stands**
- Coastal Resiliency District Est (Article 67/2024 ATM) **“Tabled Indefinitely” – Resubmit?**

NEW:

MGL ACCEPTANCES

- “Good Landlord” tax exemption opt-in?
- Seasonal Community designation opt-in (designation acceptance) **Town Counsel op is to keep this in**
-

REAL ESTATE RELATED

Easement Conveyances/Acqs:

- Airport to NGrid for Airport Housing project
- Airport to NGrid for South Ramp
- Town to NGrid for Airport Sewer Pump Station
- Town to NGrid for Waitt Dr housing
- Town to NGrid for L1 project switching module at 16 Broad
- SEVERAL POTENTIAL REAL ESTATE ARTICLES PENDING

OTHER

- Coastal erosion structure approval in connection with SBPF/Town project at Baxter Rd?
- Need to review any 2024 ATM Town-sponsored articles for potential resubmittal
- Town Council Charter? “Sense of the Meeting”? Or?
- ~~Airport: request for article re: restriction of use of funds for South Apron expansion (2024 STM vote)/debt service payment issue~~ **Do not need**

FINANCIAL AND/OR BALLOT QUESTIONS

Possible debt exclusion(s) and/or capital exclusion(s) for capital projects; real estate:

- Supplemental design for new DPW facility
- OIH construction
- Baxter Rd alt access (tentative)

Establish Concession Revolving Fund?

Establish Town Employee Housing Revolving Fund?

Will need appropriation article for Community Impact Fee revenue adopted at 2023 STM

Opioid settlement proceeds allocation article?

CITIZEN ARTICLES

Submittal deadline Mon, November 18

2025 ATM Concept List as of 10.22.24

Map Changes

~~R_7.to.R_1.or.R_1.Hooper.Farm.Road-Gartwright-Shady.Maple-Allens-First-Second~~

RC-2 to CTEC or R-5 – Appleton (3 Properties)

RC-2 to R-5 or CN - 61 Surfside Road and 2 Miacomet Ave

~~RC-2 to ??? Rosebud/Hinsdale/Forrest~~

RC to CN - 103 Washington Street

43 Nobadeer, Rosemary, Teasdale (stand alone RC2 phase out)

R-40 to ROH (correction) - 0 Fair Street (portion of)

RC-2 to CTEC - Van Gilder Subdivision

~~RC-2 to ? Egan Lane~~

Bylaw Changes

Miscellaneous changes to address recent legislative changes related to housing

139-2 and 139-7A - Pickle Ball Court – some prohibitions

139-9 NEW Inclusionary Housing Bylaw (possible Citizen Petition)

139-10 (?) NEW Solar Energy Bylaw (Lauren request)

139-2 and 139-8.NEW.Cottage Community

139-12 Flood Hazard Overlay District – move to a General Bylaw (may need to wait)

Height

~~VR. - possible increase in GC?. FAR?.~~

~~Covenant.GC.bonus~~

Technical Amendments

139-13 MMD – remove Planning Board site plan review reference and change to ZBA

139-17(C)7 – move to 139-17(B)8 and may need technical updates based on FEMA/Building Code updates

139-37 – remove in its entirety. No longer needed.

Nantucket Noise By-Laws:

	Current By-law: Non-Historic Districts	Current By-law: Old Historic Districts (Town, Sconset)	Proposal - All Districts
101-1 A.(4) Prohibits use of "any mechanically powered tools or equipment actually being used in ongoing building construction, building renovations, non-emergency building maintenance, or building demolition work" <i>[Appears to address <u>heavy equipment</u>]</i>	NON-PEAK SEASON: Sep 15 to Jun 15, Mon-Sat 8pm - 7am Sep 15 to Jun 15, Sun 8pm - 10am PEAK SEASON: Jun 15 to Sep 15, Mon-Sat 8pm - 7:30am Jun 15 to Sep 15, Sun 8pm - 10am	NON-PEAK SEASON: Labor Day to July 1, Mon-Sat 8pm - 7am Labor Day to July 1, Sun 8pm - 10am PEAK SEASON: July 1 to Labor Day, Mon-Sat 6pm - 8am July 1 to Labor Day, Sun 6pm - 10am	NON-PEAK SEASON: Labor Day to July 1, Mon-Sat 8pm - 7am Labor Day to July 1, Sun 8pm - 10am PEAK SEASON: July 1 to Labor Day, Mon-Sat 6pm - 8am July 1 to Labor Day, Sun 6pm - 10am
101-1 A.(5) Prohibits use of "any mechanically powered tool (such as saws, drills, sanders, grinders, nail guns) or mechanically powered lawn or garden tool, or similar device used outdoors" <i>[Appears to address <u>power tools</u> and <u>landscaping</u>]</i>	NON-PEAK SEASON: Sep 15 to Jun 15, Mon-Sat 10pm - 7am Sep 15 to Jun 15, Sun 10pm - 10am PEAK SEASON: Jun 15 to Sep 15, Mon-Sat 10pm - 7:30am Jun 15 to Sep 15, Sun 10pm - 10am	NON-PEAK SEASON: Labor Day to July 1, Mon-Sat 10pm - 7am Labor Day to July 1, Sun 10pm - 10am PEAK SEASON: July 1 to Labor Day, Mon-Sat 5pm - 8am July 1 to Labor Day, Sun 5pm - 10am	NON-PEAK SEASON: Labor Day to July 1, Mon-Sat 10pm - 7am Labor Day to July 1, Sun 10pm - 10am PEAK SEASON: July 1 to Labor Day, Mon-Sat 6pm - 8am July 1 to Labor Day, Sun 6pm - 10am

On balance, this proposal offers both "give" and "take"...

- o It conforms the peak season for all areas of the island, from July 1 to Labor Day
 - In non-Historic Districts, the peak season would begin approx. two weeks later, and end approx. two weeks earlier
- o It does not change the construction noise curfews outside of peak season
- o It changes and conforms, for all areas, the construction noise curfews during peak season
 - For Historic Districts, curfew would begin one hour later (i.e., to 6pm from 5pm) for power tools/landscaping
 - For all non-Historic Districts...
 - > Curfew would begin two hours earlier (i.e., from 8pm to 6pm) for heavy equipment, and last until 8am (30 minutes later)
 - > Curfew would begin four hours earlier (i.e., from 10pm to 6pm) for power tools/landscaping, and last until 8am (30 min. later)
- o It aligns the curfew times for heavy construction equipment (101-1 A.(4)) and power tools/landscaping (101-1 A.(5)) during the peak season

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

Re: Surfside Crossing 40B Project
Comments of Nantucket Select Board

Dear Members of the Zoning Board of Appeals:

The Select Board has received comments from Town Departments under the jurisdiction of Town Administration on the Surfside Crossing Notice of Project Change proposing 156 units of housing in multi-unit buildings, and has also discussed the project in meetings on October 23 and November 6, 2024. The Board offers the following comments and questions at this time. The Board requests that the ZBA require the developer to respond to the questions and issues raised herein point by point and would like the opportunity to comment further on the project as your hearing proceeds and more information is received.

I. Police and Fire Safety

The Police Chief has offered the following questions and comments, on access, parking, traffic, and signage.

- Access to Development: There is only one access point to the facility off of South Shore Road. A second, emergency access point should be added. This could be gated and locked and only opened during emergencies. With the current design, if a truck flipped and blocked access to the complex, emergency personnel/equipment would not be able to access it.
- Parking: With 156 planned units with 283 bedrooms, the proposed 281 (291 if deemed necessary) parking spaces will likely not be enough spaces and will likely result in parking challenges. Those challenges will occur within the development and on surrounding streets which could experience an increase in parked/stored vehicles.
- Traffic: The four-way intersection at Surfside/South Shore/Fairgrounds is likely to experience increased back-up during commuter and school hours. Drivers taking a left out of the development onto South Shore are likely to back up into the development.

- Locating Residences: It is difficult to tell from the plan if there is adequate signage that would aid public safety personnel who were responding to an emergency. Building numbers/addresses should be clearly marked on buildings and clearly visible from the roadway. Adequate signs inside the development to guide emergency responders are recommended.

The Fire Chief has raised additional comments and questions, as follows:

- The overall project must meet all requirements of the Fire Code (i.e. CMR 527)
- Access:
 - o Access roads must be 20 feet in width not including parking (527 CMR 18.2.3.4.1.1)
 - o Trees and vegetation must be maintained and not allowed to grow to block access for emergency vehicles. This would include vertical growth of trees. (527 CMR 18.2.3.4.1.2)
 - o The single point of vehicle access to the apartment buildings is inadequate. The Fire Department would be unable to position multiple emergency vehicles or provide access.
 - o All portions of the parking around the apartment/condo building, must allow access for all Fire Department equipment to assure access to all areas of the building. This would include all areas of parking included in the plan. ~~At e~~Currently, it does not ~~look to provide~~ appear that access ~~is provided~~ to many sections of the parking ~~areas. and m~~Modeling shall be done to show proper access for all emergency equipment.
 - o Parking lot spaces that are perpendicular to the travel lanes must be 22 feet in length to avoid overhanging vehicles into the roadway.
 - o No on-street parking allowed that would narrow the roadway below 20 feet.
 - o Public Emergency Access to the entire project and the individual buildings shall be provided and confirmed through computer modeling. (527 CMR 18.1.1.3)
 - o Access plans for fires and emergencies ~~will-shall~~ be submitted to the Fire Department for review and approval (527 CMR 18.1.3.1)
 - o Question the accessibility of lot 23 to meet Fire Code, with shared driveway and set back from the roadway.
 - o Access boxes must be provided for all multi family structures.
- Sprinklers & Fire Alarms:
 - o Fire Alarms system must meet MA Building and Fire Code
 - o Must be installed to MA Building Code for all 3 or more family buildings
 - o Sprinkler plans ~~should-shall~~ be submitted with building application for all buildings
- Hydrants:
 - o Hydrant plan ~~shall be~~ submitted to ~~the~~ Fire Department for approval

- o Fire hydrants for the project must meet Fire Code (527 CMR 18.5)
- o Must be in place and operating prior to construction
- o Must be placed:
 - At all entrances to the Project
 - At street intersections
 - One on the roadway, in the green space between the apartment buildings farthest from the project entrance
 - On the roadways so that no hydrant is more than 500 feet spaced from each other on the same roadway.

Further, the Fire Chief notes that “this is a very densely constructed development, providing limited access and will place excessive burdens on the department if an emergency arises. The need for properly protected residences, appropriate access for emergency equipment and adequate water supply must be provided for the eventual crisis that happens.”

II. Environmental Issues and Open Space Concerns

Based upon input received from the Natural Resources Director, the Board comments as follows:

The entire Property contains Priority Habitats of Rare Species and the project will disturb the entire acreage. Virtually the only open space to be provided would be atop the drainage infrastructure and above the Town's sewer force main easement. The project is located within mapped protected species habitat and has obtained a Conservation and Management Permit from the Division of Fisheries & Wildlife (NHESP File No. 12-31035). While it requires the use of native species in the conservation restriction areas, we are requesting that similar species be used on the remainder of the site. Should any invasive species be found on the site at any time they should be immediately removed using best management practices.

The Property is located entirely within the Miacomet Pond Watershed and a portion of #3 South Shore Road is within the area of direct runoff to Miacomet Pond.

The Select Board recommends that the ZBA require that any development of the Property shall be properly conditioned to prevent any direct runoff and to properly treat any surface waters before leaving the Property or being infiltrated to groundwater. This shall include roof runoff. A development of this density, given its location could have a negative impact to environmental health of Miacomet Pond.

Fertilizers and irrigation should be responsibly managed or limited as well to minimize excess nutrient laden runoff leaving the site. The use of native species can aid in this as typically their need for supplemental fertilization and watering can be minimal.

III. Traffic

The Board understands the developer is providing an updated traffic study and that the ZBA will require peer review by an independent traffic engineer. The Board will be interested in the results of these additional studies.

IV. Site Plan/Infrastructure

The DPW Director notes the following ~~questions and issues~~:

- ~~Clarify and specify that Is it intended that these~~ roads ~~would in the development will not~~ become public. ~~Town-owned after completion? Or will these and will remain be~~ private roads, owned and maintained by the Surfside Crossing Condo Assoc., HOA, or Developer.²
- Parking:
 - The new proposal of 283 bedrooms to 281 (or 291) parking spaces is much more appropriate than the previous proposal of 389 bedrooms with only 266 parking spaces. My concern is still that parking spaces will be insufficient for residents of the development, but lessened by the new bedroom to parking spaces ratio. Concern would be that parking will spill out onto S. Shore Road (public way), causing damage to public property and safety issues.
- Sewer:
 - Need further information on the Sewer Director's recommended option discussed below.
- Roadways and sidewalks:
 - 4 ft. wide sidewalks proposed on Civil Plans. MassDOT recommends a walking surface width not less than 5'-0". Would recommend increasing sidewalk width.
 - Plan Comparison PDF, Site Finishes Sheet depicts Cape Cod Berm, however Vertical Concrete Curbing (VCC) is proposed for roadway edges on Civil Plans. Nantucket typically has granite curbing or asphalt Cape Cod Berm. Need clarification.
 - Poor interior circulation for pedestrians:
 - No curb ramps shown anywhere around public/shared spaces in middle "island" of development.
 - No crosswalks depicted on Civil Plans.
 - No sidewalks along edge of road on outside/condominium side of street near buildings #5, #6, #7, #8, #9, #10, #11, #12, #13:
 - Sidewalks are provided from condo buildings to parking areas, but very few proper interconnections between any two condo buildings or from condo buildings to shared spaces

- How do people walk from condo to shared spaces in the center of the development (playground, lawn area, game court, pool, community building)? Appears that people would be expected to traverse grass areas or walk through parking lots and down the travel lanes of roadways. Not appropriate for those with mobility challenges.

o Traffic signage not included or called out on Civil Plans.

V. **Public Sewer**

A new gravity sewer line has been installed from Surfside Road to the treatment facility. This is the preferred connection option versus the previously proposed sewer pump station to connect to an existing 12" force main. There should also be no waiver of connection or privilege fees. The Sewer Director must also be able to review and comment on the stormwater management operating and maintenance plan. It also needs to be confirmed whether, and when, the developer shall be making the monetary contribution to the gravity sewer line construction, as ordered in the original HAC decision before remand to the ZBA. The Select Board supports the monetary contribution.

VI. **Water**

The Wannacomet Water Department believes the existing Town permit can support the connection. There is no moratorium on connections but this is an issue to continue to monitor. The Select Board recommends that the development be connection to the Town water system.

VII. **Affordability/Housing Issues**

The Board understands the Affordable Housing Trust is commenting to the ZBA directly, but has noted the following issues to the Select Board in the interim:

- Year-Round Occupancy Requirement: The Trust emphasizes that 75% of the units should be restricted to year-round use, defined as 10 months of occupancy, with limitations on short-term rentals for all units to protect the development from seasonal use.
- Parity in Unit Quality: Market-rate and affordable units should be built to the same high standards, especially with regard to energy efficiency and low operating costs, ensuring affordability beyond purchase.
- Affordability Across Income Levels: The Trust recommends adding deed-restricted units beyond 80% AMI, targeting 100%–175% AMI to meet the housing needs of a broader range of residents.
- Safe Harbor: The Trust encourages additional 80% AMI-restricted units to contribute toward Safe Harbor, which requires 31 qualifying units for one year and 62 units for two years to maintain control over future development. 15 units from the original comprehensive permit are SHI-eligible but will not be eligible for Safe Harbor.

Commented [LG1]: JOHN/GEORGE - I was not certain what the Board exactly wanted here - it supports a restriction "similar to that of Richmond" but I am not sure what that is?

- Environmental Considerations and Community Impact: Developers should address buffering and environmental concerns raised by neighbors. The plan should expand green and recreational spaces, benefiting both residents and sustainability efforts.

VIII. Energy

The project's total estimated electrical load is needed, along with information concerning compliance with the stretch energy code, e.g. renewable energy, EV chargers. Information also is needed concerning compliance with outdoor lighting bylaw e.g. low wattage fixtures, dimming, etc.

IX. Financial Statements

The Board suggests that fully updated financial statements be provided prior to the ZBA's consideration of the Remanded project.

Thank you for your consideration of the foregoing.

Nantucket Select Board

By: _____
Brooke Mohr, Chair

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HDC Appeal of 2 Mariner Way

APPEALS PROCEDURE before the Select Board

The appeal to the Select Board concerns the HDC decision and is not a new hearing of the matter already heard by the HDC. No new information may be brought forth during the appeal process before the Select Board. Any information not previously submitted to the HDC will not be allowed.

1. The chairman opens the public hearing and may outline the procedure to be followed including the time allotment for the statements and rebuttals.
2. The appellant states his/her case and the reason for the appeal.
3. The Historic District Commission defines its position.
4. Rebuttals follow.
5. Public comment may be taken although any separate interests that may be expressed will not become part of the argument.
6. The chairman invites questions from the Board and closes the public hearing.
7. The Board makes a decision or may take the matter under advisement.
8. A written decision is prepared for Board signature.

PUBLIC HEARING NOTICE

Please be advised that a public hearing will be held by the Select Board on Wednesday, November 13, 2024 at 5:30 PM to consider the appeal of Doherty ACK LLC of Historic District Commission disapproval of Certificate of Appropriateness No. HDC2023-12-9708 to raise the height of a previously approved pool at 2 Mariner Way, Map 55.1.4, Parcel 72.4. The hearing will be held in the Public Safety Facility Community at 4 Fairgrounds Road and by remote participation via Zoom Webinar. Please see meeting posting for remote participation and viewing links. For further information, please email TownManager@nantucket-ma.gov.

September 9, 2024

Nantucket Select Board – **By Hand Delivery**
Town of Nantucket
Town and County Building
16 Broad Street
Nantucket, Massachusetts 02554



Re: HDC2023-12-9708
Applicant: Doherty ACK LLC
2 Mariner Way, Map: 55.1.4 Parcel: 72.4
Nantucket, MA 02554

Dear Board Members,

On behalf of my client, Doherty ACK LLC, I am filing this notice of appeal from the decision of the Historic District Commission ("HDC") that denied the request for a revision to a prior pool approval in COA#2023-12-9708. The original approval was made on March 21, 2023, COA# 2022-08-6937.

The grounds for this appeal are:

- The action of the HDC in issuing the denial is arbitrary and capricious. The Commission had previously approved the pool at the subject property due to lack of visibility. The raising of the pool by approximately 24", still within the deck, to comply with the subsequent Conservation Commission approval should not constitute grounds for denial. After several meetings during which the Applicant, at the suggestion of the HDC, provided options such as a robust screening plan, a shingled rail on the deck, a fence, all of which were ultimately deemed unacceptable. The HDC's jurisdiction is limited to what is visible from a publicly travelled way. The pool is blocked from view from Union Street and Mariner Way by the dwelling. The original pool was approved at 11' x 18' and the revised pool was reduced to 7'2" x 12'6", a substantial decrease in size and thus impact. The depth is also less of an impact as it is about 4' deep. The pool can be screened with native plants from the publicly travelled ways without being "obvious" or "anomalous" to the existing developed lots within the subdivision.
- Unfortunately, there was much discussion about the fact that it is a "pool" in the Old Historic District ("OHD"). The property is benefitted by a zoning freeze which expired in December 2023. Under the previous zoning pools were allowed. Building permits had been obtained prior to that expiration and footings were constructed as they were not dependent on the height above the deck. There historically has been prejudice against pools even outside of the OHD by some members. There was an undue focus on the pool as a use rather than as an architectural feature whose visibility could be mitigated by the above measures.
- The denial was based upon the fact that raising the pool to meet the required height from the Conservation Commission would make the pool more visible from the publicly travelled way. It must be noted that the pool would still be below the top of porch railing at 36". Grills, chairs, tables and the like would be more visible on the deck. This argument does not hold water so to speak.
- The argument in the denial that references permanent visual barriers has not been used for any of the pools approved by the HDC on Easton Street or North Beach Street, also in a flood zone and potentially more visible.. Screening has always been required by the HDC in various forms with the

condition that the pool "is not visible at the time of inspection and in perpetuity". The HDC refused to approve this application with the standard language.

- The other standard applied related to plant materials, fencing being inappropriate given the flooding of the area. That is distinctly not within the HDC jurisdiction and all of the plants proposed are on the Conservation Commission approved plant list. As Chairman Ray Pohl stated, if there was no water in the pool the HDC would not be having the great debate.
- In closing, the 24" of an architectural element, that is still below the top of rail, is 24", whether it is a pool or some other element. The usual condition contained in all pool approvals was not considered. We were not given the opportunity to fully address natural vegetation to mitigate any possibility to provide visual barriers. The flooding issues were a focus of discussion on multiple occasions and is outside of their jurisdiction and the argument as to whether a plant or fence is permanent based on the flood zone has never been brought up on other pools in flood zones. The most egregious issue is that a much larger pool was approved in the same location and relied upon to obtain a building permit prior to the expiration of the freeze period, and then the smaller pool was summarily denied for arbitrary and capricious reasons based upon the use as a pool.

Enclosed herewith is a check payable to The Inquirer and Mirror for the Public Hearing advertising cost.

We are available for a Public Hearing before the Select Board for any of the next six (6) meeting dates.

A certified copy of the HDC Certificate of Determination from the Town Clerk is also enclosed, along with copies of HDC minutes, prepared by my office, from the meetings at which this matter was reviewed by the HDC.

Thank you for your attention to this matter. If you have any questions, please do not hesitate to call our office.

Respectfully,



Linda F. Williams

Enclosures

cc: Historic District Commission
Doherty ACK LLC



Not available
10/9

CERTIFICATE NO: DATE ISSUED: 3/21/23

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

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°: 55.1.4 PARCEL N°: 72.4
Street & Number of Proposed Work: 2 MARINER WAY
Owner of record: DOHERTY ACK LLC
Mailing Address: 100 CENTER HILL DRIVE UNIT 304
DANVERS, MA 01923
Contact Phone #: 978-360-0955 E-mail: DOHERTY@KENS.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS
Mailing Address: PO BOX 1446
NANTUCKET, MA 02554
Contact Phone #: 508-221-0432 E-mail: CHARMA.LINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: 8/24/22 Fee Paid: \$608.40
Must be acted on by: 10/24/22 12/24/22
Extended to: 6/30/23
Approved: [Signature] Disapproved:
Chairman: [Signature]
Member: [Signature]
Member:
Member:
Member:
Notes - Comments - Restrictions - Conditions:
THRU STAFF: PRIOR ROOF WALK TO BE BROUGHT BACK, ADD "TYPICAL CHIMNEY" - BOTH ON MAIN ROOF. TYPICAL TRIM PACKAGE (COMMON SENSE). KICK PANELS ON FRENCH DOORS. AKE 3RD FLOORABLE WINDOWS.

PRESIDENT NANTUCKET CH. 11
REG**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: RMH) ☐ Roof ☐ Other
Size of Structure or Addition: Length: 51'6" Sq. Footage 1st floor: 1531 SF Decks/Patio: Size: 17 K31 ☒ 1st floor ☐ 2nd floor
Width: 48'3" Sq. Footage 2nd floor: 1511 SF 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 31' South 31' East 31' West 31'

Additional Remarks: POOL IS PROTECTED BY PERIMETER PLANT AND IS IN THE DECK ON EAST-REAR
Historic Name: (describe)
Original Date:
Original Builder:

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

NEW DWELLING INSET POOL IN DECK - 11'x8'

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 1'6" ☐ Block ☐ Block Parged ☐ Brick (type) ☒ Poured Concrete ☐ Piers
Masonry Chimney: ☐ Block Parged ☒ Brick (type) WATER STRUCK ☐ Other TYPICAL DETAILS - CORBELING
Roof Pitch: Main Mass 8/12 Secondary Mass 8/12 Dormer Other
Roofing material: ☒ Asphalt ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.)

Fence: Height:
Type:
Length:

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

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

Leaders (material and size): 2" ALUMINUM - BOXED

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

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other TYPICAL TRIM PACKAGE

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other

C. Dimensions: Fascia 1x12 + 1x6 Rake 1x12 Soffit (overhang) Corner boards 1x6 Frieze

Windows: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other
☐ True Divided Lights (muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer MARVIN ULTIMATE WOOD

Doors* (type and material): ☐ TDL ☒ SDL Front 6 PANEL - Rear 12L 4/KICK PANEL Side 12L 4/KICK PANEL

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 CECINALIS CATE / PETIT PINE
Trim WHITE Sash WHITE Doors FRONT ESSEN GREEN
Deck NTW Foundation GRAY-PARGED Fence FRONT RAILING - Shunters
WHITE ROOF ALK-NTW

* 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 8/24/2022 Signature of owner of record [Signature] Signed under penalties of perjury

ORIGINAL APPROVAL

1

STAFF

Draft HDC Minutes for March 21, 2023

2.	The Brant LLC 12-7612	6 & 8 N Beach/4 Dolphin	New building	42.4.1/65.1	Linda Williams
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	Thornewill, Dutra, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns	None				
Motion	Motion to approved and pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application. (Oliver)				
Roll-call Vote	Carried 5-0// Oliver, Camp, Coombs, Welch, and Pohl-aye			Certificate #	HDC2022-12-7612
3.	The Brant LLC	6 & 8 N Beach/4 Dolphin	Hardscape	42.4.1/65.1	Linda Williams
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	Thornewill, Dutra, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns	None				
Motion	Motion to Approved through Staff gate vine boxes on the interior of the gate; 6' fence; eliminate picture frame' go to standard board, hiding rails & post, no gaps. (Welch)				
Roll-call Vote	Carried 5-0// Oliver, Camp, Coombs, Welch, and Pohl-aye			Certificate #	HDC2023-0
4.	Doherty Ack LLC 08-6934	2 Mariner Way	New Dwelling	55.1.4/72.4	Linda Williams
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	Dutra, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Linda Williams				
Public	Angus McCleod- HSAG				
Concerns	Backus- appreciates the changes, Funky lines on drawings, hard to discern at some location, French doors should be 12 lights, landscape plan needed. McCleod- windows in the rear addition should be taller on the south and east the main mass should have large chimney to fit in with surrounding architecture, the gable window shouldn't be horizontal six light, more like a vertical 4 light or another double hung, looks like an awning looking inappropriate. Camp- too tall, roof pitch too shallow, needs a chimney, 1 st floor windows on the south elevation 2 nd mass should be the same size as the ones on the main mass. Drawings should be clearer. Oliver- ok with it, a chimney would be nice make it look more traditional. Welch- appreciates the changes, to large overlarge. Union side elevation looks the most appropriate with respect to height and massing, the chimney should return. Roof walk would be appropriate. On the Mariner side its over fenestrated too organized.				
Motion	Motion to approved through Staff prior widows walk to be brough back, add "typical chimney" to the right side, lose gable windows on south and east elevations 3 rd floor, "typical trim package" Traditional door casings on the front door. FEMA package (Welch)				
Vote	Carried 3-2// Welch, Camp, Pohl-aye / Oliver & Coombs-nay			Certificate #	HDC2022-08-6934
5.	Doherty Ack LLC 08-6939	4 Mariner Way	New Dwelling	55.1.4/72	Linda Williams
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	Dutra, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Linda Williams				
Public	Angus McCleod- HSAG				
Concerns	Backus- infill structure within the OHD. The front door is atypical. McCleod. - the ridge in the perpendicular rear addition should drop below the secondary mass that it intersects, the two adjacent second floor decks are excessive, one should be removed, same issue as #2 with the gable windows. Camp- right hand mass is still bit too large, the north elevation is too cumbersome, agrees with McCleod, additive massing is needed. Remove the balcony. Oliver- Massing is a concern, specifically the east and the west. The peak is unusual. Coombs- Would like to see additive massing. The houses need chimneys. Less windows, less decks. Welch- Drawings are an issue, structure is still too wide, secondary addition is too wide, it has a funky trim package. East elevation is over fenestrated and poopy decks, needs to be cleaned up.				
Motion	Hold for Revisions. (Camp)				
Roll-call Vote	Carried 5-0// Oliver, Camp, Coombs, Welch, and Pohl-aye			Certificate #	HDC2022-08-6939

APPROVED
HDC2022-08-6934

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Draft HDC Minutes for March 28, 2023

18. Robert Turner 03-8173	11 Seilinnnow Place	New front stoop	67/525	DTA
19. Back East lot62 LLC 03-8165	62 Nobadeer Ave	New pergola	88/11	Ahern
20. Back East lot62 LLC 03-8114	62 Nobadeer Ave	Demo structure	88/11	WAPD
21. Back East lot62 LLC 03-8113	62 Nobadeer Ave	New main house	88/11	WAPD
22. Back East lot62 LLC 03-8116	62 Nobadeer Ave	New guest house	88/11	WAPD
23. Back East lot62 LLC 03-8118	62 Nobadeer Ave	New shed	88/11	WAPD
24. Back East lot62 LLC 03-8117	62 Nobadeer Ave	New garage	88/11	WAPD

Voting Welch, Camp, Coombs, Patten, Dutra

Alternates None

Recused Pohl, Oliver, Thornewill

Documentation Architectural elevation plans, site plan, photos, correspondence.

Representing None

Public None

Concerns No concerns.

Motion **Motion to Approve (Coombs)**

Vote Carried 5-0

Certificate # **HDC2023-01-(as noted)**

V. 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. Back East lot62 LLC 03-81	62 Nobadeer Ave	Pool & hardscape	88/11	Ahern
• pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.				

Voting Pohl, Welch, Camp, Coombs, Oliver

Alternates Thornewill, Dutra, Patten

Recused None

Documentation Architectural elevation plans, site plan, photos, correspondence.

Representing None

Public None

Concerns No concerns.

Motion **Motion to Approve through Staff Conditions (Welch)**

Roll-call Vote Carried 5-0 // Camp, Coombs, Welch, Oliver, Pohl-aye;

Certificate # **HDC2023-01-(as noted)**

VII. OLD BUSINESS 02/14/23

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Harvey Jones 02-7951	78 Main st	Fence	42.3.1/55	Normand Residential

Voting Welch, Camp, Coombs, Dutra, Patten

Alternates None

Recused Pohl, Oliver, Thornewill

Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.

Representing Ben Normand

Public None

Motion **Motion to Approve (Coombs)**

Vote Carried 5-0

Certificate # **HDC2023-02-7951**

2. Doherty Ack LLC 08-6937	2 Mariner Way	Hardscape	55.1.4/72.4	Linda Williams
----------------------------	---------------	-----------	-------------	----------------

Voting Pohl, Welch, Coombs, Camp, Oliver

Alternates Dutra, Patten

Recused None

Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.

Representing Linda Williams

Public **Mickey Rowland/HSAG-** Two car driveway is not appropriate.

Concerns **Backus-** Brick apron recommended; material to be consistent.

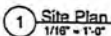
Oliver- Application missing information.

Camp- Concerned with fence.

Motion **Motion to approved through staff with driveway to be all brick, running bond, curve corners @ street; 4' high boards fence (NTW) around pool equip. 5' high board fence (rather than 5 & 1) along perimeter; provide photos of landscape elements. (Welch)**

Roll-call Vote Carried 5-0// Oliver, Camp, Coombs, Welch, and Pohl-aye

Certificate # **HDC2022-08-6937**



PROJECT TEAM

CH2M
ST3AS Corporation
 200 Broadway Suite #103
 Lyndale, MA 01940
 (781) 542-2008

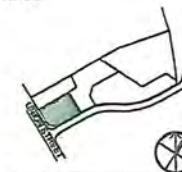
Col Engineer
Roadcraft Surveyors,
 5 Windy Way,
 Haverhill, MA 02354
 (603) 328-0249

Structural Engineer
Roome and Associates LLC,
 308 Trade Center, Suite 2540
 Woburn, MA 01808
 (617) 308-1700 x 202

Landscape Architect
Verdant Landscapes Architecture
 319 Harvard Court, Suite 25
 Braintree MA 02244
 (617) 726-1102

Design/Build
Hart Group/Robins ULC,
 Mills, MA 02054
 (508) 331-6023

KEY PLANE



DEAL:

**PRELIMINARY
NOT FOR
CONSTRUCTION**

PROJECT INFORMATION:
2 Mariner Way | Lot 4

PROJECT #:	P0270.0
ISSUE DATE:	04/04/2023
PROJECT STATUS:	HOC Application
DRAWN BY:	CO
CHECKED BY:	RS
SHEET NAME:	
Site Plan	

OWNING HISTORY:

NO.	DATE	DESCRIPTION
-----	------	-------------

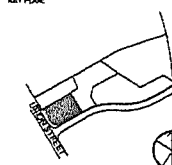
SACET R.

2-1

PROJECT TEAM

OWNER
KENS Corporation
200 Brimmer Road #118
Lynnfield, MA 01940
(781) 942-2998
Civil Engineer
Hartford Surveyors, Inc.
5 White Way
Northfield, MA 02554
(508) 228-0248
Structural Engineer
Rousseau and Quisenberry LLC
300 Trade Center, Suite 2540
Providence, MA 01801
(617) 558-1708 x 202
Landscape Architect
Yehle Landscape Architecture
216 Harvard Street, Suite 23
Brookline, MA 02466
(617) 237-1100
Energy Rating
Kare Energy Rating LLC
Methen, MA 02554
(508) 621-8823

KEY PLAN



SCALE



PROJECT INFORMATION

2 Mariner Way | Lot 4

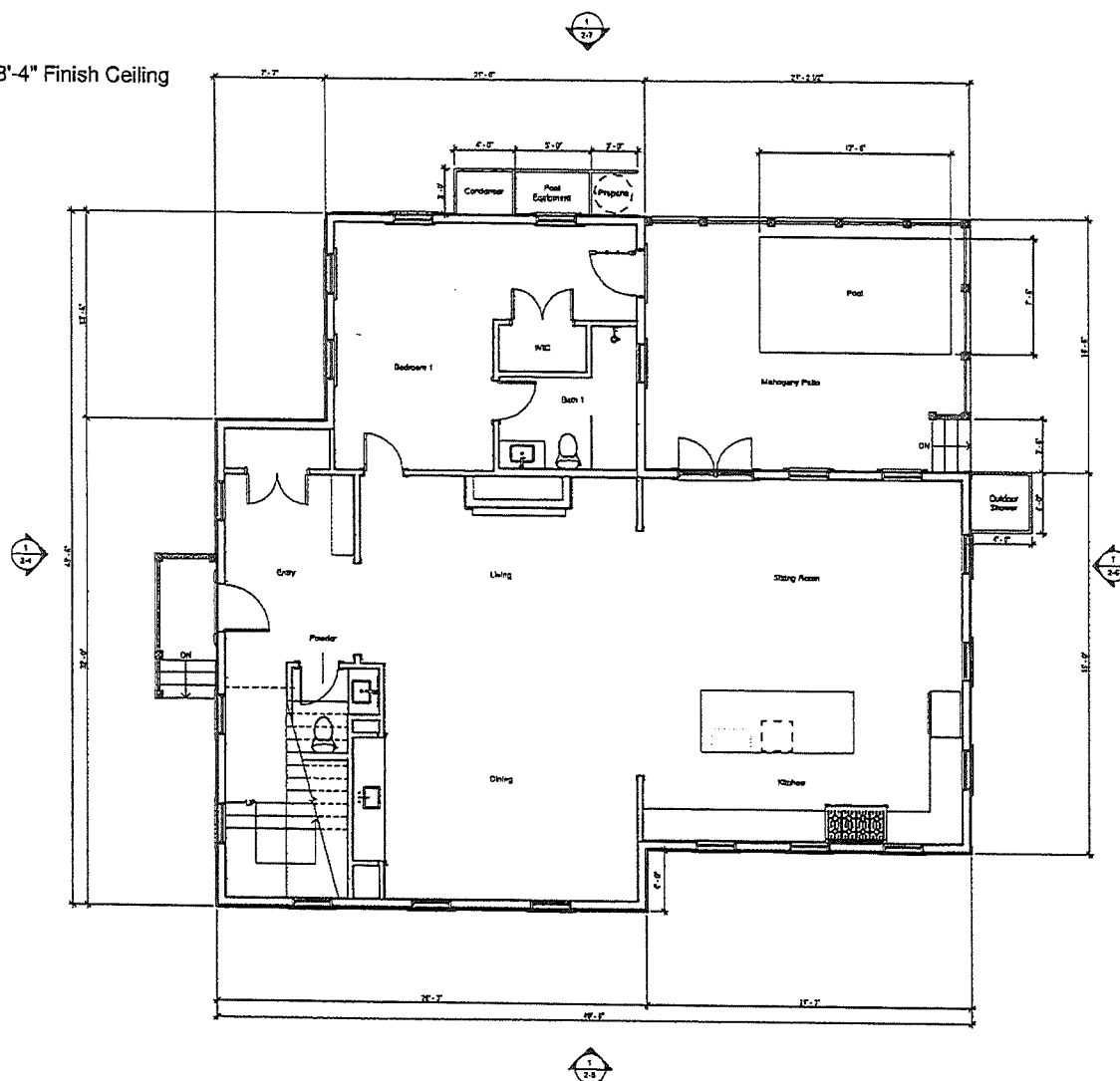
PROJECT #: PR270.0
ISSUE DATE: 04/04/2023
PROJECT STATUS: HDC Application
DRAWN BY: CJS
CHECKED BY: RS
PROJECT NAME:
Level 1 Plan

DRAWING HISTORY:		
NO	DATE	DESCRIPTION
1	23.11.23	HDC Reviewers
2	23.11.23	HDC Reviewers
4	23.11.23	HDC Reviewers, RS

SHEET #

2-2

8'-4" Finish Ceiling



MODIFICATIONS | 23.03.21

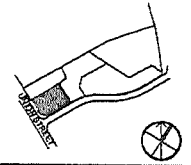
- No Level 01 Plan Modifications

1 HDC Application Level 1
1/4" = 1'-0"

PROJECT TEAM

OWNER:
KODJ Corporation
228 Broadway Suite 4101
Lynn, MA 01904
(781) 543-2008
Civil Engineer:
Meridian Surveyors,
8 Windy Way,
Haverhill, MA 02554
(508) 228-0200
Structural Engineer:
Russo And Bartolone LLC,
200 Trade Center, Suite 2540
Woburn, MA 01801
(617) 624-1700 x 200
Landscape Architect:
Verdant Landscape Architecture
218 Main Street, Suite 20
Salem, MA 01970
(617) 725-1100
Energy Firm:
Hera Energy Return LLC,
Mills, MA 02234
(508) 631-9633

KEY PLAN



SEAL



PROJECT INFORMATION

2 Mariner Way | Lot 4

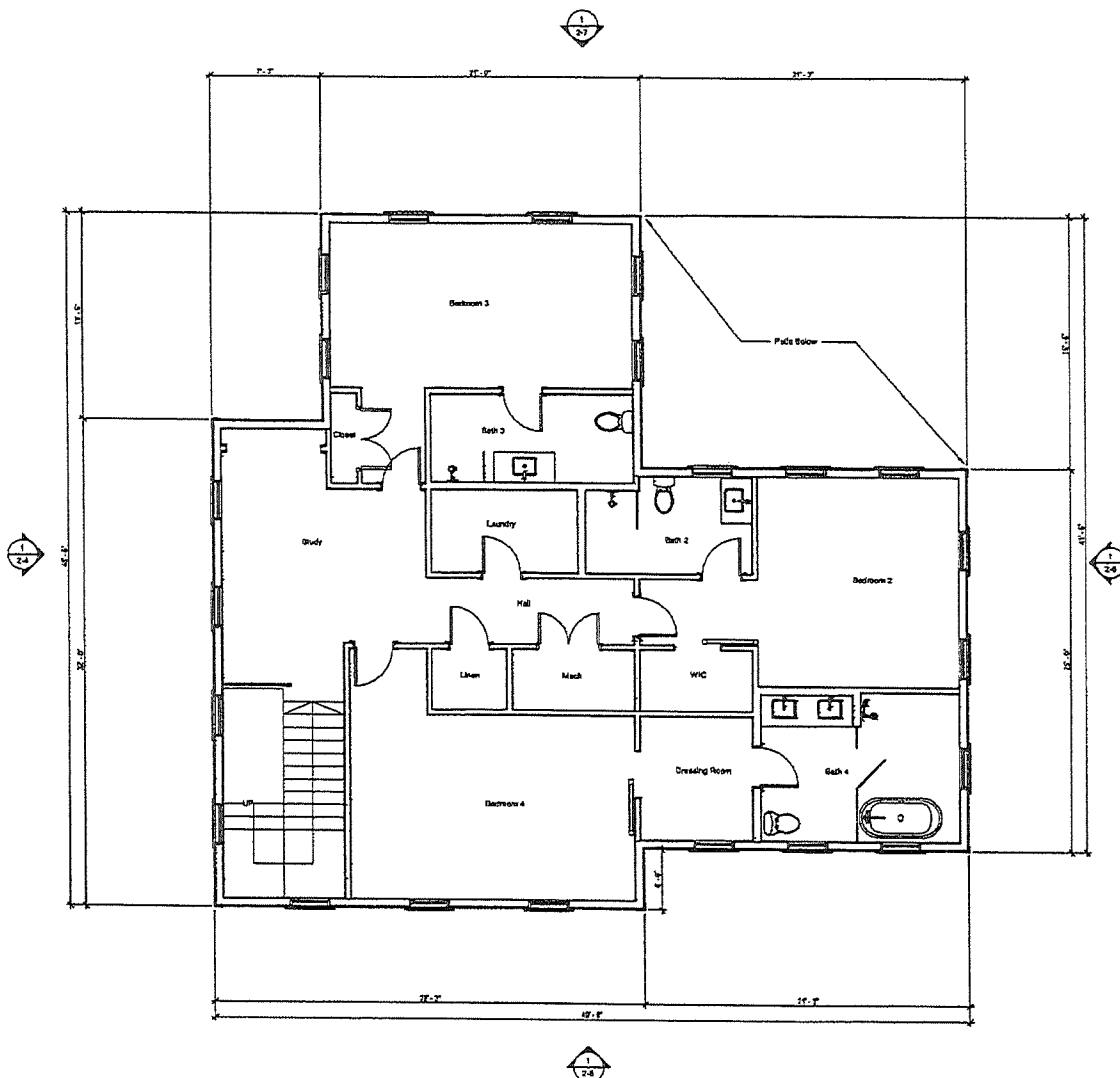
PROJECT # 2022.0
ISSUE DATE 04/04/2023
PROJECT STATUS HOC Application
DRAWN BY CJS
CHECKED BY RS
SHEET NAME
Level 2 Plan

DRAWING HISTORY

NO.	DATE	DESCRIPTION
1	22.11.02	HOC Application
2	22.12.20	HOC Application
4	22.01.20	HOC Application RS

SHEET #

2-3



MODIFICATIONS | 23.03.21

- No Level 02 Plan Modifications

PROJECT TEAM

OWNER:
3030 Corporation
303 Broadway Suite 2102
Lowell, MA 01840
(978) 462-2000
DATE: 08/08/2021
DESIGNED BY:
Finegold Alexander Architects
5 Windy Way,
Lowell, MA 01840
(978) 462-2000
STRUCTURAL ENGINEER:
Stevens and Cummings LLC
300 Trade Center, Suite 3010
Woburn, MA 01801
(978) 462-1700
LANDSCAPE ARCHITECT:
Vandor Landscape Architecture
310 Howard Street, Suite 20
Brookline, MA 02445
(617) 779-1180
MECHANICAL ENGINEER:
Hart Design Group LLC
Middle, MA 02054
(508) 331-6023

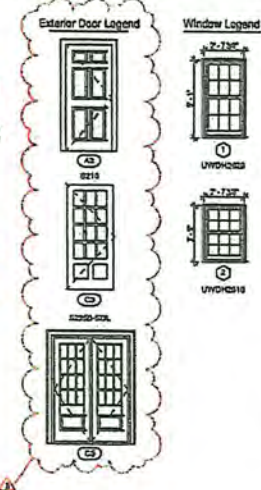
Window Schedule									
Type	Width	Height	Units	Window Type	Manufacturer	Series	Model	Material	
1	2'-7 1/2"	8'-11"	12	Simulated Divided	Marvin Windows and Doors	Unicore	Unicore-200	Wood	
2	2'-7 1/2"	3'-0"	12	Simulated Divided	Marvin Windows and Doors	Unicore	Unicore-200	Wood	

Door Schedule									
Type	Width	Height	Units	Door Type	Manufacturer	Series	Model	Material	
A1	2'-0"	6'-11"	8	Thermo-Tu-Lok	Greenleaf	Greenleaf	Greenleaf	Aluminum	
B1	2'-0"	7'-0"	1	Thermo-Tu-Lok	Greenleaf	Greenleaf	Greenleaf	Aluminum	
C1	2'-0"	7'-0"	1	Thermo-Tu-Lok	Greenleaf	Greenleaf	Greenleaf	Aluminum	

Materials Legend				
Material	Manufacturer	Product Line	Color	Dimensions
Front Entry Door	Thermo-Tu-Lok	Greenleaf	Greenleaf	Refer to Door Schedule
Front Entry Windows	Thermo-Tu-Lok	Greenleaf	Greenleaf	Refer to Door Schedule
Front Entry Windows	Thermo-Tu-Lok	Greenleaf	Greenleaf	Refer to Door Schedule
Front Entry Windows	Thermo-Tu-Lok	Greenleaf	Greenleaf	Refer to Door Schedule
Front Entry Windows	Thermo-Tu-Lok	Greenleaf	Greenleaf	Refer to Door Schedule
Front Entry Windows	Thermo-Tu-Lok	Greenleaf	Greenleaf	Refer to Door Schedule
Front Entry Windows	Thermo-Tu-Lok	Greenleaf	Greenleaf	Refer to Door Schedule
Front Entry Windows	Thermo-Tu-Lok	Greenleaf	Greenleaf	Refer to Door Schedule
Front Entry Windows	Thermo-Tu-Lok	Greenleaf	Greenleaf	Refer to Door Schedule
Front Entry Windows	Thermo-Tu-Lok	Greenleaf	Greenleaf	Refer to Door Schedule

APPROVED
HDC 2021-08-6934

**NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL**

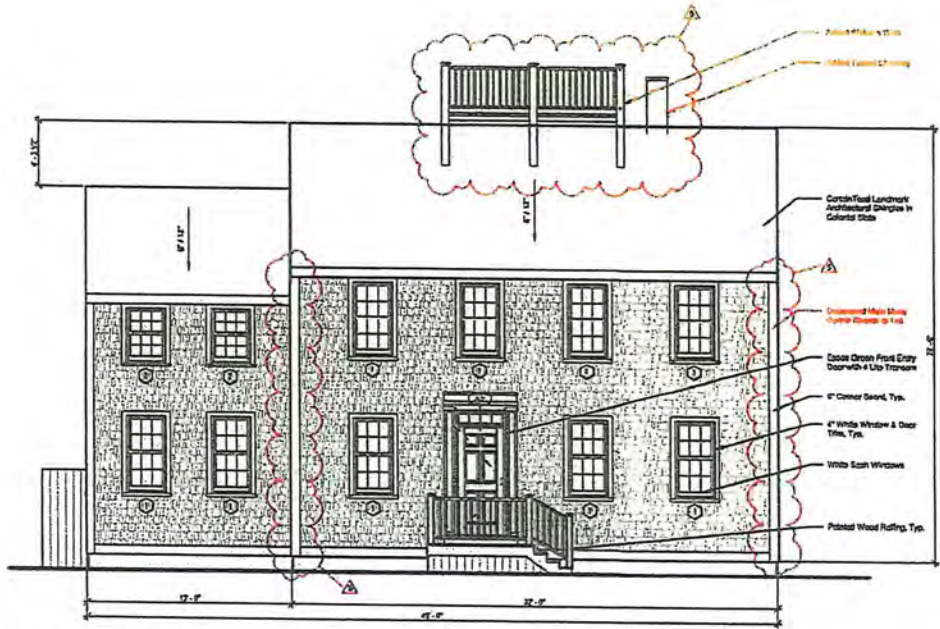


**PRELIMINARY
NOT FOR
CONSTRUCTION**

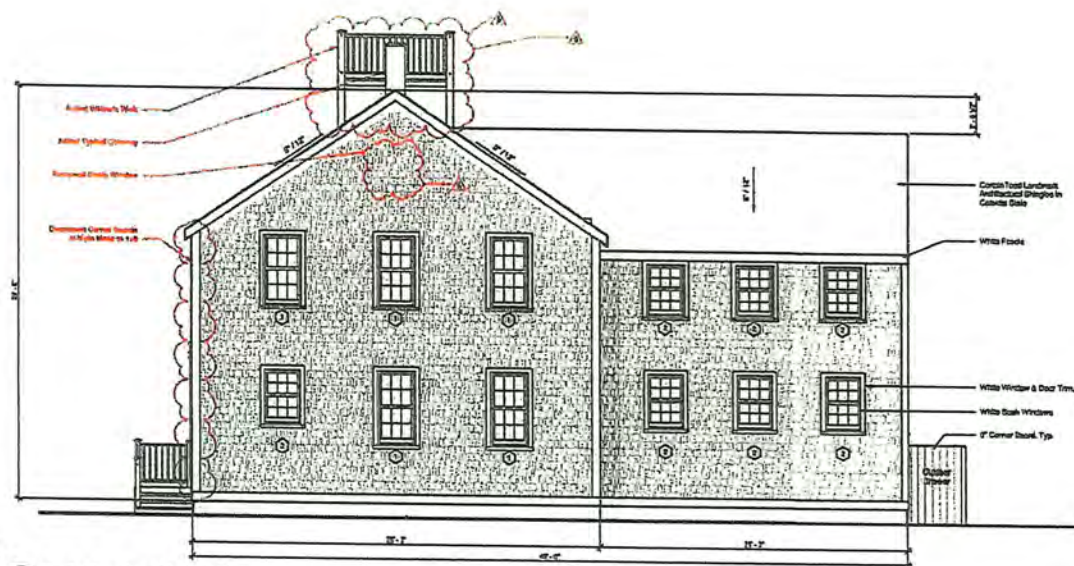
PROJECT INFORMATION:
2 Mariner Way | Lot 4

PROJECT #:
DATE:
PROJECT STATUS:
OWNER #:
SUBMITTER #:
SUBMITTER NAME:

NO.	DATE	DESCRIPTION
1	08/11/2021	HDC Application
2	08/12/2021	HDC Application
3	08/12/2021	HDC Application
4	08/12/2021	HDC Application



1 West Elevation - Union Street
1/4" = 1'-0"



1 South Elevation - Mariner Way
1/4" = 1'-0"

APPROVED
HOC 2022-08-6934

**NO EXTERIOR CHANGES
WITHOUT HOC APPROVAL**

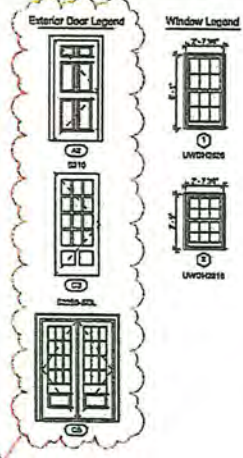
MODIFICATIONS | 23.03.21

- Added Widow's Walk
- Added Typical Chimney
- Decreased Size of Corner Board at Main Mass to 1x8
- Removed Gable Windows

Window Schedule									
Type	Width	Height	Units	Window Type	Manufacturer	Surface	Material	Material	Material
1	12'-7.25"	2'-11"	12	Simulated Quadrate	Marvin Windows and Doors	Laminate	UNWCH202	White	White
2	12'-7.25"	2'-6"	12	Simulated Quadrate	Marvin Windows and Doors	Laminate	UNWCH210	White	White

Door Schedule									
Type	Width	Height	Units	Door Type	Manufacturer	Surface	Material	Material	Material
A2	2'-6"	6'-11"	6	Transom-Try L&L	Smooth-Trim	SS10	Flangeless	Flangeless	Flangeless
C3	2'-6"	6'-6"	12	Transom-Try L&L	Smooth-Trim	SS10-SS10	Flangeless	Flangeless	Flangeless
C3	2'-6"	6'-6"	12	Transom-Try L&L	Smooth-Trim	SS10-SS10	Flangeless	Flangeless	Flangeless

Historical Legend				
Material	Manufacturer	Product Line	Color	Dimensions
Awning Entry Door	Thermo-Try L&L	Smooth Trim	White	6'-11" x 2'-6"
Awning Door	Thermo-Try L&L	Smooth Trim	White	6'-11" x 2'-6"
Awning Door	Thermo-Try L&L	Smooth Trim	White	6'-11" x 2'-6"
Awning Door	Thermo-Try L&L	Smooth Trim	White	6'-11" x 2'-6"
Awning Door	Thermo-Try L&L	Smooth Trim	White	6'-11" x 2'-6"
Awning Door	Thermo-Try L&L	Smooth Trim	White	6'-11" x 2'-6"
Awning Door	Thermo-Try L&L	Smooth Trim	White	6'-11" x 2'-6"
Awning Door	Thermo-Try L&L	Smooth Trim	White	6'-11" x 2'-6"
Awning Door	Thermo-Try L&L	Smooth Trim	White	6'-11" x 2'-6"
Awning Door	Thermo-Try L&L	Smooth Trim	White	6'-11" x 2'-6"



Finagold Alexander Architects

PROJECT TEAM

OWNER:
K2888 Corporation
200 Broadway Suite 110
Lynnfield, MA 01940
(978) 942-2228

Architect:
Finagold Alexander Architects
5 Windy Way
Northfield, MA 01054
(978) 222-0242

Structural Engineer:
Steele and Associates LLC
300 Tenth Street, Suite 200
Lynnfield, MA 01940
(978) 942-2228

Landscaping Engineer:
Vandenberg Landscaping Architecture
310 Harvard Street, Suite 20
Boston, MA 02114
(617) 252-1100

Energy Auditor:
Frank Energy Systems LLC
1000, MA 01054
(508) 531-4253



**PRELIMINARY
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CONSTRUCTION**

PROJECT INFORMATION
2 Mariner Way | Lot 4

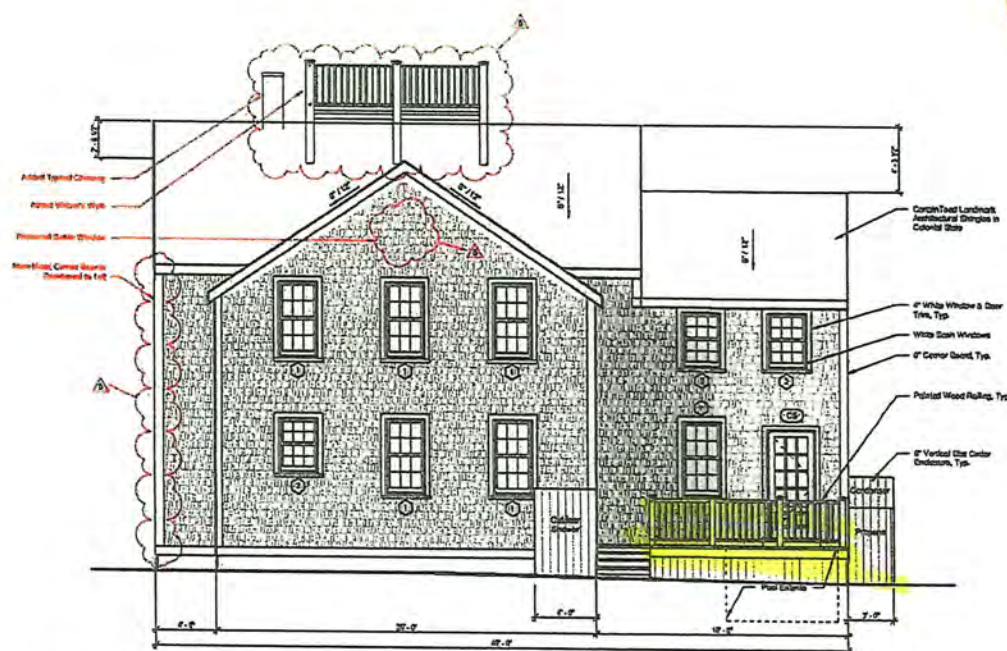
PROJECT # 23.03.21
DATE 23.03.21
PROJECT TYPE HOC Application
REVISION 01
DATE 23.03.21
BY RA

NO.	DATE	DESCRIPTION
1	23.03.21	HOC Application
2	23.03.21	HOC Application
3	23.03.21	HOC Application
4	23.03.21	HOC Application
5	23.03.21	HOC Application
6	23.03.21	HOC Application
7	23.03.21	HOC Application
8	23.03.21	HOC Application
9	23.03.21	HOC Application
10	23.03.21	HOC Application

Window Schedule								
Type	Width	Height	Lite	Window Type	Manufacturer	Series	Model	Notes
1	2'-7 3/8"	5'-1"	12	Standard Double Hung	Marvin Windows and Doors	Lowrise	LWH040612	Wipe
2	2'-7 3/8"	3'-8"	12	Standard Double Hung	Marvin Windows and Doors	Lowrise	LWH040612	Wipe

Finegold Alexander Architects

APPROVED
HOC 2022-08-6934



MODIFICATIONS | 23.03.21

① East Elevation
 $1/4" = 1'-0"$

—

**PRELIMINARY
NOT FOR
CONSTRUCTION**

PROJECT INFORMATION:
2 Mariner Way | Lot 4

PROJECT #	PO270.0
ISSUE DATE	24/04/2023
PROJECT STATUS	MOO Application
DRAWN BY	CO.DSE
CHECKED BY	FS

Exterior Elevations

DRAWING HISTORY:		
NO.	DATE	DESCRIPTION
1	22.11.20	KDC Pivots
2	22.12.20	KDC Revisions
3	22.01.21	KDC Revisions RS
4	23.03.21	KDC Revisions RS

Source: *U.S. Census Bureau, 1997*

Window Schedule									
Type	Width	Height	Lines	Window Type	Manufacturer	Series	Model	Material	
1	2'-2 1/2"	2'-0"	1	Double Hung	Alumex Windows and Doors	L10000	LW10000	Wood	
2	2'-2 1/2"	2'-0"	1	Double Hung	Alumex Windows and Doors	L10000	LW10000	Wood	

Door Schedule									
Type	Width	Height	Lines	Door Type	Manufacturer	Series	Model	Material	
A1	2'-0"	6'-11"	0	Single	Therma-Tru Ltd.	Greenview	SD10	Fiberglass	
C1	2'-0"	6'-11"	1	Single	Therma-Tru Ltd.	Greenview	SD10	Fiberglass	

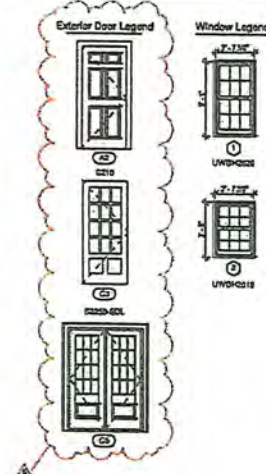
Window Legend									
Material	Manufacturer	Product Line	Color	Convention					
East Gray Door	Therma-Tru Ltd.	Greenview	White	Refer to Door Schedule					
Archery Door	Therma-Tru Ltd.	Greenview	White	Refer to Door Schedule					
Outdoor Window	Therma-Tru Ltd.	Greenview	White	Refer to Door Schedule					
East	Greenview	Greenview	Greenview	Refer to Door Schedule					
Windows	Greenview	Greenview	Greenview	Refer to Door Schedule					
Windows	Greenview	Greenview	Greenview	Refer to Door Schedule					

Finegold Alexandar Architects

PROJECT TEAM
OWNER:
KIMCO Corporation
200 Broadway Suite 1102
Lynnfield, MA 01940
(781) 542-2800
Architect:
Finegold Alexandar Architects
5 Windy Way,
Lynnfield, MA 01940
(781) 542-2800
Contractor:
Shawmut Design & Construction LLC
300 Trade Center, Suite 2500
Boston, MA 02101
(617) 552-1700 x 232
Landscape Architect:
Vandenberg Landscape Architecture
518 Harvard Street, Suite 20
Boston, MA 02114
(617) 552-1100
Civil Engineer:
Hens Shady Rivers LLC
400, MA 01940
(781) 542-2800

APPROVED
HOC 2022.09.6934

NO EXTERIOR CHANGES
WITHOUT HOC APPROVAL

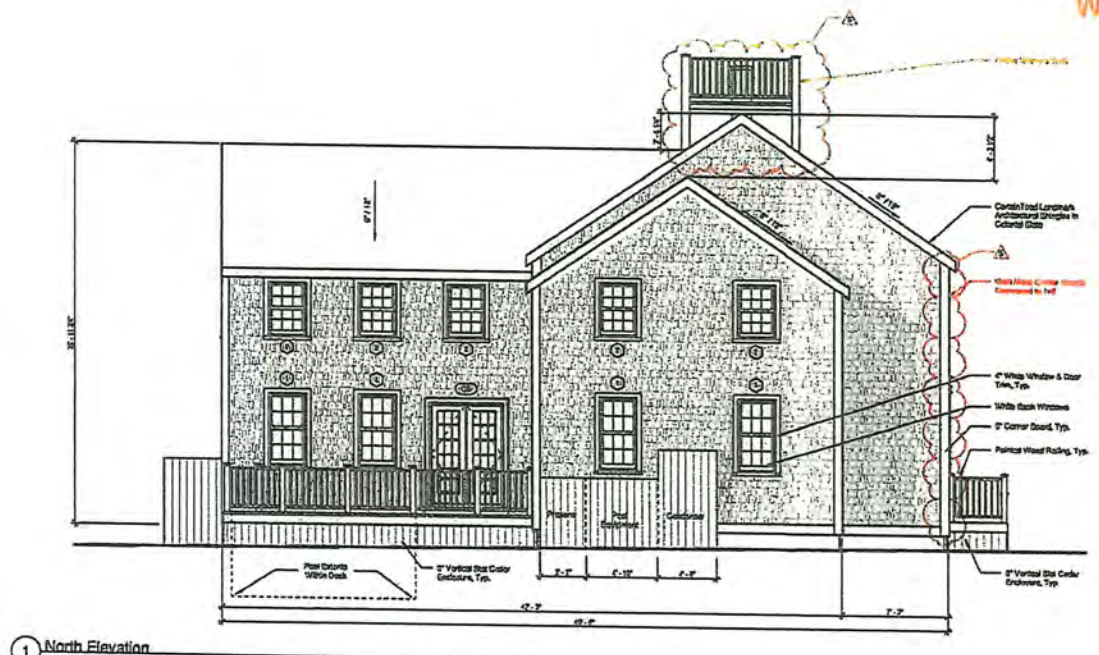


PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT INFORMATION
2 Mariner Way | Lot 4
PROJECT # P070.0
ISSUE DATE: 04/06/2023
PROJECT LOCATION: HOC Application
DRAWN BY: CD/JS
CHECKED BY: JS
SHEET NAME: Exterior Elevations

NO.	DATE	DESCRIPTION
1	22.11.22	HOC Application
2	22.12.20	HOC Revisions
3	23.01.23	HOC Revisions
4	23.01.23	HOC Revisions
5	23.01.23	HOC Revisions

SHEET # 2-7



MODIFICATIONS | 23.03.21

- Added Widow's Walk
- Added Typical Chimney
- Decreased Size of Corner Board at Main Mass to 1x8
- Removed Gable Windows

CERTIFICATE NO: _____

DATE ISSUED: _____

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

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°: 55.1.4 PARCEL N°: 72.4
Street & Number of Proposed Work: 2 MARINER WAY
Owner of record: DOHERTY ACK LLC
Mailing Address: 100 CONIFER HILL DR - #304
DANVERS, MA 01923
Contact Phone #: 978-360-9558 E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILKINS
Mailing Address: PO BOX 1446
NANTUCKET, MA 02554
Contact Phone #: 862-21-0432 E-mail: CARINACINDA@COMCAST.NET

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. 2022-08
6937
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

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

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____
Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

REVISIONS:

1. East Elevation RAISE POOL OFF GROUND ANOTHER 6"
2. South Elevation - RESULTING IN 18" OFF LEVEL OF
3. West Elevation DECK AS REQUIRED BY CONSERVATION
4. North Elevation COMMISSION - NO CHANGE IN SIZE

Historic Name: _____

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 _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers
Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____
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.) _____

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 Casings _____ 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 _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

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

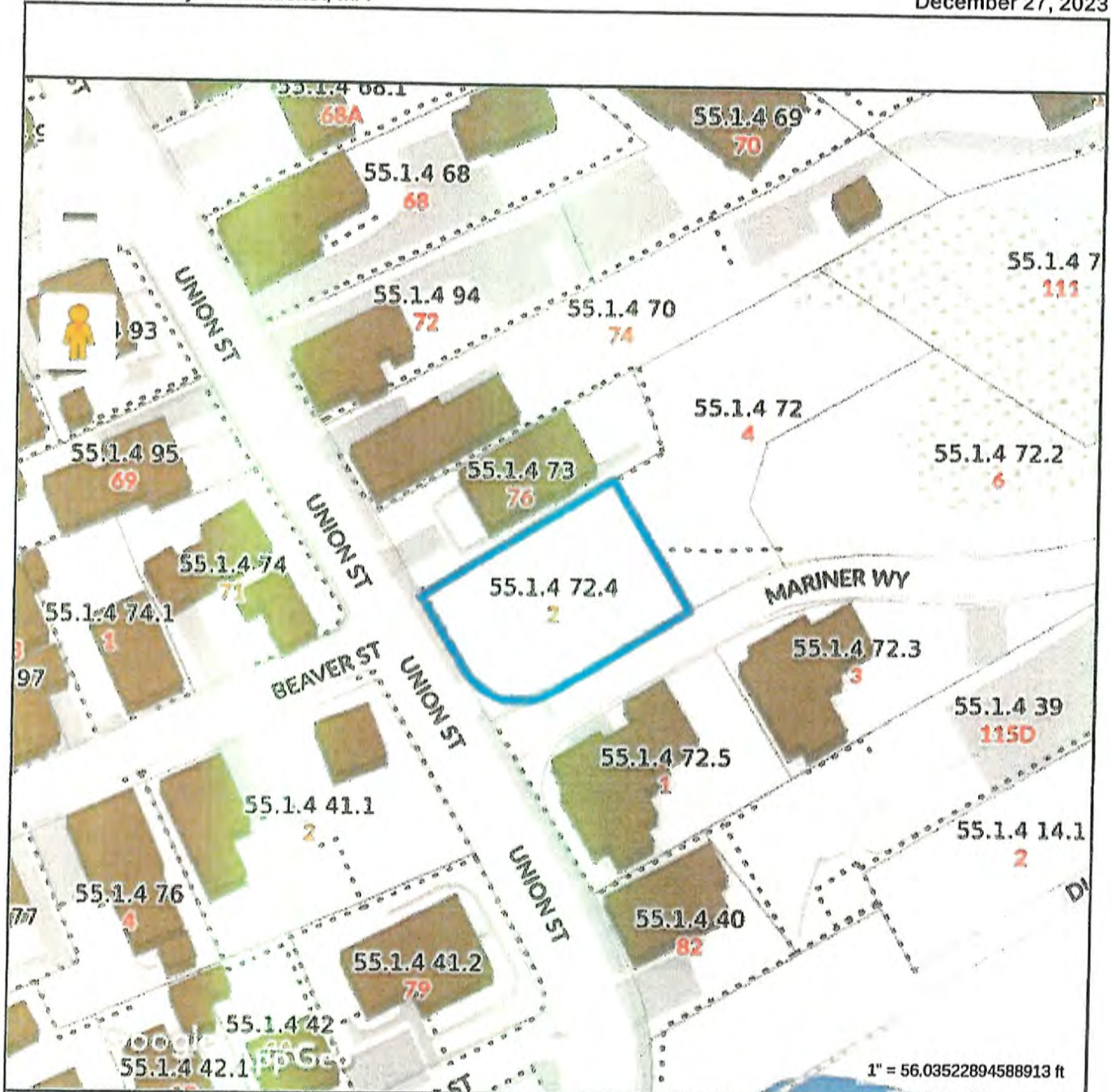
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 12/25/2023 Signature of owner of record _____ Signed under penalties of perjury _____

ORIGINAL APPLICATION TO CHANGE POOL
(2)



Property Information

Property ID 55.1.4 72.4
Location 2 MARINER WY
Owner DOHERTY ACK 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.

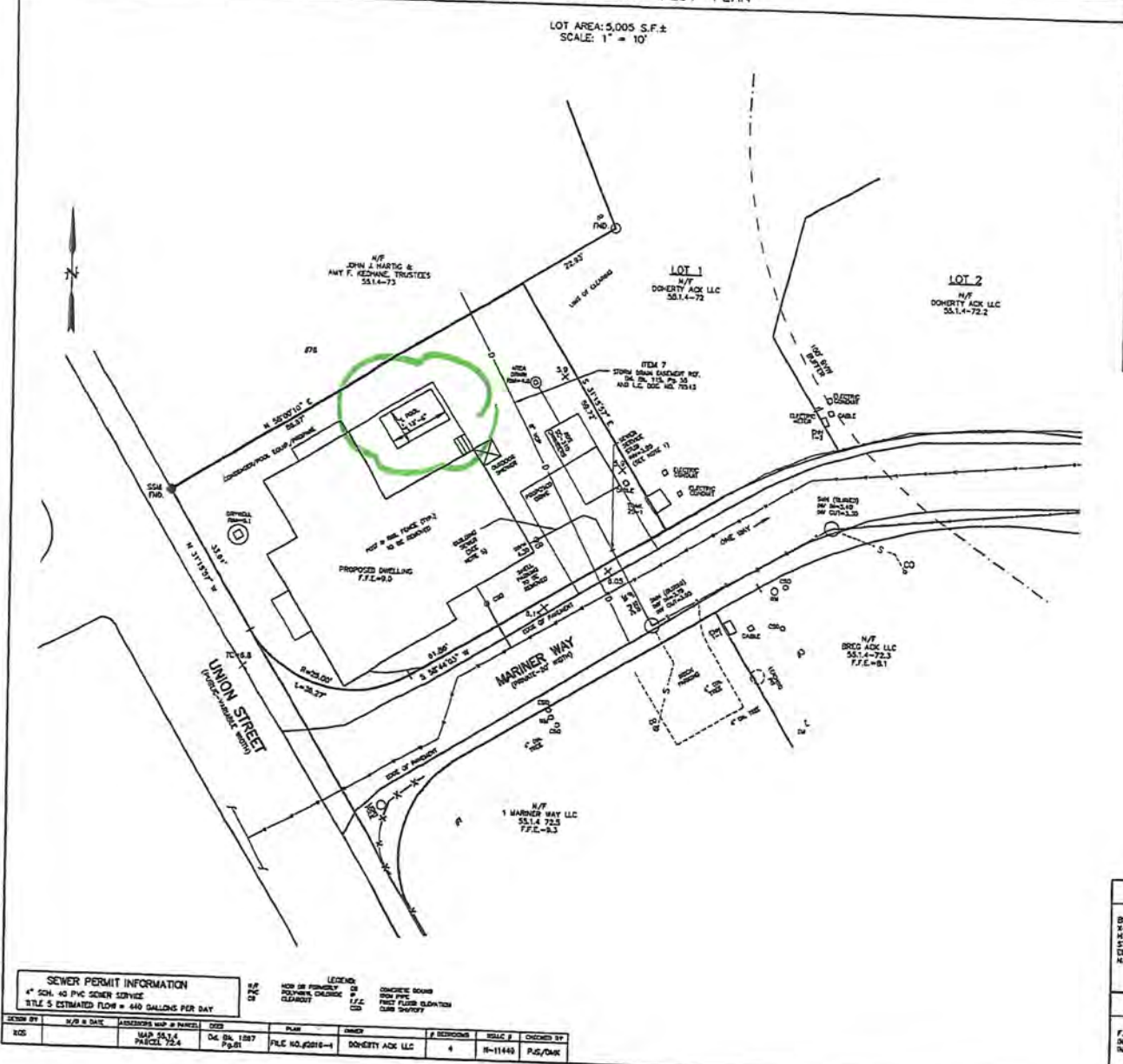
Geometry updated 10/03/2023
Data updated Jan. 2021

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



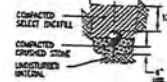
SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 5,005 S.F. ±
SCALE: 1" = 10'



LOCUS MAP
SCALE: 1" = 150'

SEWER CLEANOUT DETAIL
(NOT TO SCALE)



NOTES

- [illegible]

BENCHMARK INFORMATION

BENCHMARK:
X-CUT IN THE BOLT OF
HYDRANT ON WASHINGTON
STREET ENTRANCE
ELEVATION = 7.51
NAVD83 DATUM

**PROPOSED
SCHEDULE OF ELEVATIONS**

F.F.L. B.D.
 INVERT AT DWELLING 4.30
 INVERT AT STUB 1.95
(SEE NOTE 1)

8/3/22

Lat. Mar. Kerm.

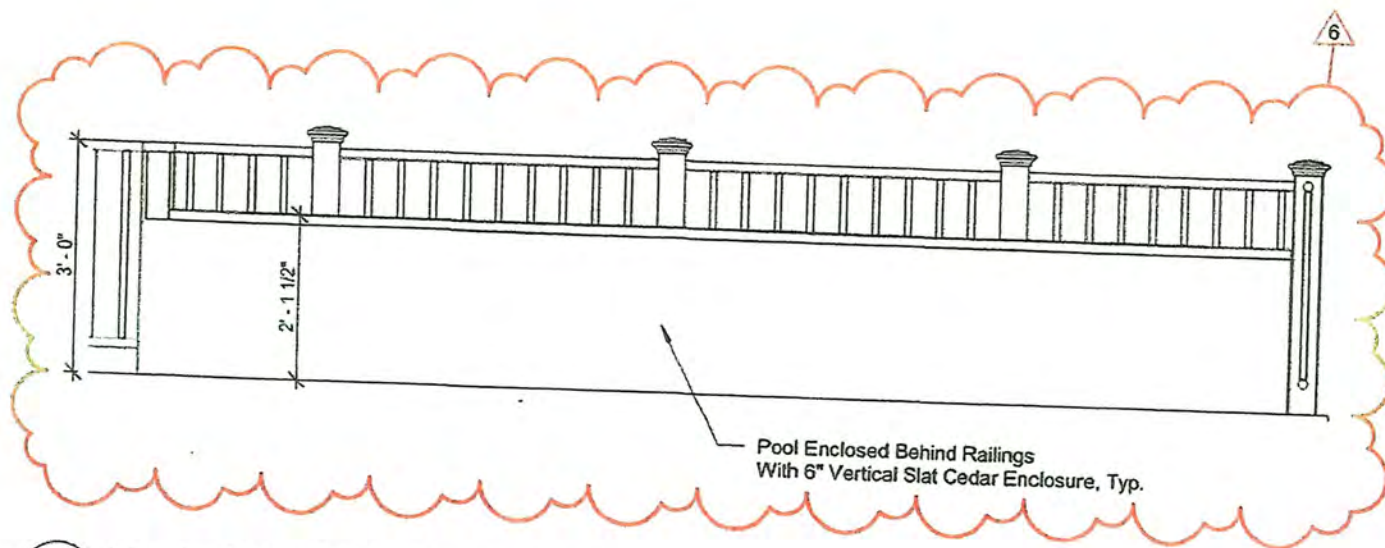
SEWER & WATER CONNECTION PLAN

#2 MARINER WAY
NANTUCKET, MASSACHUSETTS
(ASSESSOR'S MAP 55.1.4 PARCEL 72.4)
PREPARED FOR:
DOHERTY ACK LLC
DATE: AUGUST 1, 2023 SCALE: AS NOTED

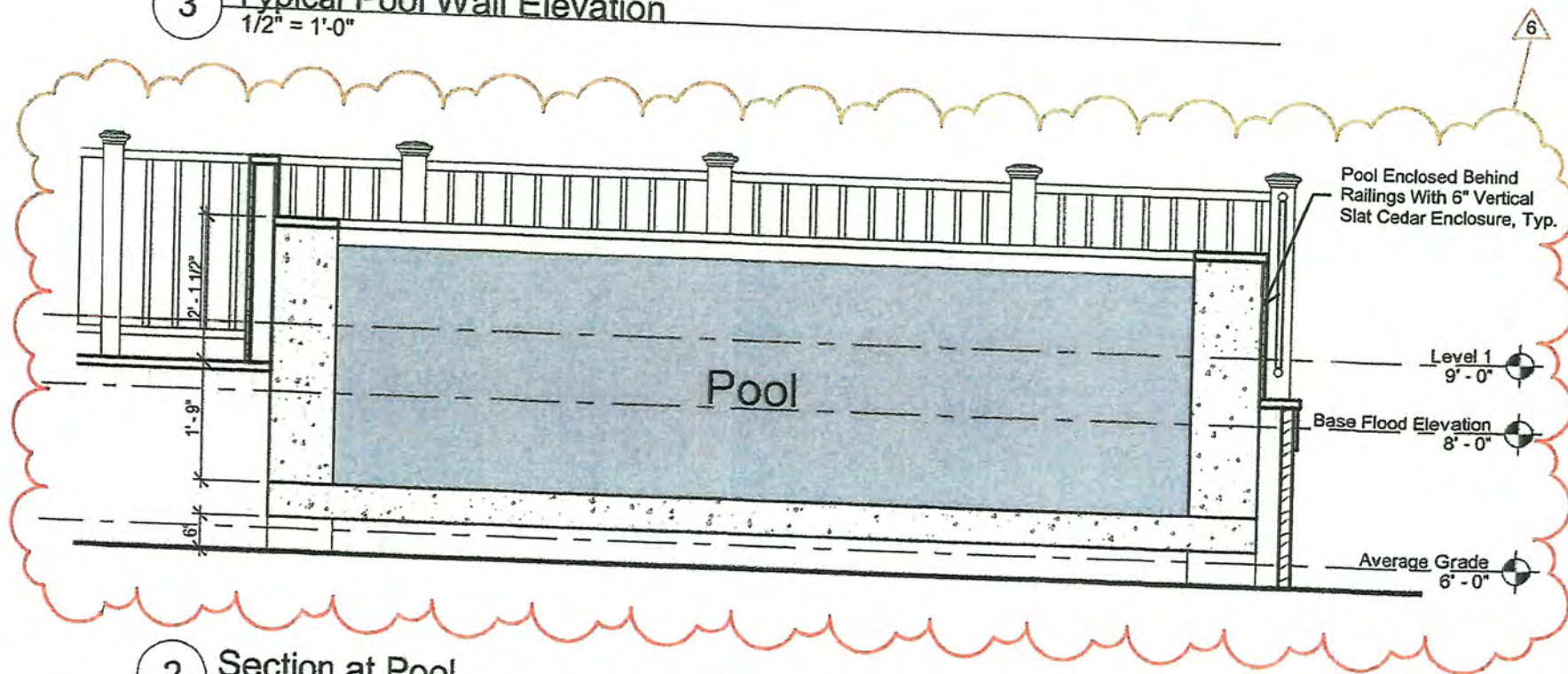
NANTUCKET SURVEYORS, LLC
5 WINDY WAY, NANTUCKET, MA 02554

© COPYRIGHT 2023 NANTUCKET SURVEYORS, LLC

N-11449

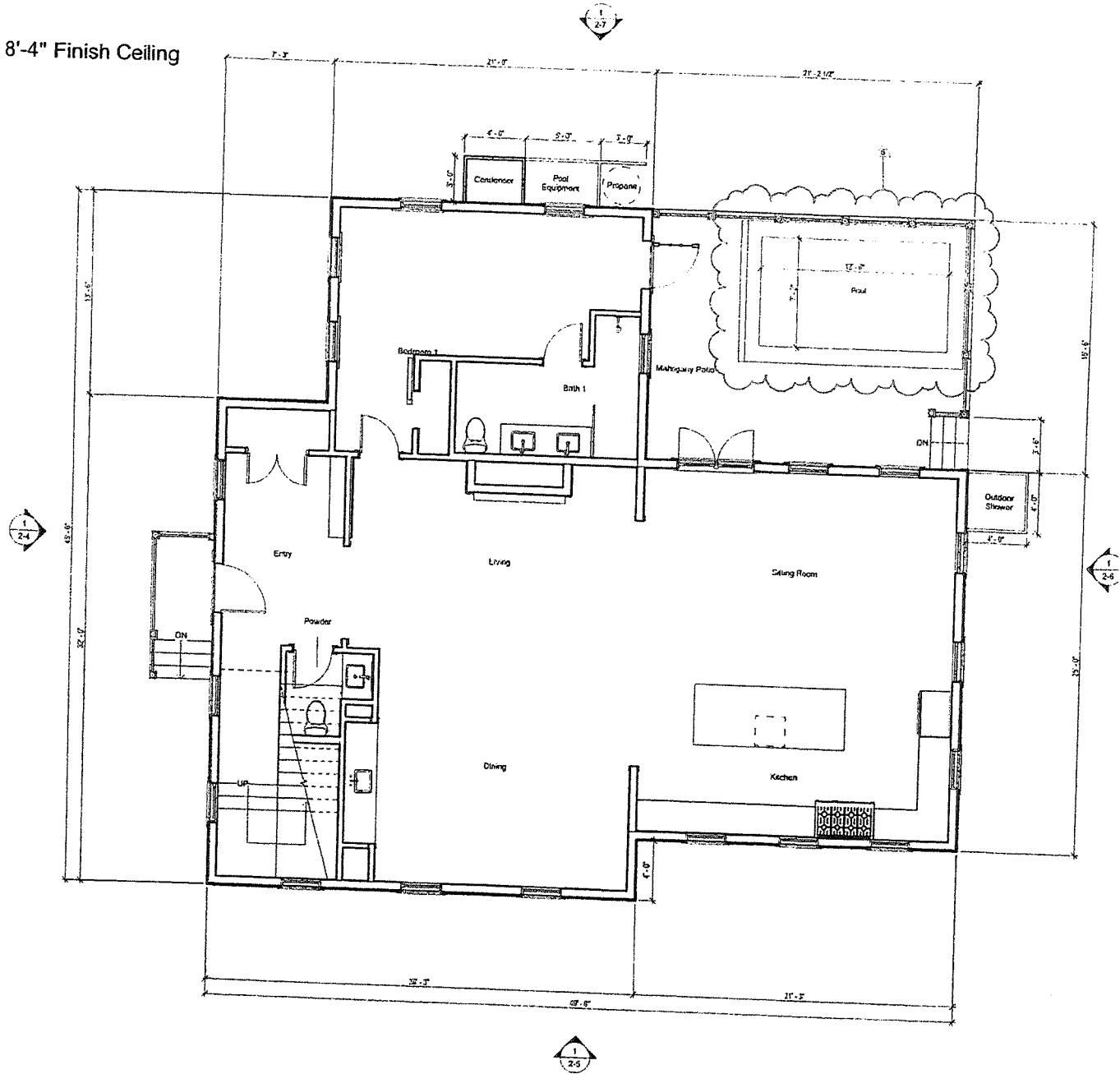


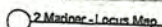
3 Typical Pool Wall Elevation
1/2" = 1'-0"



2 Section at Pool
1/2" = 1'-0"

8'-4" Finish Ceiling





- No Site Plan Modifications

PROJECT TEAM

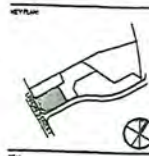
United
KJGGG Chaparral
250 Broadway Suite #103
Lynchburg, VA 21940
(813) 642-2266

Child Support
Northwest Surveys,
5 Wally Way
Harrisburg, PA 17104
(610) 776-6747

Business & Travel
Riviera And Guest House LLC,
700 Trade Center, Suite 2549
Boston, MA 02108
(617) 425-1002 x 703

Landmark America
Westland Landmark America
280 Highland Street, Suite 29
Brockton, MA 01905
(617) 777-6110

George Pano
North Energy Matters LLC,
Harris, VA 21054
(410) 426-4266



**PRELIMINARY
NOT FOR
CONSTRUCTION**

2 Motner Way | Lot 4

PROJECT #	PL27N.6
ISSUE DATE	06/01/2003
PROJECT CLASS	MDX Application
DRAWN BY	GG
CHECKED BY	MS
SHEET NAME	
Sheets	

NO.	DATE	DESCRIPTION
-----	------	-------------



Sheet 2

2-1

Client: [Redacted]
 Project: [Redacted]
 Date: 12/12/2023



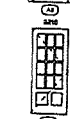
1 West Elevation - Union Street
 1/4" = 1'-0"

Window Schedule							
Type	Width	Height	Area	Window Type	Manufacturer	Series	Material
1	2'-0"	4'-0"	8'-0"	Double Hung	Timberline	6000	UPVC
2	2'-0"	4'-0"	8'-0"	Double Hung	Timberline	6000	UPVC

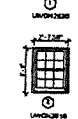
Door Schedule							
Type	Width	Height	Area	Door Type	Manufacturer	Series	Material
1	2'-0"	6'-0"	12'-0"	Single Swing	Timberline	6000	UPVC
2	2'-0"	6'-0"	12'-0"	Single Swing	Timberline	6000	UPVC

Material Legend							
Material	Manufacturer	Product Line	Color	Finish	Notes	Notes	Notes
1	Timberline	6000	White	UPVC	Double Hung	UPVC	UPVC
2	Timberline	6000	White	UPVC	Double Hung	UPVC	UPVC

Exterior Door Legend



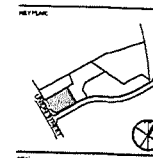
Window Legend



Rinegold Alexander Architects

PROJECT TEAM

Client:
 Rinegold Alexander Architects
 200 Broadway Suite 2100
 Cambridge, MA 02142
 (617) 552-2000
 Project Manager:
 Rinegold Alexander Architects
 200 Broadway Suite 2100
 Cambridge, MA 02142
 (617) 552-2000
 Architect:
 Rinegold Alexander Architects
 200 Broadway Suite 2100
 Cambridge, MA 02142
 (617) 552-2000
 Designer:
 Rinegold Alexander Architects
 200 Broadway Suite 2100
 Cambridge, MA 02142
 (617) 552-2000
 Draftsman:
 Rinegold Alexander Architects
 200 Broadway Suite 2100
 Cambridge, MA 02142
 (617) 552-2000



**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

PROJECT INFORMATION
 2 Madison Way | Lot 4

PROJECT A: [Redacted]
 PROJECT B: [Redacted]
 PROJECT C: [Redacted]
 PROJECT D: [Redacted]
 PROJECT E: [Redacted]
 PROJECT F: [Redacted]
 PROJECT G: [Redacted]
 PROJECT H: [Redacted]
 PROJECT I: [Redacted]
 PROJECT J: [Redacted]
 PROJECT K: [Redacted]
 PROJECT L: [Redacted]
 PROJECT M: [Redacted]
 PROJECT N: [Redacted]
 PROJECT O: [Redacted]
 PROJECT P: [Redacted]
 PROJECT Q: [Redacted]
 PROJECT R: [Redacted]
 PROJECT S: [Redacted]
 PROJECT T: [Redacted]
 PROJECT U: [Redacted]
 PROJECT V: [Redacted]
 PROJECT W: [Redacted]
 PROJECT X: [Redacted]
 PROJECT Y: [Redacted]
 PROJECT Z: [Redacted]

NO.	DATE	DESCRIPTION
1	12/12/2023	Initial Design
2	12/12/2023	Initial Design
3	12/12/2023	Initial Design
4	12/12/2023	Initial Design
5	12/12/2023	Initial Design
6	12/12/2023	Initial Design
7	12/12/2023	Initial Design
8	12/12/2023	Initial Design
9	12/12/2023	Initial Design
10	12/12/2023	Initial Design
11	12/12/2023	Initial Design
12	12/12/2023	Initial Design
13	12/12/2023	Initial Design
14	12/12/2023	Initial Design
15	12/12/2023	Initial Design
16	12/12/2023	Initial Design
17	12/12/2023	Initial Design
18	12/12/2023	Initial Design
19	12/12/2023	Initial Design
20	12/12/2023	Initial Design

SHEET #

[illegible]

PROJECT TEAM

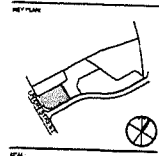
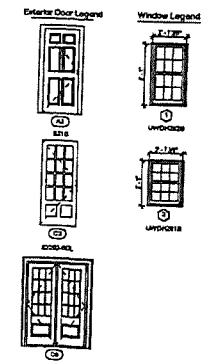
CHENET
MEMPHIS Corporation
300 Broadway Suite #103
Lyonsville, MA 01904
(781) 842-2966

Ch-1 Engineering
Manchester Saratoga,
5 Valley Way,
Manchester, NH 03104
(203) 324-6249

Dechard Engineer
Reynolds And Construction LLC
300 Trade Center, Suite 3540
Wichita, KS 67601
(717) 628-1700 x202

Landscape Art Plans
Vernon's Landscaping Associates
314 Hayward Drive, Suite 28
Stoughton, MA 01906
(817)726-4188

Orange Plant
Hans Strategy Modern LLC
Little, MA 01904
(708) 881-0823



**PRELIMINARY
NOT FOR
CONSTRUCTION**

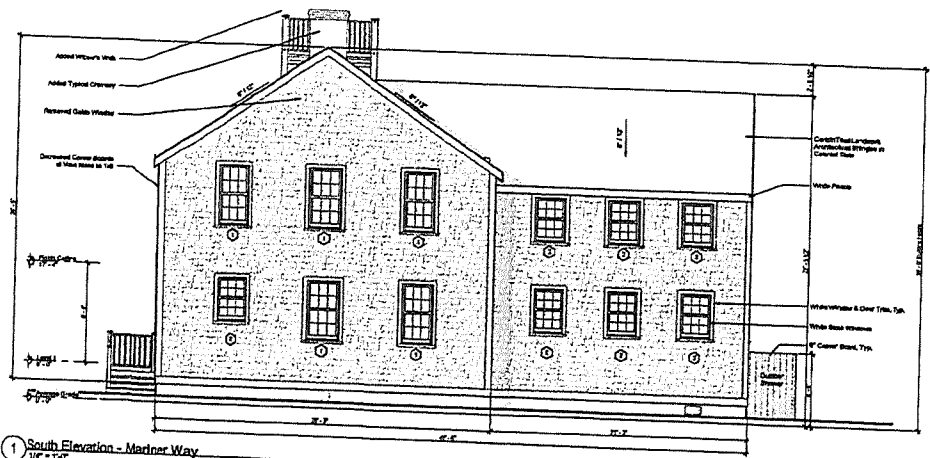
2 Mariner Way | Lot 4

PROJECT #: P03010
 ISSUE DATE: 06/16/2008
 PROJECT #/TITLE: HOC Applicable
 DRAWING BY: BSB
 CHECKED BY: JGB

SHEET NAME:
 Exterior Elevations

NO.	DATE	DETERMINATION
1	12.17.92	HCG Reference
2	12.17.92	HCG Reference
3	12.17.92	HCG Reference
4	12.17.92	HCG Reference
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99	12.17.92	HCG Reference
100	12.17.92	HCG Reference

2-5



1 South Elevation - Mariner Way
1/2" = 1'-0"

MODIFICATIONS | 23.12.26

- **No South Elevation Modifications**



HISTORIC DISTRICT COMMISSION

REGULAR MEETING

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

Commissioners: Raymond Pohl (Chair), Stephen Welch (Vice-chair), Abby Camp, Diane Coombs, Vallorie Oliver,
Associate Commissioners: Connie Patten, Joe Paul, Carrie Thornewill

~ ~ MINUTES ~ ~
Tuesday, January 16, 2024

Community Room, 4 Fairgrounds Road & Remote Participation via Zoom

CALL TO ORDER at 4:01p.m. and announcements by Chair Pohl

Staff in Attendance:	Esmeralda Martinez, Land Use Specialist, Adrian Rodriguez, Administrative Specialist & Fiona Johnson, Administrative Specialist, Holly Backus, Preservation Planner
Attending Members:	Pohl, Welch, Camp, Oliver, Thornewill, Patten
Remote Participants:	Coombs, Paul
Absent Members:	-
Late Arrivals:	-
Early Departures:	-

ADOPTION OF AGENDA

Motion:	Motion to approve agenda. (Made by: Coombs)
Vote:	Carried 5-0 // Pohl, Welch, Coombs, Camp, Oliver (Aye)

COMMISSIONER COMMENTS

Comments:	Oliver - Raised concerns about the proliferation of deer fencing on the island, noting its significant increase. - Acknowledged that some deer fencing applications come before the Commission, but most do not. - Observed the widespread visibility of deer fencing, including instances where posts are painted black, indicating a preference for less obtrusive designs. Welch - Agreed to include it under "other business items" for further discussion.
-----------	---

I. CONSENT

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Kevin & Kelly Purcell	32 Dukes Rd	Fenestration changes	56/188	Topham Designs	AC
2.	Peter & Sarah Gersky	78 Baxter Rd	Roof replacement	49/41	Jeff Booms	rp
3.	CNV Surf LLC	68 Shawkemo St	Addition	44/5	EMDA	rp
4.	TPG Hotels	20 N Water St	Change door & window	42.4.2/46	EMDA	rp
5.	7 Cannonbury LLC	7 Cannonbury Lane	Door change	74/29	EMDA	rp
6.	7 Cannonbury LLC	7 Cannonbury Lane	Rear porch	74/29	EMDA	rp

Voting:	Pohl, Welch, Coombs, Camp, Oliver
Alternates:	Patten, Paul, Thornewill
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Motion:	Motion to approve items on Consent. (Made by: Coombs) (00:05:32)
Roll-Call Vote:	Carried – 5:0 // Welch, Coombs, Camp, Patten, Thornewill
Certificate # HDC2024 – (as noted)	

	- Highlighted concern that the garage's current height competes with that of the main house, suggesting a need to lower it for a better architectural relationship. - Questioned if there could be a way to adjust the structure's height to ensure it sits below the gable line, aiming to mitigate the appearance of competition between the two structures. - Mentioned the presence of two shed dormers, further emphasizing the overall concern that the proposed structure's height appears to be too imposing and competes with the main house. Welch - Agreed with Joe's perspective that, despite some concerns, the proposal could enhance the appearance of the existing structures. - Suggested that for this improvement to occur, the building needs to be reduced by six inches in height on the first floor and feature a 6-inch centered lattice on the Derrymore side to soften the elevation. - Proposed an alternative of a complete redesign that emphasizes the first floor over the second and attaches the structure more directly to the main building, utilizing ground space to reduce overall height. - Expressed belief that the project could be approved with the initial modifications, citing neighborhood precedents for such design elements. - Specifically focused on improving the East Elevation by reducing the first floor's height by six inches and adding lattice, aiming to significantly enhance its appearance. - Urged for consistency in the application of design and architectural standards across different projects and locations to ensure fairness and adherence to established guidelines. Paul - Shared Val's viewpoint on the project, focusing on the elevation with two gable dormers visible from Derrymore, emphasizing the need for aesthetic adjustments. - Suggested that the interior should feature a straight run stair to facilitate centering the Juliet balcony and the door on the gable for symmetry. - Supported the idea of lowering the structure by six inches if possible to improve proportions. - Expressed strong support for incorporating lattice as a design element to enhance the appearance. - Highlighted a specific design issue with the door and balcony being off-center on the gable, describing it as particularly bothersome and calling for adjustments to achieve a balanced look.
Motion:	Motion to approve, with Exhibit A (through staff), subject to specific conditions: A six-inch reduction in the building's height. Installation of lattice between the gable windows on the East Elevation. Adjustments on the North Elevation to center the fenestration and balcony for improved symmetry. (Made by: Paul) (03:36:48)
Roll-Call Vote:	Carried – 3:2 // Welch, Coombs, Paul (Aye) Oliver (Nay), Camp (Abstain)
	Certificate # HDC2024 – (as noted)

24. Doherty Ack LLC	2 Mariner Way	Pool rev	55.1.4/72	LFW
Voting:	Pohl, Welch, Camp, Coombs, Oliver			
Alternates:	Paul, Patten, Thornewill			
Recused:	-			
Representative:	Linda Williams			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	Holly Backus, Preservation Planner			

	- Identified the project as an infill subdivision within the Old Historic District (OMD), noting that the use was established through a zoning freeze with the planning board. - Expressed concern about the aesthetic impact of a 6-inch vertical slat cedar enclosure intended to screen an 18-inch elevated pool from public view. - Questioned the effectiveness of the proposed screening, especially considering the potential visibility over a typical railing or deck. - Sought clarification on how the pool will be adequately screened in perpetuity, factoring in both the proposed enclosure and any front vegetation. - Acknowledged the Coastal Zone Management (ConCom) requirement for elevation due to flooding and FEMA flood zone considerations but remained focused on how the pool will remain hidden from public view to satisfy HDC requirements. Williams - Clarified that the previously approved pools are not visible from the street side because they are located behind the buildings and not on the Mariner Way, Union Street, or Washington Street Extension sides. - Mentioned that one of the pools is situated within the L of the building, making it invisible from public vantage points. - Noted that the pools are designed to be installed with adequate drainage solutions and are positioned over 100 feet away from Washington Street Extension, further reducing visibility. - Explained that the pools are enclosed within decks that have railings around them, ensuring they remain hidden from view at the time of inspection and in compliance with the principle that they cannot be seen from public ways. - Affirmed that the pools will maintain their original locations, dimensions, and screening behind the buildings, with the only change being a 6-inch elevation from the ground to address drainage and flooding concerns, ensuring continued compliance with visibility and aesthetic guidelines.
Public Comments:	Mickey Rowland, Historic Structure Advisory Group - Referenced the project drawings, noting that the top of the pool is indicated to be 25 and a half inches above the deck level, which suggests that the side of the pool would be visible through the railings. - Expressed concern that the visibility of the pool's side through the railings would appear unusual and inappropriate within the context of the Old Historic District. - Asserted that swimming pools have historically not been part of the Old Historic District and argued that they should not be permitted due to their potential to negatively impact the historic character of the neighborhood. Amy Keohane, Abutter (03:48:21) - Voiced opposition to the above-ground pools proposed at 2, 4, and 6 Mariner Way on behalf of themselves and nine other property owners in the vicinity, including a direct abutter of 6 Mariner Way, who also participated in the call. - Stated that none of the abutters received certified letters in August 2021 when the original HDC applications for the structures were submitted, with the first notice of planned work coming from ConCom approvals in April 2023. - Expressed concern that the proposed development, including the revised plans for above-ground pools after ConCom rejected in-ground pools in a flood zone, is incongruous with the neighborhood's character. - Highlighted the technical conformity of the pools with outdated wetland regulations despite objections from the community and the Nantucket Land and Water Council, describing it as a tragedy given recent flooding events.

	- Argued that the presence of three pools in a sensitive area near wetlands, the harbor, and Goose Pond is excessive and inconsistent with the principles of "Building with Nantucket in Mind," which emphasizes preserving the natural landscape and fostering a sense of place. - Appealed to the HDC to reconsider the approval of the pools and the overall development plan, emphasizing the need to respect the natural beauty and tranquility of the neighborhood and to build in harmony with the land rather than dominating it. - Urged the HDC to reject the plans, relying on the commission to uphold its values and support development that enhances rather than detracts from the natural setting. Glen Wood, Attorney for the Applicants - Emphasized the need to focus on the visibility issue, suggesting that if the pools are not visible, the Historic District Commission (HDC) may not have jurisdiction over them. - Mentioned that the revised plans were created to gain approval from the Conservation Commission (ConCom), and all three projects have been approved without appeal, granting them active permits. - Stated the revisions were aimed at making the pools non-visible to address HDC concerns, implying visibility is the primary criterion for HDC's consideration. - Responded to opposition comments by affirming compliance with the Wetlands Protection Act and local Wetlands bylaw, indicating environmental concerns have been adequately addressed. - Clarified that the HDC reviews projects individually, not cumulatively, focusing on visibility and impact within their jurisdiction. - Suggested requesting a continuance to further refine the plans in response to HDC's concerns, indicating a willingness to adjust the proposal to meet HDC criteria.
Concerns:	Pohl - Clarified that the topic, while not directly within the purview of the discussion, has been researched, relating to the ability to have pools in the Mariners Way subdivision. - Explained that when a subdivision is created, there is a "freeze" on zoning changes, and Mariners Way was within such a freeze period when zoning changes occurred, allowing certain provisions like pools that would not be allowed under new zoning. - Specified that this situation is not about being grandfathered in or a plan freeze under State subdivision control, but a common occurrence in zoning practices. - Mentioned that zoning freezes have led to complications in the past, referencing the failure of the building permit cap initiative 15 years ago as an example of unintended consequences from such freezes. - Noted that previous pool approvals were granted on the basis that the pools were flush with the deck, maintaining a low profile. - Highlighted a concern with the current project drawings, which depict a significant wall right behind the railing, diverging from the previously approved flush design. Oliver - Requested clarification on the actual height of the structure, noting concerns about it being 25 and a half inches high, which could potentially allow visibility through the railing, similar to a picket fence. - Expressed interest in understanding how the structure will be screened effectively, suggesting that a shingled wall railing might be necessary for adequate screening. - Acknowledged that the projects have already received approval from the Conservation Commission (ConCom), implying that the Historic District Commission (HDC)'s scope is limited to discussing the visual aspects rather than regulatory approvals. - Emphasized the focus should be on the appearance of the structure, expressing a desire not to see the pools if they are visible through the railing, in line with HDC's jurisdiction over the visual impact within the historic district.

Welch

- Pointed out that the projects are being discussed collectively, whereas they are separate applications with varying degrees of visibility.
- Suggested that it would be more appropriate to evaluate each application individually based on its unique characteristics and merits.

Coombs

- Clarified that HDC decisions do not have to align with Conservation Commission approvals, emphasizing the commission's autonomy in its considerations.
- Expressed concern about the unprecedented situation of having three pools within 100 feet of each other, elevated 24-25 inches above ground, highlighting this as a deviation from the island's norms.
- Questioned the rationale behind approving elevated pools, especially in flood-prone areas, and whether there are specific regulations mandating such elevations for pools in these locations.
- Argued that if a property is in a flood zone, it does not automatically justify the installation of an elevated pool, suggesting alternative considerations or restrictions could be applied.
- Focused on the application for unit two, stating that an above-ground pool is inappropriate and contradicts established HDC guidelines for pools to be in-ground.
- Emphasized the importance of preserving the character of the Old Historic District and viewed the proposed elevated pools as a significant departure from HDC standards.
- Shared personal experience and familiarity with the area, using this to underscore the proposed development's inappropriateness and potential negative impact on the neighborhood's character and environment.

Camp

- Expressed confusion over how the project received approval from the Conservation Commission (ConCom), suggesting that, despite any grandfathering or technical compliance, the proposal remains inappropriate for the historic district.
- Highlighted concerns about the project's impact on the streetscape and its proximity to the beach, emphasizing that constructing such features in these locations seems highly unsuitable.
- Criticized the idea of pouring cement and installing pools in a sensitive area right on the beach, pointing out the disconnect between the proposal and the environmental and historical values of the district.

Welch

- Highlighted a concern with the detail of cladding adjacent to the railing, noting that as drawn, it may not be constructible in a way that allows for proper maintenance.
- Acknowledged that while maintenance isn't typically within HDC's purview, approving a design that cannot be maintained, potentially exposing concrete, would be problematic for HDC standards.
- Suggested that this issue, though not entirely relevant to this specific application, is similar to issues in other applications where it will be more pertinent.
- Advised that the applicant and their agent reconsider and rectify this detail for the project's success.
- Emphasized the need to clarify the exact height of the structure, suggesting it should be certified and, if relevant, included in the ConCom's order of conditions.
- Stressed that any changes to the deck's height from previously approved plans should be clearly stated to avoid raising it further than initially allowed.
- Concluded that for this specific location, the lack of visibility due to existing structures and plant materials is acceptable, indicating that these elements are appropriately used to shield the pool from public view.

	Pohl - Expressed concern about the deviation from the previously approved pool design, which was flush with the deck, noting that the current design involves a portion of the railing being backed by boards. - Highlighted the maintenance challenge with these boards, as pointed out by Steven, noting that accessing them for maintenance would require removing the entire railing. - Raised a safety concern regarding the potential hazard posed by the pool's elevated wall, especially for children sitting on the parapet wall who could fall backwards, questioning the compliance of this design with safety codes. Welch - Expressed concerns about barrier and safety requirements, indicating doubts that these critical aspects are adequately addressed in the current project drawings. - Clarified that the primary concern is not the presence of an automatic pool cover but whether the drawings fully represent all elements required to comply with building code requirements. - Emphasized the importance of ensuring the Historic District Commission (HDC) reviews complete plans that include all necessary architectural elements for compliance. - Highlighted the HDC's jurisdiction over architectural features, stressing the need for comprehensive plans to accurately assess and rule on the proposed construction. Pohl - Highlighted a key difference from previously approved pools, noting that these pools are elevated rather than flush with the deck, which presents a unique challenge. - Pointed out that the elevated pools are immediately adjacent to the railing, compromising the railing's appearance and potentially its function. - Raised concerns about maintenance issues due to the close proximity of the pools to the railings, suggesting that this design might hinder proper upkeep and longevity of the railing structure.
Motion:	Motion to hold for additional information, which includes: • Clarifications and construction details of the cladding, both without and with the railing cross-section. • Confirmation that all elements required for construction and to receive a building permit are depicted in the drawings. • Include a request for clarification on the height of the pool relative to the deck and grade, specifically referencing the order of conditions. The aim is to ensure the HDC can accurately assess and make decisions based on the architectural elements presented in the proposal. (Made by: Welch) (04:05:59)
Roll-Call Vote:	Carried – 5:0 // Pohl, Welch, Camp, Coombs, Oliver (Aye)
Certificate # HDC2024 – (as noted)	

25. Doherty Ack LLC		4 Mariner Way	Pool rev	55.1.4/72	LFW
Voting:	Pohl, Welch, Camp, Coombs, Oliver				
Alternates:	Paul, Patten, Thornehill				
Recused:	-				
Representative:	Linda Williams				
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Staff Comments:	Holly Backus, Preservation Planner - Expressed similar concerns as previously mentioned, particularly focusing on how the structure will be screened since it is not flush with the deck.				
Public Comments:	Mickey Rowland, Historic Structure Advisory Group - Mentioned a relevant precedent where a pool application was denied in the Mill Hill area due to concerns about preserving the historic character of the location.				

	- Suggested that similar considerations regarding the historic character should be applied to the current application.
Concerns:	Welch - Stressed the importance of comparing previously approved drawings with the proposed changes to clearly understand any modifications, a common request in the review process. - Highlighted inconsistencies in the presentation, noting discrepancies between claims that nothing has changed and indications that both decks and pool elevations have been altered. - Emphasized the need for complete information, especially given the contentious nature of the application and the potential for an appeal, underscoring the commission's responsibility to review applications thoroughly and to standard. - Called for additional information, including: - Clarification of what was previously approved, with changes clearly marked. - Detailed information on the proposed modifications. - Clear details on the heights of structures, referencing the order of conditions for accuracy. - Reserved commentary on the architectural merits of the proposal until the requested information is provided, focusing on the need for clarity and completeness in the submission. Camp - Highlighted the openness of the landscape in the area under discussion, noting the visibility from Mariner Way down to Washington Street, emphasizing the area's marshland character. - Stressed that the openness and natural features of the location should be key factors in considerations about visibility and the potential impact of any development. Coombs - Emphasized the original marshland character of the area, noting the presence of small, scalloped shacks and the lack of significant vegetation or tall trees, which impacts visibility. - Raised concerns about what can be seen from Washington Street and Washington Street Extension, highlighting the need to assess views from these public roads. - Stressed that the Historic District Commission (HDC) should make decisions based on comprehensive information provided by applicants, not influenced by external directives. - Called for more detailed information on the proposed development at number 4, including its placement on the property and potential visibility from various perspectives, such as from Duck Pond and other vantage points. - Urged applicants to submit thorough views and information for evaluation, specifically before proceeding to review additional applications like number 6, to ensure informed decision-making. Pohl - Highlighted a scenario involving a porch with a roof at 72 Main, overlooking a small park on Fair Street, and posed a hypothetical addition of a deck with a railing-backed wall covering two-thirds of it, questioning its appropriateness in the Old Historic District (OHD). - Answered the hypothetical scenario with a strong negative, stating such a modification would not be historically appropriate in the OHD. Welch - Affirmed the addition of the deck and enclosure. - Raised concerns about visibility.

	- Deemed Marshland vegetation as screening ineffective. - Believed that the deck will be visible and inappropriate. - Expressed similar concerns regarding an unspecified aspect numbered six.
Motion:	Motion to hold for additional definitive information of all elements required. (Made by: Welch) (04:19:49)
Roll-Call Vote:	Carried – 5:0 // Pohl, Welch, Camp, Coombs, Oliver
Certificate # HDC2024 – (as noted)	

26. Doherty Ack LLC	6 Mariner Way	Pool rev	55.1.4/72	LFW
Voting:	Pohl, Welch, Camp, Coombs, Oliver			
Alternates:	Paul, Patten, Thornewill			
Recused:	-			
Representative:	Linda Williams			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	Holly Backus , Preservation Planner - Suggested that this aspect may be the only one masked by the building itself. - Recommended consistency in screening requirements across all aspects. - Example given of using shingled railing instead of actual railing, suggesting consistency in such decisions across the board.			
Public Comments:	Mickey Rowland , Historic Structure Advisory Group - Pointed out potential visibility from Washington Street Extension and Mariner Way - Advised checking for visibility from that specific location.			
Concerns:	Welch - Noted that this aspect is likely to be visible from Washington Street Extension. - Highlighted the Marshland as the only barrier between the aspect and the structure from Washington Street Extension. - Mentioned restrictions on planting in that area. - Expressed concern about requesting vegetation consistent with Marshland if planting is allowed. - Emphasized the need for vegetation to match Marshland characteristics rather than creating a permanent wall-like screening. - Referred to the aspect as a foreign element in the historic setting.			
Motion:	Motion to hold for additional definitive information of all elements required, including the location of the pool equipment. (Made by: Welch) (04:25:18)			
Roll-Call Vote:	Carried – 5:0 // Pohl, Welch, Camp, Coombs, Oliver			
		Certificate #		HDC2024 – (as noted)

The following Items were not discussed and no action was taken.

27. PACT LLC	41 Orange St	Fenestration revisions	42.3.2/224	LFW
28. SeaHero LLCC	12 Pilgrim Rd	Hardscape & pool	41/476	LFW
29. Leslie Johnson	281 Madaket Rd	Pool & hardscape	59.4/292	LFW
30. Bertryl Johnson	250 Madaket Rd	New dwelling	59.4/213	LFW
31. Town of Nantucket	20 S. Water St	Replace windows	42.4.2/29	LFW

IV. OLD BUSINESS 01/02/2024

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	61 Fairgrounds Rd LLC 11-9505	61 Fairgrounds Rd Lot D	Main house revisions	67/173.2	JB Studio
	• Commissioners: Welch, Oliver, Coombs, Thornewill, Patten; Alternates: Paul; Recused: None. Last heard 12/12/23				
2.	61 Fairgrounds Rd LLC 11-9506	61 Fairgrounds Rd Lot D	Pool & hardscape	67/173.2	JB Studio
	• Commissioners: Welch, Oliver, Coombs, Thornewill, Patten; Alternates: Paul; Recused: None. Last heard 12/12/23				
3.	61 Fairgrounds Rd LLC 11-9507	61 Fairgrounds Rd Lot C	Pool & hardscape	67/173.1	JB Studio
	• Commissioners: Welch, Oliver, Coombs, Thornewill, Patten; Alternates: Paul; Recused: None. Last heard 12/12/23				

Historic District Commission OLD BUSINESS CHECKLIST Rev Jan. 2021



Planning and Land Use Services

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

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

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

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

REVISIONS
TO RAISE
THE POOL
HEIGHT
WITH SHINGLED
DECK RAIL
3

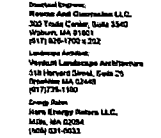
If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 7/1/2024
	HDC Case Number (ie HDC2020-05-0265): 2023-12-9708 Address: 2 MARINER WAY
✓	Copy of Minutes (application item circled)
✓	Reduced (8 1/2 x 11) copy of application
✓	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps 55 1.4-724
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Three (3) Large sets of scaled plans (3/16" or 1/4" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 1/2 x 11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov .
✓	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

Dair Schedule								
Type	DOB	Height	Limbs	Person	Manufacturer	Series	Model	Material
AJ	2-0"	E-1"	0	0	Thermo-Tek Ltd	Acoustic-Side	8270	Acoustic
CA	2-0"	F-2"	12	1	Thermo-Tek Ltd	Acoustic-Side	8255A-25A	Acoustic
LA	2-0"	F-2"						Acoustic

Extending Door Leases Winter Leases

Diagram of a double door with a central vertical divider and multiple rectangular panels. It is labeled 'b' above and 'a' below.



PROJECT # P0279 0
ISSUE DATE 06/10/2023
PROJECT STATUS: MOO Application
DRAWN BY: BQ
CHECKED BY: MB
SHEET NAME:
Exterior Elevations

2-4



- **No West Elevation Modifications**

ORDER
NEETS Corporation
208 Broadway Suite #103
Lynfield, MA 01940
(701) 842-2300
Civil Engineer
Massachusetts Surveyors,
8 Windy Way,
NorthChel, MA 02554
(508) 278-0200

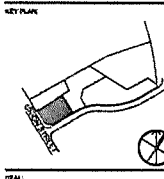
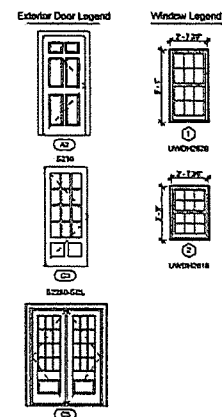
Sheldon Engineer
Rooney And Associates LLC
300 Trade Center, Suite 2040
Wichita, KS 67202
(316) 262-1700 x 202

Verdeant Landscape Architecture
310 Harvard Street, Suite 26
Brookline MA 02443
(617) 733-1502

Energy Meter:
Hera Energy Meters LLC
Wrentham, MA 02594
(508) 631-0033

Window Schedule								
Type	Width	Height	Unit	Window Type	Manufacturer	Series	Model	Material
1	2'-0" x 3'	5'-0"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UW10-DCS	Wood
2	2'-0" x 3'	5'-0"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UW10-DCS	Wood

Deep Exhausts								
Type	Width	Height	Liters	Panels	Manufacturer	Series	Model	Material
AL	3'-0"	6'-11"	8	6	Thermo-Tek Ltd.	DeepDraw-Sort	SS210	Polystyrene
CL	3'-0"	7'-0"	12	1	Thermo-Tek Ltd.	LeanDraw-Sort	SS290-320L	Polystyrene
CL	3'-0"	7'-0"	12	1	Thermo-Tek Ltd.	LeanDraw-Sort	SS290-320L	Polystyrene

[illegible]

**PRELIMINARY
NOT FOR
INSTRUCTION**

PROJECT INFORMATION:
2 Mariner Way | Lot 4

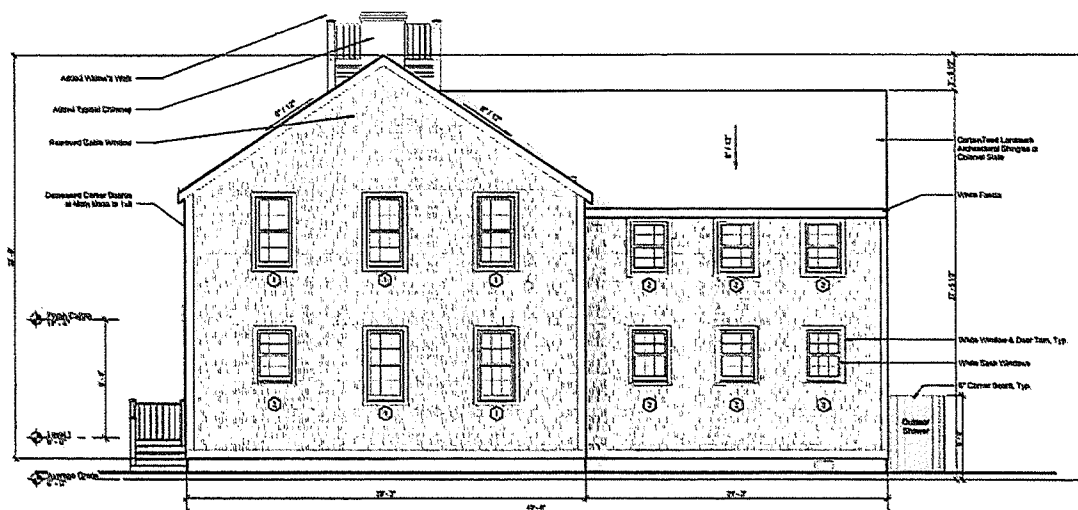
PROJECT # 10170
ISSUE DATE 05/16/2023
PROJECT STATUS: KDC Application
DRAWN BY: TB
CHECKED BY: RB
SHEET NAME:
Exterior Elevations

Exterior Elevations

[illegible]

DISCUSSION

2-5



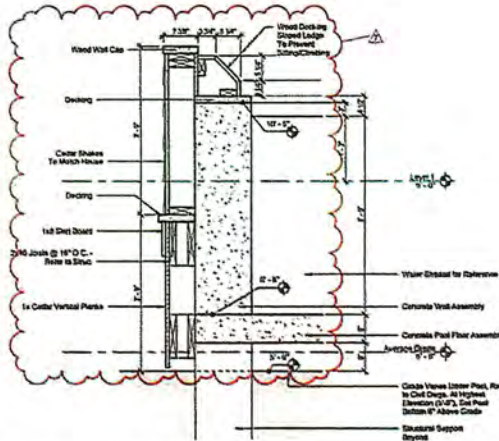
① South Elevation - Mariner Way
18° 14'

MODIFICATIONS | 24.03.27

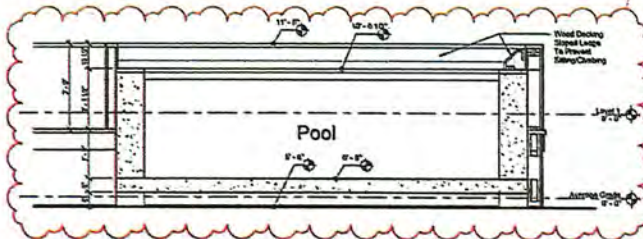
- **No South Elevation Modifications**

MODIFICATIONS | 24.03.27

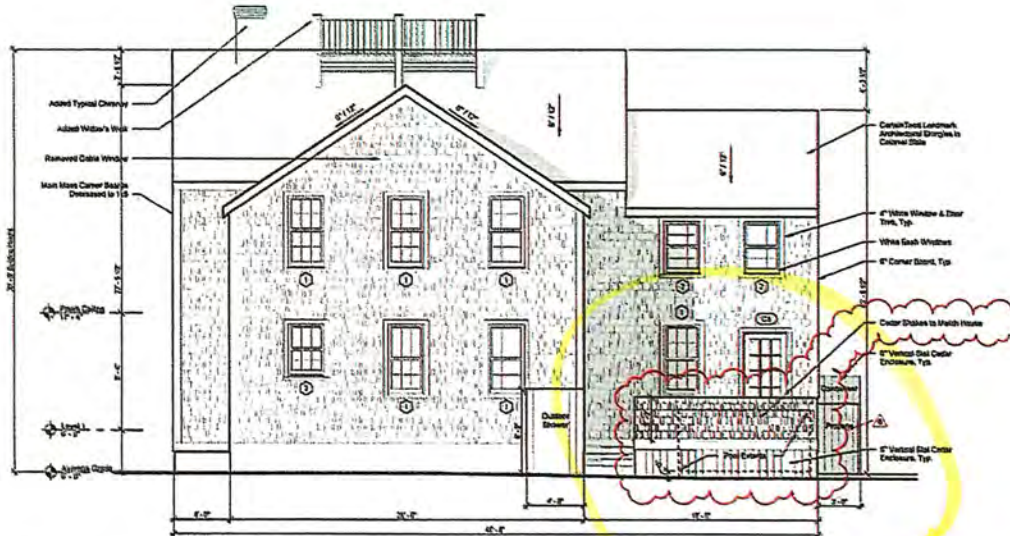
- Revised Pool Railing To Solid Cedar Shake Wall To Conceal Pool From View
- Added Sloped Ledge Around Pool To Prevent Sitting / Climbing



3 Enlarge Section at Pool Edge
1\"/>



2 Long Section at Pool
1/2\"/>



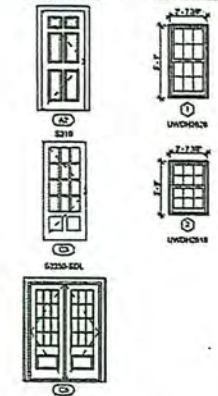
1 East Elevation
1/4\"/>

Window Schedule									
Type	Width	Height	Area	Window Type	Manufacturer	Series	Model	Material	
1	2' x 3' 6"	6' x 6'	12'	Screened Opening	Marvin Windows and Doors	Ultimate	UniDrain	Wood	

Door Schedule									
Type/Mark	Width	Height	Lite	Panel	Manufacturer	Series	Model	Material	
A1	3'-0"	8'-10"	0	0	Thompson-Try Ltd.	Standard-Door	SL70	Fiberglass	
C1	3'-0"	7'-0"	1/2	1	Thompson-Try Ltd.	Standard-Door	SL70-503	Fiberglass	
C2	6'-0"	7'-0"							

Materials Legend									
Material	Manufacturer	Product Line	Cedar	Characteristics					
Front Entry Door	Front Entry Door	Front Entry Door	Front Entry Door	Front Entry Door	Front Entry Door	Front Entry Door	Front Entry Door	Front Entry Door	Front Entry Door

Exterior Door Legend



Window Legend



Finegold Alexander Architects

PROJECT TEAM

OWNER:
K&B Construction
200 Broadway Suite #103
Lynn, MA 01904
(781) 842-2066
Architect:
Finegold Alexander Architects
318 Harvard Street, Suite 20
Boston, MA 02148
(617) 354-1100
Architect:
Finegold Alexander Architects
318 Harvard Street, Suite 20
Boston, MA 02148
(617) 354-1100
Architect:
Finegold Alexander Architects
318 Harvard Street, Suite 20
Boston, MA 02148
(617) 354-1100

KEY PLAN



SCALE



PROJECT INFORMATION
2 Mariner Way | Lot 4

PROJECT # P0270.0
DATE: 03/05/2023
PROJECT STATUS: HOA Application
OWNER: BS
CHECKED BY: BS
INCHES: 1/4\"/>

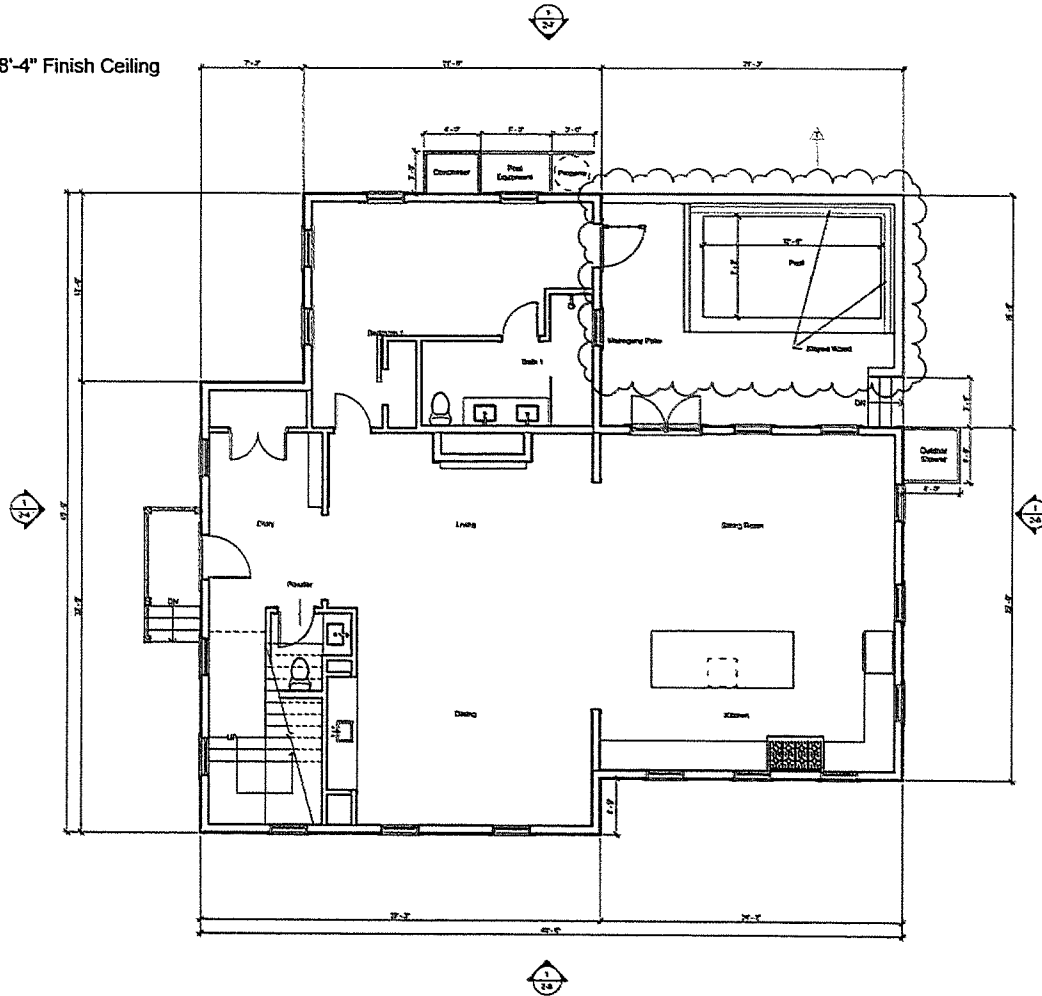
DRAWING HISTORY		
NO.	DATE	DESCRIPTION
1	23.11.02	HOA Review
2	23.12.20	HOA Review
3	23.02.20	HOA Review
4	23.03.21	HOA Review
5	23.03.21	HOA Review
6	23.03.21	HOA Review
7	23.03.27	CONSTRUCTION

DATE:

PROJECT TEAM

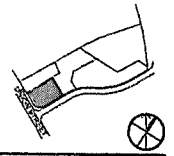
OWNER:
 HENRI Corporation
 208 Broadway Suite #103
 Lyndebury, MA 01545
 (508) 842-2886
 Civil Engineer:
 Structural Surveys, Inc.
 5 Maple Way
 Haverhill, MA 02344
 (508) 225-0100
 Structural Engineer:
 Haverhill Steel Construction LLC
 330 Trade Center, Suite 250
 Westford, MA 02145
 (617) 424-1763 x.200
 Landscape Architect:
 Vermont Landscapes Associates
 218 Vermont Street, Suite 20
 Winooski, VT 05440
 (817) 275-1180
 Group Partner:
 Hens Energy Partners LLC
 Hallow, MA 02344
 (508) 831-4523

8'-4" Finish Ceiling



1 HDC Application Level 1
 1/4" = 1'-0"

KEY PLAN



NOTES



PROJECT INFORMATION
 2 Mount Way | Lot 4

PROJECT # P2770
 ISSUE DATE: 05/10/2023
 PROJECT STATUS: HDC Application
 DRAWN BY: RS
 CHECKED BY: RS
 SHEET NAME:
 Level 1 Plan

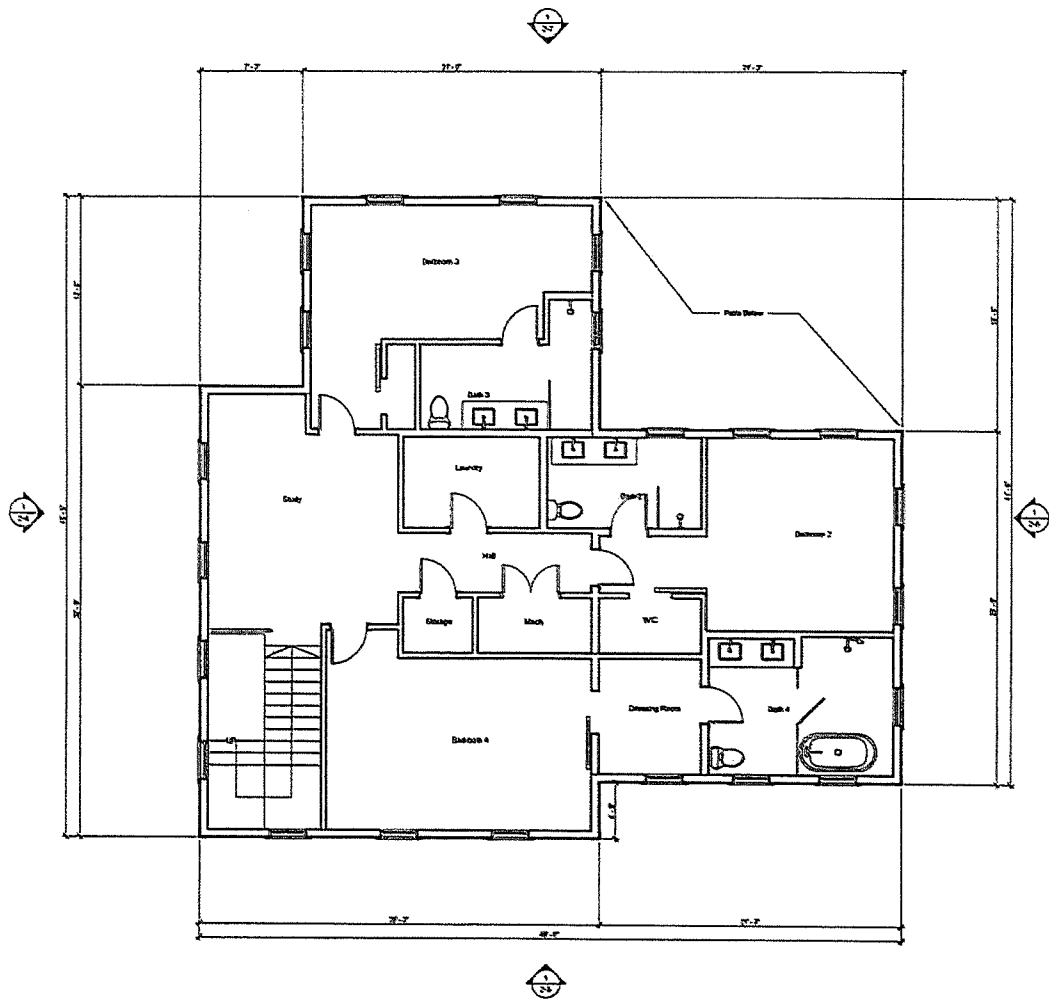
NO.	DATE	DESCRIPTION
1	22.11.02	HDC Application
2	22.12.20	HDC Application
3	23.01.23	HDC Application
4	24.03.27	Construction Plan

REVISIONS

2-2

PROJECT TEAM

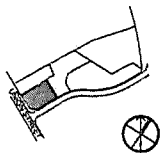
OWNER:
M&B Corporation
220 Broadway Suite 812
Lynnville, MA 01946
(978) 942-2985
Civil Engineer
Michael J. Sullivan
5 Windy Hill,
Haverhill, MA 02344
(978) 228-0240
Structural Engineer
Russo And Associates LLC,
228 Trade Center, Suite 2040
Woburn, MA 01801
(617) 626-1708 x 202
Landscape Architect
Vivian Landscape Architects
218 Morris Street, Suite 25
Brookline, MA 02445
(617) 735-1180
Geographic Information Systems
Hart & Associates LLC,
1000, MA 02054
(609) 631-4533



MODIFICATIONS | 24.03.27

- No Level 02 Plan Modifications

KEY PLAN



SEAL



PROJECT INFORMATION

2 Marlboro Way | Lot 4

PROJECT NO. PG270-0
DATE: 01/20/23
PROJECT NAME: HDC Application
DRAWN BY: BS
CHECKED BY: BS
INSET NAME:
Level 2 Plan

NO.	DATE	DESCRIPTION
1	22.11.22	HDC Application
2	23.12.22	HDC Application
4	23.03.24	HDC Application

SHEET

2-3

Nantucket Surveyors, LLC
HDC Minutes
Tuesday May 21, 2024

NSL File No. NS11449-2 Mariner Way
NSL File No. NS11450-4 Mariner Way
NSL File No. NS11451-6 Mariner Way

Doherty ACK LLC: 2,4,6 Mariner Way Pool Revisions

Voting: Pohl, Welch, Camp, Coombs, Oliver

Representative: Paul J. Santos PLS

Staff Comments:

Holly Backus, Preservation Planner- Shingle feature of decks not consistent with "Building With Nantucket In Mind." Requests a Landscape Plan, Read letter from Nantucket Preservation Trust echoing same comment regarding shingle feature.

Public Comment:

- **Amy Keohane**, Abutter, 76 Union Street
- **John Hartig**, Abutter, 76 Union Street
- **Brian Rawson**, Abutter, 3 Mariner Way
- **Mickey Rowland**, Historic Structure Advisory Group-Solid single deck railing is not appropriate in the Old Historic District

Concerns:

Pohl-Agrees single deck rail is not appropriate

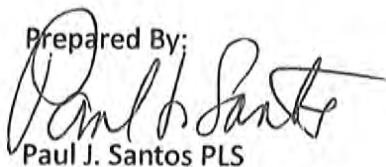
Welch-Need to see prior approvals and minutes

Camp-Shingles inappropriate. Pool applications are essentially a new application

Coombs-Pools are not allowed in the OHD. Chairman Pohl explained grandfathering as it relates to Zoning

Oliver-Agrees with Commissioner Welch request, understands frustration of neighbors regarding public notice, however pools were always shown on plans at the time of dwelling approvals.

Prepared By:



Paul J. Santos PLS

Nantucket Surveyors, LLC

Historic District Commission OLD BUSINESS CHECKLIST

Rev Jan. 2024



Planning and Land Use Services

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

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

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

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

REVISIONS
AGAIN AFTER
DECK RAIL
WAS NOT
APPROVED
4
RECEIVED
NOT APPROVED

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 6/13/2024
	Address & HDC Case Number (ie HDC2020-05-0265): 2 Mariner Way (HDC2023-12-9708)
N/A	<u>Copy of Minutes</u> (application item circled)
X	<u>Reduced (8 ½ x 11) copy of application</u>
X	<u>Locus Map: 4 copies:</u> https://www.nantucket-ma.gov/151/GIS-Maps 55.1.4-72.4
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large sets of scaled plans (<u>3/16" or ¼" scale</u>) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	<u>One set reduced plans: 8 ½ x11</u>
X	<u>Electronic Submission:</u> Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov .
X	<u>Submit documents to PLUS at 2 Fairgrounds Road</u>
	<u>Signed Affidavit:</u> see below

Historic District Commission

OLD BUSINESS CHECKLIST

Rev Jan. 2021

IF YOUR APPLICATION WAS "HOLD FOR A VIEW"	
HOLD FOR A VIEW	A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
IF YOUR APPLICATION WAS "HOLD TO TRACK"	
HOLD TO TRACK	A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____



Date: _____

6/13/24



Property information

Property ID 189810
 Location 2 MARINER WY
 Owner DOHERTY ACK 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 06/04/2024
 Data updated Jan. 2021

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

SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 5,005 S.F. ±
SCALE: 1" = 10'

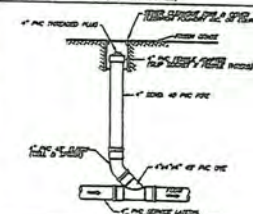


LOCUS MAP

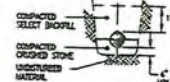
SCALE: 1" = 150'



SEWER CLEANOUT DETAIL
(NOT TO SCALE)



PIPE BEDDING DETAIL



NOTES

- [illegible]

HDC EXHIBIT 6/13/24

① → PHOTO EXHIBIT LOCATION



SEWER PERMIT INFORMATION

4" SCH. 40 PVC SEWER SERVICE
TITLE 5 ESTIMATED FLOW = 440 GALLONS PER DAY

SECTION	ST	N/O & DATE	ACCESSORS MAP & PARCEL	DEED	PLAN	OWNER	# BEDROOMS	KILLIC #	CHECKED BY
KCS			MAP 55.14 PARCEL 72.4	DE BK 1097 Pg.01	FILE NO. J2016-4	DOHERTY ADK LLC	4	N-11448	PJS/TAM

BENCHMARK INFORMATION

BENCHMARK:
X-CUT IN THE BOLT OF
HYDRANT ON WASHINGTON
STREET ENTRANCE
ELEVATION = 7.51
NAVD83 DATUM

PROPOSED
SCHEDULE OF SUBMISSIONS

F.F.E.	3.0
INVERT AT DHELLING	4.30
INVERT AT STUB	3.90

(SEE NOTE 1)



SEWER & WATER CONNECTION PLAN

#2 MARINER WAY
NANTUCKET, MASSACHUSETTS
(ASSESSOR'S MAP 55.1.4 PARCEL 72.4)
PREPARED FOR:
DOHERTY ACK LLC
DATE: AUGUST 1, 2023 SCALE: AS NOTED

NANTUCKET SURVEYORS, LLC
5 WINDY WAY, NANTUCKET, MA 02554

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N-11449

2 Mariner Way, Nantucket, MA
Applicant: Doherty ACK LLC



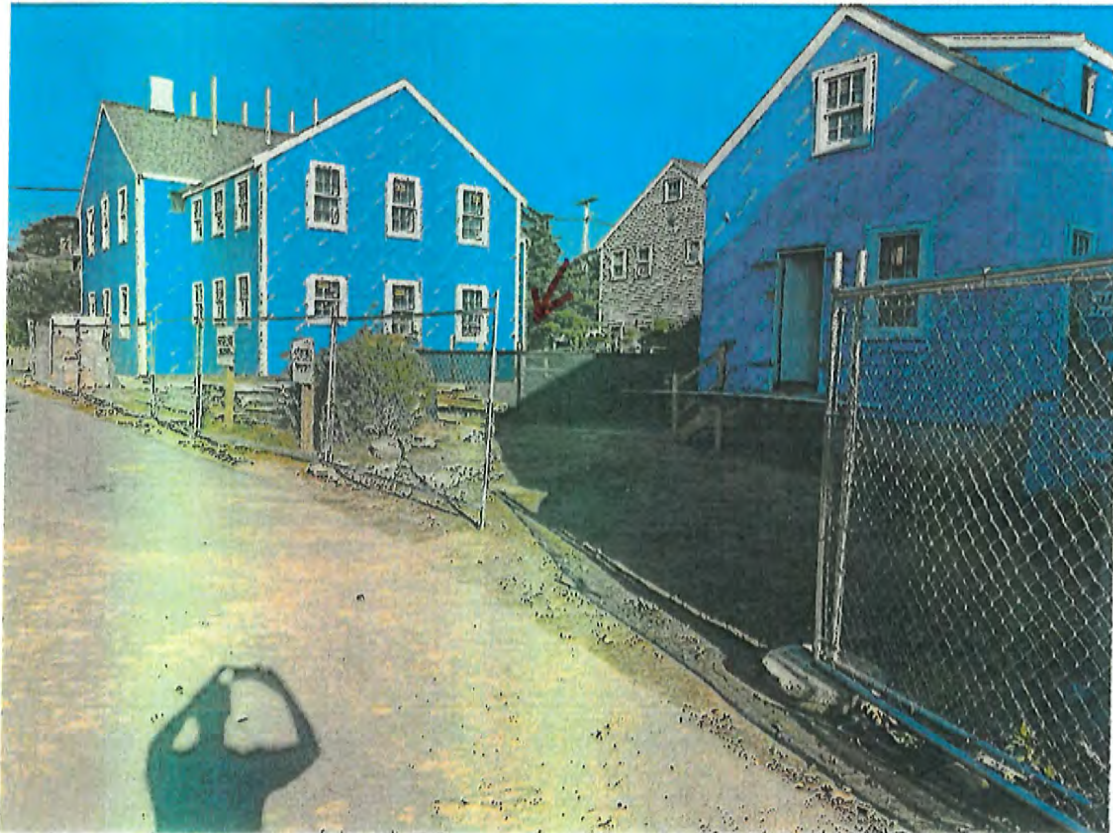
1

View of property from Union Street



2

View of property from Mariner Way



3

View of property from Mariner Way



4

View of property from Mariner Way



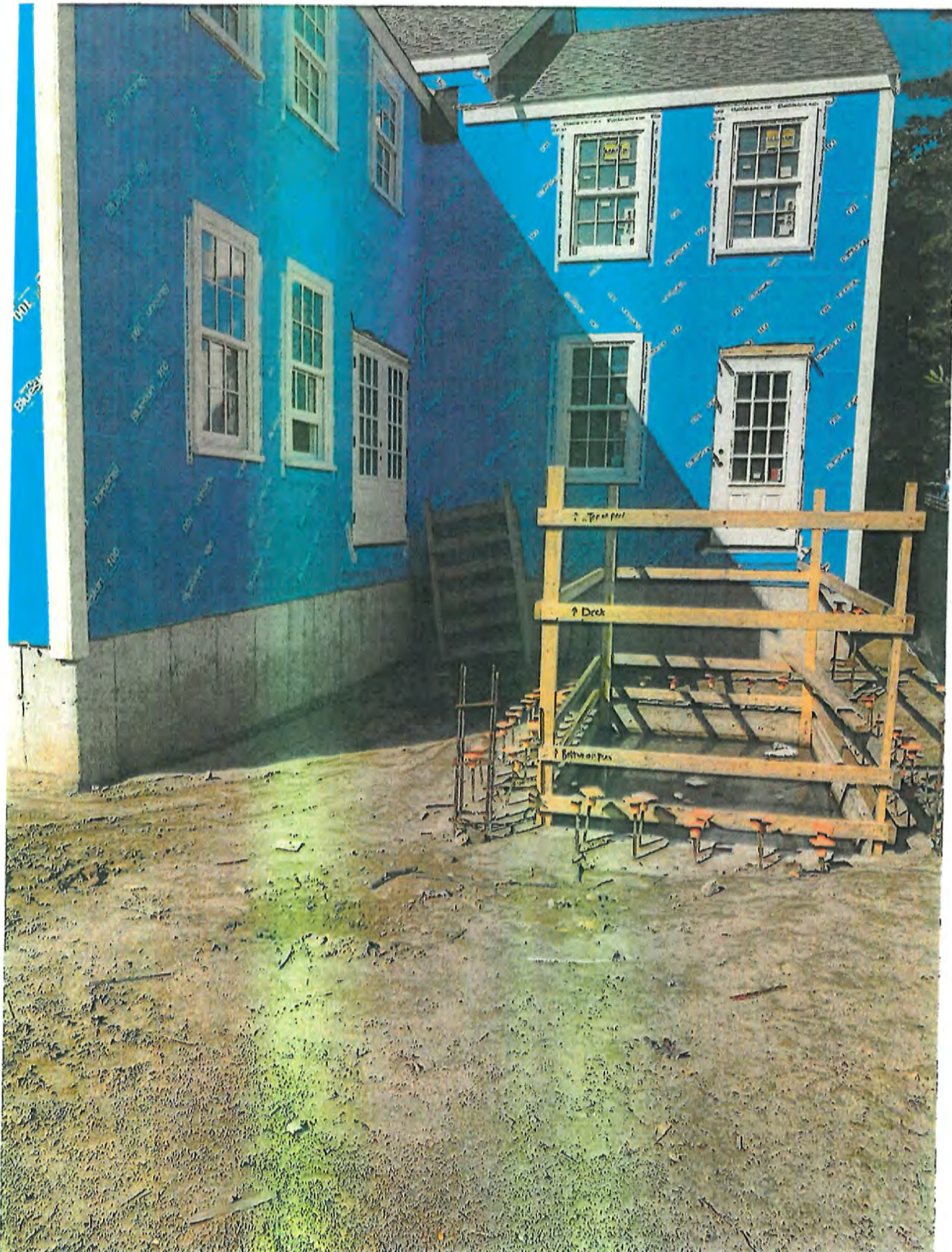
5

View of property from Mariner Way

6

Pool Mock Up

2 Mariner Way



- Top of Pool

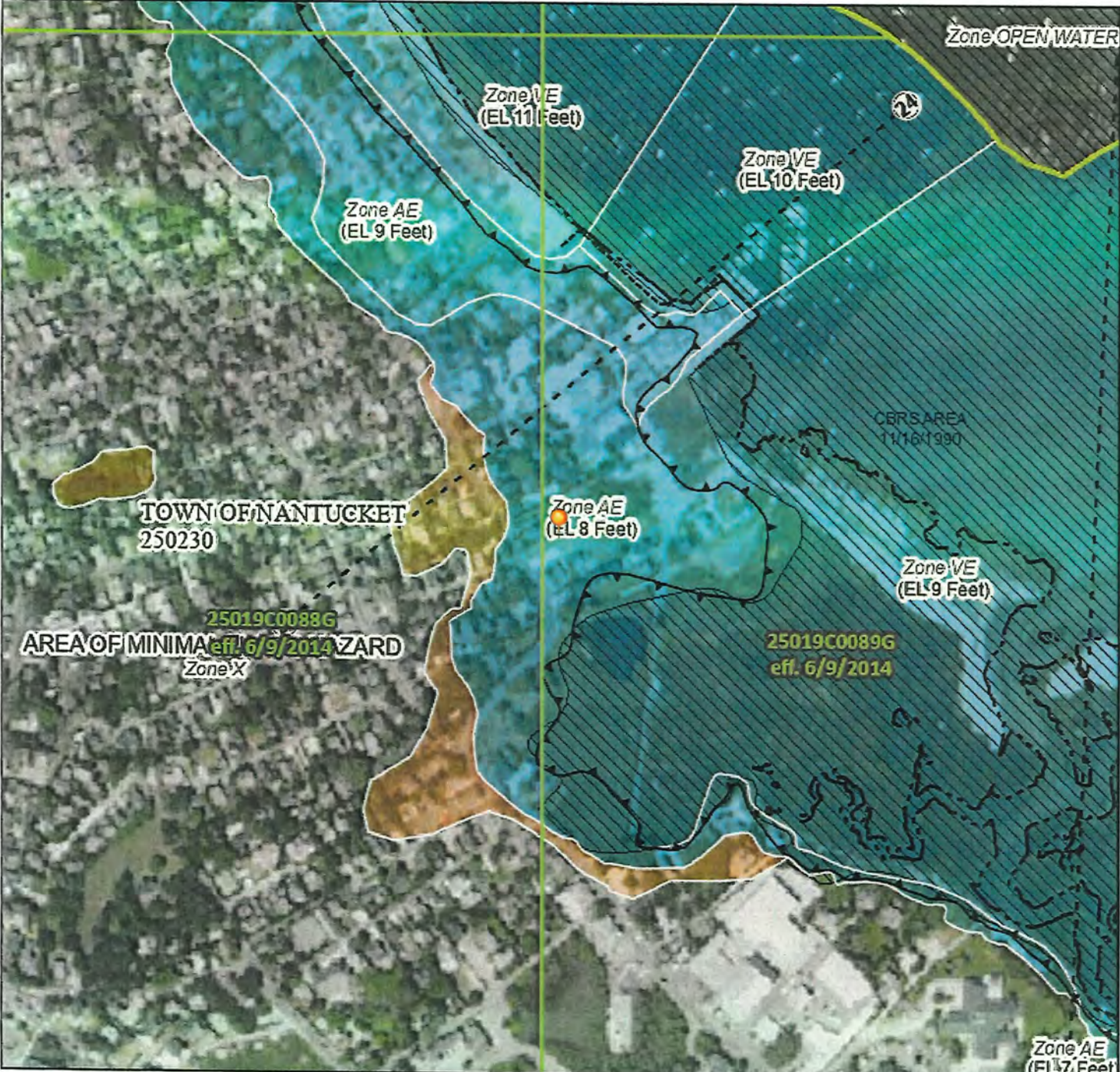
- Deck

- Bottom of
Pool

- Grade

National Flood Hazard Layer FIRMMette

70°5'56"W 41°16'53"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**

 - Without Base Flood Elevation (BFE)
Zone A, V, A99
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**

 - 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone I)
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes, Zone X
 - Area with Flood Risk due to Levee Zone D
- OTHER AREAS**

 - NO SCREEN Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone
- GENERAL STRUCTURES**

 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
- OTHER FEATURES**

 - Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
- MAP PANELS**

 - Digital Data Available
 - No Digital Data Available
 - Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/10/2024 at 1:58 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



70°5'18"W 41°16'26"N

Nantucket Surveyors, LLC
HDC Minutes
Tuesday July 23, 2024

NSL File No. NS11449 – 2 Mariner Way (Heard on July 16, 2024)

NSL File No. NS11450 – 4 Mariner Way

NSL File No. NS11451 – 6 Mariner Way

Doherty ACK LLC: 4 & 6 Mariner Way Pool Revisions

Voting for 4 Mariner Way: Pohl, Welch, Camp, Oliver, Thornewill

Voting for 6 Mariner Way: Pohl, Welch, Camp, Oliver, Paul

Representative: Paul J. Santos

Staff Comments:

Holly Backus, Preservation Planner - Doesn't believe 4 Mariner pool is appropriate as featured with "Building with Nantucket in mind". Would like to see lattice fencing as well as vegetation to help hide the pool. Location is a concern as the other pools are secluded and hidden away from view.

Public Comments:

- **Micky Rowland**, Historic Structure Advisory Group - Agreed with Holly, mentions vegetative screening needs to be tall, robust and year-round to conceal the entire deck as the deck doesn't seem to be in an appropriate location.
- **Diane Coombs**, 44 Union Street
- **Amy Keohane**, Abutter, 76 Union Street

Concerns:

1. Oliver – Read a prepared statement "Alternative solutions should be proposed that would somehow screen and integrate the pools without being obvious". Responded to Pohl comment, "not a matter of being invisible its what you create to mitigate the view that's not anomalous".

2. Thornewill – Agrees with Oliver, stating that pools are very difficult to hide, even when flush, not in favor with the way these are proposed

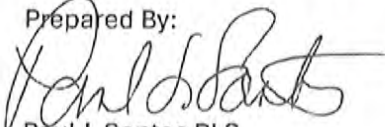
3. Camp – Agreed with Oliver and Thornewill, Streetscape Historic District in the wetland area and setting a bad precedence

4. Welch – Questions to representative regarding Con-Com regulations. Agreed with comments that have been made by Oliver, Thornewill and Camp. Responded to Pohl comments.

5. Pohl – The mandate covers visibility from a publicly traveled way. "If the applicant can prove that the pool is invisible from a publicly traveled way, I don't see how we can legally deny it". Example of 22 Easton Street, approval provided. The HDC has nothing to do with acoustical landscape or landscape as perceived by the neighbors.

Hold for revisions, track 2, 4 & 6 together

Prepared By:



Paul J. Santos PLS
Nantucket Surveyors, LLC

PLUS
2 Fairgrounds Road
NANTUCKET, MASSACHUSETTS 02554
Telephone 508-325-7587
Tele Fax 508-228-7298

DENIAL
5

2024 AUG 29 AM 11:31

TOWN CLERK

To: Nantucket Town Clerk
From: Nantucket Historic District Commission
Re: Approved Certificate of Appropriateness from
August 27th, 2024 MEETING
Certificate of Appropriateness - copies to be recorded:
DENIED - HDC2023-12-9708

ATTEST: TRUE COPY

Nancy Z. Holmes

NANTUCKET TOWN & COUNTY CLERK

CERTIFICATE NO: _____

DATE ISSUED: 8/27/24

HDC2023-12-9708

**Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a
CERTIFICATE OF APPROPRIATENESS**
for structural work.

DEINED

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^o: 55.1.4 PARCEL N^o: 72.4
Street & Number of Proposed Work: 2 MARINER WAY
Owner of record: DOHERTY ACK LLC
Mailing Address: 100 CONIFER HILL DR - #304
DANVERS, MA 01923
Contact Phone #: 978-360-9338 E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS
Mailing Address: PO BOX 1446
NANTUCKET, MA 02554
Contact Phone #: 508-221-6432 E-mail: CHARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: 12/24/23 Fee Paid: \$ 50
Must be acted on by: 2/19/24
Extended to: _____
Approved: DEINED Disapproved: *
Chairman: _____
Member: Q
Member: W
Member: A
Member: _____
Notes - Comments - Restrictions - Conditions: RAISING THE POOL HEIGHT TO NEARLY THE AVH LINE OF SIBH
BARREL THAT, GIVEN FLOODING, CANNOT BE MADE PERMANENT
A VISUAL PLANT MATERIAL IS THEREFORE NECESSARY
AND OTHER MATERIALS, SUCH AS FENCE, ALONG THE DRIVEWAY
SIDE, ALSO IN THIS PARTICULAR LOCATION & IN THE CONTEXT
OF THE SUBDIVISION SETTING, INAPPROPRIATE TO CHARACTER
& SETTING. (ie. FENCE AS AN APPROACH TO POOL EFFECTIVE

DESCRIPTION OF WORK TO BE PERFORMED
See reverse for required documentation.

DEINED

- ☐ 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. 2022-08
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

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

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____
Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks: REVISIONS:
1. East Elevation RAISE POOL OFF GROUND ANOTHER
2. South Elevation 4" - RESULTING IN 12" OFF LEVEL OF
3. West Elevation DECK AS REQUIRED BY CONSERVATION
4. North Elevation COMMISSION - NO CHANGE IN SIZE
OR LOCATION IN DECK
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) _____ ☐ Poured Concrete ☐ Piers
Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____
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: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____
Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____
Leaders (material and size): _____
Siding: ☐ 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 _____
Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required. **COLORS**
Siding _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ 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: 12/25/2023

Signature of agent: _____

Signature of applicant: _____

NANTUCKET TOWN & COUNTY CLERK

ATTEST: TRUE COPY

[Signature]

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

Fax: 508.325.5346

Property Owner's Name: Doherty ACK LLC

Property Address: 2 Mariner Way

Map: 55.1.4 Parcel: 72.4

Certificate of Appropriateness # HDC2023-12-9708 revisions to COA #6937 to raise pool off ground (due to ConCom)

Meeting Date: August 27, 2024 (also heard on: July 16, 2024, May 21, 2024)

NOTES – Comments – Restrictions - Conditions

This application was denied because:

- *Raising the pool height to nearly the average line of sight necessitates a visual barrier that, given flooding, cannot be made permanent.*
- *A visual plant material is therefore inappropriate and other materials, such as fence along the driveway side, are in this particular location and in the context of the subdivision setting, inappropriate to the character & setting (i.e. fence of an appropriate height to be effective.)*

-Motion made by Stephen Welch, HDC Chair



Holly E. Backus,
Preservation Planner / Local CLG Coordinator

ATTEST: TRUE COPY



NANTUCKET TOWN & COUNTY CLERK

2024 AUG 29 PM 11:31
TOWN OF NANTUCKET

Nantucket Surveyors, LLC
HDC Minutes
Tuesday August 27, 2024

NSL File No. NS11449 – 2 Mariner Way

Doherty ACK LLC: 2, 4, 6 Mariner Way Pool Revisions

Voting for 2 Mariner Way: Pohl, Welch, Camp, Oliver & Patten

Representative: Paul J. Santos, PLS

Pool inset in deck, previously approved by HDC in March of 2023. 11' X 18' approved, current proposal is 7'- 2" X 12'- 6". The reason we are back before HDC is based on Con-Com approval. The pool is now proposed to be raised approximately 24" above the deck. Proposed vegetative screening was explained.

Staff Comments:

Holly Backus, Preservation Planner – Stated it's not what has been approved that is most important, it is the appropriateness to the character and setting of the OHD. Landscaping plan is appreciated, happy with the resiliency perspective. Requested plants be at their highest height and clarify what changes, if any, are going to be made to the deck railing system.

Public Comments:

- **Micky Rowland**, Historic Structure Advisory Group - Landscaping hedge can be an effective screening tool but sometimes they can look just as out of place as what they are trying to hide. An example would be the Cypress hedge on Jefferson Street. The hedge should not be non-traditional and obtrusive.
- **Amy Keohane**, Abutter, 76 Union Street, opposed to project

Concerns:

Pohl – Requests that old business submitted package is complete, including plans showing the elevations of the site.

Oliver – Lining trees up in a straight line that will eventually smash into each other, just to screen something, is not appealing. Wants to see natural vegetation that is akin to what's natural in the area.

Camp – Its reading like a development. It's going against the character and setting of this neighborhood and it's inappropriate.

Welch – Asked Paul "is there is anything proposed with respect to the pool area itself and the deck railing". Paul responded that the deck railing is a standard deck railing. Steven wants to confirm the visual screen is the vegetation, Paul confirms this. "My concern is that raising the pool height to be above the line of sight necessitates a visual barrier, that given flooding cannot be permanent. The

visual plant material barrier is therefore inappropriate". A fence would be appropriate on the backside of the property but not the driveway side.

Patten – Asks Paul "this is going to be raised 24 inches, can you still do an automatic pool cover"? Paul responds with yes. Patten agrees with the other board members about the vegetation and plant material. **Wants to see the pool concealed naturally.**

Welch - Asks Paul "my understanding, having viewed this is that the top of the pool is at least six foot above grade, is it less than that? And if so, what is it"? Paul responds with "ground elevation in this area is approximately 6, first floor of the dwelling is at Elevation 9, deck elevation would be 6" lower with top of pool 24" higher.

Pohl – Starts off by using an analogy about all of Easton Street homes having generators that are roughly the same size as this pool. They are set higher off the ground because of the lower floodplain, because of this they are screened with either vegetation or fencing. The issue is not the box being elevated above the deck, it's the fact that the box happens to have water in it. Water won't be seen from the grade, but people will be, this is the crux of the argument. Pohl states: I think I'm on very much the minority side on this, but I firmly believe that as an architectural element, if this were something that didn't have water in it, we wouldn't be sitting around having this great debate".

Welch – "The last time we were here we talked about if we can't see it, we have to approve it, if we can see it, we don't have to approve something to hide it. Number two, I'm making my determination based upon this being solely a pool. I'm basing it on the character and setting and if that pool is visible is it appropriate, and to my mind, it isn't appropriate". "Vegetation in this location is less permanent than across the street and up the hill five or ten feet higher above sea level. So, for me that is an appropriate concern that the plant material as a visual screening mechanism is not more or less permanent as we consider plant material." "I just want to be clear that I'm not making this decision based upon simply because there's water in a box, its whether that can be visually screened and if it can be visually screened, is the screening an appropriate architectural element".

Welch – In response to Paul's statement about the pool being a 24 inch structure: "There is a distinction between 24 inches and 24 inches that's a pool ... at HDC if we brake structural elements and issues of structures down to increments of feet ... the fortitude of our positions is lost.

Welch makes a motion to "deny the modification based upon the fact that raising the pool height to nearly the line of sight necessitates a visual barrier against given flooding cannot be made permanent. A visual plant material barrier is therefore inappropriate. Other materials such as fence along the driveway, are in this particular location, this particular home, inappropriate to character and setting".

Votes: 3 in Favor, 2 Opposed

Prepared By:

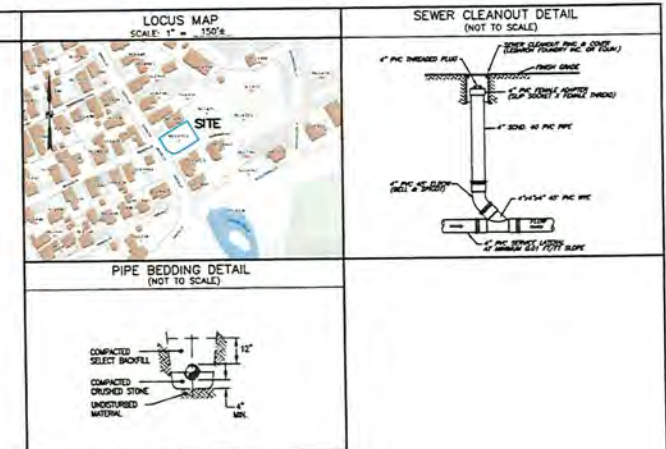


Paul J. Santos, PLS

Nantucket Surveyors, LLC

SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 5,005 S.F.±
SCALE: 1" = 10'



NOTES

- APPROXIMATE BUILDING SEWER STUB LOCATION SHOWN. EXACT LOCATION UNKNOWN. CONTRACTOR TO VERIFY LOCATION AND INVERT AT BUILDING SEWER STUB.
- NO SEWER PIPE JOINTS WITHIN 10' OF WATER LINE CROSSING.
- BUILDING SEWER SHALL INCREASE TO 6" PRIOR TO CONNECTION TO SEWER STUB.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTORS ARE TO CHECK AND VERIFY THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-800-244-7233.
- PROPOSED BUILDING SEWER SHALL BE 23.6 LINEAR FEET OF 4-INCH SCHEDULE 40 PVC PIPE AT 0.01 FT/FT MINIMUM SLOPE. GRADING SHALL BE ADJUSTED TO EXHURE AT LEAST 1-FOOT OF COVER OVER THE LENGTH OF THE BUILDING SEWER.
- SEE (A) APPROVAL PLANNING BOARD FILE #7770, DE BR. 1512, PG. 40, (ZONING RESIDENTIAL COMMERCIAL-RC).
- SEE ORDER OF CONDITIONS SE 48-3511, DE BR. 1855, PG. 225, AS AMENDED ON 6/2/2023.
- FLOOD ZONE AE (EL=8) (CL=7.7 FIS PROFILE) FEMA MAP NUMBER 25018C00059C, EFFECTIVE DATE JUNE 9, 2014.
- VERTICAL DATUM NAVD 83.
- WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE ALL LOCATED IN MARINER WAY.
- SEE GRANT OF EASEMENT TO NANTUCKET ELECTRIC COMPANY DEED BOOK 1564 PAGE 179.

HDC EXHIBIT 6/13/24
REVISED 8/22/24
① → PHOTO EXHIBIT LOCATION

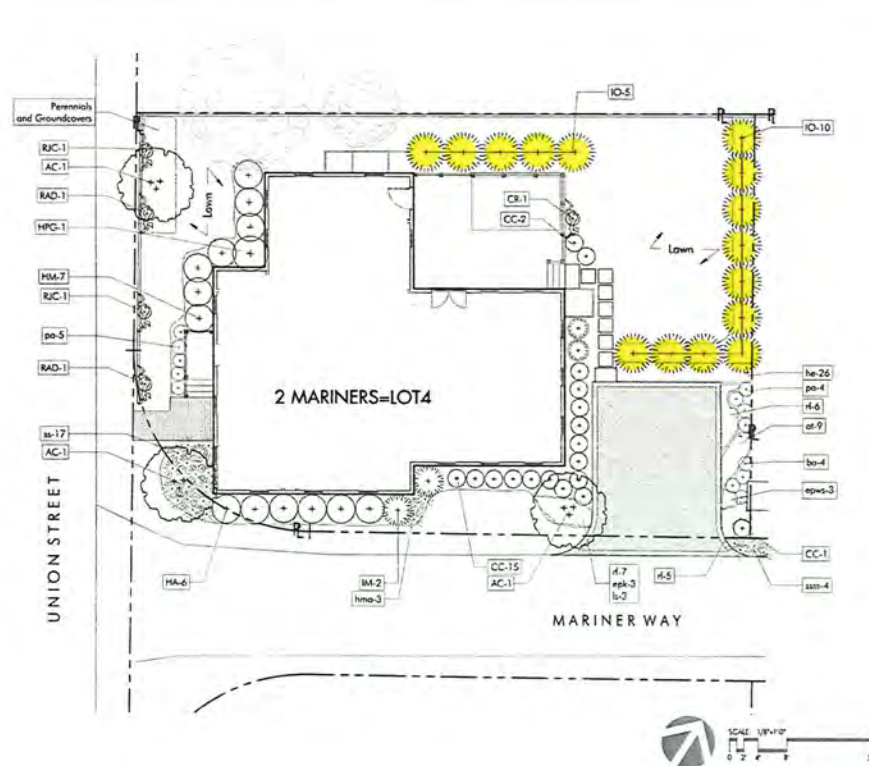


SEWER PERMIT INFORMATION
4" SCH. 40 PVC SEWER SERVICE
TITLE 5 ESTIMATED FLOW = 440 GALLONS PER DAY

LEGEND:
HOW OF FORMER: IS POLYETHYLENE CHLORIDE CLEANOUT
CONCRETE SOUND: 12" x 14" x 22.5" IRON PIPE FIRST FLOOR ELEVATION CURB SHOTPUT

DESIGN BY	N/S & DATE	ASSESSOR'S MAP & PARCEL	DEED	PLAN	OWNER	# BEDROOMS	WALL #	CHECKED BY
KGS		MAP 55.1.4 PARCELS 72.4	DEED 1897 PG. 81	FILE NO. #2016-4	DOHERTY ACK LLC	4	N-11449	PJS/DWK

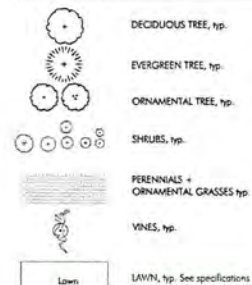
BENCHMARK INFORMATION BENCHMARK: 3'-OUT IN THE BOLT OF HYDRANT ON WASHINGTON STREET ENTRANCE ELEVATION = 7.51 NAVD83 DATUM			SEWER & WATER CONNECTION PLAN #2 MARINER WAY NANTUCKET, MASSACHUSETTS (ASSESSOR'S MAP 55.1.4 PARCEL 72.4) PREPARED FOR: DOHERTY ACK LLC DATE: AUGUST 1, 2023 SCALE: AS NOTED
PROPOSED SCHEDULE OF ELEVATIONS F.F.E. AT DWELLING 9.0 INVERT AT STUB 3.30 (SEE NOTE 1)			
NANTUCKET SURVEYORS, LLC 5 WINDY WAY, NANTUCKET, MA 02554 © COPYRIGHT 2023 NANTUCKET SURVEYORS, LLC			N-11449



PROPOSED PLANT LIST - 2 MARINERS
SYMB LATIN NAME

SYMB	LATIN NAME	COMMON NAME	MIN. SIZE	NOTES
TREES				
AC 3	<i>Amelanchier canadensis</i>	Serviceberry	8'-10' H. b&b	
SHRUBS				
CC 18	<i>Corydalis x clandonensis</i>	Blue Mist Plant	3 gal.	
HA 6	<i>Hydrangea arborescens 'Abenaki'</i>	Incrediball® Hydrangea	3 gal. pots	
HM 7	<i>Hydrangea macrophylla 'Endless Summer'</i>	Bigleaf Hydrangea	3 gal. pots	
HPG 1	<i>Hydrangea paniculata 'Grandiflora'</i>	PG Hybrid Hydrangea	5 gal. pots	
IM 2	<i>Ilex x massena 'China Girl'</i>	China Girl Holly	30'-36" H.	
IO 15	<i>Ilex opaca</i>	American Holly	30'-36" H.	
VINES				
CR 1	<i>Campsis radicans</i>	Trumpet Vine	2 gal. pots	
RAD 2	Rosa - David Austin Apricot Drift	Apricot Pink Climbing Rose	2 gal. pots	
RJC 2	Rosa - David Austin Jubilee Celebration	Dark Pink Climbing Rose	2 gal. pots	
PERENNIALS AND ORNAMENTAL GRASSES				
A 9	<i>Aucubas tuberosa</i>	Butterfly Milkweed	1 gal.	
B 4	<i>Baptisia australis</i>	False Indigo	2 gal.	
EPWS 3	<i>Echinacea purpurea 'White Swan'</i>	White Swan Coneflower	1 gal.	
EP 3	<i>Echinacea purpurea 'Kim's Knee High'</i>	Low Growing Coneflower	1 gal.	
HMA 3	<i>Hakonechloa macro 'All Gold'</i>	All Gold Japanese Forest Grass	1 gal.	
HE 26	<i>Hemerocallis 'Indian Giver'</i>	Daylily	1 gal.	
LS 3	<i>Lonicera spicata</i>	Blossing Star	2 gal.	
PO 9	<i>Perovskia atriplicifolia 'Lacy Blue'</i>	Dwarf Russian Sage	2 gal.	
RI 18	<i>Rudbeckia fulgida 'Goldanus'</i>	Black-eyed-Susan	1 gal.	
SS 17	<i>Schizanthus scaberrimus 'The Blues'</i>	Little Bluestem	2 gal.	
SSS 4	<i>Schizanthus scaberrimus 'Smoke Signal'</i>	'Smoke Signal' Little Bluestem	2 gal.	

LEGEND: SEE PLANT SCHEDULE



PLANTING NOTES

- The Landscape Subcontractor shall coordinate with the General Contractor and Site Subcontractor all the requirements for subsoil testing and preparation and testing and placing of approved topsoil and planting soil mixes as described in the specifications. Failure of the site or General Contractor to perform required testing, subsoil and topsoil preparation does not relieve the Landscape Contractor from the requirements of the work as set forth in the specifications.
- All plant material shall be approved by the Landscape Architect prior to arrival on the site.
- All plant material shall conform to the American Standard for Nursery Stock established by 'American Hort' americanhort.org.
- No invasive plants as per the Massachusetts Prohibited Plant List shall be used on the site.
- Plantings shall be installed in such a way that when mature they will remain at least 18 inches away from the structure of the building.
- No substitution of plant species will be allowed without the written approval of the Landscape Architect. Any proposed substitutions of plant species shall be a plant of equivalent overall form, height and branching habit, flower, leaf and fruit, color and time of bloom.
- The Contractor shall locate and verify all utility line locations prior to excavation for tree pits and report any conflicts to the Landscape Architect.
- All plants shall be placed in their approximate location by the Contractor. The Contractor shall adjust the locations as required by the Landscape Architect. Trees shall be placed first, then shrubs, then perennials and last, groundcovers. Final locations must be approved by the Landscape Architect prior to planting.
- The rootballs of trees: Soil should be carefully removed from the top of the root ball to expose the root flare. Tree should be set so that the root flare is at finished grade.
- The rootballs of shrubs shall be planted 1" above adjacent finished grade. The rootballs of perennials shall be set at the level at which the plant was growing.
- All planting to be done under the full time supervision of a certified arborist, nurseryman or licensed Landscape Architect.
- All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.

IRRIGATION NOTES

- Permanent irrigation systems required for all planting areas including planters. Provide irrigation sleeves below landscape elements to reach all planted areas. See specifications.



REVISIONS
DATE DESCRIPTION
07/17/24 CORRECTIONS
08/07/24 Final Revisions
09/17/24 Final Revisions

DRAWING INFORMATION
DATE: 7/17/24
SCALE: AS NOTED

PROJECT NAME:
DRAWN BY: BH
CHECKED BY: BH

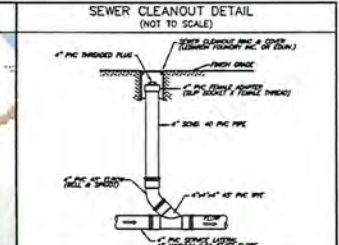
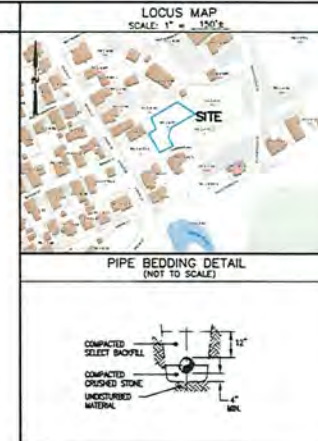
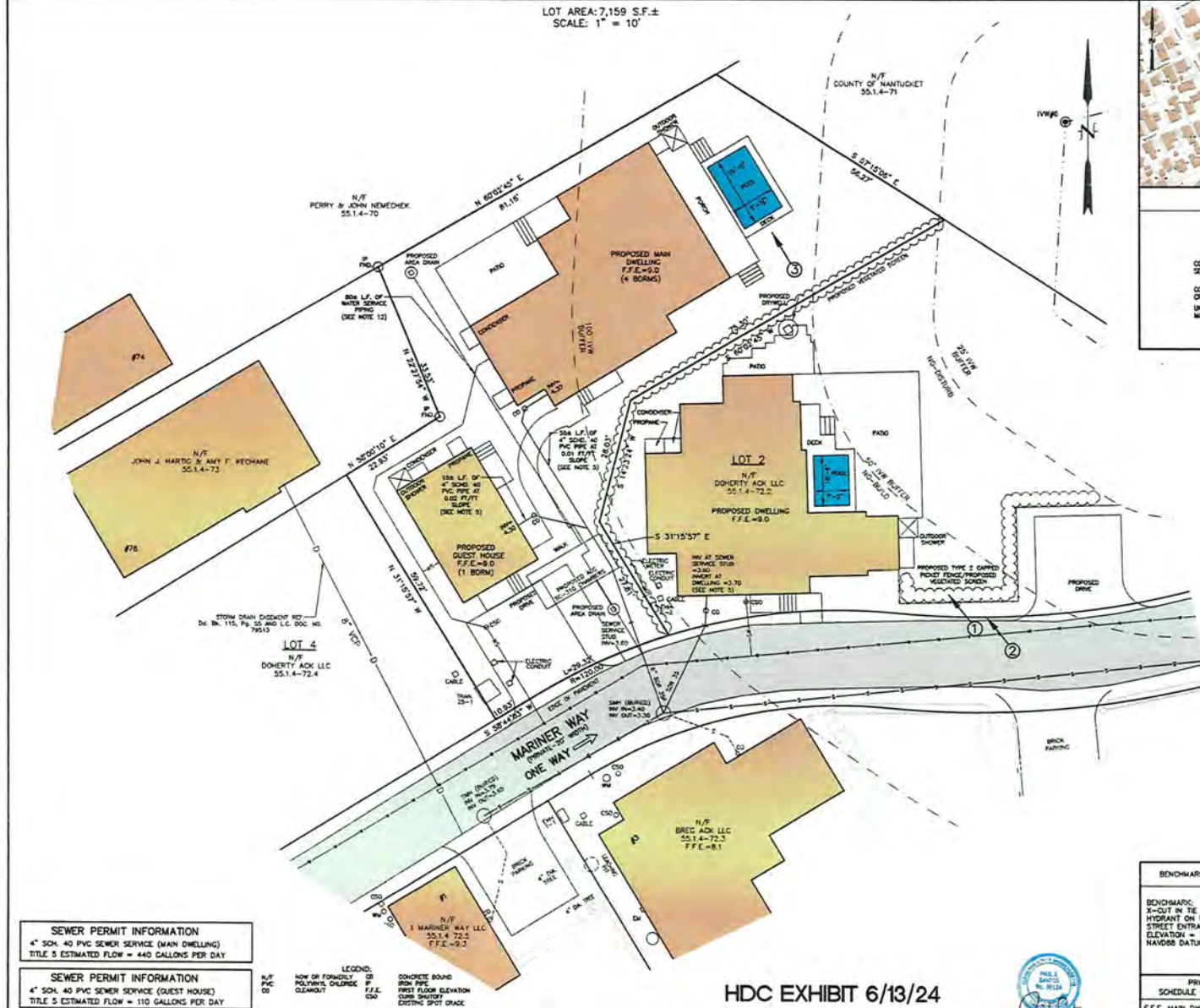
DRAWING TITLE
2 MARINER
PLANTING PLAN

DRAWING NUMBER

L2.1

SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 7,159 S.F.±
SCALE: 1" = 10'



- ### NOTES
- APPROXIMATE BUILDING SEWER STUB LOCATION SHOWN, EXACT LOCATION UNKNOWN. CONTRACTOR TO VERIFY LOCATION AND INVERT AT BUILDING SEWER STUB.
 - NO SEWER PIPE JOINTS WITHIN 10' OF WATER LINE CROSSING.
 - BUILDING SEWER SHALL INCREASE TO 6" PRIOR TO CONNECTION TO SEWER STUB.
 - THE LOCATION OF UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTORS ARE TO CHECK AND VERIFY THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-888-344-7233.
 - PROPOSED BUILDING SEWER SHALL BE 4-INCH SCHEDULE 40 PVC PIPE AT 0.01 FT/FT MINIMUM SLOPE. GRADING SHALL BE ADJUSTED TO ENSURE AT LEAST 1-FOOT OF COVER OVER THE LENGTH OF THE BUILDING SEWER.
 - SEE (AR) APPROVAL PLANNING BOARD FILE #7770, Dg. Bk. 1512, Pg. 40. (ZONING RESIDENTIAL COMMERCIAL-RC)
 - SEE ORDER OF CONDITIONS SE 48-3512, Dg. Bk. 1888, Pg. 188, MINOR MODIFICATION APPROVED 9/28/2023.
 - FLOOD ZONE AE (EL=8) (EL=7.7 FIS PROFILE) FEMA MAP NUMBER 2505000000, EFFECTIVE DATE JUNE 8, 2014.
 - VERTICAL DATUM NAVD 83.
 - WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE ALL LOCATED IN MARINER WAY.
 - SEE GRANT OF EASEMENT TO NANTUCKET ELECTRIC COMPANY DEED BOOK 1564 PAGE 178.
 - MINIMUM SIZE FOR WATER SERVICE PIPING SHALL BE THE SAME AS FROM THE MAIN TO THE CURB SHOOTER. WATER SERVICE PIPING SHALL BE "C" GRADE COPPER OR 200 PSI POLYETHYLENE. NYLON FITTINGS ARE PROHIBITED FOR UNDERGROUND USE.

BENCHMARK INFORMATION	
BENCHMARK:	X-CUT IN THE BOLT OF HYDRANT ON WASHINGTON STREET ENTRANCE
ELEVATION:	7.51 NAVD83 DATUM
PROPOSED SCHEDULE OF ELEVATIONS	
F.F.E. MAIN DWELLING	9.0
F.F.E. GUEST HOUSE	9.0
INVERT AT MAIN DWELLING	8.30
INVERT AT GUEST HOUSE	8.30
INVERT AT STUB	8.00
(SEE NOTE 1)	

NANTUCKET SURVEYORS, LLC
5 WINDY WAY, NANTUCKET, MA 02554
© COPYRIGHT 2023 NANTUCKET SURVEYORS, LLC N-11450

HDC EXHIBIT 6/13/24
① → PHOTO EXHIBIT LOCATION

SEWER PERMIT INFORMATION	
4" SCH. 40 PVC SEWER SERVICE (MAIN DWELLING)	TITLE 5 ESTIMATED FLOW = 440 GALLONS PER DAY
SEWER PERMIT INFORMATION	
4" SCH. 40 PVC SEWER SERVICE (GUEST HOUSE)	TITLE 5 ESTIMATED FLOW = 110 GALLONS PER DAY

LEGEND:	HOW OR FORMALLY OF	CONCRETE BOUND
4" SCH. 40 PVC	POLYETHYLENE CEMENT	IRON PIPE
4" SCH. 40 PVC	POLYETHYLENE CEMENT	IRON PIPE
4" SCH. 40 PVC	POLYETHYLENE CEMENT	IRON PIPE

DESIGN BY	N/B & DATE	ASSESSOR'S MAP & PARCEL	DEED	PLAN	OWNER	# BEDROOMS	WELL #	CHECKED BY
KCS		MAP 55.1.4 PARCELS 12	Dg. Bk. 1887 Pg. 8	L.C.P.L.#2016-4	DOHERTY ACK LLC	5	N-11450	PJS/DNK



REVISIONS	
DATE	DESCRIPTION
07/11/24	CONFIRMED SET
06/07/24	Fence Removal
06/11/24	MISC SITE WORK

DRAWING INFORMATION

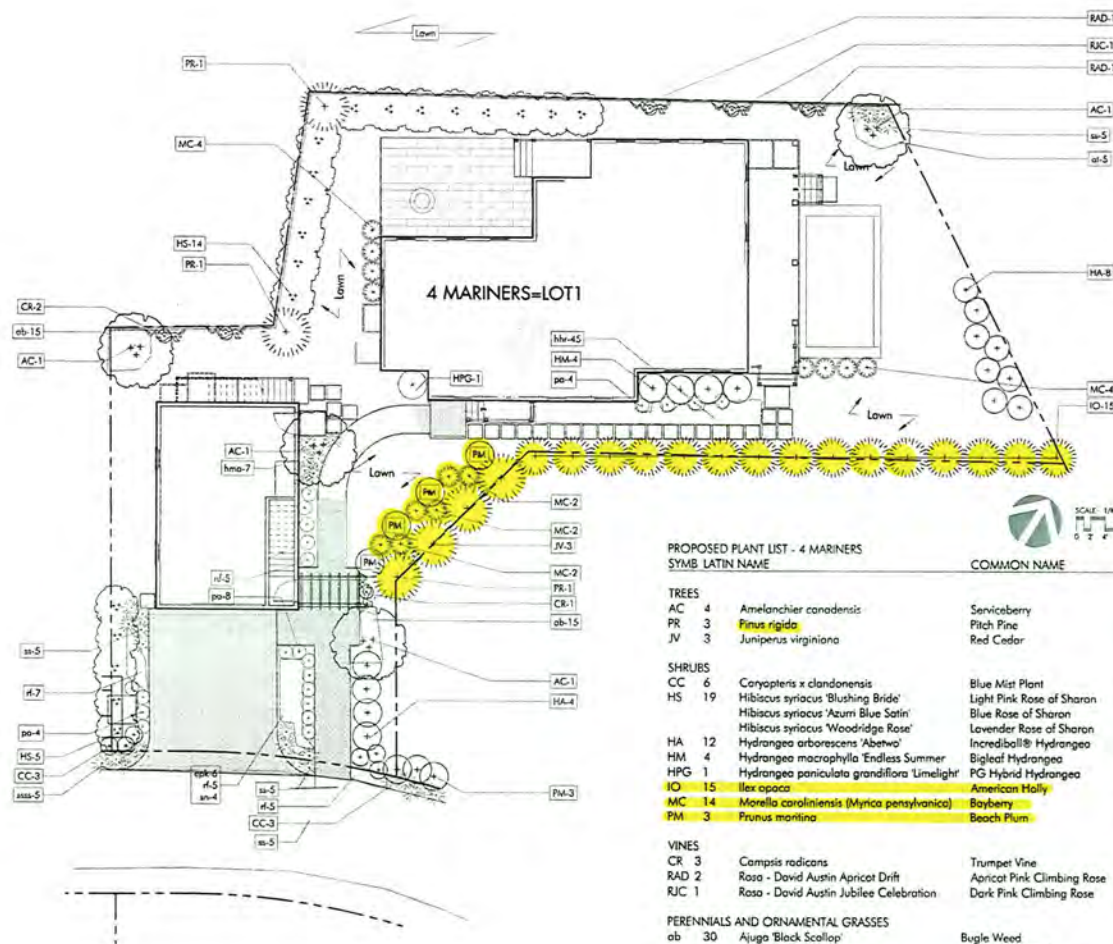
DATE: 7/17/20
SCALE: AS NOTED

PROJECT NUMBER
DRAWN BY: BH
CHECKED BY: BH

DRAWING TITLE
4 MARINER
PLANTING PLAN

DRAWING NUMBER:

L2.2

E. Vassalli / *Journal of Macroeconomics* 24 (2002) 531–546

LEGEND: SEE PLANT SCHEDULE



LAYOUT AND MATERIALS NOTES

- ### LAYOUT AND MATERIALS NOTES
1. The Architect prior to proceeding with the work. Make adjustments to layout as directed.
 2. All underground utilities and poles on one level plane. Flush condition between all changes in power/paving lines.
 3. The locations of existing underground utilities shown are approximate and have not been independently verified by the Owner or its representatives. The contractor shall field verify the size and exact location of all existing utilities before commencing work, and agree to be fully responsible for any and all damages which might be caused by the contractor. The contractor is to exactly locate and present any and all underground utilities.
 4. Contractor shall verify all conditions in the field and report any discrepancies to the Architect.
 5. Contractor shall notify directly 1-888-dig-and-repair and verify underground utilities prior to excavation.
 6. Contractor is responsible for repairing any damage caused to roads, walks, etc., site improvements, existing or proposed, damaged by this project.
 7. Items identified as "reluctant" are salvaged and stored from existing site to be installed in the general contractor's yard.
 8. Contractor shall coordinate location of all utilities (lines, ducts, conduits, sleeves, fittings, etc.) with locations of proposed landscape features, trees and/or proposed lighting fixtures, etc.) and shall continue work.
 9. All lines are parallel or perpendicular to lines from which they are measured. Offsets are indicated by dimension lines and arrows. To face of curb to edge of pavement; to edge of improvement or as otherwise noted.
 10. All underground utilities and poles on one level plane. Flush condition between all changes in power/paving lines.

IRRIGATION NOTES

1. Permanent irrigation systems required for all planting areas. Provide irrigation sleeves below hardscape elements to reach all planted areas. See specifications.

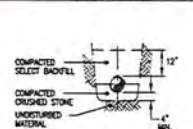
SYMB		LATIN NAME	COMMON NAME	MIN. SIZE	NOTES
TREES					
AC	4	<i>Amelanchier canadensis</i>	Serviceberry	8'-10' ht.	b&b
PR	3	<i>Pinus rigida</i>	Pitch Pine	8'-10' ht.	b&b
JV	3	<i>Juniperus virginiana</i>	Red Cedar	6'-7' ht.	
SHRUBS					
CC	6	<i>Coryopteris x clandonensis</i>	Blue Mist Plant	3 gal.	
HS	19	<i>Hibiscus syriacus 'Blushing Bride'</i>	Light Pink Rose of Sharon	5'-6' ht.	b&b
		<i>Hibiscus syriacus 'Azum Blue Satin'</i>	Blue Rose of Sharon	5'-6' ht.	b&b
		<i>Hibiscus syriacus 'Woodridge Rose'</i>	Lavender Rose of Sharon	5'-6' ht.	b&b
HA	12	<i>Hydrangea arborescens 'Aberwa'</i>	Incrediball® Hydrangea	3 gal.	pot
HM	4	<i>Hydrangea macrophylla 'Endless Summer'</i>	Bigleaf Hydrangea	3 gal.	pot
HG	1	<i>Hydrangea paniculata grandiflora 'Limelight'</i>	PG Hybrid Hydrangea	5 gal.	pot
IO	15	<i>Ilex opaca</i>	American Holly	30'-36" ht.	
MC	14	<i>Morella carolinensis (Myrica pensylvanica)</i>	Bayberry		5 gal.
PM	3	<i>Prunus maritima</i>	Beach Plum	36"	
VINES					
CR	3	<i>Campsis radicans</i>	Trumpet Vine	2 gal.	pot
RA	2	Rosa - David Austin Apricot Drift	Apricot Pink Climbing Rose	2 gal.	pot
RJC	1	Rosa - David Austin Jubilee Celebration	Dark Pink Climbing Rose	2 gal.	pot
PERENNIALS AND ORNAMENTAL GRASSES					
ob	30	<i>Alyce 'Black Scallop'</i>	Bugle Weed	1 qt.	
ot	5	<i>Asclepias tuberosa</i>	Butterfly Milkweed	1 gal.	
epk	6	<i>Echinacea purpurea 'Kim's Knee High'</i>	Low Growing Coneflower	1 gal.	
hmr	45	<i>Hemerocallis x 'Happy Returns'</i>	Yellow everlasting day lily	2 gal.	
hha	7	<i>Hakonechloa macro 'All Gold'</i>	All Gold Japanese Forest Grass	1 gal.	
ni	5	<i>Nepeta faassenii 'Blue Wonder'</i>	Persian Catmint	1 gal.	
pf	16	<i>Perovskia atriplicifolia 'Lacy Blue'</i>	Dwarf Russian Sage	2 gal.	
rl	27	<i>Rudbeckia fulgida 'Goldstrum'</i>	Black-eyed-Susan	1 gal.	
sn	4	<i>Salvia nemorosa 'Caradonna'</i>	Sage	2 gal.	
ss	20	<i>Schizochyrium scoparium 'The Blues'</i>	Little Bluestem	2 gal.	
ssss	5	<i>Schizochyrium scoparium 'Smoke Signal'</i>	'Smoke Signal' Little Bluestem	2 gal.	

SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 10,916 S.F. ±
SCALE: 1" = 10'

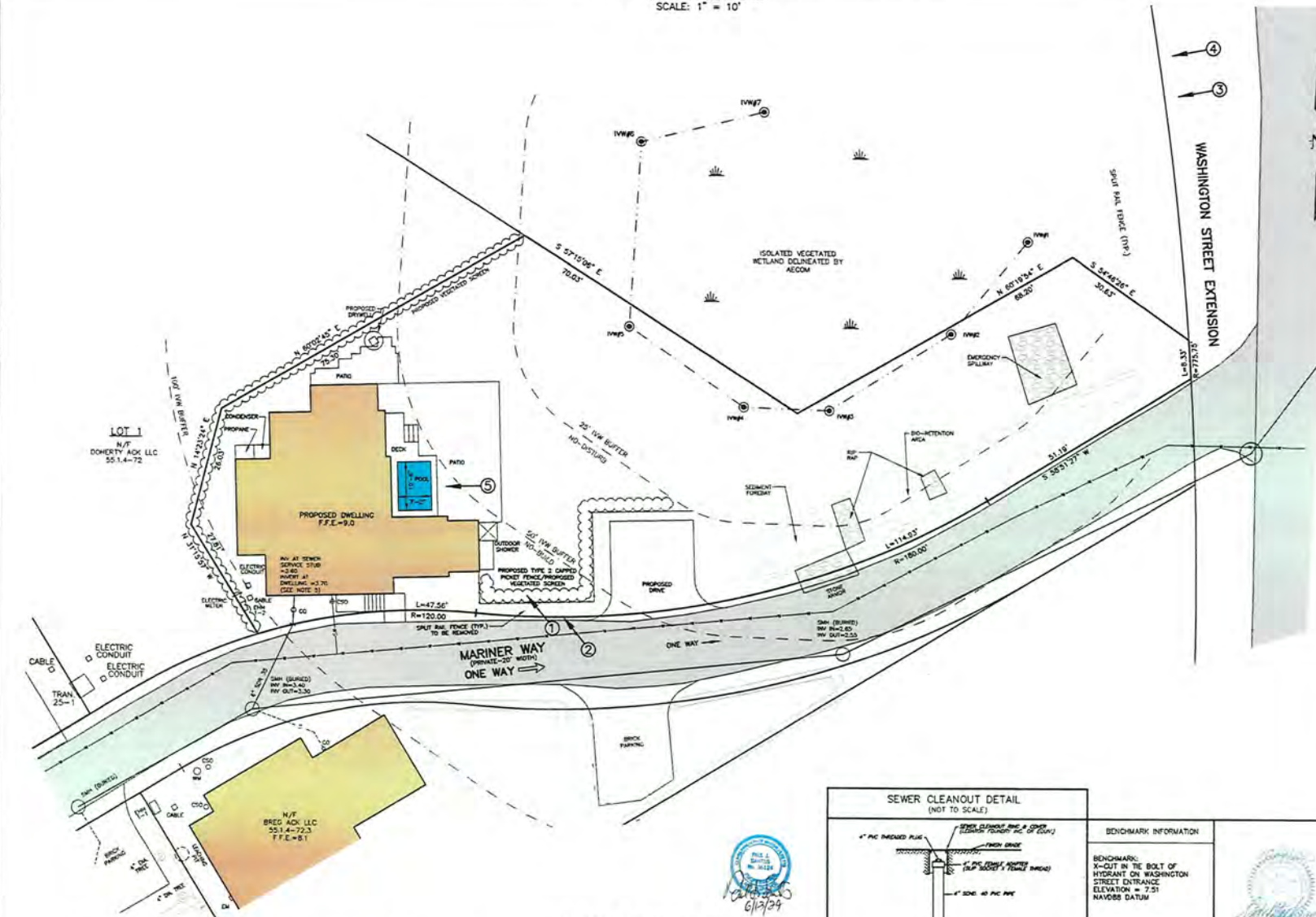


PIPE BEDDING DETAIL

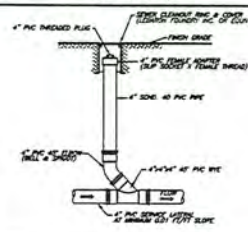


NOTES

1. APPROXIMATE BUILDING SEWER STUB LOCATION SHOWN, EXACT LOCATION UNKNOWN. CONTRACTOR TO VERIFY LOCATION AND INVERT AT BUILDING SEWER STUB.
2. NO SEWER PIPE JOINTS WITHIN 10' OF WATER LINE CROSSING.
3. BUILDING SEWER SHALL INCREASE TO 6" PRIOR TO CONNECTION TO SEWER STUB.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTORS ARE TO CHECK AND VERIFY THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-888-344-7233.
5. PROPOSED BUILDING SEWER SHALL BE 72" LINEAR FEET OF 4-INCH SCHEDULE 40 PVC PIPE AT 0.01 FT/FT MINIMUM SLOPE. GRADING SHALL BE ADJUSTED TO ENSURE AT LEAST 1-FOOT OF COVER OVER THE LENGTH OF THE BUILDING SEWER.
6. SEE (AR) APPROVAL PLANNING BOARD FILE #7770, D4 BL 1512, PG. 40. (ZONING RESIDENTIAL COMMERCIAL-RC)
7. SEE ORDER OF CONDITIONS SE 48-3513, D4 BL 1888, PG. 207. MINOR MODIFICATION APPROVED 9/28/2023
8. FLOOD ZONE AE (10-10) (10-17.7 FTS PROFILE) FEMA MAP NUMBER 250190C0089G, EFFECTIVE DATE: JUNE 8, 2014.
9. VERTICAL DATUM NAVD 88.
10. WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE ALL LOCATED IN MARINER WAY.
11. SEE GRANT OF EASEMENT TO NANTUCKET ELECTRIC COMPANY DEED BOOK 1564 PAGE 179.



SEWER CLEANOUT DETAIL



BENCHMARK INFORMATION

BENCHMARK:
X-CUT IN THE BOLT OF
HYDRANT ON WASHINGTON
STREET ENTRANCE
ELEVATION = 7.51
NAVD85 DATUM

PROPOSED SCHEDULE OF ELEVATIONS

F.F.E. INVERT AT DWELLING
INVERT AT STUB
(SEE NOTE 1)

SEWER & WATER CONNECTION PLAN

#6 MARINER WAY
NANTUCKET, MASSACHUSETTS
(ASSESSOR'S MAP 55.1.4 PARCEL 72.2)
PREPARED FOR:
DOHERTY ACK LLC
DATE: OCTOBER 4, 2023 SCALE: AS NOTED
REVISED DATE: DECEMBER 2023 P.O.D. ADDED
REVISED DATE: MARCH 21, 2024 DRAINAGE ADDED

NANTUCKET SURVEYORS, LLC
5 WINDY WAY, NANTUCKET, MA 02554
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N-11451

HDC EXHIBIT 6/13/24

1 PHOTO EXHIBIT LOCATION

SEWER PERMIT INFORMATION
4" SCH. 40 PVC SEWER SERVICE
TITLE 5 ESTIMATED FLOW = 350 GALLONS PER DAY

LEGEND:
N/F PVC
N/F POLYETHYLENE GLYCOL
N/F CLEANOUT
CONCRETE FOUNDATION
RIGID PIPE
FIRST FLOOR ELEVATION
CURB SLOPE
EXISTING SPOT GRADE

DESIGN BY	N/B & DATE	ASSESSOR'S MAP & PARCEL	DEED	PLAN	OWNER	# BEDROOMS	WELL #	CHECKED BY
KCS		MAP 55.1.4 PARCEL 72.2	Dd. Bk. 1897 Pg. 81	LCPL#2016-4	DOHERTY ACK LLC	5	N-11451	PJS/DWK



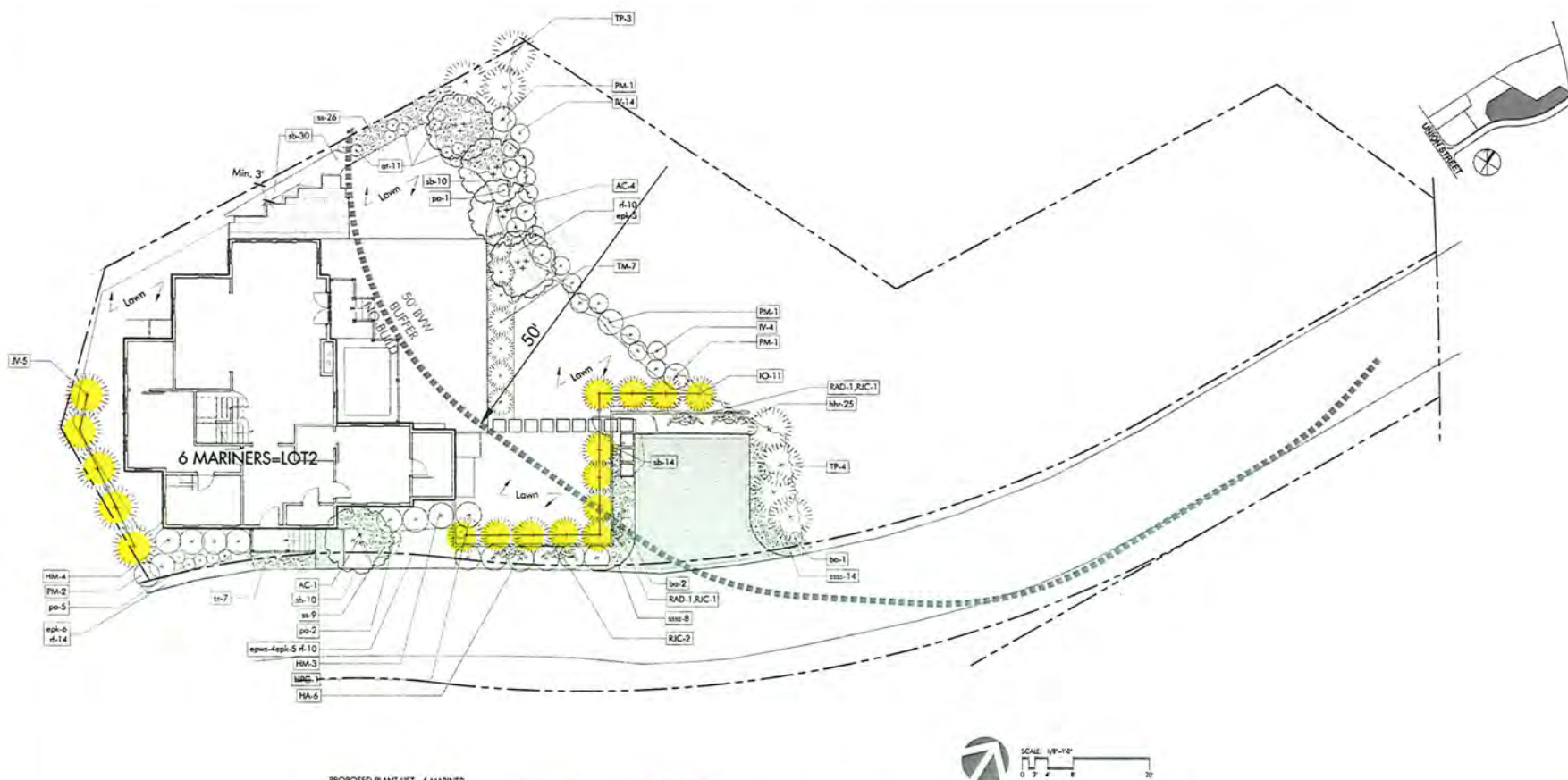
6 MARINER WAY
NANTUCKET, MA



REVISIONS	
DATE	DESCRIPTION
01/11/24	CONFORMED SET
04/07/24	Fence Rebuild
06/11/24	POC in the Ground

DRAWING INFORMATION DATE: 7/17/20 SCALE: AS NOTED	
PROJECT NUMBER: DRAWN BY: BH CHECKED BY: BH	
DRAWING TITLE 6 MARINER PLANTING PLAN	
DRAWING NUMBER	

L2.3

T. Veendert / *Land-use Change* 1998, 13: 1-12

PROPOSED PLANT USE - 8 MARINER			COMMON NAME	MIN. SIZE	NOTES
SY	LATIN NAME				
TREES					
AC	5	<i>Amelanchier canadensis</i>	Serviceberry	8-10' H	bdb
IV	5	<i>Juniperus virginiana</i>	Red Cedar	6-7' H	bdb
TP	7	<i>Taxus pilicata</i> "Green Giant"	Green Giant Cedar	8-10' H	bdb
SHRUBS					
HA	6	<i>Hydrangea arborescens</i> "Alabaster"	Incrediball® Hydrangea	3 gal.	pot
HA	7	<i>Hydrangea macrophylla</i>	Endless Summer® Bigleaf Hydrangea	3 gal.	pot
HMG	7	<i>Hydrangea paniculata</i> grandiflora	LimeLight® PC Hybrid Hydrangea	3 gal.	pot
HO	2	<i>Hamamelis virginica</i>	American Lady	3-4 ft	bdb
IV	16	<i>Ilex verticillata</i> "Scotchberry"	Winterberry Holly	3-4' H	bdb
PM	4	<i>Prunus americana</i>	Beach Plum	36"	bdb
TM	7	<i>Taxus x media</i> "Hicksii"	Hicks Yew	24'-30'	pot
VINES					
RAC	2	Rose - David Austin Apricot Drift	Apricot Climbing Rose	2 gal.	pot
RUC	2	Rose - David Austin Jubilee Celebration	Dark Climbing Rose	2 gal.	pot
PERENNIALS AND ORNAMENTAL GRASSES					
at	11	<i>Asclepias tuberosa</i>	Butterfly Milkweed	1 gal.	
as	3	<i>Begonia rex</i>	Folia Indigo	1 gal.	
ew	4	<i>Echinacea purpurea</i> "White Swan"	White Swan Coneflower	1 gal.	
ep	6	<i>Echinacea purpurea</i> "Kim's Knee High"	Low Growing Coneflower	1 gal.	
hr	25	<i>Hemerocallis</i> x "Happy Returns"	Yellow everlasting day lily	2 gal.	
li	8	<i>Penstemon aristoliteus</i> "Lacy Blue"	Deep Russian Sage	1 gal.	
li	34	<i>Rubus</i> <i>flavida</i> "Goldflame"	Black-eyed Susan	2 gal.	
ss	42	<i>Schizanthus loccipitum</i> "The Blues"	Lilac Biscuit	2 gal.	
ss	22	<i>Schizanthus loccipitum</i> "Spectrum Smile"	Smile Sign! Lilac Biscuit	2 gal.	
ss	62	<i>Silene</i> <i>maritima</i>	Blanket Flower	2 gal.	

PLANTING NOTES

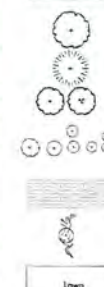
- PANTING NOTES**
- The Landscape Subcontractor shall coordinate with the General Contractor and Site Subcontractor all of the requirements for special testing and preservation and testing and planning of approved plants and products and mixes as described in the specifications. Failure of the plan or General Contractor to perform required testing, submittal and proper preparation does not relieve the Landscape Contractor from the requirements of the work as set forth in the specifications.
2. All plant material shall be approved by the Landscape Architect prior to arrival on the site.
 3. All plant material shall conform to the American Standard for Nursery Stock established by American Hort. americanhort.org
 4. No invasive plants per the Massachusetts Prohibited Plant List shall be used on this site.
 5. Plantings shall be installed in such a way that when mature they will be visible at least 18 inches away from the structure of the building.
 6. No substitution of plant species will be allowed without the written approval of the Landscape Architect. Any proposed substitutions of plant species shall be a plant of equivalent overall form, height and branching habit, flower, leaf and fruit, color and time of bloom.
 7. The Contractor shall locate and verify all utility line locations prior to excavation for tree pits and report any conflicts to the Landscape Architect.

8. All plants shall be placed in their approximate location by the Contractor. The Contractor shall adjust the locations as required by the Landscape Architect. Trees shall be placed first, then shrubs, then perennials and tall groundcovers. Final locations must be approved by the Landscape Architect prior to planting.
9. The rootballs of trees: Soil should be carefully removed from the rootball to the root flare. The root flare should be set so that the root flare is at finished grade.
10. The rootballs of shrubs shall be planted 1" above adjacent finished grade. The root flare of perennials shall be set at or the level at which the plant was growing.
11. All planting to be done under the full time supervision of a certified arborist, nurseryman or licensed Landscape Architect.
12. All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.

IRRIGATION NOTES

1. Permanent irrigation systems required for all planting areas including planters. Provide irrigation sleeves below hardscape elements to reach all planted areas. See specifications.

LEGEND: SEE PLANT SCHEDULE



DECIDUOUS TREE, Fr.

EVERGREEN TREE, No.

ORNAMENTAL TREE, 17p.

SHRUBS, 17p

PERENNIALS •

VINES, Inc.

LAWN, n.p. See specifications.

ADDRESS: 2 Mariner Way (HDC2023-12-9708)

DATE HEARD: 7/16/2024

SITTING BOARD: Pohl, Welch, Camp, Oliver & Patten

Historic District Commission
OLD BUSINESS CHECKLIST



Planning and Land Use Services

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

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

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

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

If your application was **HOLD FOR REVISIONS**:

	Date submitted to 2 Fairgrounds Road: 8/22/2024 (Supplement to 6/13/2024)
	Address & HDC Case Number (ie HDC2020-05-0265): 2 Mariner Way (HDC2023-12-9708)
N/A	<u>Copy of Minutes</u> (application item circled)
X	<u>Reduced (8 ½ x 11) copy of application</u>
X	<u>Locus Map: 4 copies:</u> https://www.nantucket-ma.gov/151/GIS-Maps 55.1.4-72.4
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.) Landscaping Detail
	Four (4) Large sets of scaled plans (<u>3/16" or 1/4" scale</u>) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	<u>One set reduced plans: 8 ½ x11</u>
X	<u>Electronic Submission:</u> Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov .
X	<u>Submit documents to PLUS at 2 Fairgrounds Road</u>
	<u>Signed Affidavit:</u> see below

HOLD FOR A VIEW	IF YOUR APPLICATION WAS "HOLD FOR A VIEW" A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	IF YOUR APPLICATION WAS "HOLD TO TRACK" A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

**** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.**

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature:  Date: 8/22/24



2023 00001726

Bk: 1949 Pg: 308 Page: 1 of 23
Doc: AMENDME 09/22/2023 11:4



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 5 – 2nd Amended Order of Conditions
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
And the Town of Nantucket Wetlands Bylaw Chapter 136

Provided by MassDEP:
SE48-3511
MassDEP File #

eDEP Transaction #
Nantucket
City/Town

A. General Information

1. From: Nantucket
Conservation Commission

2. This issuance is for (check one):
a. ☐ Order of Conditions b. ☒ Amended Order of Conditions

3. To: Applicant:

a. First Name Doherty ACK, LLC b. Last Name _____
c. Organization _____
100 Conifer Hill Drive #304
d. Mailing Address _____
Danvers MA 01923
e. City/Town _____ f. State _____ g. Zip Code _____

4. Property Owner (if different from applicant):

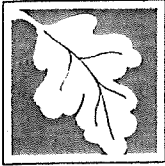
a. First Name _____ b. Last Name _____
c. Organization _____
d. Mailing Address _____
e. City/Town _____ f. State _____ g. Zip Code _____

5. Project Location:

2 Mariner Way Nantucket
a. Street Address _____ b. City/Town _____
55.1.4 72.4
c. Assessors Map/Plat Number _____ d. Parcel/Lot Number _____

Latitude and Longitude, if known:

d. Latitude _____ e. Longitude _____



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 5 – 2nd Amended Order of Conditions
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
And the Town of Nantucket Wetlands Bylaw Chapter 136

Provided by MassDEP:
SE48-3511
MassDEP File #

eDEP Transaction #
Nantucket
City/Town

A. General Information (cont.)

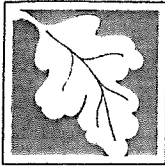
6. Property recorded at the Registry of Deeds for (attach additional information if more than one parcel):
Nantucket
- | | |
|-----------|--|
| a. County | b. Certificate Number (if registered land) |
| 1897 | 81 |
| c. Book | d. Page |
7. Dates:
- | | | |
|--------------------------------|-------------------------------|---------------------|
| February 17, 2022 | March 24, 2022 | March 29, 2022 |
| a. Date Notice of Intent Filed | b. Date Public Hearing Closed | c. Date of Issuance |
| June 1, 2023 | August 31, 2023 | September 5, 2023 |
| a. Date Amendment Filed | b. Date Public Hearing Closed | c. Date of Issuance |
8. Final Approved Plans and Other Documents (attach additional plan or document references as needed):
2 Mariner Way Site Plan (Lot 4)- 4 sheets
- | | |
|------------------------|--------------------------|
| a. Plan Title | Carmine Guarracino, P.E. |
| b. Prepared By | c. Signed and Stamped by |
| August 25, 2023 | varies |
| d. Final Revision Date | e. Scale |
- | | |
|--------------------------------------|---------|
| f. Additional Plan or Document Title | g. Date |
|--------------------------------------|---------|

B. Findings

1. Findings pursuant to the Massachusetts Wetlands Protection Act:
- Following the review of the above-referenced Notice of Intent and based on the information provided in this application and presented at the public hearing, this Commission finds that the areas in which work is proposed is significant to the following interests of the Wetlands Protection Act (the Act). Check all that apply:
- | | | |
|--|--|---|
| a. ☐ Public Water Supply | b. ☐ Land Containing Shellfish | c. ☒ Prevention of Pollution |
| d. ☐ Private Water Supply | e. ☐ Fisheries | f. ☒ Protection of Wildlife Habitat |
| g. ☐ Groundwater Supply | h. ☒ Storm Damage Prevention | i. ☒ Flood Control |
| j. ☐ Wetland Scenic Views (bylaw) | k. ☐ Recreation (Bylaw) | |
2. This Commission hereby finds the project, as proposed, is: (check one of the following boxes)

Approved subject to:

- a. ☒ the following conditions which are necessary in accordance with the performance standards set forth in the wetlands regulations. This Commission orders that all work shall be performed in accordance with the Notice of Intent referenced above, the following General Conditions, and any other special conditions attached to this Order. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, these conditions shall control.



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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
And the Town of Nantucket Wetlands Bylaw Chapter 136

Provided by MassDEP:
SE48-3511
MassDEP File #

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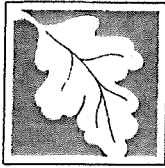
B. Findings (cont.)

Denied because:

- b. ☐ the proposed work cannot be conditioned to meet the performance standards set forth in the wetland regulations. Therefore, work on this project may not go forward unless and until a new Notice of Intent is submitted which provides measures which are adequate to protect the interests of the Act, and a final Order of Conditions is issued. **A description of the performance standards which the proposed work cannot meet is attached to this Order.**
- c. ☐ the information submitted by the applicant is not sufficient to describe the site, the work, or the effect of the work on the interests identified in the Wetlands Protection Act. Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides sufficient information and includes measures which are adequate to protect the Act's interests, and a final Order of Conditions is issued. **A description of the specific information which is lacking and why it is necessary is attached to this Order as per 310 CMR 10.05(6)(c).**
3. ☐ Buffer Zone Impacts: Shortest distance between limit of project disturbance and the wetland resource area specified in 310 CMR 10.02(1)(a) a. linear feet

Inland Resource Area Impacts: Check all that apply below. (For Approvals Only)

Resource Area	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
4. ☐ Bank	a. linear feet	b. linear feet	c. linear feet	d. linear feet
5. ☐ Bordering Vegetated Wetland	a. square feet	b. square feet	c. square feet	d. square feet
6. ☐ Land Under Waterbodies and Waterways	a. square feet	b. square feet	c. square feet	d. square feet
	e. c/y dredged	f. c/y dredged		
7. ☐ Bordering Land Subject to Flooding	a. square feet	b. square feet	c. square feet	d. square feet
Cubic Feet Flood Storage	e. cubic feet	f. cubic feet	g. cubic feet	h. cubic feet
8. ☐ Isolated Land Subject to Flooding	a. square feet	b. square feet		
Cubic Feet Flood Storage	c. cubic feet	d. cubic feet	e. cubic feet	f. cubic feet
9. ☐ Riverfront Area	a. total sq. feet	b. total sq. feet		
Sq ft within 100 ft	c. square feet	d. square feet	e. square feet	f. square feet



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Sq ft between 100-
200 ft

g. square feet

h. square feet

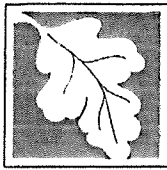
i. square feet

j. square feet

B. Findings (cont.)

Coastal Resource Area Impacts: Check all that apply below. (For Approvals Only)

	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
10. ☐ Designated Port Areas	Indicate size under Land Under the Ocean, below			
11. ☐ Land Under the Ocean	<u> </u> a. square feet	<u> </u> b. square feet		
	<u> </u> c. c/y dredged	<u> </u> d. c/y dredged		
12. ☐ Barrier Beaches	Indicate size under Coastal Beaches and/or Coastal Dunes below			
13. ☐ Coastal Beaches	<u> </u> a. square feet	<u> </u> b. square feet	<u>0 cu yd</u> c. nourishment	<u> </u> d. nourishment
14. ☐ Coastal Dunes	<u> </u> a. square feet	<u> </u> b. square feet	<u> </u> c. nourishment	<u> </u> d. nourishment
15. ☐ Coastal Banks	<u> </u> a. linear feet	<u> </u> b. linear feet		
16. ☐ Rocky Intertidal Shores	<u> </u> a. square feet	<u> </u> b. square feet		
17. ☐ Salt Marshes	<u> </u> a. square feet	<u> </u> b. square feet	<u> </u> c. square feet	<u> </u> d. square feet
18. ☐ Land Under Salt Ponds	<u> </u> a. square feet	<u> </u> b. square feet		
	<u> </u> c. c/y dredged	<u> </u> d. c/y dredged		
19. ☐ Land Containing Shellfish	<u> </u> a. square feet	<u> </u> b. square feet	<u> </u> c. square feet	<u> </u> d. square feet
20. ☐ Fish Runs	Indicate size under Coastal Banks, Inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above			
	<u> </u> a. c/y dredged	<u> </u> b. c/y dredged		
21. ☒ Land Subject to Coastal Storm Flowage	<u>5,000</u> a. square feet	<u>5,000</u> b. square feet		



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B. Findings (cont.)

22. ☐ Restoration/Enhancement *:

a. square feet of BVW

b. square feet of salt marsh

23. ☐ Stream Crossing(s):

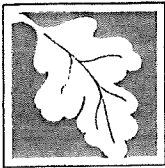
a. number of new stream crossings

b. number of replacement stream crossings

C. General Conditions Under Massachusetts Wetlands Protection Act

The following conditions are only applicable to Approved projects.

1. Failure to comply with all conditions stated herein, and with all related statutes and other regulatory measures, shall be deemed cause to revoke or modify this Order.
2. The Order does not grant any property rights or any exclusive privileges; it does not authorize any injury to private property or invasion of private rights.
3. This Order does not relieve the permittee or any other person of the necessity of complying with all other applicable federal, state, or local statutes, ordinances, bylaws, or regulations.
4. The work authorized hereunder shall be completed within three years from the date of this Order unless either of the following apply:
 - a. the work is a maintenance dredging project as provided for in the Act; or
 - b. the time for completion has been extended to a specified date more than three years, but less than five years, from the date of issuance. If this Order is intended to be valid for more than three years, the extension date and the special circumstances warranting the extended time period are set forth as a special condition in this Order.
5. This Order may be extended by the issuing authority for one or more periods of up to three years each upon application to the issuing authority at least 30 days prior to the expiration date of the Order.
6. If this Order constitutes an Amended Order of Conditions, this Amended Order of Conditions does not extend the issuance date of the original Final Order of Conditions and the Order will expire on **03/29/2025** unless extended in writing by the Department.
7. Any fill used in connection with this project shall be clean fill. Any fill shall contain no trash, refuse, rubbish, or debris, including but not limited to lumber, bricks, plaster, wire, lath, paper, cardboard, pipe, tires, ashes, refrigerators, motor vehicles, or parts of any of the foregoing.
8. This Order is not final until all administrative appeal periods from this Order have elapsed, or if such an appeal has been taken, until all proceedings before the Department have been completed.



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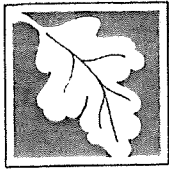
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C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

9. No work shall be undertaken until the Order has become final and then has been recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land upon which the proposed work is to be done. In the case of the registered land, the Final Order shall also be noted on the Land Court Certificate of Title of the owner of the land upon which the proposed work is done. The recording information shall be submitted to the Conservation Commission on the form at the end of this Order, which form must be stamped by the Registry of Deeds, prior to the commencement of work.
10. A sign shall be displayed at the site not less than two square feet or more than three square feet in size bearing the words,

"Massachusetts Department of Environmental Protection" [or, "MassDEP"]
"File Number SE48- 3511 "
11. Where the Department of Environmental Protection is requested to issue a Superseding Order, the Conservation Commission shall be a party to all agency proceedings and hearings before MassDEP.
12. Upon completion of the work described herein, the applicant shall submit a Request for Certificate of Compliance (WPA Form 8A) to the Conservation Commission.
13. The work shall conform to the plans and special conditions referenced in this order.
14. Any change to the plans identified in Condition #13 above shall require the applicant to inquire of the Conservation Commission in writing whether the change is significant enough to require the filing of a new Notice of Intent.
15. The Agent or members of the Conservation Commission and the Department of Environmental Protection shall have the right to enter and inspect the area subject to this Order at reasonable hours to evaluate compliance with the conditions stated in this Order, and may require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.
16. This Order of Conditions shall apply to any successor in interest or successor in control of the property subject to this Order and to any contractor or other person performing work conditioned by this Order.
17. Prior to the start of work, and if the project involves work adjacent to a Bordering Vegetated Wetland, the boundary of the wetland in the vicinity of the proposed work area shall be marked by wooden stakes or flagging. Once in place, the wetland boundary markers shall be maintained until a Certificate of Compliance has been issued by the Conservation



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Commission.

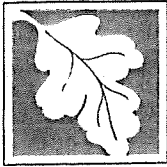
C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

18. All sedimentation barriers shall be maintained in good repair until all disturbed areas have been fully stabilized with vegetation or other means. At no time shall sediments be deposited in a wetland or water body. During construction, the applicant or his/her designee shall inspect the erosion controls on a daily basis and shall remove accumulated sediments as needed. The applicant shall immediately control any erosion problems that occur at the site and shall also immediately notify the Conservation Commission, which reserves the right to require additional erosion and/or damage prevention controls it may deem necessary. Sedimentation barriers shall serve as the limit of work unless another limit of work line has been approved by this Order.

NOTICE OF STORMWATER CONTROL AND MAINTENANCE REQUIREMENTS

19. **The work associated with this Order (the "Project") is (1) ☐ is not (2) ☒ subject to the Massachusetts Stormwater Standards. If the work is subject to the Stormwater Standards, then the project is subject to the following conditions:**

- a) All work, including site preparation, land disturbance, construction and redevelopment, shall be implemented in accordance with the construction period pollution prevention and erosion and sedimentation control plan and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollution Discharge Elimination System Construction General Permit as required by Stormwater Condition 8. Construction period erosion, sedimentation and pollution control measures and best management practices (BMPs) shall remain in place until the site is fully stabilized.
- b) No stormwater runoff may be discharged to the post-construction stormwater BMPs unless and until a Registered Professional Engineer provides a Certification that:
- i. all construction period BMPs have been removed or will be removed by a date certain specified in the Certification. For any construction period BMPs intended to be converted to post construction operation for stormwater attenuation, recharge, and/or treatment, the conversion is allowed by the MassDEP Stormwater Handbook BMP specifications and that the BMP has been properly cleaned or prepared for post construction operation, including removal of all construction period sediment trapped in inlet and outlet control structures;
 - ii. as-built final construction BMP plans are included, signed and stamped by a Registered Professional Engineer, certifying the site is fully stabilized;
 - iii. any illicit discharges to the stormwater management system have been removed, as per the requirements of Stormwater Standard 10;
 - iv. all post-construction stormwater BMPs are installed in accordance with the plans (including all planting plans) approved by the issuing authority, and have been inspected to ensure that they are not damaged and that they are in proper working condition;
 - v. any vegetation associated with post-construction BMPs is suitably established to withstand erosion.



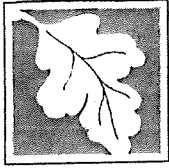
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C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

- c) The landowner is responsible for BMP maintenance until the issuing authority is notified that another party has legally assumed responsibility for BMP maintenance. Prior to requesting a Certificate of Compliance, or Partial Certificate of Compliance, the responsible party (defined in General Condition 18(e)) shall execute and submit to the issuing authority an Operation and Maintenance Compliance Statement ("O&M Statement") for the Stormwater BMPs identifying the party responsible for implementing the stormwater BMP Operation and Maintenance Plan ("O&M Plan") and certifying the following: *i.*) the O&M Plan is complete and will be implemented upon receipt of the Certificate of Compliance, and *ii.*) the future responsible parties shall be notified in writing of their ongoing legal responsibility to operate and maintain the stormwater management BMPs and implement the Stormwater Pollution Prevention Plan.
- d) Post-construction pollution prevention and source control shall be implemented in accordance with the long-term pollution prevention plan section of the approved Stormwater Report and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollution Discharge Elimination System Multi-Sector General Permit.
- e) Unless and until another party accepts responsibility, the landowner, or owner of any drainage easement, assumes responsibility for maintaining each BMP. To overcome this presumption, the landowner of the property must submit to the issuing authority a legally binding agreement of record, acceptable to the issuing authority, evidencing that another entity has accepted responsibility for maintaining the BMP, and that the proposed responsible party shall be treated as a permittee for purposes of implementing the requirements of Conditions 18(f) through 18(k) with respect to that BMP. Any failure of the proposed responsible party to implement the requirements of Conditions 18(f) through 18(k) with respect to that BMP shall be a violation of the Order of Conditions or Certificate of Compliance. In the case of stormwater BMPs that are serving more than one lot, the legally binding agreement shall also identify the lots that will be serviced by the stormwater BMPs. A plan and easement deed that grants the responsible party access to perform the required operation and maintenance must be submitted along with the legally binding agreement.
- f) The responsible party shall operate and maintain all stormwater BMPs in accordance with the design plans, the O&M Plan, and the requirements of the Massachusetts Stormwater Handbook.



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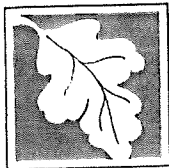
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C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

- g) The responsible party shall:
1. Maintain an operation and maintenance log for the last three (3) consecutive calendar years of inspections, repairs, maintenance and/or replacement of the stormwater management system or any part thereof, and disposal (for disposal the log shall indicate the type of material and the disposal location);
 2. Make the maintenance log available to MassDEP and the Conservation Commission ("Commission") upon request; and
 3. Allow members and agents of the MassDEP and the Commission to enter and inspect the site to evaluate and ensure that the responsible party is in compliance with the requirements for each BMP established in the O&M Plan approved by the issuing authority.
- h) All sediment or other contaminants removed from stormwater BMPs shall be disposed of in accordance with all applicable federal, state, and local laws and regulations.
- i) Illicit discharges to the stormwater management system as defined in 310 CMR 10.04 are prohibited.
- j) The stormwater management system approved in the Order of Conditions shall not be changed without the prior written approval of the issuing authority.
- k) Areas designated as qualifying pervious areas for the purpose of the Low Impact Site Design Credit (as defined in the MassDEP Stormwater Handbook, Volume 3, Chapter 1, Low Impact Development Site Design Credits) shall not be altered without the prior written approval of the issuing authority.
- l) Access for maintenance, repair, and/or replacement of BMPs shall not be withheld. Any fencing constructed around stormwater BMPs shall include access gates and shall be at least six inches above grade to allow for wildlife passage.

Special Conditions (if you need more space for additional conditions, please attach a text document):



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D. Findings Under Municipal Wetlands Bylaw or Ordinance

1. Is a municipal wetlands bylaw or ordinance applicable? ☒ Yes ☐ No
2. The Nantucket hereby finds (check one that applies):
Conservation Commission

- a. ☐ that the proposed work cannot be conditioned to meet the standards set forth in a municipal ordinance or bylaw, specifically:

1. Municipal Ordinance or Bylaw

2. Citation

Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides measures which are adequate to meet these standards, and a final Order of Conditions is issued.

- b. ☐ that the following additional conditions are necessary to comply with a municipal ordinance or bylaw:

1. Municipal Ordinance or Bylaw

2. Citation

3. The Commission orders that all work shall be performed in accordance with the following conditions and with the Notice of Intent referenced above. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, the conditions shall control.

The special conditions relating to municipal ordinance or bylaw are as follows (if you need more space for additional conditions, attach a text document):
Please view additional findings and conditions page(s)



Town of Nantucket, Massachusetts
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The Town of Nantucket Bylaw Chapter 136

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Provided by DEP

B1. Additional Conditions

The Town of Nantucket Conservation Commission has found it necessary to include these additional conditions as a standard part of every Order. If the condition applies, then the corresponding box will be checked:

- ☒ 1. Pursuant to General Condition Number 8, this Order of Conditions must be registered with the Registry of Deeds for Nantucket, and proof of recording shall be submitted to the Commission prior to the commencement of any work approved in this Order.
- ☒ 2. No work approved under this Order shall take place until all administrative appeal periods from the Order have elapsed, or, if an appeal has been filed, until all proceedings have been completed.
- ☒ 3. The landowner, applicant, and/or the contractor will notify the Commission in writing five days prior to the start of work. The letter shall state the name, address, and telephone number of the project supervisor who will be responsible for insuring onsite compliance with this Order. (All erosion/sedimentation control devices shall be installed BEFORE the start of work.)
- ☒ 4. Prior to any activity at the site, a snow fence, siltation fence or a line of straw bales shall be staked as shown on the plan of record. After the fence or straw bales are installed, notice shall be given to the Nantucket Conservation Commission. **No work shall begin on the site for 72 hours after said notice is given; so as to allow Commission members time to inspect all siltation devices.** The snow fence, siltation fence, or straw bale line erected to prevent siltation, erosion, filling of the wetland, and trap windblown debris during construction, will also serve as a limit of the activity for work crews. It shall remain in good repair during all phases of construction, and it shall not be removed until all soils are stabilized and revegetated or until permission to remove it is given by the Commission.
- ☒ 5. An as-built plan, signed and stamped by a registered professional engineer or land surveyor in the Commonwealth of Massachusetts and having the same scale as the final approved plans, shall be submitted to the Commission at the same time as a written request for a Certificate of Compliance, and shall specify how, if at all, the completed plan differs from the final approved plan. The as-built plan shall include, but not be limited to, the following: any/culvert inverts for inflow and outfalls; pipe slope, size, and composition; location of any other drainage structures and their composition; limits of fill or alteration; location of all structures and pavement within 100 feet of the wetland; the edge of the wetland; the grade contours within 100 feet of the wetland.
- ☒ 6. Members, employees, and agents of the Commission shall have the right to enter and inspect the premises to evaluate compliance with the conditions and performance standards stated in this Order, the Massachusetts Wetlands Protection Act, and pertinent Massachusetts regulations (310CMR10:00 through 10:99). The Commission may require the submittal of any data deemed necessary by the Commission for that evaluation.
- ☒ 7. The applicant, owners, successors, or assignees shall be responsible for maintaining any on-site drainage structures and outfalls, assuring the lasting integrity of vegetative cover on the site, and monitoring of site activities so as to prevent erosion, siltation, sedimentation, chemical contamination, or other detrimental impact to any on-site or off-site resource area. It shall be the responsibility of the property owner of record to ensure compliance with the maintenance conditions required by this Order.



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B1. Additional Conditions (cont.)

- ☒ 8. This document shall be included in all construction contracts and subcontracts dealing with the work proposed and shall supersede other contract requirements.
- ☒ 9. A complete copy of this permit, including its drawings, Special Conditions, and any Amendments shall be available at the work site whenever work is being performed. The permittee shall provide a copy of this permit to all contractors, subcontractors, and other personnel performing work relating to this project in order to assure full knowledge and compliance with the permit's terms and conditions.
- ☒ 10. Natural vegetation between the wetland edge and upland edge of the Undisturbed Buffer shall be left intact. Within 48 hours of project completion, weather permitting, all disturbed areas shall be replanted as previously approved by the Commission. There shall be at least a 25-foot undisturbed buffer on the upland side of the wetland boundary, unless otherwise specified by this Order. This shall be an ongoing Condition that shall survive the expiration of this permit and shall be so noted on the Certificate of Compliance.
- ☒ 11. To minimize adverse effects on wildlife and water resources, the use of any pesticide or fertilizer requires explicit permission to be granted by the Commission. This shall be an ongoing Condition that shall survive the expiration of this permit and shall be so noted on the Certificate of Compliance.
- ☒ 12. In all cases, no part of any structure, including decks, stairs, cantilevers, etc., may be closer than 50 feet from the approved wetland boundary unless otherwise specified in this Order. This shall be an ongoing Condition that shall survive the expiration of this permit and shall be so noted on the Certificate of Compliance.
- ☒ 13. Any refuse material found on the site shall be disposed of at an approved landfill and in no case may these materials be buried or disposed of in or near a wetland.
- ☒ 14. This Order of Conditions shall apply to any successor in interest or successor in control of the property.
- ☒ 15. No underground petroleum product storage tanks are allowed within 100 feet of any wetland or within any velocity (V) flood zone as indicated on the most recent FEMA floodplain maps.
- ☒ 16. No work under this Order of Conditions may proceed until the applicant has filed all necessary permits and applications with:
Board of Health, ZBA, HDC, Building Inspector, Army Corps of Engineers, DEP, Waterways, MNH, etc.
- ☒ 17. All construction and alterations must comply with the above referenced plans and the Conditions of this Order. Any changes intended to be made in the plans or in the work shall require the applicant to file a new Notice of Intent, or to inquire of the Commission in writing whether the change is substantial enough to require a new filing. No change in plan or work under this filing is permissible without a new Notice of Intent, or permission from the Commission.

FINDINGS and ADDITIONAL CONDITIONS
Massachusetts Wetlands Protection Act (MGL Chapter 131, Section 40)
Town of Nantucket Wetlands Bylaw (Chapter 136)

Address: 2 Mariner Way (Lot 4)
Assessor's Map and Parcel: 55.1.4-72.4
Property Owner: Doherty ACK, LLC
Applicant: Doherty ACK, LLC
DEP File Number: SE48-3511
Filing Date: February 17, 2022
Date Hearing Closed: March 24, 2022
Date Orders Issued: March 29, 2022
Date Order Amended: June 2, 2023
Date 2nd Amendment: August 31, 2023
Plan of Record Information: 2 Mariner Way Site Plan (Lot 4), April 4, 2023 prepared by Finegold Alexander Architects
2nd Amended Plan of Record: 2 Mariner Way Site Plan (Lot 4) 4 Sheets, 08/25/2023, stamped by Carmine Guarracino, P.E.

This order permits the construction of a dwelling, garage, decking, driveway and stormwater improvements with associated landscaping, grading and utilities within Land Subject to Coastal Storm Flowage. Waivers are not required for this project.

The order was amended to reconfigure the house and driveway and the removal of the garage from the plan of record. This Order is Amended for the second time to include the installation of an above ground pool.

Additional Findings:

1. The area falls outside mapped habitat areas and did not require NHESP review.

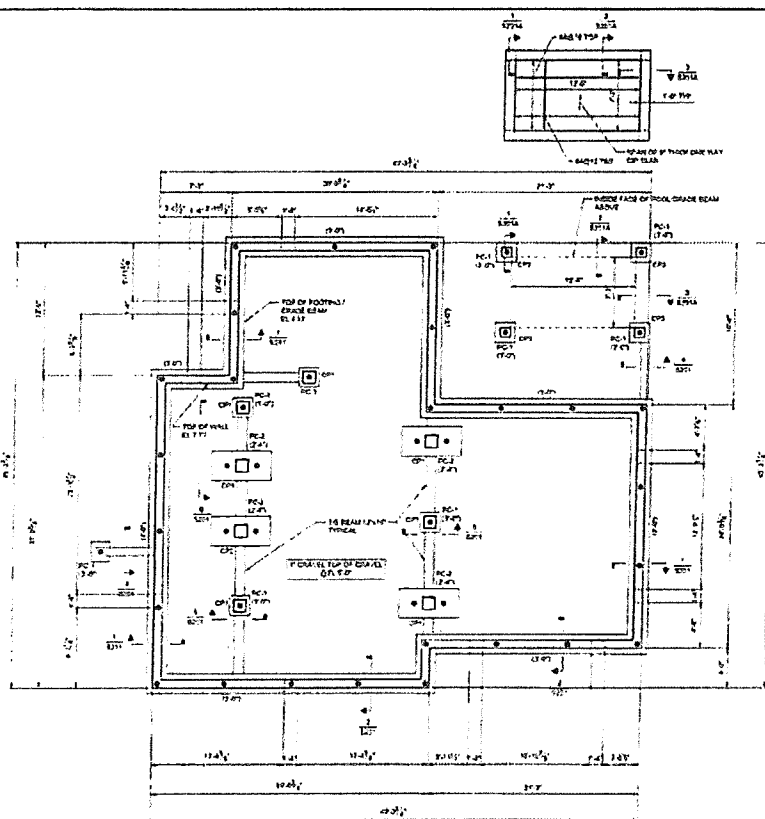
In addition to the General Conditions contained elsewhere in this document, the Commission includes the following Special Conditions pursuant to MGLCh131s40 and the Town of Nantucket Wetlands Protection Bylaw, Chapter 136:

18. All work shall be performed in accordance with the Site and Work Description contained within the Notice of Intent and plan notes set out on the plan of record, provided project narratives, and protocols.
19. Any fill needed for the site needs to come from the site itself or any fill brought to the site shall provide a soil test for staff to review, this shall include nutrient content, heavy metals and VOC's at a minimum. Any invasive species found in areas with fill shall be removed.
20. Given the topography of the site, any pool draining that needs to take place shall be pumped by truck and disposed of properly at the sewage treatment facility.
21. The pools shall not be chemically treated between November 1st and May 1st.
22. All chemical treatments shall stop three weeks prior to any draining or discharging of the pools.
23. The applicant shall provide the contact information for the company maintaining the pools. The pool company shall provide 48-hour notice of any draining to the commission with a plan showing where the pool shall be drained to.

24. All exterior lighting shall be in compliance with Chapter 102 of the Code of the Town of Nantucket.

WAIVERS UNDER THE NANTUCKET WETLANDS BYLAW/REGULATIONS

Waivers are not required for the project as proposed.



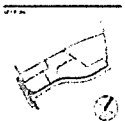
FOUNDATION PLAN
SCALE 1/4" = 1'-0"

EXHIBIT A

- NOTES:
1. FOR GENERAL NOTES SEE SET
2. FOR PHYSICAL DETAILS SEE SET
3. @ INDICATES 1/4" DIA. CAPACITY MECHANICAL PILE
4. PC# INDICATES PILE CAP TYPE. SEE SET FOR SET
5. C# INDICATES CONCRETE PILE TYPE. SEE SET FOR SET

Freese & Alexander Architects

1000 10th Ave.
Suite 1000
Denver, CO 80202
Tel: 303.733.1000
Fax: 303.733.1001
www.freeseandalexander.com
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Denver, CO 80202
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Denver, CO 80202

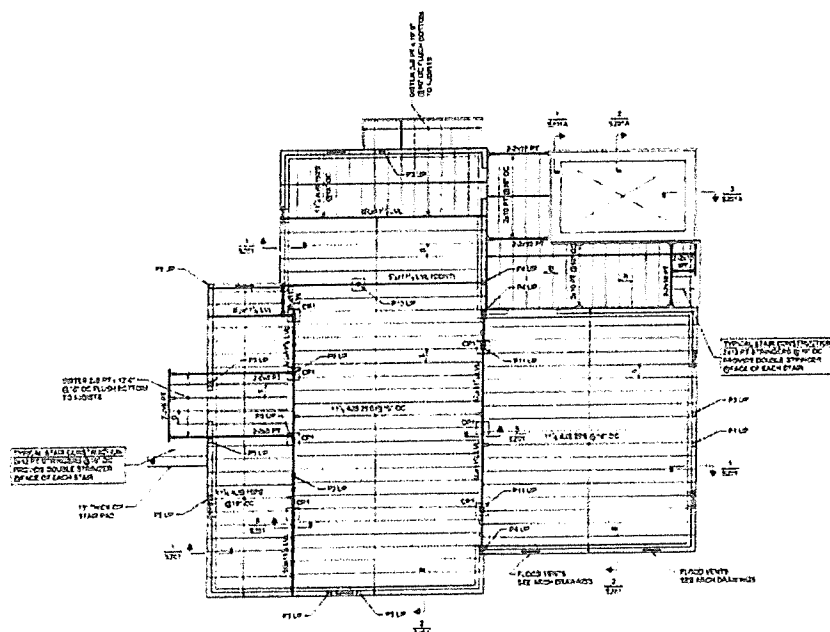
1000 10th Ave.
Suite 1000
Denver, CO 80202

1000 10th Ave.
Suite 1000
Denver, CO 80202

1000 10th Ave.
Suite 1000
Denver, CO 80202

DOI: 10.1002/for

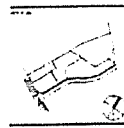
20474
 Cyril Corporation
 107 Broadway Ave #2
 Jamaica, NY 11435
 718 543-6100
 1-800-456-4567
 Metropolitan Insurance
 1 Grand View
 Rockville Centre, N.Y.
 11558 224-4500
 1-800-456-4567
 National Fire
 Insurance and Guaranty Co.
 10000 1st Ave. East
 Denver, CO 80231
 303 756-1100
 1-800-456-4567
 National Surety
 Insurance Corporation
 10000 1st Ave. East
 Denver, CO 80231
 303 756-1100
 1-800-456-4567
 New York State
 Insurance Co.
 10000 1st Ave. East
 Denver, CO 80231
 303 756-1100
 1-800-456-4567



FIRST FLOOR FRAMING PLAN
SCALE 1/8" = 1'-0"

POST SCHEDULE	
DATE	TIME
10/1	10:00
10/2	10:00
10/3	10:00
10/4	10:00
10/5	10:00
10/6	10:00
10/7	10:00
10/8	10:00
10/9	10:00
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10/25	10:00
10/26	10:00
10/27	10:00
10/28	10:00
10/29	10:00
10/30	10:00
10/31	10:00

- [illegible]



1/1/2000 11:11 AM

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8 and 9 List Frequency Plots

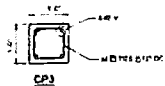
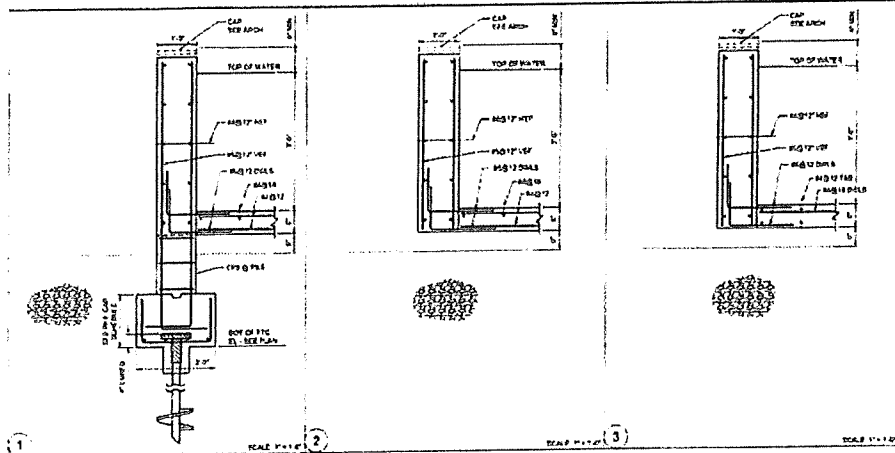
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1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

1. 2019年12月31日，甲公司“应付账款”科目贷方余额为100万元，其中明细科目贷方余额为120万元，借方余额为20万元；“预付账款”科目借方余额为30万元，其中明细科目借方余额为40万元，贷方余额为10万元。不考虑其他因素，甲公司12月31日资产负债表“应付账款”项目应填列的金额为（ ）万元。

Spent by **040**



Project: Alexander Lovers

Client: Alexander Lovers
 Location: 123 Main St, New York, NY 10001
 Date: 10/10/2020
 Project: Alexander Lovers
 Project Manager: John Doe
 Project Engineer: Jane Smith
 Project Designer: Bob Johnson
 Project Drafter: Alice Brown
 Project Checker: Charlie White
 Project Approver: David Black
 Project Status: In Progress
 Project Budget: \$100,000
 Project Risk: Low



Project: Alexander Lovers
 Project Manager: John Doe

Project: Alexander Lovers
 Project Manager: John Doe
 Project Engineer: Jane Smith
 Project Designer: Bob Johnson
 Project Drafter: Alice Brown
 Project Checker: Charlie White
 Project Approver: David Black

Project: Alexander Lovers
 Project Manager: John Doe

Project: Alexander Lovers
 Project Manager: John Doe

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Project: Alexander Lovers
 Project Manager: John Doe

Project: Alexander Lovers
 Project Manager: John Doe



**Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands**

WPA Form 5 – Amended Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
And the Town of Nantucket Wetlands Bylaw Chapter 136

Provided by MassDEP:
SE48-3511
MassDEP File #

eDEP Transaction #
Nantucket
City/Town

E. Signatures

This Order is valid for three years, unless otherwise specified as a special condition pursuant to General Conditions #4, from the date of issuance.

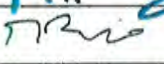
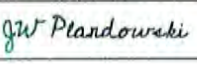
Please indicate the number of members who will sign this form.

This Order must be signed by a majority of the Conservation Commission.

The Order must be mailed by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate Department of Environmental Protection Regional Office, if not filing electronically, and the property owner, if different from applicant.

See Vote Recorded in Book 1743 Page 48 Doc #COV

Signatures:


Ian Golding (C)

Tim Braine

Joseph Plandowski

Seth Engelbourg (VC)

Michael V. Misurelli Linda Williams

C Marshall Beale Michael Misurelli

C. Marshall Beale

☒ by hand delivery on

☐ by certified mail, return receipt requested, on

Date

Date

F. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate MassDEP Regional Office to issue a Superseding Order of Conditions. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request of Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Any appellants seeking to appeal the Department's Superseding Order associated with this appeal will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order, or providing written information to the Department prior to issuance of a Superseding Order.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40), and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal ordinance or bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.

SIGNATURE CERTIFICATE



REFERENCE NUMBER

5CB0BB7C-1313-466D-B15D-2F24736A4CB8

TRANSACTION DETAILS

Reference Number
5CB0BB7C-1313-466D-B15D-2F24736A4CB8

Transaction Type
Signature Request

Sent At
09/01/2023 11:21 EDT

Executed At
09/03/2023 18:02 EDT

Identity Method
email

Distribution Method
email

Signed Checksum
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Signer Sequencing
Disabled

Document Passcode
Disabled

DOCUMENT DETAILS

Document Name
8-31 Signatures

Filename
8-31_Signatures.pdf

Pages
11 pages

Content Type
application/pdf

File Size
307 KB

Original Checksum
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SIGNERS

SIGNER

Name
Mark Beale
Email
cmarshall297@me.com
Components
11

E-SIGNATURE

Status
signed
Multi-factor Digital Fingerprint Checksum
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IP Address
71.192.103.127
Device
Chrome via Mac
Typed Signature
C. Marshall Beale
Signature Reference ID
6A8D94F0

EVENTS

Viewed At
09/03/2023 18:01 EDT
Identity Authenticated At
09/03/2023 18:02 EDT
Signed At
09/03/2023 18:02 EDT

Name
Linda Williams
Email
czarinalinda@comcast.net
Components
9

Status
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Multi-factor Digital Fingerprint Checksum
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Linda F. Williams
Signature Reference ID
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09/03/2023 15:41 EDT
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09/03/2023 15:41 EDT

SIGNER

Name
Mike Misurelli
Email
mike@jm-landscapeservices.com
Components
11

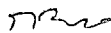
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3f5b29ec43b045f93f3bad067b6a1415600e707c40e34c489849f7753109e573
IP Address
73.68.161.72
Device
Chrome via Windows
Typed Signature
Michael V. Misurelli
Signature Reference ID
B8D6CFDD

EVENTS

Viewed At
09/02/2023 07:26 EDT
Identity Authenticated At
09/02/2023 07:27 EDT
Signed At
09/02/2023 07:27 EDT

Name
Tim Braine
Email
timbraine@gmail.com
Components
10

Status
signed
Multi-factor Digital Fingerprint Checksum
c4aa286f754e21b8339aa85185ab02103010182ddc02e03ca6b338cb96ae286
IP Address
73.149.79.10
Device
Mobile Safari via iOS
Drawn Signature

Signature Reference ID
75539DB8
Signature Biometric Count
3

Viewed At
09/01/2023 12:49 EDT
Identity Authenticated At
09/01/2023 12:50 EDT
Signed At
09/01/2023 12:50 EDT

Name
Joe Plandowski
Email
jwpmail@gmail.com
Components
11

Status
signed
Multi-factor Digital Fingerprint Checksum
18f023f3cd8f316268fc07646d7dd67a9997764256392482bbb1698f14768ab
IP Address
24.91.181.127
Device
Chrome via Windows
Typed Signature
Joe Plandowski
Signature Reference ID
B6A26DF1

Viewed At
09/01/2023 12:26 EDT
Identity Authenticated At
09/01/2023 12:28 EDT
Signed At
09/01/2023 12:28 EDT

AUDITS**TIMESTAMP**

09/01/2023 11:21 EDT
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AUDIT

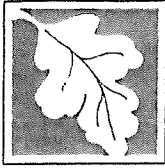
Jeff Carlson (jcarlson@nantucket-ma.gov) created document '8-31_Signatures.pdf' on Chrome via Windows from 208.87.236.201.
Mark Beale (cmarshall297@me.com) was emailed a link to sign.
Joe Plandowski (jwpmail@gmail.com) was emailed a link to sign.
Mike Misurelli (mike@jm-landscapeservices.com) was emailed a link to sign.
Linda Williams (czarinalinda@comcast.net) was emailed a link to sign.
Tim Braine (timbraine@gmail.com) was emailed a link to sign.
Joe Plandowski (jwpmail@gmail.com) viewed the document on Chrome via Windows from 24.91.181.127.
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TIMESTAMP

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AUDIT

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Linda Williams (czarinalinda@comcast.net) signed the document on Chrome via Windows from 24.61.245.142.
Mark Beale (cmarshall297@me.com) viewed the document on Chrome via Mac from 71.192.103.127.
Mark Beale (cmarshall297@me.com) authenticated via email on Chrome via Mac from 71.192.103.127.
Mark Beale (cmarshall297@me.com) signed the document on Chrome via Mac from 71.192.103.127.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 5 – 2nd Amended Order of Conditions
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
And the Town of Nantucket Wetlands Bylaw Chapter 136

Provided by MassDEP:
SE48-3511
MassDEP File #

eDEP Transaction #
Nantucket
City/Town

ordinance or bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.

G. Recording Information

Prior to commencement of work, this Order of Conditions must be recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land subject to the Order. In the case of registered land, this Order shall also be noted on the Land Court Certificate of Title of the owner of the land subject to the Order of Conditions. The recording information on this page shall be submitted to the Conservation Commission listed below.

Conservation Commission

Detach on dotted line, have stamped by the Registry of Deeds and submit to the Conservation Commission.

To:

Conservation Commission

Please be advised that the Order of Conditions for the Project at:

Project Location

MassDEP File Number

Has been recorded at the Registry of Deeds of:

County

Book

Page

for:

Property Owner

and has been noted in the chain of title of the affected property in:

Book

Page

In accordance with the Order of Conditions issued on:

Date

If recorded land, the instrument number identifying this transaction is:

Instrument Number

If registered land, the document number identifying this transaction is:

Document Number

2 Mariner Way

HDC File



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

Fax: 508.228.7298

COMMISSIONERS

Stephen Welch
Chairman

Ray Pohl
Vice-Chairman

Val Oliver

Abigail Camp

Angus MacLeod

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Joe Paul

Connie Patten

STAFF

Nicky Sheriff
Land Use Specialist
HDC Enforcement Officer
nsheriff@nantucket-ma.gov

Holly E. Backus
Preservation Planner
Local CLG Coordinator
hbackus@nantucket-ma.gov

November 5, 2024

Dear Select Board,

On behalf of the Nantucket Historic District Commission (HDC), I am responding to the appeal filed by Linda Williams, representative for Doherty ACK LLC on September 9, 2024. This appeal is related to the COA Denial dated August 27, 2024, and filed with the Town Clerk on August 29, 2024, for a revision to a prior pool approval (to raise pool off ground) at 2 Mariner Way, Nantucket, MA. To watch the discussion at the HDC August 27, 2024, meeting, please click on the following link: [Nantucket Historic District Commission - August 27, 2024](#) Fast Forward to 3:47:30.

This application was received by the Commission on December 29, 2023, and reviewed on (01/16/24, 05/21/24, 07/16/24, and 08/27/24.) During the four (4) public hearings, there were substantial concerns expressed from the public, abutters and their representatives, Nantucket Preservation Trust, and Commissioners regarding the revision to the previously approved pool. The revision to the pool was requested to be elevated above the ground (to address the Conservation Commissions request), as the locus is within the Flood Zone. In addition, the locus is also located within the Old Historic District, just minutes from the harbor. The HDC file includes letters from concerned neighbors for the Commission's consideration in review of the application.

At the last public hearing on August 27, 2024, the motion was to deny the modification to the previously issued COA by a (3-2) vote after a discussion on the proposed vegetation to screen the pool. The pool modification was denied because *"raising the pool height to nearly the average line of sight necessitates a visual barrier that, given flooding, cannot be made permanent. A visual plant material is therefore inappropriate and other materials, such as fence along the driveway side, are in this particular location and in the context of the subdivision setting, inappropriate to the character and setting (i.e., fence of an appropriate height to be effective)."*

The HDC's decision was not arbitrary and capricious, as one regulatory board's decision does not dictate another regulatory board's decision. While the proposed vegetation provided meets the Conservation Commission's approved plant list, flood mitigation and materials that are appropriate to the historic character of the island are within the HDC's [Resilient Nantucket](#) Design Guidelines. For areas prone to flooding, the guidelines encourage *"retention of natural features and appropriate yard vegetation and avoid over hardscaping the lot."* The HDC's long standing condition for approval is that pools are not to be seen at the time of inspection and in perpetuity, however during their deliberation, most of the Commissioners believed the condition could not be met due to its location within a Flood Zone.

The full copy of the file has been submitted for the Select Board's consideration during the appeal process. Should you require any additional information, please do not hesitate to contact this office.

Sincerely,

Holly E. Backus,
Preservation Planner / Local CLG Coordinator

File: HDC2023-12-9708

CERTIFICATE NO: _____

DATE ISSUED: 8/27/24

HDC2023-12-9708

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a
CERTIFICATE OF APPROPRIATENESS
 for structural work.

DEINED

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°: 55.1.4 PARCEL N°: 72.4
 Street & Number of Proposed Work: 2 MARINER WAY
 Owner of record: DOHERTY ACK LLC
 Mailing Address: 100 CONIFER HILL DR - #304
DANVERS, MA 01923
 Contact Phone #: 978-360-9338 E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS
 Mailing Address: PO BOX 1446
NANTUCKET, MA 02554
 Contact Phone #: 508-221-6432 E-mail: CARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: 12/24/23 Fee Paid: \$ 50
 Must be acted on by: 2/19/24
 Extended to: _____
 Approved: DEINED Disapproved: _____
 Chairman: _____
 Member: _____
 Member: _____
 Member: _____
 Member: _____

** RAISING THE POOL HEIGHT TO NEARLY THE AVE. LINE OF SIBU
 Notes - Comments - Restrictions - Conditions NECESSITATED A VISUAL
 BARREL THAT, GIVEN FLOODING, CANNOT BE MADE PERMANENT
 A VISUAL PLANT MATERIAL IS THEREFORE NECESSARY
 AND OTHER MATERIALS, SUCH AS FENCE, ALONG THE DRIVEWAY
 SIDE, ALSO IN THIS PARTICULAR LOCATION & IN THE CONTEXT
 OF THE SUBDIVISION SETTING, INAPPROPRIATE TO CHARACTER
 & SETTING. (i.e. FENCE AS AN APPLICATION TO POOL EFFECTIVE
 HEIGHT)*

DESCRIPTION OF WORK TO BE PERFORMED
 See reverse for required documentation.

DEINED

- ☐ 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. 2022-08
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

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

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____
 Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

REVISIONS:

1. East Elevation RAISE POOL OFF GROUND ANOTHER
 2. South Elevation 4" - RESULTING IN 12" OFF LEVEL OF
 3. West Elevation DECK AS REQUIRED BY CONSERVATION
 4. North Elevation COMMISSION - NO CHANGE IN SIZE
OR LOCATION IN DECK
 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) _____ ☐ Poured Concrete ☐ Piers
 Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____
 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: _____
 Type: _____
 Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
 Manufacturer _____ Rough Opening _____ Size _____ Location _____
 Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____
 Leaders (material and size): _____
 Siding: ☐ 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 _____
 Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required. **COLORS**
 Siding _____ Clapboard (if applicable) _____ Roof _____
 Trim _____ Sash _____ Doors _____
 Deck _____ Foundation _____ 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 12/25/2023

Signature of _____

[Handwritten signature]

NANTUCKET TOWN & COUNTY CLERK

[Handwritten signature]

ATTEST: TRUE COPY

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

Fax: 508.325.5346

Property Owner's Name: Doherty ACK LLC

Property Address: 2 Mariner Way

Map: 55.1.4 Parcel: 72.4

Certificate of Appropriateness # HDC2023-12-9708 revisions to COA #6937 to raise pool off ground (due to ConCom)

Meeting Date: August 27, 2024 (also heard on: July 16, 2024, May 21, 2024)

NOTES – Comments – Restrictions - Conditions

This application was denied because:

- *Raising the pool height to nearly the average line of sight necessitates a visual barrier that, given flooding, cannot be made permanent.*
- *A visual plant material is therefore inappropriate and other materials, such as fence along the driveway side, are in this particular location and in the context of the subdivision setting, inappropriate to the character & setting (i.e. fence of an appropriate height to be effective.)*

-Motion made by Stephen Welch, HDC Chair



Holly E. Backus,
Preservation Planner / Local CLG Coordinator

ATTEST: TRUE COPY



NANTUCKET TOWN & COUNTY CLERK

2024 AUG 29 PM 11:31
TOWN OF NANTUCKET

CERTIFICATE NO: _____

DATE ISSUED: _____

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

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^o: 55.1.4 PARCEL N^o: 72.4
Street & Number of Proposed Work: 2 MARINER WAY
Owner of record: DOHERTY ACK LLC
Mailing Address: 100 CONIFER HILL DR - #304
DANVERS, MA 01923
Contact Phone #: 978-360-9558 E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS
Mailing Address: PO BOX 1446
NANTUCKET, MA 02554
Contact Phone #: 882-210432 E-mail: CARINALINDA@COMCAST.NET

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. 2022-08-6937
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____
Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. Footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. Footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____
Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

REVISIONS*
1. East Elevation RAISE POOL OFF GROUND ANOTHER
2. South Elevation 6" - RESULTING IN 18" OFF LEVEL OF
3. West Elevation DECK AS REQUIRED BY CONSERVATION
4. North Elevation COMMISSION - NO CHANGE IN SIZE
OR LOCATION IN DECK
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 _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers
Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____
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: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____
Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size):

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

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ 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 _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

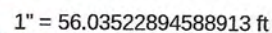
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ 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 12/25/2023 Signature of owner of record _____ Signed under penalties of perjury _____



Property ID	55.1.4 72.4
Location	2 MARINER WY
Owner	DOHERTY ACK 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.

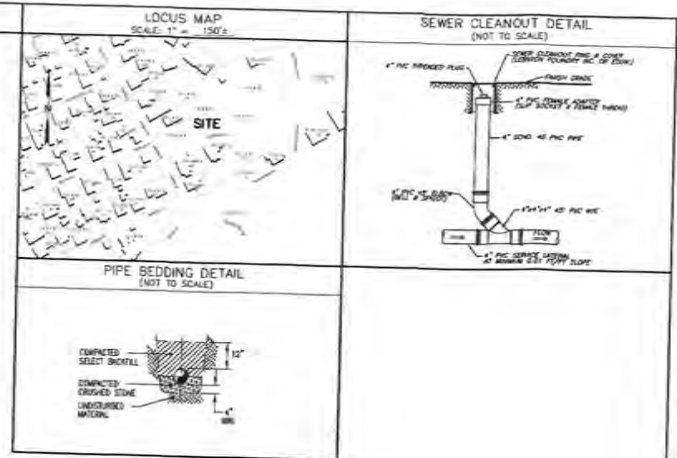
Geometry updated 10/03/2023
Data updated Jan. 2021

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



SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 5,005 S.F. ±
SCALE: 1" = 10'



NOTES

- APPROXIMATE BUILDING SEWER STUB LOCATION SHOWN. EXACT LOCATION UNKNOWN. CONTRACTOR TO VERIFY LOCATION AND INVERT AT BUILDING SEWER STUB.
- NO SEWER PIPE JOINTS WITHIN 10' OF WATER LINE CROSSING.
- BUILDING SEWER SHALL INCREASE TO 6" PRIOR TO CONNECTION TO SEWER STUB.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPOSE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTORS ARE TO CHECK AND VERIFY THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. DIO SAFE TELEPHONE NUMBER IS 1-888-344-7233.
- PROPOSED BUILDING SEWER SHALL BE 218" UNBELL 4" SCHEDULE 40 PVC PIPE AT 0.01 FT/FT MINIMUM SLOPE. GRADING SHALL BE ADJUSTED TO ENSURE AT LEAST 1-FOOT OF COVER OVER THE LENGTH OF THE BUILDING SEWER.
- SEE (AR) APPROVAL PLANNING BOARD FILE #7770, DE BK 1512, PG 40, (ZONING RESIDENTIAL COMMERCIAL-RC).
- SEE ORDER OF CONDITIONS SEE 48-3011, DE BK 1988, PG 225 AS AMENDED ON 8/2/2023.
- FLOOD ZONE AT (DL-8) (EL-7.7 FTS PROFILE) FEMA MAP NUMBER 2509000000, EFFECTIVE DATE JUNE 5, 2014.
- VERTICAL DATUM NAVD 83.
- WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE ALL LOCATED IN MARINER WAY.
- SEE GRANT OF EASEMENT TO NANTUCKET ELECTRIC COMPANY DEED BOOK 1554 PAGE 172.

SEWER PERMIT INFORMATION

4" SCH. 40 PVC SEWER SERVICE
TITLE 5 ESTIMATED FLOW = 440 GALLONS PER DAY

LEGEND:
N/T NON OR "PRIMARILY"
PVC 4" POLYETHYLENE CHLORIDE
C/C CONCRETE CURB
C/S CONCRETE SLOPE
C/B CONCRETE BENCH
C/P CONCRETE PAVEMENT
C/D CONCRETE DRIVE
C/W CONCRETE WALKWAY
C/S CONCRETE SLOPE
C/B CONCRETE BENCH
C/P CONCRETE PAVEMENT
C/D CONCRETE DRIVE
C/W CONCRETE WALKWAY

DESIGN BY	NUT & DATE	ASSESSOR'S MAP & PARCEL	DEED	PLAN	OWNER	# BEDROOMS	RSLS #	CHECKED BY
WCE		MAP 55.1.4 PARCEL 72.4	DE BK 1897 PG 51	FILE NO. 2018-4	DOHERTY ACK LLC	4	N-11449	P.S./DWK

BENCHMARK INFORMATION

BENCHMARK:
X-OUT IN THE BOLT OF
HYDRANT ON WASHINGTON
STREET ENTRANCE
ELEVATION = 7.51
NAVD83 DATUM

PROPOSED SCHEDULE OF ELEVATIONS

F.F.E. INVERT AT DWELLING 2.0
INVERT AT STUB 2.50
(SEE NOTE 1)

SEWER & WATER CONNECTION PLAN

#2 MARINER WAY
NANTUCKET, MASSACHUSETTS
(ASSESSOR'S MAP 55.1.4 PARCEL 72.4)
PREPARED FOR:
DOHERTY ACK LLC
DATE: AUGUST 1, 2023 SCALE: AS NOTED

NANTUCKET SURVEYORS, LLC
5 WINDY WAY, NANTUCKET, MA 02554

© COPYRIGHT 2023 NANTUCKET SURVEYORS, LLC

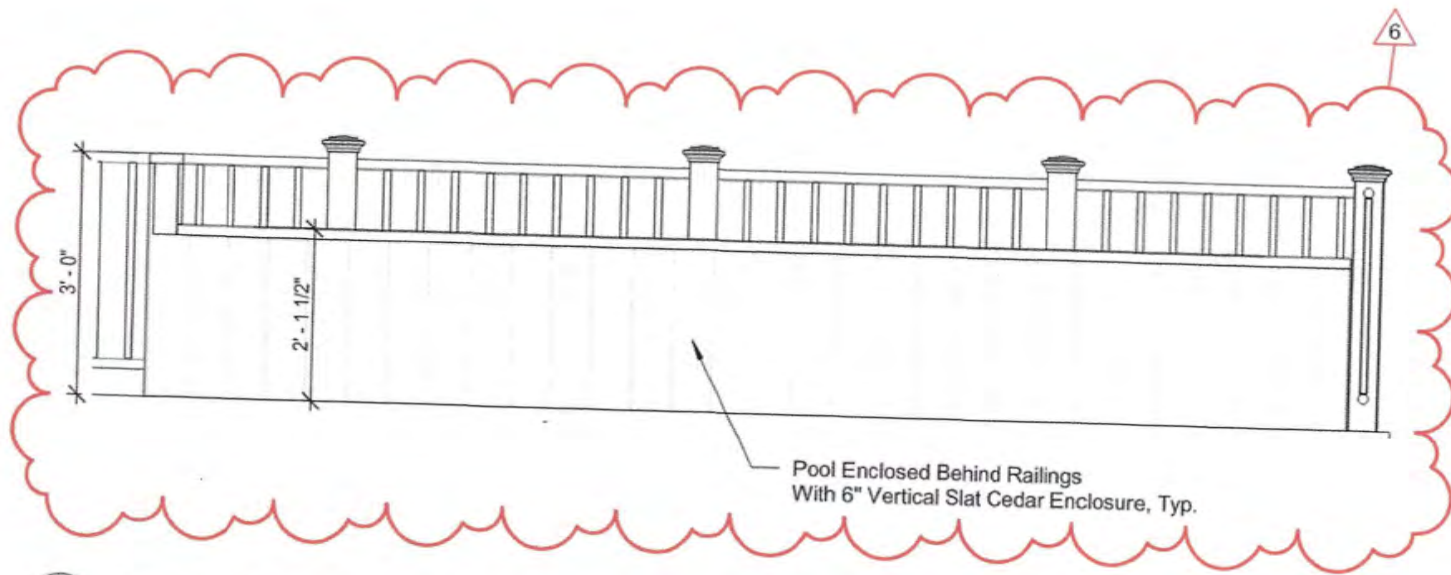
N-11449



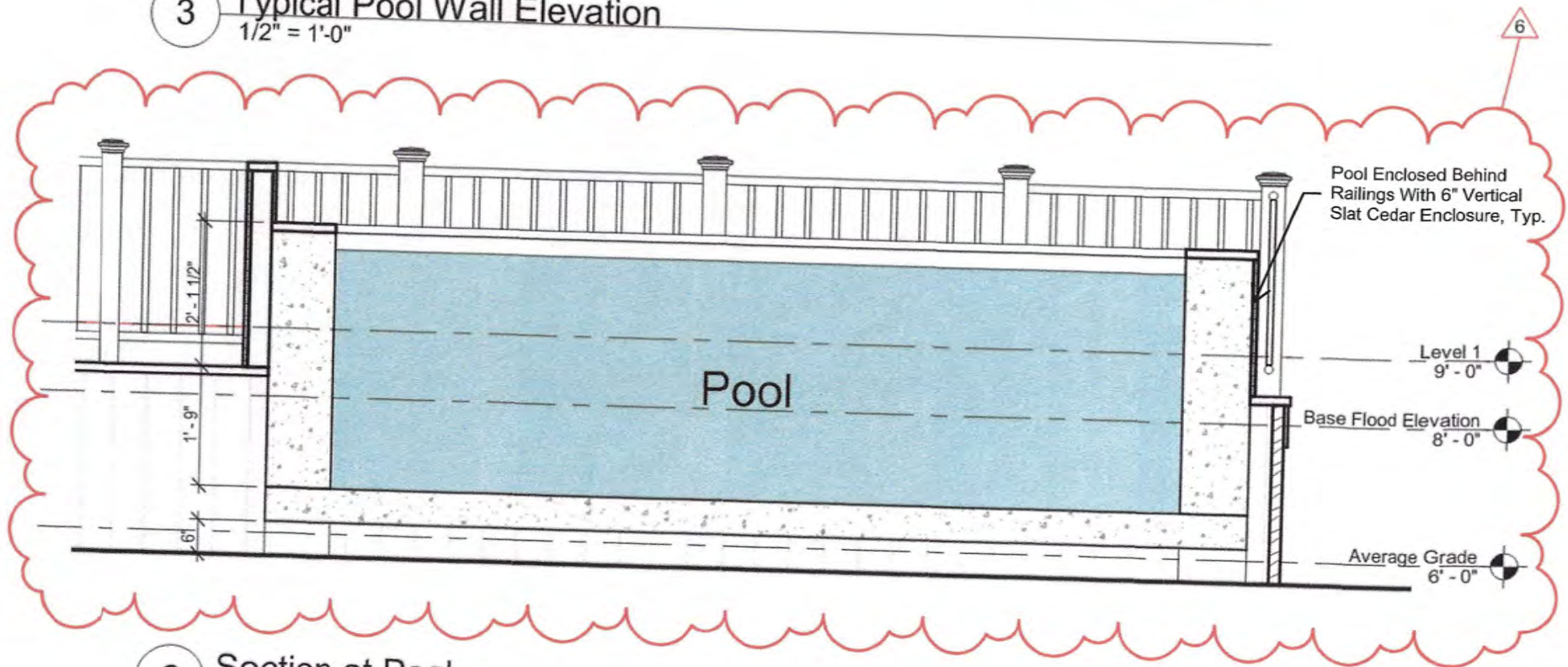
1 North Elevation
1/4" = 1'-0"



1 East Elevation
1/4" = 1'-0"

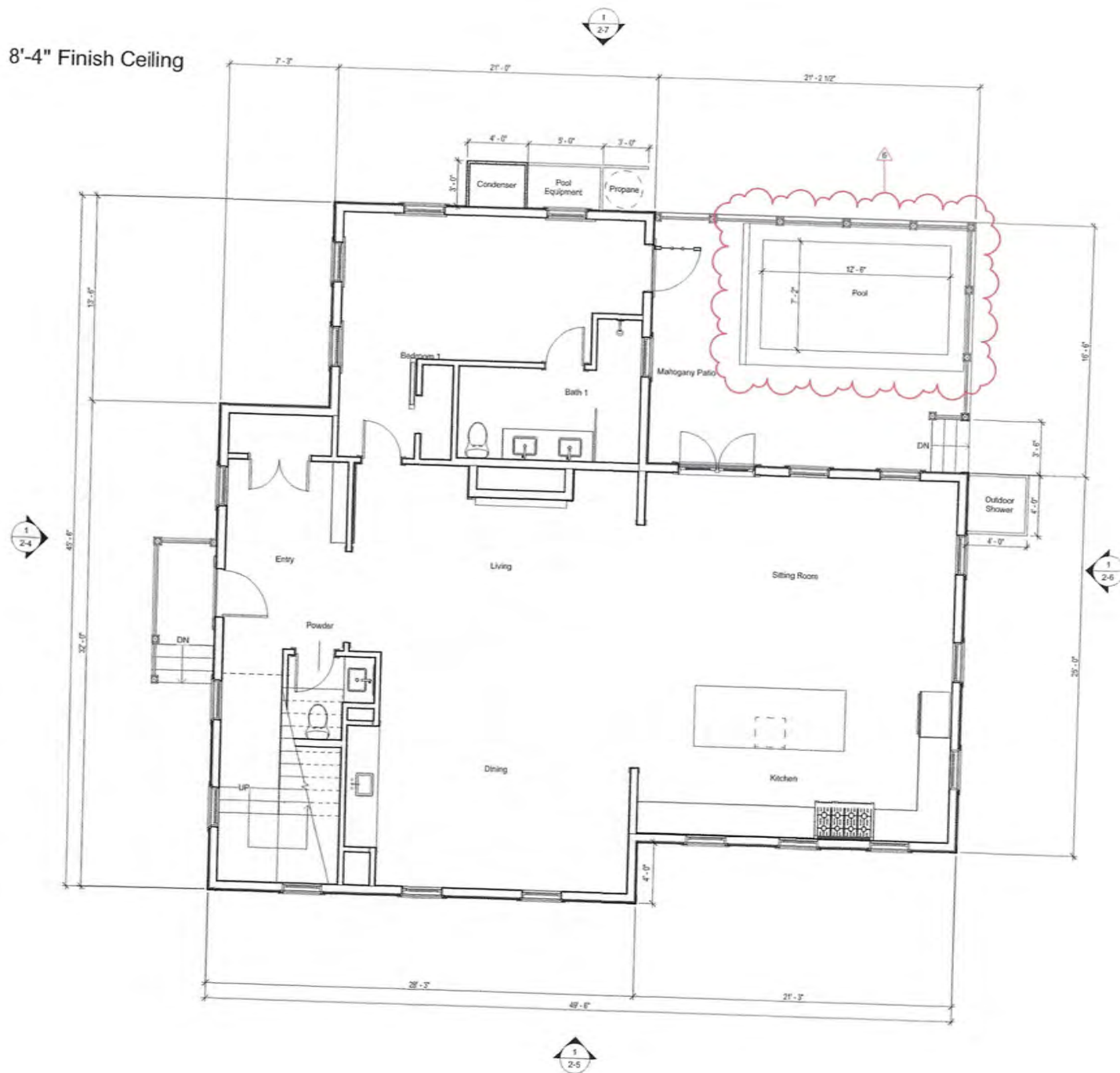


3 Typical Pool Wall Elevation
1/2" = 1'-0"



2 Section at Pool
1/2" = 1'-0"

8'-4" Finish Ceiling

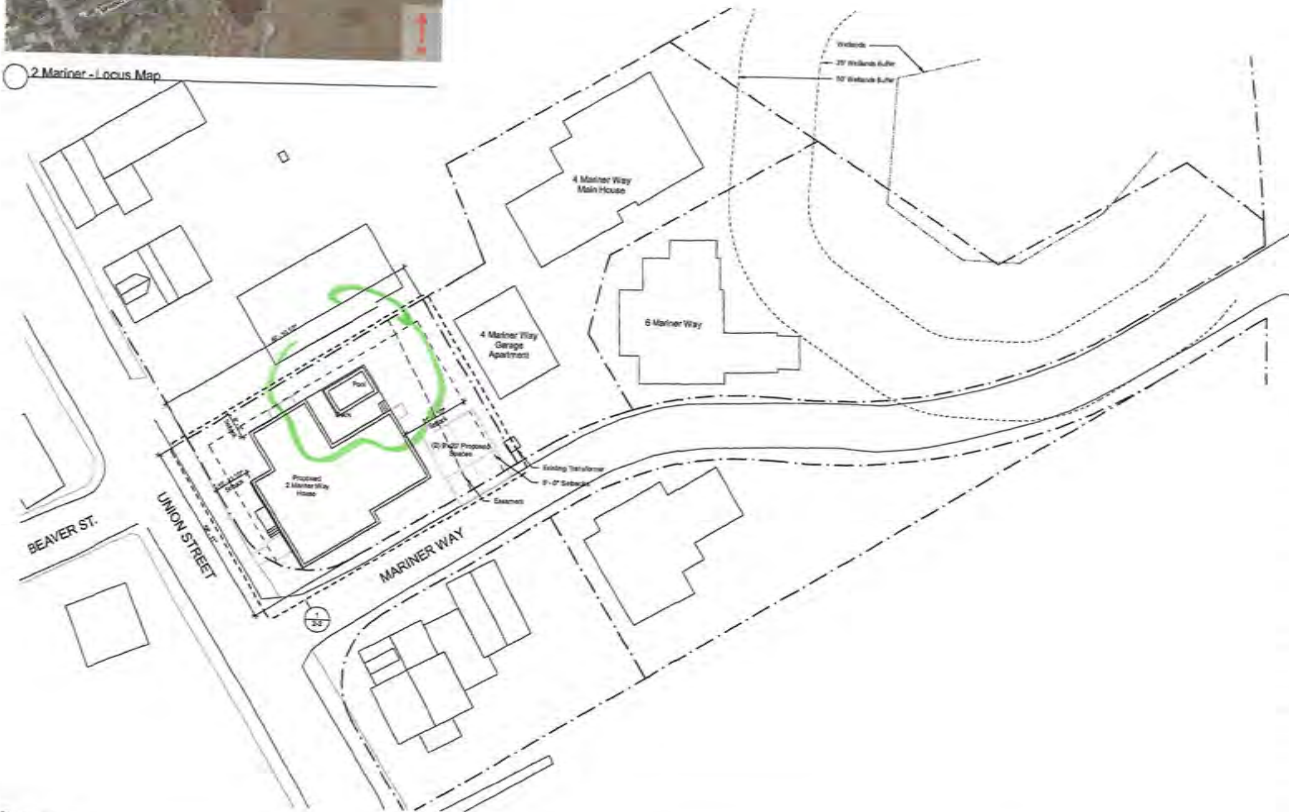




2 Mariner - Locust Map

MODIFICATIONS | 23.12.26

- No Site Plan Modifications



1 Site Plan
1/8" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM

OWNER:
KORR Corporation
208 Broadway Suite #113
Lynchburg, VA 23804
(757) 842-2885
Architect:
Finegold Alexander Architects
5 Wandy Way
Richmond, VA 23264
(804) 275-0240
General Contractor:
Riverside And Associates LLC
301 York Street, Suite 200
Richmond, VA 23219
(804) 678-1100 x 352
Landscape Architect:
Verdant Landscape Architecture
208 Harvard Street, Suite 202
Bristolia VA 22154
(804) 775-5100
Surveyor:
Harris Energy Survey LLC
Mills, VA 22554
(804) 571-0018

KEY PLAN



NOTES

**PRELIMINARY
NOT FOR
CONSTRUCTION**

PROJECT INFORMATION

2 Mariner Way | Lot 4

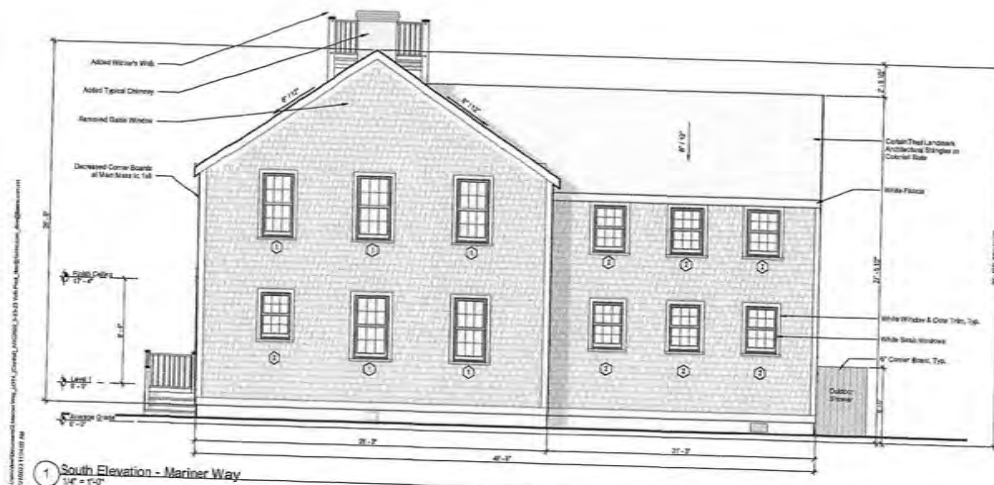
PROJECT # P2312.2
REVISION DATE 12/23/2023
PROJECT STATUS FDC Application
DRAWN BY JAF
CHECKED BY JAF
SHEET NAME
Site Plan

REVISION HISTORY

NO.	DATE	DESCRIPTION

REVISION

2-1

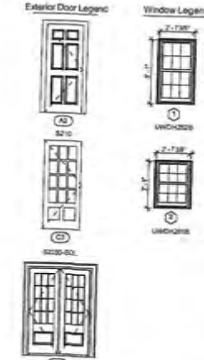


1 South Elevation - Mariner Way
1/4" = 1'-0"

Window Schedule									
Type	Width	Height	Area	Window Type	Manufacturer	Series	Material	Material	Material
1	2'-7 1/2"	6'-1"	16	Double Hung	Mariner Windows and Doors	Mariner	UNION-2018	Wood	Wood
2	2'-7 1/2"	2'-2"	12	Double Hung	Mariner Windows and Doors	Mariner	UNION-2018	Wood	Wood

Door Schedule									
Type	Width	Height	Area	Door Type	Manufacturer	Series	Material	Material	Material
1	2'-7 1/2"	6'-1"	16	Double Hung	Mariner Windows and Doors	Mariner	UNION-2018	Wood	Wood
2	2'-7 1/2"	2'-2"	12	Double Hung	Mariner Windows and Doors	Mariner	UNION-2018	Wood	Wood

Materials Legend									
Material	Manufacturer	Product Line	Color	Dimension	Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Mariner Windows and Doors	Smooth Star	White	36" x 80"	Front Entry Door	Mariner Windows and Doors	Smooth Star	White	36" x 80"
Side Entry Door	Mariner Windows and Doors	Smooth Star	White	36" x 80"	Side Entry Door	Mariner Windows and Doors	Smooth Star	White	36" x 80"
Back Entry Door	Mariner Windows and Doors	Smooth Star	White	36" x 80"	Back Entry Door	Mariner Windows and Doors	Smooth Star	White	36" x 80"
Window	Mariner Windows and Doors	Smooth Star	White	36" x 80"	Window	Mariner Windows and Doors	Smooth Star	White	36" x 80"
Roofing	Mariner Windows and Doors	Smooth Star	White	36" x 80"	Roofing	Mariner Windows and Doors	Smooth Star	White	36" x 80"
Trim	Mariner Windows and Doors	Smooth Star	White	36" x 80"	Trim	Mariner Windows and Doors	Smooth Star	White	36" x 80"
Exterior	Mariner Windows and Doors	Smooth Star	White	36" x 80"	Exterior	Mariner Windows and Doors	Smooth Star	White	36" x 80"

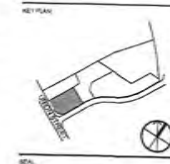


Finegold Alexander Architects

PROJECT TEAM:
OWNER:
KORR Corporation
200 Southway Suite #101
Lynnfield, MA 01902
(781) 842-2888
DESIGNER:
Finegold Alexander Architects
200 Southway Suite #101
Lynnfield, MA 01902
(781) 842-2888
ARCHITECT:
Finegold Alexander Architects
200 Southway Suite #101
Lynnfield, MA 01902
(781) 842-2888
ENGINEER:
Harris Engineering LLC
100 Main Street
Lynnfield, MA 01902
(781) 842-2888

MODIFICATIONS | 23.12.26

- No South Elevation Modifications



PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT INFORMATION
2 Mariner Way | Lot 4

PROJECT # 2023-0001
DATE 12/26/23
PROJECT STATUS HDC Application
DRAWN BY JAB
CHECKED BY JAB
SHEET NAME
Exterior Elevations

NO.	DATE	DESCRIPTION
1	12/11/23	HDC Review
2	12/15/23	HDC Review
3	12/17/23	HDC Review
4	12/17/23	HDC Review
5	12/17/23	HDC Review



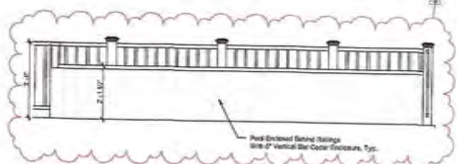
Previous HDC Submission - 3/21/22

MODIFICATIONS | 23.12.26

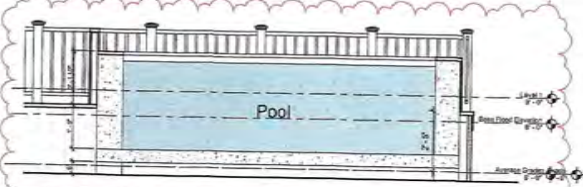
- Revised Pool Per ConComm Approval W/ Bottom of Pool Set 6" Above Grade



1 East Elevation
1/4" = 1'-0"



3 Typical Pool Wall Elevation
1/2" = 1'-0"

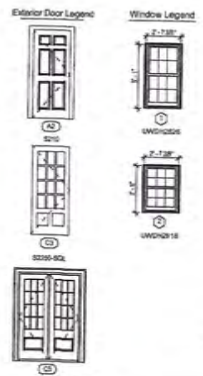


2 Section at Pool
1/2" = 1'-0"

Window Schedule									
Type Mark	Width	Height	Line	Window Type	Manufacturer	Series	Model	Material	
W1	2'-7 1/2"	6'-1 1/2"	12	Structural Unobstructed	Various Windows and Doors	Ultimate	UNIKO-1218	Wood	
W2	2'-7 1/2"	2'-2"	12	Structural Unobstructed	Various Windows and Doors	Ultimate	UNIKO-2118	Wood	

Door Schedule									
Type Mark	Width	Height	Line	Door Type	Manufacturer	Series	Model	Material	
D1	2'-7 1/2"	6'-1 1/2"	12	Structural Unobstructed	Various Windows and Doors	Ultimate	UNIKO-1218	Wood	
D2	2'-7 1/2"	2'-2"	12	Structural Unobstructed	Various Windows and Doors	Ultimate	UNIKO-2118	Wood	

Materials Legend									
Material	Manufacturer	Product Line	Color	Finish	Material	Manufacturer	Product Line	Color	Finish
Front Entry Door	Therma-Tru Inc.	Ultimate Series	White	Paint to Match Siding	Front Entry Door	Therma-Tru Inc.	Ultimate Series	White	Paint to Match Siding
Windows	Therma-Tru Inc.	Ultimate Series	White	Paint to Match Siding	Windows	Therma-Tru Inc.	Ultimate Series	White	Paint to Match Siding
Roof	Various	Various	Various	Various	Roof	Various	Various	Various	Various
Siding	Various	Various	Various	Various	Siding	Various	Various	Various	Various
Trim	Various	Various	Various	Various	Trim	Various	Various	Various	Various
Paint	Various	Various	Various	Various	Paint	Various	Various	Various	Various

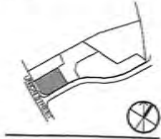


Finegold Alexander Architects

PROJECT TEAM

OWNER:
K&B Corporation
233 Brookfield Ave #101
Salem, MA 01970
(781) 842-2999
Architect:
Finegold Alexander Architects
180 Newbury Street, Suite 202
Boston, MA 02116
(617) 734-1800
Architect's Representative:
K&B Corporation
233 Brookfield Ave #101
Salem, MA 01970
(781) 842-2999
Engineer:
Vertical Landscape Architecture
180 Newbury Street, Suite 202
Boston, MA 02116
(617) 734-1800
Design Firm:
K&B Corporation
233 Brookfield Ave #101
Salem, MA 01970
(781) 842-2999

NET PLAN



PROJECT INFORMATION
2 Mariner Way | Lot 4

PROJECT & REVISIONS
NO. DATE DESCRIPTION
1 03.11.22 HDC Revision
2 03.12.26 HDC Revision
3 03.12.26 HDC Revision
4 03.12.26 HDC Revision
5 03.12.26 HDC Revision
6 03.12.26 HDC Revision

NO.	DATE	DESCRIPTION
1	03.11.22	HDC Revision
2	03.12.26	HDC Revision
3	03.12.26	HDC Revision
4	03.12.26	HDC Revision
5	03.12.26	HDC Revision
6	03.12.26	HDC Revision

DATE: 6

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021



Planning and Land Use Services

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

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

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

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

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: <u>9/1/2024</u>
	HDC Case Number (ie HDC2020-05-0265): <u>2023-12-9708</u> Address: <u>2 MARINERWAY</u>
<u>HA</u>	<u>✓</u> Copy of Minutes (application item circled)
<u>✓</u>	<u>✓</u> Reduced (8 1/2 x 11) copy of application
<u>✓</u>	<u>✓</u> Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps <u>55, 1.4-72.4</u>
<u>✓</u>	<u>✓</u> One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Three (3) Large sets of scaled plans (<u>3/16" or 1/4" scale</u>) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
<u>✓</u>	<u>✓</u> One set reduced plans: 8 1/2 x 11
<u>✓</u>	<u>✓</u> Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov .
<u>✓</u>	<u>✓</u> Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below <u>[Signature]</u>

PROJECT TEAM

OWNER:
Kaiser Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 842-2996

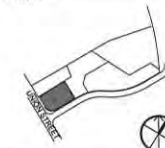
Chief Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Roome And Guerinello LLC,
300 Main Center, Suite 3540
Woburn, MA 01801
(617) 628-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02440
(817)735-1180

Energy Rater:
Hills Energy Raters LLC,
Mills, MA 02554
(508) 831-6633

KEY PLAN



SEAL

**PRELIMINARY
NOT FOR
CONSTRUCTION**

PROJECT INFORMATION

2 Mariner Way | Lot 4

PROJECT # P0270.0
 ISSUE DATE: 05/10/2023
 PROJECT STATUS: HDC Application
 DRAWN BY: BS
 CHECKED BY: RB

SHEET NAME:
 Site Plan

DRAWING HISTORY

NO.	DATE	DESCRIPTION
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SHEET 4

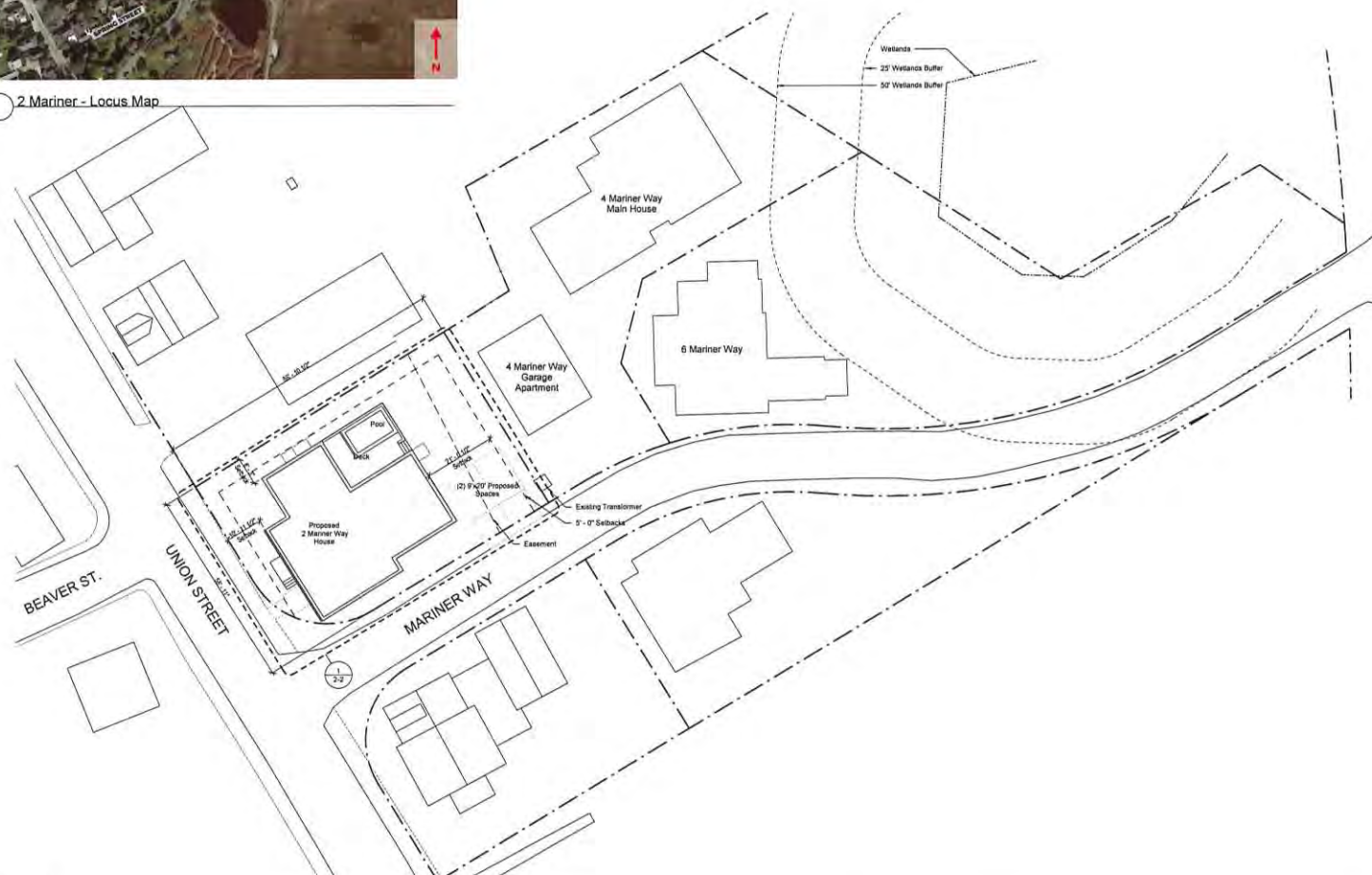
2-1



2 Mariner - Locus Map

MODIFICATIONS | 24.03.27

- No Site Plan Modifications



1 Site Plan
1/16" = 1'-0"

Door Schedule								
Type	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3'-0"	8'-11"	6	6	Therma-Tru Ltd.	Smooth-Star	S210	Fiberglass
C3	3'-0"	7'-0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SGL	Fiberglass
C5	8'-0"	7'-0"						

Materials Legend				
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma-Tu Ltd.	Smooth Star	Essex Green - PMS 5605	Refer to Door Sched.
Auxiliary Doors	Therma-Tu Ltd.	Smooth Star	White	Refer to Door Sched.
Outdoor Shower			Natural Cedar	6" Vertical Planks
Shingles	CertainTeed	Landmark Architectural	Cornwall Slate	Tab Fenda
			Natural Cedar	
Trim			White	1x4
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched.

PROJECT TEAM

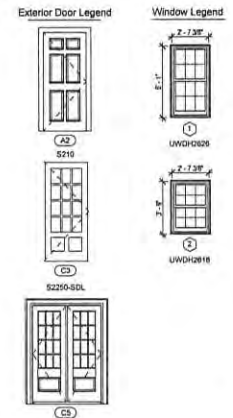
OWNER:
KEMS Corporation
200 Broadway Suite #103
Lyndfield, MA 01940
(781) 842-2606

Civil Engineer:
Nantucket Surveyors,
5 Windy Way
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Romeo And Guarrasino LLC,
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 626-1700 x 202

Landscape Architect:
Vardant Landscape Architecture
218 Harvard Street, Suite 23
Brookline, MA 02448
(617) 735-1160

Energy Rater:
Hare Energy Raters LLC,
Mills, MA 02054
(508) 631-6633



- No West Elevation Modifications

**PRELIMINARY
NOT FOR
CONSTRUCTION**

PROJECT # P0270 0
 ISSUE DATE 05/10/2023
 PROJECT STATUS HDC Application
 DRAWN BY BS
 CHECKED BY RB

SHEET NAME:
 Exterior Elevations

DRAWING HISTORY:		
NO	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions R5
5	23.03.21	HDC Revisions R6

2-4

Door Schedule								
Type Mark	Width	Height	Lite	Panel	Manufacturer	Series	Model	Material
A2	3'-0"	6'-11"	8	8	Therma-Tu Ltd.	Smooth-Star	G210	Fiberglass
C3	3'-0"	7'-0"	12	1	Therma-Tu Ltd.	Smooth-Star	S2250-SGL	Fiberglass
C5	3'-0"	7'-0"						

Materials Legend				
Material	Manufacturer	Product Line	Color	Dimensions
Front Entry Door	Therma-Tu Ltd	Smooth Star	Essex Green - PMS 560G	Refer to Door Sched
Accessory Doors	Therma-Tu Ltd	Smooth Star	White	Refer to Door Sched
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CerlanTeed	Landmark Architectural	Colonial Slate	1/2" Folds
Shingles			Natural Cedar	
Trim			White	1x4
Windows	Marvin	Ultrama Wood	White Sash	Refer to Window Sched

PROJECT TEAM

OWNER:
KEMS Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 842-2886

Cost Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 229-0240

Student Engineer:
Rosen And Guarniere LLC,
300 Trade Center, Suite 3540
Woburn, MA 01801
(817) 828-1700 x 202

Landscape Architect:
Verdant Landscape Architects
318 Harvard Street, Suite 25
Brookline, MA 02448
(817) 335-1180

Energy Rater:
Hera Energy Raters LLC,
Hera Energy LLC
(508) 631-6633

KEY PLAN



DEAN

**PRELIMINARY
NOT FOR
CONSTRUCTION**

PROJECT INFORMATION |
2 Mariner Way | Lot 4

PROJECT #: P0270.0
 ISSUE DATE: 05/10/2023
 PROJECT STATUS: HDC Application
 DRAWN BY: BS
 CHECKED BY: RB
 SHEET NAME:
Exterior Elevations

DRAWING HISTORY:		
NO	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions R5
5	23.03.21	HDC Revisions R6

SHEET #

2-5

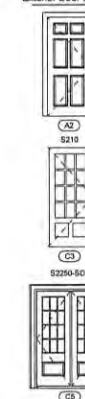


① South Elevation - Mariner Way
1/4" = 1'-0"

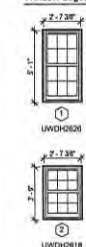
MODIFICATIONS | 24.03.27

- No South Elevation Modifications

Exterior Door Legend

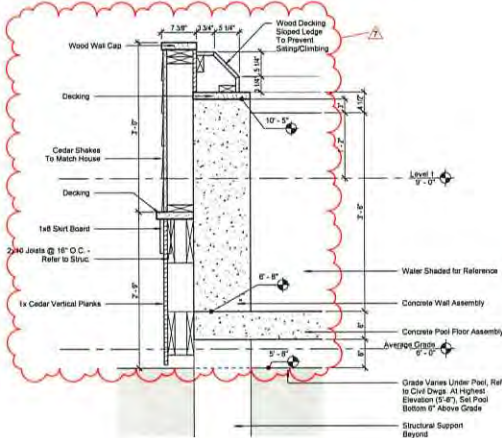


Window Legend

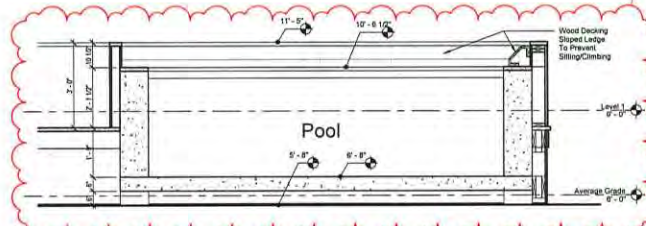


MODIFICATIONS | 24.03.27

- Revised Pool Railing To Solid Cedar Shake Wall To Conceal Pool From View
- Added Sloped Ledge Around Pool To Prevent Sitting / Climbing



3 Enlarge Section at Pool Edge
1" = 1'-0"



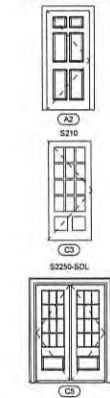
2 Long Section at Pool
1/2" = 1'-0"

Window Schedule								
Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2'-7 3/8"	5'-1"	12	Simulated Double	Marvin Windows and Doors	Ultimate	LWHD0826	Wood
2	2'-7 3/8"	5'-6"	12	Simulated Double	Marvin Windows and Doors	Ultimate	LWHD0818	Wood

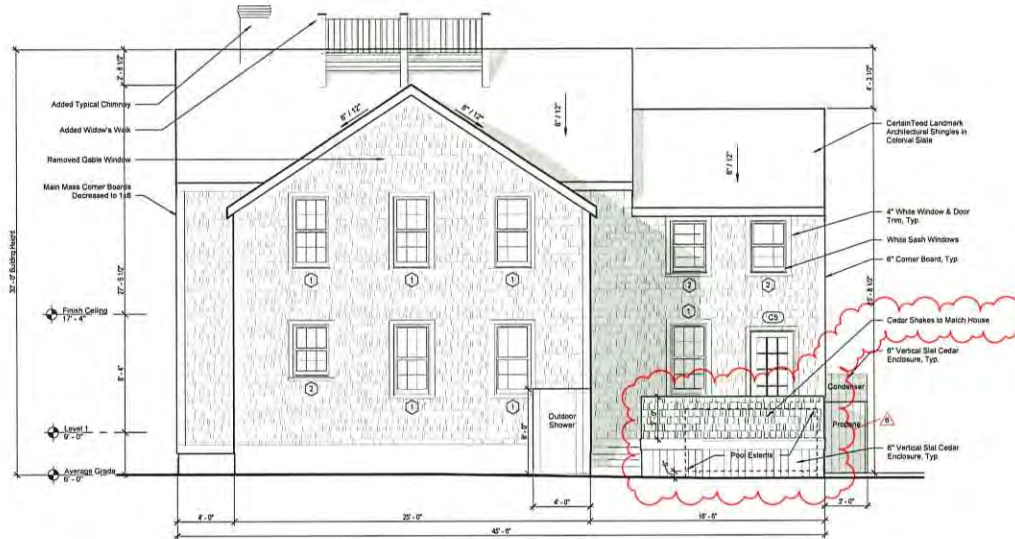
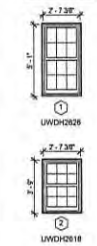
Door Schedule								
Type Mark	Width	Height	Lites	Partic	Manufacturer	Series	Model	Material
A2	3'-0"	6'-11"	0	8	Therma-Tru Ltd.	Smooth-Star	S270	Fiberglass
C3	3'-0"	7'-0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SLS	Fiberglass
C3	5'-0"	7'-0"						

Materials Legend				
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma-Tru Ltd.	Smooth Star	Essex Green - PM5 5605	Refer to Door Sched.
Abolition Door	Therma-Tru Ltd.	Smooth Star	White	Refer to Door Sched.
Outdoor Shower		Nature Cedar	6" Vertical Planks	
Rail	CertainTeed	Landmark Architectural	Colonial Slate	1x8 Fences
Gringles			Nature Cedar	
Trim			White	1x4
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched.

Exterior Door Legend



Window Legend



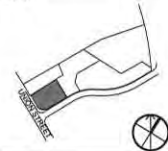
1 East Elevation
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEMS Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 442-2005
Golf Engineer:
Nantuxet Surveyors,
5 Nantuxet Way,
Nantuxet, MA 02554
(508) 228-0240
Structural Engineer:
Roome And Guaracino LLC,
300 Trade Center, Suite 3540
Woburn, MA 01801
(817) 628-1700 x 202
Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline, MA 02446
(817) 725-1100
Energy Rater:
Hera Energy Raters LLC,
Mills, MA 02054
(508) 631-6033

KEY PLAN:



SEAL:



PROJECT INFORMATION:
2 Mariner Way | Lot 4

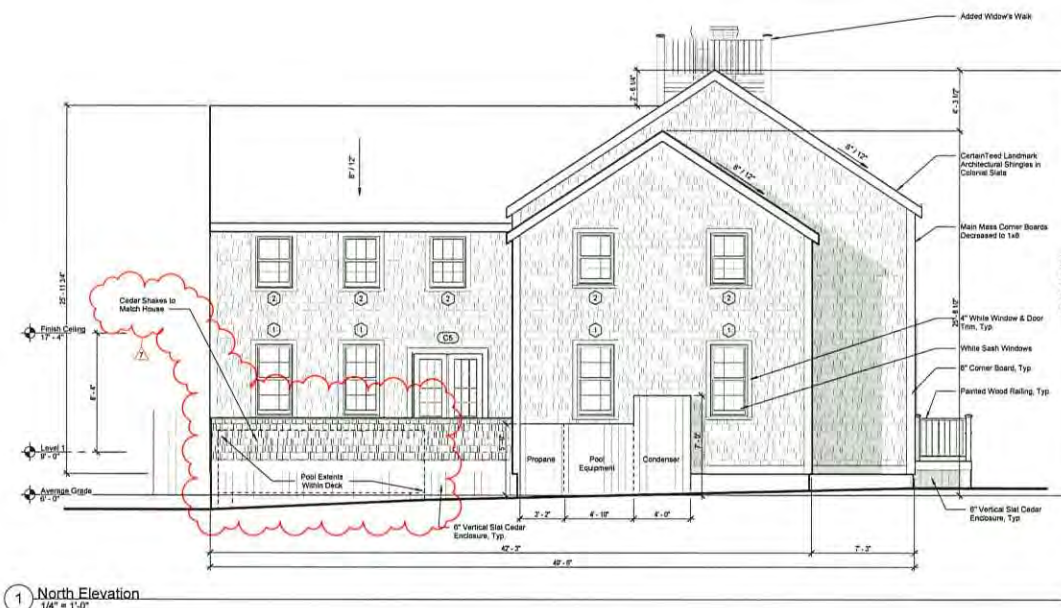
PROJECT # P0270-0
ISSUE DATE 05/10/2023
PROJECT STATUS HDC Application
DRAWN BY: BS
CHECKED BY: RB
SHEET NAME:
Exterior Elevations

DRAWING HISTORY:		
NO.	DATE	DESCRIPTION
1	22.11.00	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions, RS
5	23.03.21	HDC Revisions, RB
6	23.12.15	HDC Revisions
7	24.03.27	ConComm Pool

SHEET #:

2-6

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4/10/2024 3:38:58 AM



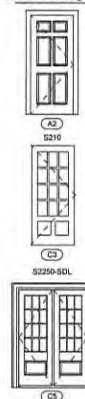
1 North Elevation
1/4" = 1'-0"

Window Schedule								
Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2'-7 3/8"	5'-1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWCH2626	Wood
2	2'-7 3/8"	3'-6"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWCH2616	Wood

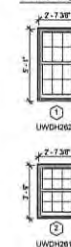
Door Schedule								
Type Mark	Width	Height	Lites	Panel	Manufacturer	Series	Model	Material
AJ	3'-0"	6'-11"	0	0	Therma-Tu Ltd.	Smooth-Star	S210	Fiberglass
C3	3'-0"	7'-0"	12	1	Therma-Tu Ltd.	Smooth-Star	S2250-SD	Fiberglass
C5	3'-0"	7'-0"	12	1	Therma-Tu Ltd.	Smooth-Star	S2250-SD	Fiberglass

Materials Legend				
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma-Tu Ltd.	Smooth-Star	Essex Green - PMS 5605	Refer to Door Sched
Archery Doors	Therma-Tu Ltd.	Smooth-Star	White	Refer to Door Sched
Outdoor Shower	CertainTeed	Landmark Architecture	Nature Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architecture	Colonial Slate	1x6 Fascia
Shingles	CertainTeed	Landmark Architecture	Nature Cedar	
Trim	Marvin	Ultimate Wood	White	1x4
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched

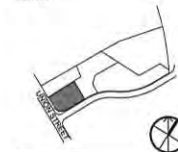
Exterior Door Legend



Window Legend



KEY PLAN



SEAL



PROJECT INFORMATION
2 Mariner Way | Lot 4

PROJECT # P0270.0
ISSUE DATE 01/10/2023
PROJECT STATUS HDC Application
DRAWN BY RB
CHECKED BY RB
SHEET NAME
Exterior Elevations

DRAWING HISTORY:	
NO.	DATE
1	22.11.02
2	23.12.22
3	23.01.23
4	23.01.23
5	23.03.24
6	23.12.15
7	24.03.27

DESCRIPTION
HDC Revisions
HDC Revisions
HDC Revisions_R5
HDC Revisions_R6
HDC Pool Revision
Confirm Pool

SHEET #
2-7

MODIFICATIONS | 24.03.27

- Revised Pool Railing To Solid Cedar Shake Wall To Conceal Pool From View
- Added Sloped Ledge Around Pool To Prevent Sitting / Climbing

OWNER:
KEMS Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 842-2986

Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 225-0240

Structural Engineer
Roome And Guaracino LLC
300 Trade Center, Suite 3540
Webster, MA 01801
(617) 826-1700 x 202

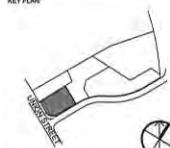
Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1180

Energy Rater:
Hers Energy Raters LLC
Mills, MA 02054
(508) 631-6833



- Revised Pool Railing To Solid Cedar Shake Wall To Conceal Pool From View
- Added Sloped Ledge Around Pool To Prevent Sitting / Climbing

KEY PLAN



SEAL

**PRELIMINARY
NOT FOR
CONSTRUCTION**

PROJECT INFORMATION:

2 Mariner Way | Lot 4

PROJECT #: P0270.0
 ISSUE DATE: 05/10/2023
 PROJECT STATUS: HDC Application
 DRAWN BY: BS
 CHECKED BY: RB
 SHEET NAME:
 Level 1 Plan

DIAMOND HISTORY

NO	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.28	HDC Revisions R5
7	24.03.27	ConComm Pool

SAFETY ■

2-2

OWNER:
KEAM Corporation
200 Broadway Street #103
Lynnfield, MA 01940
(781) 842-2996

Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Roome and Guarriello LLC,
300 Trade Center, Suite 3549
Woburn, MA 01801
(617) 826-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(817) 735-1180

Energy Rater:
Hart Energy Raters LLC,
Mills, MA 02054
(508) 631-0633

KEY PLAN



SEAL

**PRELIMINARY
NOT FOR
CONSTRUCTION**

PROJECT INFORMATION

2 Mariner Way | Lot 4

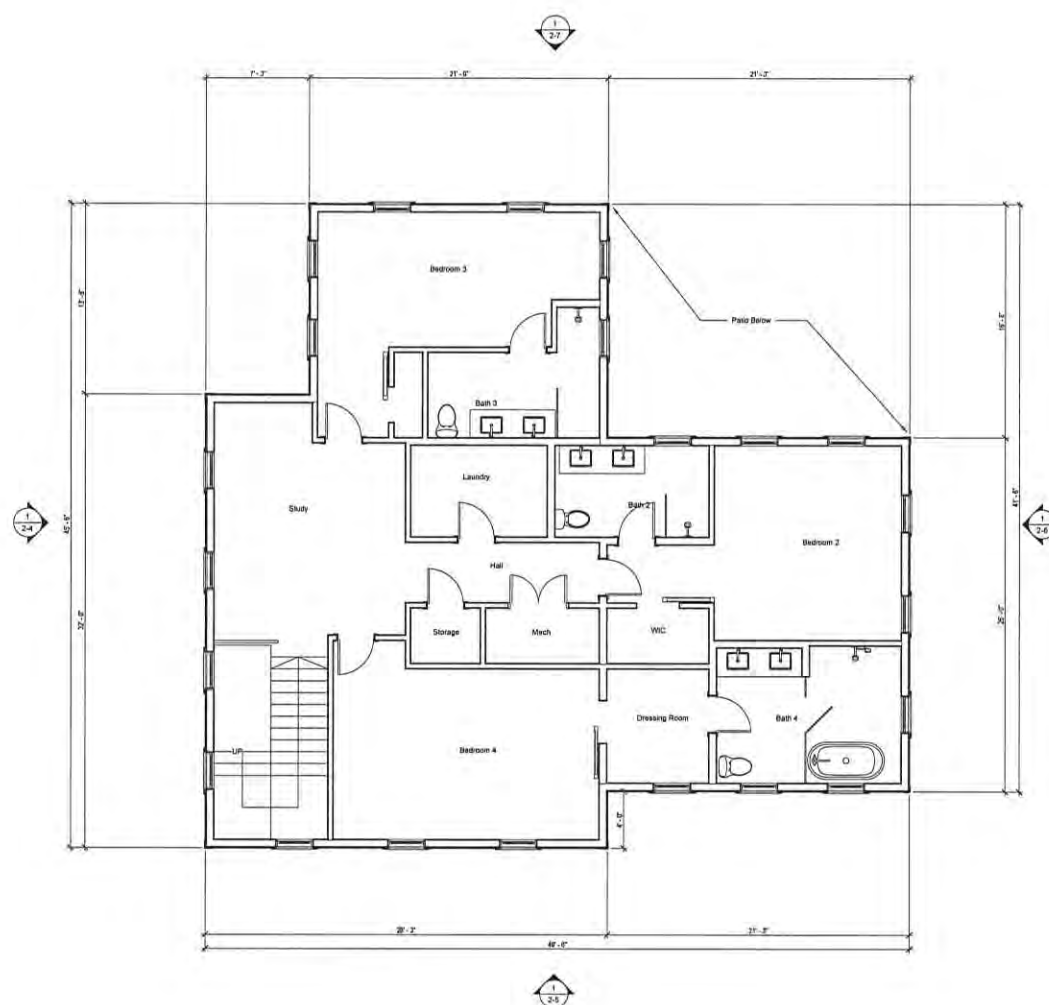
PROJECT #: PQ270.0
 ISSUE DATE: 05/10/2023
 PROJECT STATUS: HDC Application
 DRAWN BY: BS
 CHECKED BY: RB
 SHEET NAME:
 Level 2 Plan

DRAWING HISTORY

NO	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions R5

SHEET 9

2-3



MODIFICATIONS | 24.03.27

- No Level 02 Plan Modifications

1 HDC Application Level 2
1/4" = 1'-0"

MARINER WAY – SUPPORT PICTURES FOR POOLS

2/4/6 MARINER WAY



REAR – EAST ELEVATION OF 2 MARINER WAY



FRONT - SOUTH ELEVATION OF 4 MARINER WAY – WEST ELEVATION OF 6 MARINER WAY



TOWARDS REAR – EAST ELEVATIONS OF 6 ON THE LEFT AND 4 ON THE RIGHT MARINER WAY



VIEW FROM WASHINGTON STREET EXTENSION UP MARINER WAY – NO DISTURB BUFFER



CLOSE UP



CLOSE UP



NO DISTURB LINE MARKED IN RED



Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021



Planning and Land Use Services

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

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

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

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

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 6/13/2024
	Address & HDC Case Number (ie HDC2020-05-0265): 2 Mariner Way (HDC2023-12-9708)
N/A	<u>Copy of Minutes</u> (application item circled)
X	<u>Reduced (8 ½ x 11) copy of application</u>
X	<u>Locus Map: 4 copies:</u> https://www.nantucket-ma.gov/151/GIS-Maps 55.1.4-72.4
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large sets of scaled plans (<u>3/16" or ¼" scale</u>) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	<u>One set reduced plans: 8 ½ x11</u>
X	<u>Electronic Submission:</u> Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov .
X	<u>Submit documents to PLUS at 2 Fairgrounds Road</u>
	<u>Signed Affidavit:</u> see below

Historic District Commission

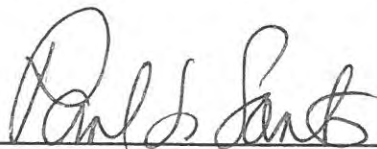
OLD BUSINESS CHECKLIST Rev Jan. 2021

HOLD FOR A VIEW	IF YOUR APPLICATION WAS "HOLD FOR A VIEW"
	A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	IF YOUR APPLICATION WAS "HOLD TO TRACK"
	A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature:  Date: 6/13/24

Nantucket Surveyors, LLC
HDC Minutes
Tuesday May 21, 2024

NSL File No. NS11449-2 Mariner Way
NSL File No. NS11450-4 Mariner Way
NSL File No. NS11451-6 Mariner Way

Doherty ACK LLC: 2,4,6 Mariner Way Pool Revisions

Voting: Pohl, Welch, Camp, Coombs, Oliver

Representative: Paul J. Santos PLS

Staff Comments:

Holly Backus, Preservation Planner- Shingle feature of decks not consistent with "Building With Nantucket In Mind." Requests a Landscape Plan, Read letter from Nantucket Preservation Trust echoing same comment regarding shingle feature.

Public Comment:

- **Amy Keohane**, Abutter, 76 Union Street
- **John Hartig**, Abutter, 76 Union Street
- **Brian Rawson**, Abutter, 3 Mariner Way
- **Mickey Rowland**, Historic Structure Advisory Group-Solid single deck railing is not appropriate in the Old Historic District

Concerns:

Pohl-Agrees single deck rail is not appropriate

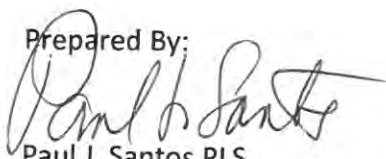
Welch-Need to see prior approvals and minutes

Camp-Shingles inappropriate. Pool applications are essentially a new application

Coombs-Pools are not allowed in the OHD. Chairman Pohl explained grandfathering as it relates to Zoning

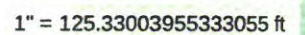
Oliver-Agrees with Commissioner Welch request, understands frustration of neighbors regarding public notice, however pools were always shown on plans at the time of dwelling approvals.

Prepared By:



Paul J. Santos PLS

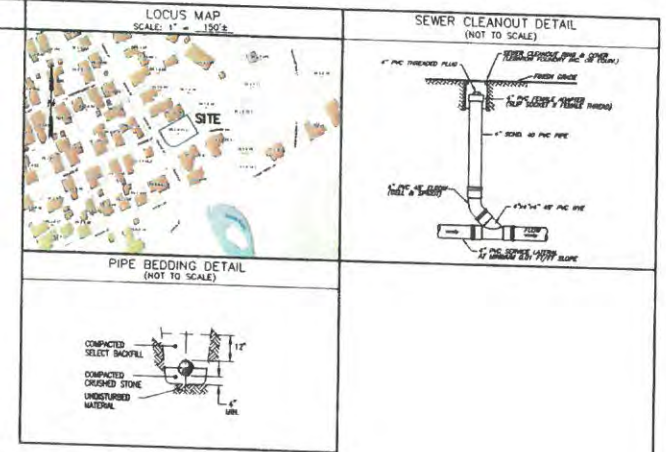
Nantucket Surveyors, LLC



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

SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 5,005 S.F. ±
SCALE: 1" = 10'



- ### NOTES
- APPROXIMATE BUILDING SEWER STUB LOCATION SHOWN, EXACT LOCATION UNKNOWN. CONTRACTOR TO VERIFY LOCATION AND INVERT AT BUILDING SEWER STUB.
 - NO SEWER PIPE JOINTS WITHIN 10' OF WATER LINE CROSSING TO SEWER STUB.
 - BUILDING SEWER SHALL INCREASE TO 6" PRIOR TO CONNECTION TO SEWER STUB.
 - THE LOCATION OF UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPOSE ALL SUCH UTILITIES IN THE AREA. OTHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTORS ARE TO CHECK AND VERIFY THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-888-344-7233.
 - PROPOSED BUILDING SEWER SHALL BE 23.8' LINEAR FEET OF 4"-HIGH SCHEDULE 40 PVC PIPE AT 0.01 FT/FT MINIMUM SLOPE. GRADING SHALL BE ADJUSTED TO ENSURE AT LEAST 1'-FOOT COVER OVER THE LENGTH OF THE BUILDING SEWER.
 - SEE (ANY) APPROVAL, PLANNING BOARD FILE #7770, D4 BK. 1512, Pg. 40. (ZONING RESIDENTIAL COMMERCIAL-RC).
 - SEE ORDER OF CONDITIONS SE 48-3511, D4 BK. 1888, Pg. 225, AS AMENDED ON 8/2/2023.
 - FLOOD ZONE AE (EL=8) (EL=7.7 FIS PROFILE) FEMA MAP NUMBER 2504000400000000, EFFECTIVE DATE JUNE 9, 2014.
 - VERTICAL DATUM NAVD 83.
 - WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE ALL LOCATED IN MARINER WAY.
 - SEE GRANT OF EASEMENT TO NANTUCKET ELECTRIC COMPANY DEED BOOK 1564 PAGE 179.

SEWER PERMIT INFORMATION									
4" SCH. 40 PVC SEWER SERVICE									
TITLE 5 ESTIMATED FLOW = 440 GALLONS PER DAY									
DESIGN BY	N/S & DATE	ASSESSOR MAP & PARCEL	DEED	PLAN	OWNER	# BEDROOMS	HTLG. #	CHECKED BY	
KCS		MAP 55.14-72.4 PARCEL 72.4	D4 BK. 1897 Pg. 81	FILE NO. 2016-4	DOHERTY ACK LLC	4	N-11448	PJS/DNR	

HDC EXHIBIT 6/13/24
① → PHOTO EXHIBIT LOCATION



BENCHMARK INFORMATION BENCHMARK: X-OUT IN THE BOLT OF HYDRANT ON WASHINGTON STREET ENTRANCE. ELEVATION = 7.51 NAVD83 DATUM	PROPOSED SCHEDULE OF ELEVATIONS F.F.E. INVERT AT DWELLING 8.30 INVERT AT STUB 7.55 (SEE NOTE 1)	SEWER & WATER CONNECTION PLAN #2 MARINER WAY NANTUCKET, MASSACHUSETTS (ASSESSOR'S MAP 55.14 PARCEL 72.4) PREPARED FOR: DOHERTY ACK LLC DATE: AUGUST 1, 2023 SCALE: AS NOTED
---	---	--

NANTUCKET SURVEYORS, LLC
5 WINDY WAY, NANTUCKET, MA 02554
© COPYRIGHT 2023 NANTUCKET SURVEYORS, LLC

2 Mariner Way, Nantucket, MA
Applicant: Doherty ACK LLC



1

View of property from Union Street



2

View of property from Mariner Way



3

View of property from Mariner Way



4

View of property from Mariner Way



5

View of property from Mariner Way

6

Pool Mock Up

2 Mariner Way



- Top of Pool

- Deck

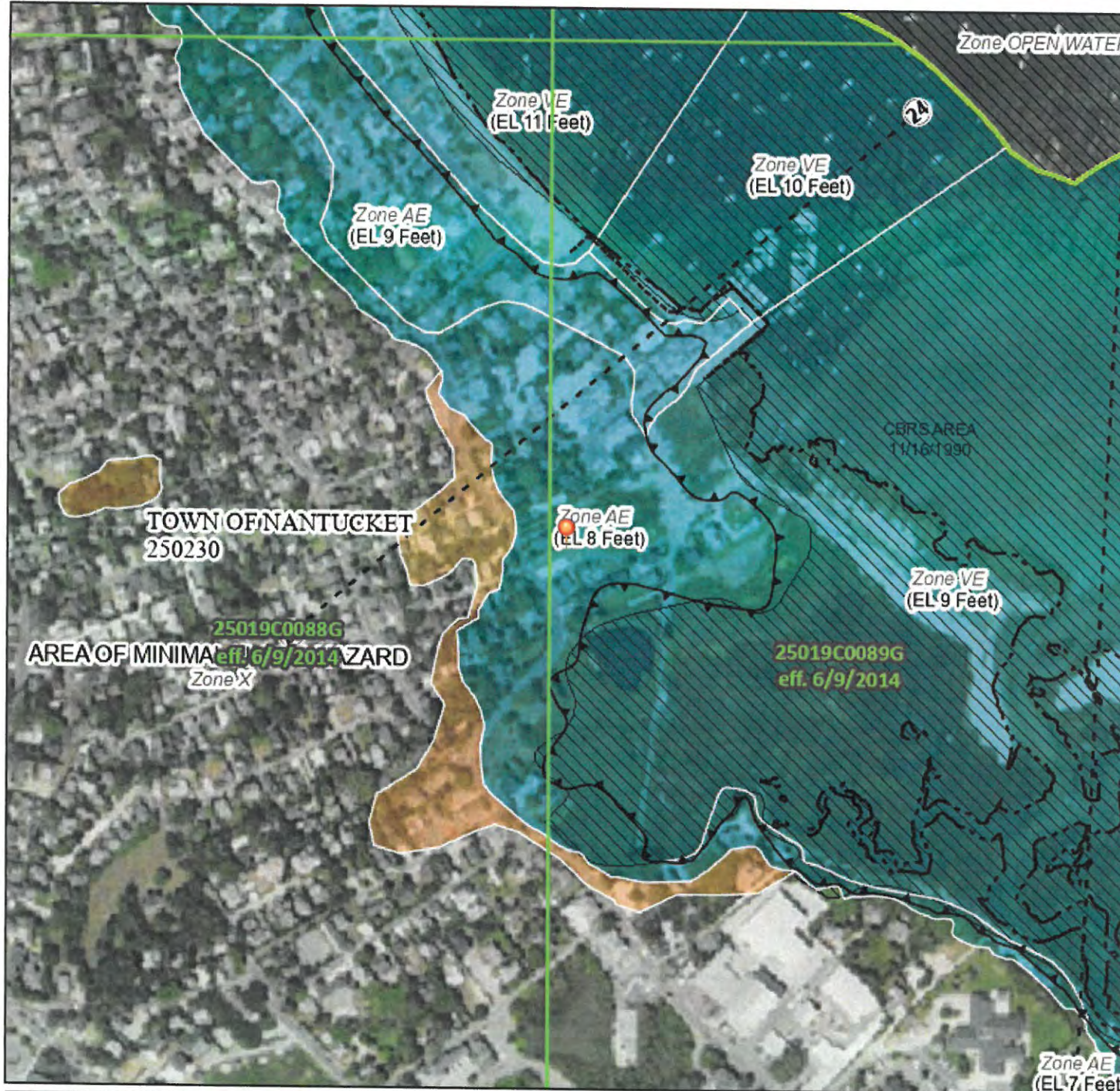
- Bottom of
Pool

- Grade

National Flood Hazard Layer FIRMette



70°5'56"W 41°16'53"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone J)
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		8 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/10/2024 at 1:58 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

CERTIFICATE NO: DATE ISSUED: 3/21/23

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

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°: 55.1.4 PARCEL N°: 72.4
 Street & Number of Proposed Work: 2 MARWATER WAY
 Owner of record: DOHERTY ACKILL C
 Mailing Address: 100 CANTER HILL DRIVE UNIT 304
DANVERS, MA 01923
 Contact Phone #: DOHERTY C E-mail: 978-360-0955
KEMSCORP.COM

AGENT INFORMATION (if applicable)

Name: LIANA WILLIAMS
 Mailing Address: PO BOX 1446
NANTUCKET, MA 02554
 Contact Phone #: 508-221-0432 E-mail: CARMALEINA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: 8/24/22 Fee Paid: \$608.40
 Must be acted on by: 10/24/22 12/31/22
 Extended to: 6/30/23
 Approved: [Signature] Disapproved:
 Chairman: [Signature]
 Member: [Signature]
 Member:
 Member:
 Member:

Notes - Comments - Restrictions - Conditions

THRU STAFF: PRIOR ROOF WALK TO BE BROUGHT BACK, ADD "TYPICAL CHIMNEY" - BOTH ON MAIN ROOF. TYPICAL TRIM PACKAGE (BUT NOT STAIRS). KICK PANELS ON FRENCH DOORS. ARE 3RD FLOOR GLASS WINDOWS.

PRESIDENT NANTUCKET - CH. II**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 PC1) ☐ Roof ☐ Other

Size of Structure or Addition: Length: 51'6" Sq. Footage 1st floor: 1531 SF Decks/Patio: Size: 17 X 31 ☒ 1st floor ☐ 2nd floor
 Width: 48'5" Sq. Footage 2nd floor: 1511 SF 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 31' South 31' East 31' West 31'

Additional Remarks: POOL IS PROTECTED BY PERIMETER PLAN AND IS IN THE DECK ON EAST-REAR
 Historic Name: (describe)
 Original Date:
 Original Builder:

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

NEW DWELLING IN-SET POOL IN DECK - 11' X 8'

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 1'6" ☐ Block ☐ Block Parged ☐ Brick (type) ☒ Poured Concrete ☐ Piers
 Masonry Chimney: ☐ Block Parged ☒ Brick (type) WATER STRUCK ☐ Other TYPICAL DETAILS - CORBELING
 Roof Pitch: Main Mass 8/12 Secondary Mass 8/12 Dormer /12 Other
 Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.)

Fence: Height:
 Type:
 Length:

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

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

Leaders (material and size): 2" ALUMINUM - BOXED

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

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other TYPICAL TRIM PACKAGE

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other

C. Dimensions: Fascia 1 X 12 + 1 X 6 Rake 1 X 6 Soffit (Overhang) Corner boards 1 X 6 Frieze

Window Casing 1 X 5 Door Frame 2 X 4 Columns/Posts: Round Square 6" X 6" WRAPPED

Windows: ☒ Double Hung ☒ Casement ☒ All Wood ☐ Other
☐ True Divided Lights (muntins), single pane ☒ S.D.L.'s (Simulated Divided Lights) Manufacturer MARVIN ULTIMATE WOOD

Doors* (type and material): ☐ TDL ☒ S.D.L. Front 6 PANEL Rear 12 LT W/ KICK PANEL Side 12 LT W/ KICK PANEL

Garage Door(s): Type Material STEEL

Hardscape materials: Driveways Walkways Walls

* Note: Complete door and window schedules are required. COLORS
 Sidewall NTU Clapboard (if applicable) Roof COGNIALS LATE / PETERSON
 Trim WHITE Sash WHITE Doors FRONT ESSEX GREEN grey
 Deck NTU Foundation GRAY PARGED Fence FRONT RAILING Shutters
WHITE ROOF RAKE - NTU

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 8/24/22 Signature of owner of record [Signature] Signed under penalties of perjury

STAFF

Draft HDC Minutes for March 21, 2023

2. The Brant LLC 12-7612		6 & 8 N Beach/4 Dolphin	New building	42.4.1/65.1	Linda Williams
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	Thornewill, Dutra, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns	None				
Motion	Motion to approved and pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application. (Oliver)				
Roll-call Vote	Carried 5-0// Oliver, Camp, Coombs, Welch, and Pohl-aye		Certificate #	HDC2022-12-7612	
3. The Brant LLC		6 & 8 N Beach/4 Dolphin	Hardscape	42.4.1/65.1	Linda Williams
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	Thornewill, Dutra, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns	None				
Motion	Motion to Approved through Staff gate vine boxes on the interior of the gate; 6' fence; eliminate picture frame' go to standard board, hiding rails & post, no gaps. (Welch)				
Roll-call Vote	Carried 5-0// Oliver, Camp, Coombs, Welch, and Pohl-aye		Certificate #	HDC2023-0	
4. Doherty Ack LLC 08-6934		2 Mariner Way	New Dwelling	55.1.4/72.4	Linda Williams
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	Dutra, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Linda Williams				
Public	Angus McCleod- HSAG				
Concerns	Backus- appreciates the changes, Funky lines on drawings, hard to discern at some location, French doors should be 12 lights, landscape plan needed. McCleod- windows in the rear addition should be taller on the south and east the main mass should have large chimney to fit in with surrounding architecture, the gable window shouldn't be horizontal six light, more like a vertical 4 light or another double hung, looks like an awning looking inappropriate. Camp- too tall, roof pitch too shallow, needs a chimney, 1 st floor windows on the south elevation 2 nd mass should be the same size as the ones on the main mass. Drawings should be clearer. Oliver- ok with it, a chimney would be nice make it look more traditional. Welch- appreciates the changes, to large overlarge. Union side elevation looks the most appropriate with respect to height and massing, the chimney should return. Roof walk would be appropriate. On the Mariner side its over fenestrated too organized.				
Motion	Motion to approved through Staff prior widows walk to be brough back, add "typical chimney" to the right side, lose gable windows on south and east elevations 3rd floor, "typical trim package" Traditional door casings on the front door. FEMA package (Welch)				
Vote	Carried 3-2// Welch, Camp, Pohl-aye / Oliver & Coombs-nay		Certificate #	HDC2022-08-6934	
5. Doherty Ack LLC 08-6939		4 Mariner Way	New Dwelling	55.1.4/72	Linda Williams
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	Dutra, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Linda Williams				
Public	Angus McCleod- HSAG				
Concerns	Backus- infill structure within the OHD. The front door is atypical. McCleod. - the ridge in the perpendicular rear addition should drop below the secondary mass that it intersects, the two adjacent second floor decks are excessive, one should be removed, same issue as #2 with the gable windows. Camp- right hand mass is still bit too large, the north elevation is too cumbersome, agrees with McCleod, additive massing is needed. Remove the balcony. Oliver- Massing is a concern, specifically the east and the west. The peak is unusual. Coombs- Would like to see additive massing. The houses need chimneys. Less windows, less decks. Welch- Drawings are an issue, structure is still too wide, secondary addition is too wide, it has a funky trim package. East elevation is over fenestrated and pooppy decks, needs to be cleaned up.				
Motion	Hold for Revisions. (Camp)				
Roll-call Vote	Carried 5-0// Oliver, Camp, Coombs, Welch, and Pohl-aye		Certificate #	HDC2022-08-6939	

APPROVED
HDC2022-08-6934

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Draft HDC Minutes for March 28, 2023

18. Robert Turner 03-8173	11 Seikinnow Place	New front stoop	67/525	DTA
19. Back East lot62 LLC 03-8165	62 Nobadeer Ave	New pergola	88/11	Ahern
20. Back East lot62 LLC 03-8114	62 Nobadeer Ave	Demo structure	88/11	WAPD
21. Back East lot62 LLC 03-8113	62 Nobadeer Ave	New main house	88/11	WAPD
22. Back East lot62 LLC 03-8116	62 Nobadeer Ave	New guest house	88/11	WAPD
23. Back East lot62 LLC 03-8118	62 Nobadeer Ave	New shed	88/11	WAPD
24. Back East lot62 LLC 03-8117	62 Nobadeer Ave	New garage	88/11	WAPD

Voting Welch, Camp, Coombs, Patten, Dutra

Alternates None

Recused Pohl, Oliver, Thornewill

Documentation Architectural elevation plans, site plan, photos, correspondence.

Representing None

Public None

Concerns No concerns.

Motion **Motion to Approve (Coombs)**

Vote Carried 5-0

Certificate # **HDC2023-01-(as noted)**

V. 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. Back East lot62 LLC 03-81	62 Nobadeer Ave	Pool & hardscape	88/11	Ahern
pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.				

Voting Pohl, Welch, Camp, Coombs, Oliver

Alternates Thornewill, Dutra, Patten

Recused None

Documentation Architectural elevation plans, site plan, photos, correspondence.

Representing None

Public None

Concerns No concerns.

Motion **Motion to Approve through Staff Conditions (Welch)**

Roll-call Vote Carried 5-0 // Camp, Coombs, Welch, Oliver, Pohl-aye;

Certificate # **HDC2023-01-(as noted)**

VII. OLD BUSINESS 02/14/23

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Harvey Jones 02-7951	78 Main st	Fence	42.3.1/55	Normand Residential

Voting Welch, Camp, Coombs, Dutra, Patten

Alternates None

Recused Pohl, Oliver, Thornewill

Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.

Representing Ben Normand

Public None

Motion **Motion to Approve (Coombs)**

Vote Carried 5-0

Certificate # **HDC2023-02-7951**

2. Doherty Ack LLC 08-6937	2 Mariner Way	Hardscape	55.1.4/72.4	Linda Williams
----------------------------	---------------	-----------	-------------	----------------

Voting Pohl, Welch, Coombs, Camp, Oliver

Alternates Dutra, Patten

Recused None

Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.

Representing Linda Williams

Public **Mickey Rowland/HSAG-** Two car driveway is not appropriate.

Concerns **Backus-** Brick apron recommended; material to be consistent.

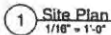
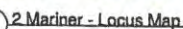
Oliver- Application missing information.

Camp- Concerned with fence.

Motion **Motion to approved through staff with driveway to be all brick, running bond, curve corners @ street; 4' high boards fence (NTW) around pool equip. 5' high board fence (rather than 5 &1) along perimeter; provide photos of landscape elements. (Welch)**

Roll-call Vote Carried 5-0// Oliver, Camp, Coombs, Welch, and Pohl-aye

Certificate # **HDC2022-08-6937**



2-1

Civil Engineer
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer
Roome And Quenneville LLC
300 Trade Center, Suite 3340
Woburn, MA 01801
(617) 629-1700 x 202

Landscape Architect:
Vasanti Landscape Architecture
318 Harvard Street, Suite 25
Brookline, MA 02446
(617) 735-1180

Energy Advisor:
Hare Energy Advisors LLC
Mills, MA 02054
(603) 631-8633

8'-4" Finish Ceiling

Overall dimensions: 31'-0" (width) x 31'-0" (depth).

Room labels and dimensions:

- Front Porch: 10'-0" x 10'-0"
- Entry: 10'-0" x 10'-0"
- Living Room: 10'-0" x 10'-0"
- Dining Room: 10'-0" x 10'-0"
- Kitchen: 10'-0" x 10'-0"
- Breakfast Room: 10'-0" x 10'-0"
- Bedroom 1: 10'-0" x 10'-0"
- Bedroom 2: 10'-0" x 10'-0"
- Bath: 10'-0" x 10'-0"
- Powder: 10'-0" x 10'-0"
- Master Bedroom: 10'-0" x 10'-0"
- Master Bath: 10'-0" x 10'-0"
- Pool: 10'-0" x 10'-0"
- Pergola: 10'-0" x 10'-0"
- Outdoor Shower: 10'-0" x 10'-0"

- No Level 01 Plan Modifications

KEY PLANE:



SEAL

**PRELIMINARY
NOT FOR
CONSTRUCTION**

PROJECT INFORMATION

2 Mariner Way | Lot 4

PROJECT #: P0270.0
ISSUE DATE: 04/04/2023
PROJECT STATUS: HDG Application
DRAWN BY: CDJS
CHECKED BY: RJ

SHEET NAME:
Level 1 Plan

DRAWING HIS TOWN

NO	DATE	DESCRIPTION
1	22.11.02	HQC Revisions
2	22.12.09	HQC Revisions
4	23.01.28	HQC Revisions, RS

D-1761 P.

PROJECT TEAM

OWNER:
XENIX Corporation
200 Broadway Suite #103
LYNNMA, MA 01940
(781) 542-2506
Civil Engineer:
Kendall Surveyors,
8 West Way,
Needham, MA 02554
(508) 728-0240
Structural Engineer:
Russo And Quimby LLC,
300 Trade Center, Suite 2540
Woburn, MA 01801
(617) 658-1700 x 202
Landscape Architect:
Vandant Landscape Architecture
218 Harvard Street, Suite 25
Brookline MA 02446
(617) 257-1100
Energy Rater:
Hare Energy Raters LLC,
MA, MA 02554
(508) 531-0033

KEY PLAN



SEAL



PROJECT INFORMATION

2 Mariner Way | Lot 4

PROJECT # 10275.0
ISSUE DATE 04/04/2023
PROJECT STATUS: HDC Application
DRAWN BY: CD/SS
CHECKED BY: RB
SHEET NAME:
Level 2 Plan

DRAWING HISTORY

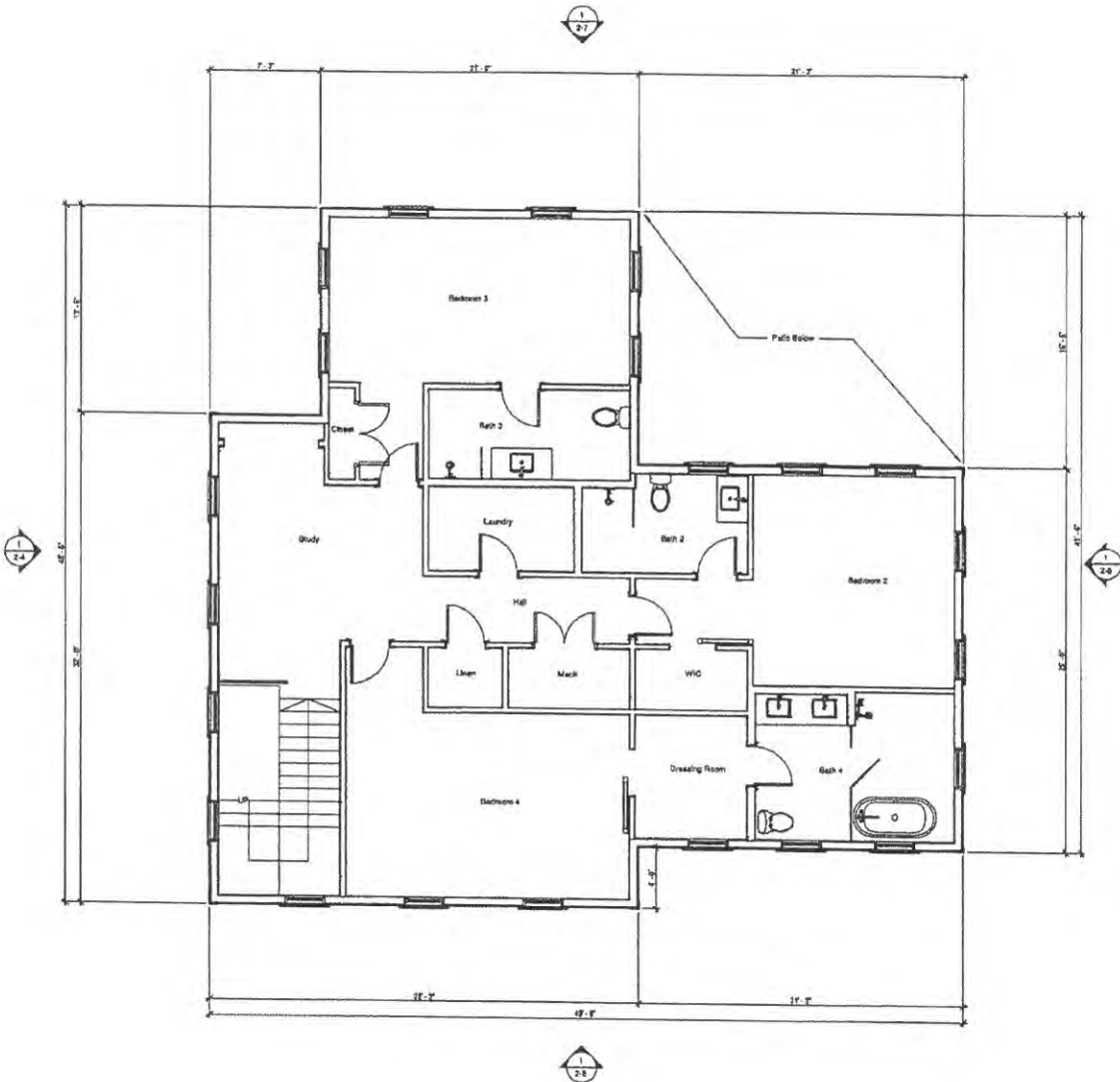
NO.	DATE	DESCRIPTION
1	02.11.22	HDC Application
2	02.12.22	HDC Application
4	02.01.23	HDC Application

SHEET #

2-3

MODIFICATIONS | 23.03.21

- No Level 02 Plan Modifications



Window Schedule									
Type Mark	Width	Height	Units	Window Type	Manufacturer	Series	Model	Material	
1	2'-7 3/8"	4'-1 1/2"	12	Simulated Divided	Ultimate Windows and Doors	Ultimate	UWD42528	Wood	
2	2'-7 3/8"	2'-9"	12	Simulated Divided	Ultimate Windows and Doors	Ultimate	UWD42518	Wood	

Door Schedule									
Type Mark	Width	Height	Units	Door Type	Manufacturer	Series	Model	Material	
A2	2'-0"	6'-11"	3	6	Thermo-Tu Ltd.	Smooth Star	5215	Fiberglass	
C3	2'-0"	7'-0"	12	1	Thermo-Tu Ltd.	Smooth Star	52250-30L	Fiberglass	
C5	2'-0"	7'-0"	1						

Material Legend				
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Thermo-Tu Ltd.	Smooth Star	Essex Green - P455	Refer to Door Sched.
Archery Doors	Thermo-Tu Ltd.	Smooth Star	White	Refer to Door Sched.
Chimney Sides	Thermo-Tu Ltd.	Smooth Star	Natural Cedar	6" Vertical Planks
Roof	Cornish Lead	Landmark Architecture	Natural Cedar	1/2" F. Gable
Shingles			Natural Cedar	
Trim			White	
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched.

Finegold Alexander Architects

PROJECT TEAM

OWNER:
K288 Corporation
350 Broadway Suite 8103
Lynnfield, MA 01940
(781) 842-2093

CM Engineer:
Handbook Surveyors,
5 Wind Way,
Nantucket, MA 02554
(541) 238-0240

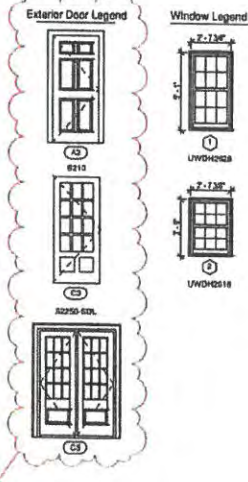
Structural Engineer:
Reame and Guerinche LLC,
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 838-1700 x.202

Landscape Architect:
Vandert Landscape Architecture
218 Harvard Street, Suite 25
Brookline, MA 02446
(617) 777-5511

Energy Rater:
Hers Energy Raters LLC,
Woburn, MA 01801
(617) 838-1700

APPROVED
HDC 2022-08-6934

**NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL**



KEY PLAN



SEAL:



PROJECT INFORMATION:
2 Mariner Way | Lot 4

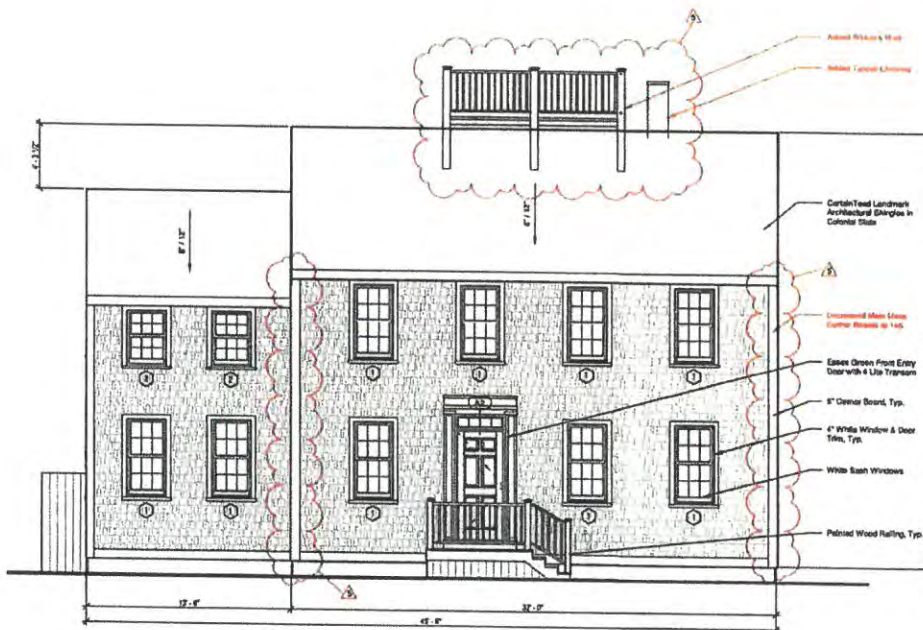
PROJECT #: P0278.0
ISSUE DATE: 04/04/2023
PROJECT STATUS: HDC Application
DRAWN BY: CDJ/JS
CHECKED BY: JS
SHEET NAME:

Exterior Elevations

DRAWING HISTORY:		
NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
3	23.01.25	HDC Revisions: HS
4	23.02.01	HDC Revisions: HS

SHEET #:

2-4



1 West Elevation - Union Street
1/4" = 1'-0"

Window Schedule								
Item	Width	Height	Lines	Window Type	Manufacturer	Series	Model	Material
1	2'-7 3/8"	3'-1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	LWCH0228	Wood
2	2'-7 3/8"	3'-1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	LWCH0218	Wood

Door Schedule								
Item	Width	Height	Lines	Door Type	Manufacturer	Series	Model	Material
A2	2'-0"	6'-11"	6	6	Therma-Tru L.L.C.	Smooth-Star	8010	Fiberglass
C3	2'-0"	6'-11"	12	7	Therma-Tru L.L.C.	Smooth-Star	8200A-20A	Fiberglass
C5	2'-0"	6'-11"	12	7	Therma-Tru L.L.C.	Smooth-Star	8200A-20A	Fiberglass

Materials Legend				
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma-Tru L.L.C.	Smooth-Star	Essex Green - P465	Relax to Door Sched.
Archery Doors	Therma-Tru L.L.C.	Smooth-Star	White	Relax to Door Sched.
Outdoor Shower			Natural Cedar	8" Vertical Plank
Deck	CertainTeed	Landmark Architectural	Crimson Slate	1x6 Plank
Shingles			Forest Green	
Trim			White	1x4
Windows	Marvin	Ultimate Wood	White	Relax to Window Sched.

Exterior Door Legend

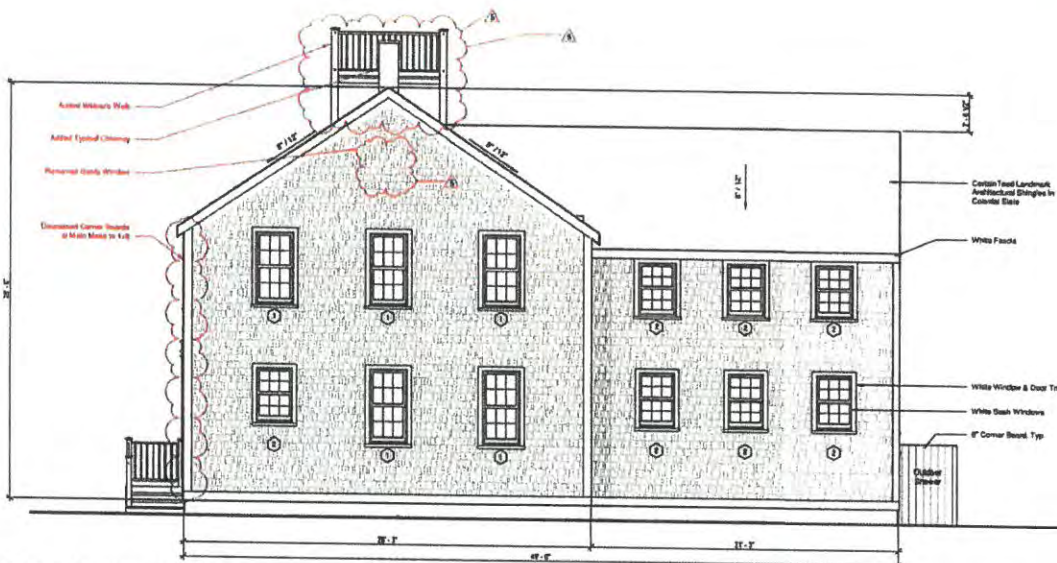


Window Legend



APPROVED
HDC 2022-08-6934

**NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL**



1 South Elevation - Mariner Way
1/4" = 1'-0"

MODIFICATIONS | 23.03.21

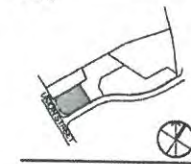
- Added Widow's Walk
- Added Typical Chimney
- Decreased Size of Corner Board at Main Mass to 1x8
- Removed Gable Windows

Finegold Alexander Architects

PROJECT TEAM

OWNER:
K&M Corporation
200 Broadway, Suite 1100
Lynnfield, MA 01940
(781) 442-2005
Civil Engineer:
Hartwick Surveyors,
9 Windy Way,
Haverhill, MA 02554
(508) 838-4210
Structural Engineer:
Romeo And Gosselin LLC,
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 538-4700 x 202
Landscape Architect:
Vendone Landscape Architecture
210 Harvard Street, Suite 25
Brookline, MA 02445
(617) 735-1100
Energy Rater:
Peak Energy Raters LLC,
Mills, MA 02554
(508) 831-6633

KEY PLAN



SEAL



PROJECT INFORMATION
2 Mariner Way | Lot 4

PROJECT #
DATE DATE
PROJECT STATUS
DESIGNER
CHECKED BY

SHEET NAME
Exterior Elevations

NO.	DATE	DESCRIPTION
1	20.11.03	HDC Application
2	20.12.20	HDC Review
3	20.01.20	HDC Review
4	20.03.21	HDC Review

SHEET #

OWNER:
USBC Corporation
200 Ringway Suite #103
Lynnfield, MA 01940
(781) 842-2299

ON-SITE ENGINEER:
Hatchell Surveyors,
8 Wholy Way,
Haverhill, MA 02554
(508) 225-0240

DESIGNED BY:
Rousselle and Associates LLC,
200 Trade Center, Suite 3540
Boston, MA 02101
(617) 829-1700 x 303

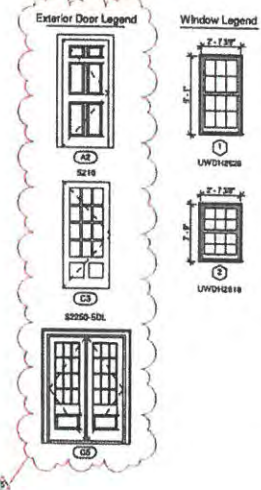
LANDSCAPE ARCHITECT:
Vanderbilt Landscape Architects
210 Harvard Street, Suite 25
Brookline MA 02446
(617) 733-1100

ENERGY RATER:
Hart Energy Raters LLC,
Mills, MA 02554
(508) 631-6023

Window Schedule							
Type	Width	Height	Units	Window Type	Manufacturer	Series	Material
1	2'-7 3/8"	5'-1"	12	Simulated Divided	Aluminum Windows and Doors	Ultimate	UPW0202N
2	2'-7 3/8"	5'-0"	12	Simulated Divided	Aluminum Windows and Doors	Ultimate	UPW0201N

Door Schedule							
Type	Width	Height	Units	Door Type	Manufacturer	Series	Material
A2	3'-0"	8'-11"	0	Smooth Star	Therma-Tru Ltd.	S218	Fiberglass
C5	3'-0"	7'-0"	12	Smooth Star	Therma-Tru Ltd.	S2250-S2L	Fiberglass
C5	3'-0"	7'-0"	12	Smooth Star	Therma-Tru Ltd.	S2250-S2L	Fiberglass

Materials Legend				
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma-Tru Ltd.	Smooth Star	Essex Green - PAVE 6405	Refer to Door Sched.
Auxiliary Doors	Therma-Tru Ltd.	Smooth Star	White	Refer to Door Sched.
Outdoor Stairs	Therma-Tru Ltd.	Smooth Star	White	Refer to Door Sched.
Rail	CornishTread	Landmark Architectural	Natural Cedar	8" Vertical Plank
Stringers	CornishTread	Landmark Architectural	Colonial Elm	1 1/2" Plank
Trim	White	Natural Cedar	White	1 1/2"
Windows	Aluminum	Ultimate	White	Refer to Window Sched.

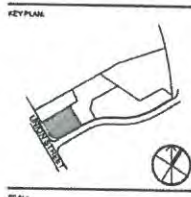
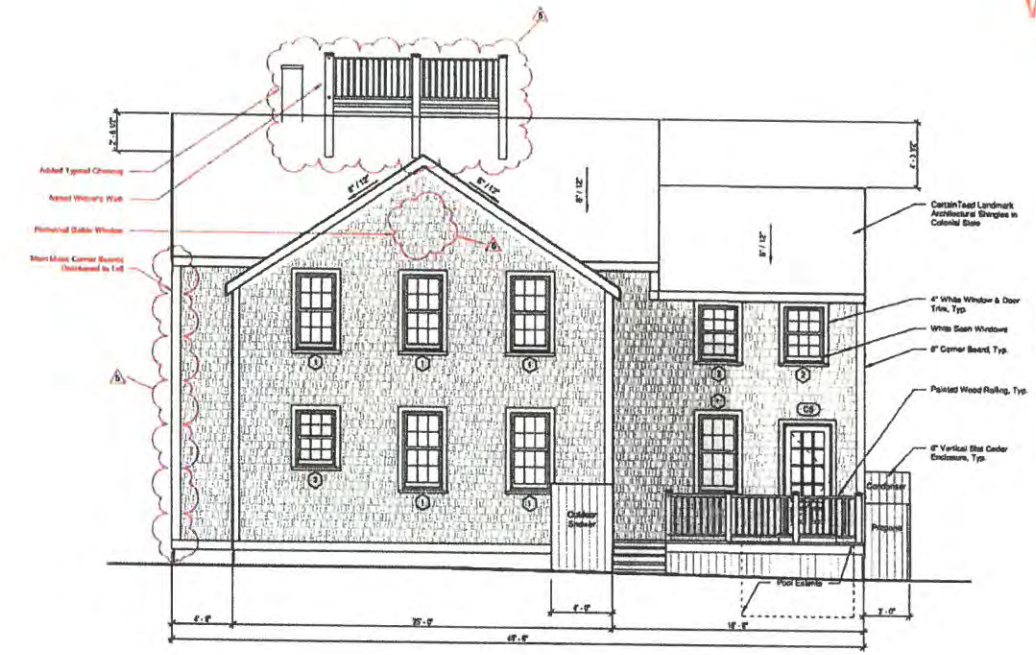


APPROVED
HOC 2022-08-6934

**NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL**

MODIFICATIONS | 23.03.21

- Added Widow's Walk
- Added Typical Chimney
- Decreased Size of Corner Board at Main Mass to 1x8
- Removed Gable Windows



**PRELIMINARY
NOT FOR
CONSTRUCTION**

PROJECT INFORMATION:
2 Mariner Way | Lot 4

PROJECT # : 2020.03
ISSUE DATE: 04/04/2023
PROJECT STATUS: HDC Application
DRAWN BY: GD.BS
CHECKED BY: BS

Exterior Elevations

NO.	DATE	DESCRIPTION
1	05.11.20	HDC Revisions
2	06.12.20	HDC Revisions
3	09.01.21	HDC Revisions
4	02.03.21	HDC Revisions

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021



Planning and Land Use Services

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

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

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

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

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: <u>7/1/2024</u>
	HDC Case Number (ie HDC2020-05-0265): <u>2023-12-9708</u> Address: <u>2 MARINERWAY</u>
✓	<u>Copy of Minutes</u> (application item circled)
✓	<u>Reduced (8 1/2 x 11) copy of application</u>
✓	<u>Locus Map: 3 copies:</u> https://www.nantucket-ma.gov/151/GIS-Maps <u>55 1.4-72.4</u>
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Three (3) Large sets of scaled plans (<u>3/16" or 1/4" scale</u>) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	<u>One set reduced plans: 8 1/2 x 11</u>
✓	<u>Electronic Submission:</u> Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov .
✓	<u>Submit documents to PLUS at 2 Fairgrounds Road</u>
	<u>Signed Affidavit:</u> see below

Door Schedule								
Type	Width	Height	Lines	Panels	Manufacturer	Series	Model	Material
AJ	2'-0"	6'-11"	9	8	Therma-Tru Ltd	Smooth-lam	5710	Fiberglass
C3	2'-0"	7'-0"	12	1	Therma-Tru Ltd	Smooth-lam	8225S-56N	Fiberglass
C4	1'-0"	7'-0"						

PROJECT TEAM

DESIGN:
K&S Corporation
250 Brimley Suite #103
Lynnfield, MA 01904
(781) 842-2955

Cost Engineer:
Manitouch Surveys,
4 Vandy Vene,
Barnstable, MA 02646
(508) 228-6245

Structural Engineer:
Reema And Guarnasone LLC
3003 Trade Center, Suite 2540
Woburn, MA 01801
(617) 829-1700 x 292

Landscape Architect:
Vorland Landscape Architecture
318 Harvard Street, Suite 25
Cambridge, MA 02145
(617) 726-1180

Energy Rates:
Hare Energy Rates LLC,
Mills, MA 02054
(978) 631-4637



SEA

2

PROJECT INFORMATION

2 Mariner Way | Lot 4

550-551 a 55220.0

Exterior Elevations

730721 INCL 400004 NS

QUEST 8

24

MODIFICATIONS | 24.03.27

- **No West Elevation Modifications**



1 West Elevation - Union Street
1/4" = 1'-0"

20

1

100

100

1. *Journal of the American Medical Association*, 2000; 283: 2686-2692.

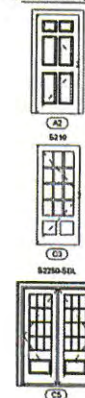
24

Window Schedule							
Type Mark	Width	Height	Units	Window Type	Manufacturer	Series	Material
1	2'-7 1/2"	5'-0"	12	Manufactured Double	Marvin Windows and Doors	Libertine	UVW10020
2	2'-7 1/2"	3'-0"	12	Manufactured Double	Marvin Windows and Doors	Libertine	UVW10010

Door Schedule							
Type Mark	Width	Height	Units	Door Type	Manufacturer	Series	Material
A1	3'-0"	6'-10"	8	Thermal-Tra Lite	Schwab-Lite	S210	Fiberglass
C1	3'-0"	6'-10"	12	Thermal-Tra Lite	Schwab-Lite	S210A-SLR	Fiberglass
C2	3'-0"	6'-10"	1	Thermal-Tra Lite	Schwab-Lite	S210A-SLR	Fiberglass

Material Legend			
Material	Manufacturer	Product Line	Color
Front Entry Liner	Thermal-Tra Lite	Smooth Star	Exterior Green - PMS 348
Security Doors	Thermal-Tra Lite	Smooth Star	White
Outdoor Screens	CarbonTech	Landmark Architectural	Natural Cedar
Roof	CarbonTech	Landmark Architectural	Natural Cedar
Trim	CarbonTech	Landmark Architectural	Natural Cedar
Windows	Marvin	Libertine Window	White
Doors	Marvin	Libertine Door	White

Exterior Door Legend



Window Legend



KEY PLAN



SCALE



PROJECT INFORMATION

2 Mariner Way | Lot 4

PROJECT #

PO778 0

DATE DATE

01/10/2023

PROJECT STATUS

HOC Approval

DESIGN BY

BS

DATE OF DESIGN

01/10/2023

DESIGN REVIEW

BS

EXTERIOR ELEVATIONS

2 Mariner Way | Lot 4

DATE

01/10/2023

DESCRIPTION

HOC Revisions

1 22.11.22 HOC Revisions

2 22.12.22 HOC Revisions

3 23.01.23 HOC Revisions

4 23.02.23 HOC Revisions

5 23.03.23 HOC Revisions

6 23.04.23 HOC Revisions

7 23.05.23 HOC Revisions

8 23.06.23 HOC Revisions

9 23.07.23 HOC Revisions

10 23.08.23 HOC Revisions

11 23.09.23 HOC Revisions

12 23.10.23 HOC Revisions

13 23.11.23 HOC Revisions

14 23.12.23 HOC Revisions

MODIFICATIONS | 24.03.27

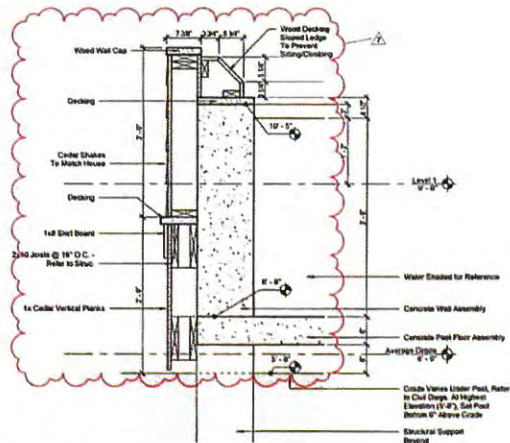
- No South Elevation Modifications



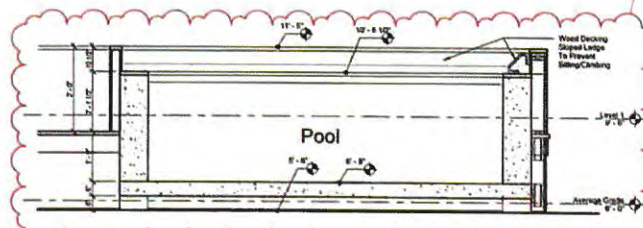
1 South Elevation - Mariner Way
1/4" = 1'-0"

C:\Users\james\OneDrive\Documents\2023\24.03.27\24.03.27_South Elevation.dwg
2023/03/27 4:01:17 PM

- Revised Pool Railing To Solid Cedar Shake Wall To Conceal Pool From View
- Added Sloped Ledge Around Pool To Prevent Sitting / Climbing



3 Enlarge Section at Pool Edge
1" = 1'-0"

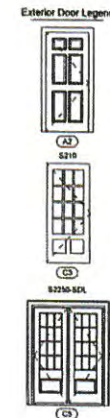


2 Long Section at Pool
1/2" = 1'-0"

Window Schedule								
Type	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2'-2 3/8"	0'-3"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWHD026	Wood
2	2'-2 3/8"	2'-8"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWHD018	Wood

Door Schedule								
TYPE	Width	Height	Uses	Panels	Manufacturer	Series	Model	Material
AJ	3'-0"	6'-11"	8	6	Therma-Tru Ltd.	Smooth-Glaze	8310	Fiberglass
CA	3'-0"	7'-0"	12	1	Therma-Tru Ltd.	Smooth-Glaze	8325 & 835	Fiberglass
CH	3'-0"	7'-0"						

Material	Manufacturer	Product Line	Color	Dimension
Prand Entry Door	Thermo-Tu Ltd	Smooth Door	Essex Green - PMS 606	Refer to Door Sched
Accessory Doors	Thermo-Tu Ltd	Smooth Door	White	Refer to Door Sched
Wood Floor				
Panel	Cantantec	Laminated Architectural	Natural Cedar	6" Vertical Planks
Chimney			Cedar Plank	6" Vertical
Trim			Natural Cedar	Tot Fences
			White	1x4
Windows	Marsen	Ultimate Wood	White Lead	Refer to Window Sched



PROJECT TEAM

OWNER:
KEMS Corporation
200 Broadway Suite #103
Lyndhurst, NJ 07034
(973) 842-2900

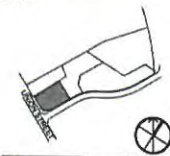
Chief Engineer:
Kamichuk Surveyors,
5 Vinity Way,
Hoboken, NJ 07034
(201) 229-5248

Structural Engineer:
Reed and Guarascio LLC,
200 Trade Center, Suite 3340,
Weehawken, NJ 07091
(973) 628-1700 x 252

Interior Architect:
Veritall Landscape Architecture,
318 Harvard Street, Suite 25
Boston, MA 02145
(617) 235-1100

Energy Rating:
Hewes Energy Raters LLC,
Mills, MA 02054
(508) 931-8832

KEY PLAN



SEAL

**PRELIMINARY
NOT FOR
CONSTRUCTION**

PROJECT INFORMATION:
2 Mariner Way | Lot 4

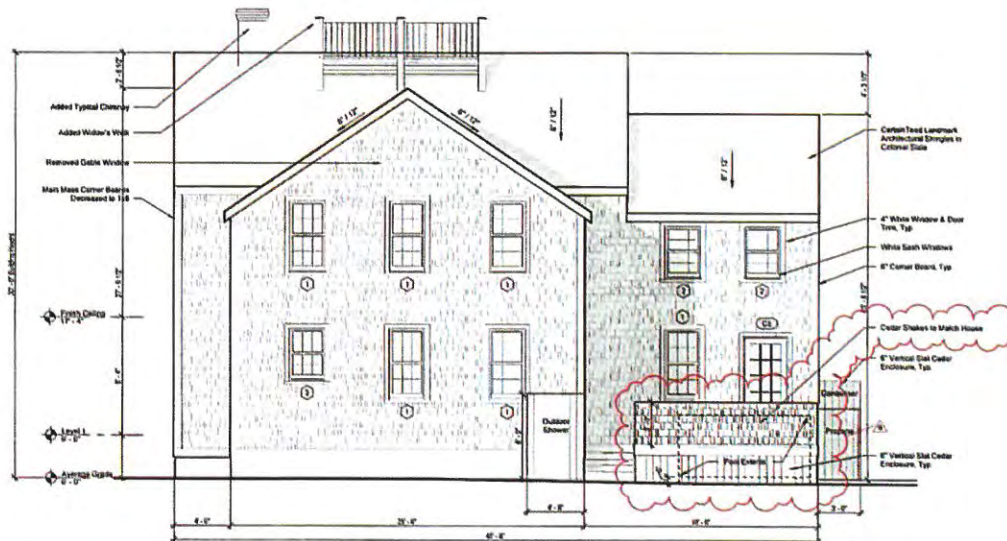
PROJECT # P0370 0
 ISSUE DATE 05/10/2023
 PROJECT STATUS: HOC Application
 DRAWN BY BS
 CHECKED BY RH

SHEET NAME:
 Exterior Elevations

DRAWING HISTORY:

NO	DATE	DESCRIPTION
1	22.11.02	HOC Revisiona
2	22.12.00	HOC Revisiona
4	23.01.98	HOC Revisiona R5
5	23.03.21	HOC Revisiona R8
6	23.12.15	HOC Post Revision
7	24.03.27	ConCepem Post

SHEET 6



1 East Elevation
 $1/4" = 1'-0"$

Door Schedule								
Type	Width	Height	Units	Partno.	Manufacturer	Series	Model	Material
A2	3'-0"	6'-11"	8	8	Therma-Tru Ltd.	Smooth-Glaze	5210	Fiberglass
C	3'-0"	7'-0"	12	1	Therma-Tru Ltd.	Smooth-Glaze	5225B SGL	Fiberglass
C3	3'-0"	7'-0"						

Materials Legend				
Material	Manufacturer	Product Line	Color	Distribution
Fixed Entry Doors	Thermo-Tu Ltd	Smooth Star	Essex Green - PMS 3605	Refer to Door Schem
Auxiliary Doors	Thermo-Tu Ltd	Smooth Star	White	Refer to Door Schem
Outside Shower			Natural Cedar	6" Vertical Planks
Wall	Carlton-Trend	Landmark Architectural	Cultural Cedar	1x6 Fences
Staircases			Natural Cedar	
Furn			White Oak	1x4
Handrail	Marque	Ultimate Visual	White Oak	Refer to Window Schem

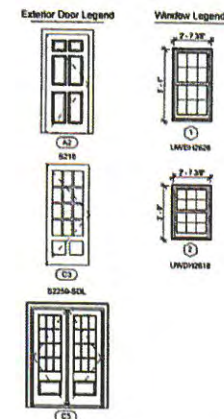
PROJECT TEAM

OMER
 KEMS Corporation
 200 Broadway Suite #100
 Lyndebury, MA 01840
 (781) 842-2998
 Civil Engineer
 Nantucket Surveyors,
 5 Windy Way,
 Nantucket, MA 02554
 (508) 278-0248

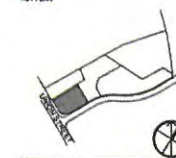
Divided Engineer
Roome And Guarriello LLC
309 Trade Center, Suite 3540
Woburn, MA 01801
(617) 829-1700 x 202

Landscape Architects
Verdant Landscapes Architecture
318 Harvard Street, Suite 25
Brookline MA 02440
617/735-1180

Energy Rider:
Hers Energy Riders LLC
Welles, MA 02754
(508) 831-6833



KEY POINTS



52.

**PRELIMINARY
NOT FOR
CONSTRUCTION**

PROJECT INFORMATION
2 Mariner Way | Lot 4

PROJECT #	P0270 0
ISSUE DATE	05/10/2023
PROJECT STATUS	HDC Application
DRAWN BY	DS
CHECKED BY	RZ

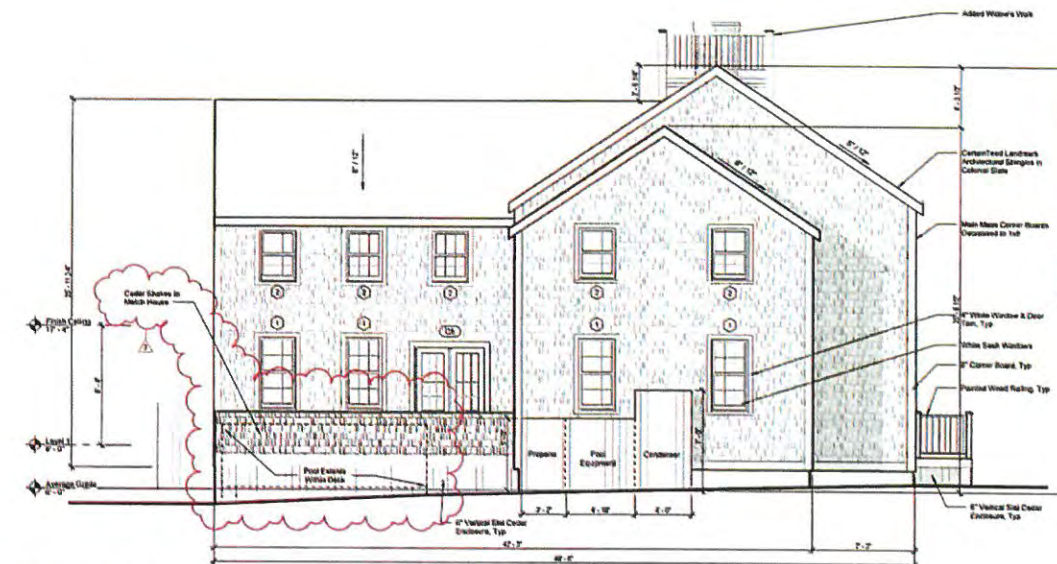
Exterior Elevations.

2000-2001

NO	DATE	DESCRIPTION
1	22.11.02	HDC Revision
2	22.12.20	HDC Revision
4	23.01.24	HDC Revision, RS
5	23.03.21	HDC Revision, RS
6	23.12.15	HDC Prod Revision
7	24.03.27	Concurrent Prod

SHEET 8

2-7



1 North Elevation
 $1/4" = 1'-0"$

MODIFICATIONS | 24.03.27

- Revised Pool Railing To Solid Cedar Shake Wall To Conceal Pool From View
- Added Sloped Ledge Around Pool To Prevent Sitting / Climbing

PROJECT TEAM

OWNER
KIMS Corporation
200 Broadway Suite #103
Lynnfield, MA 01905
(781) 942-2990

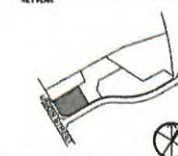
Chief Engineer
Hontela Surveyors,
5 Windy Way,
Hontela, MA 02354
(508) 228-0240

Structural Engineer
Ronne and Quaresima LLC,
300 State Center, Suite 3040
Boston, MA 02180
(617) 629-1700 x 202

Landscape Architect
Vorster Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02448
(817) 235-1180

Energy Paker
Vern Energy Raters LLC,
1000 Main Street
(508) 831-6023

KEY DATA



13

**PRELIMINARY
NOT FOR
CONSTRUCTION**

PROJECT DISCUSSION

2 Mariner Way | Lot 4

PROJECT #	P0270 0
ISSUE DATE	05/16/2023
PROJECT STATUS	HDC Application
DRAWN BY	DS
CHECKED BY	RB
SHEET NAME	
Level 1 Plan	

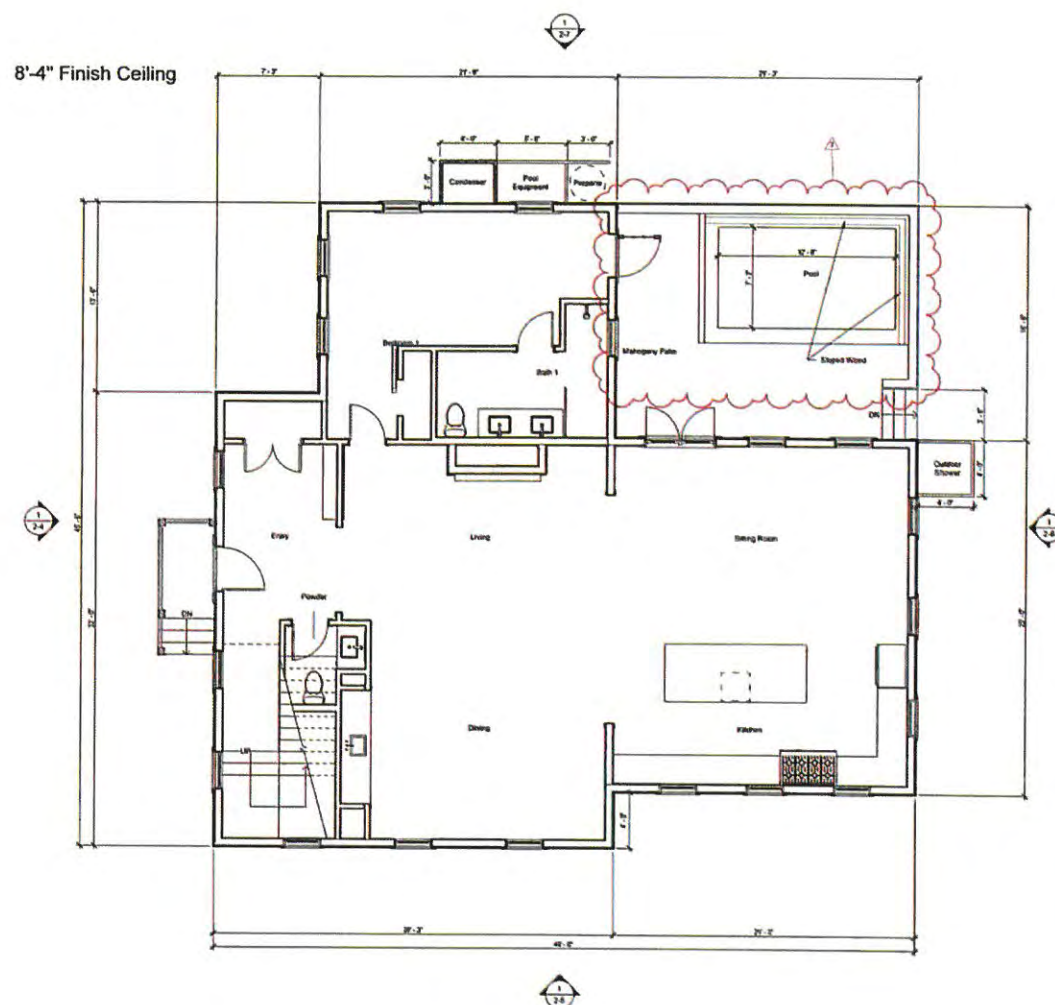
Level 1 Plan

DISCUSSION

NO	DATE	DESCRIPTION
1	22.11.02	HOC Revalidation
2	22.12.03	HOC Revalidation
4	23.01.08	HOC Revalidation (IS)
7	24.03.07	Concoursen Pool

04247

2-2



MODIFICATIONS | 24.03.27

- Revised Pool Railing To Solid Cedar Shake Wall To Conceal Pool From View
- Added Sloped Ledge Around Pool To Prevent Sitting / Climbing

① ~~HDC Application Level 1~~
~~14" = 1'0"~~

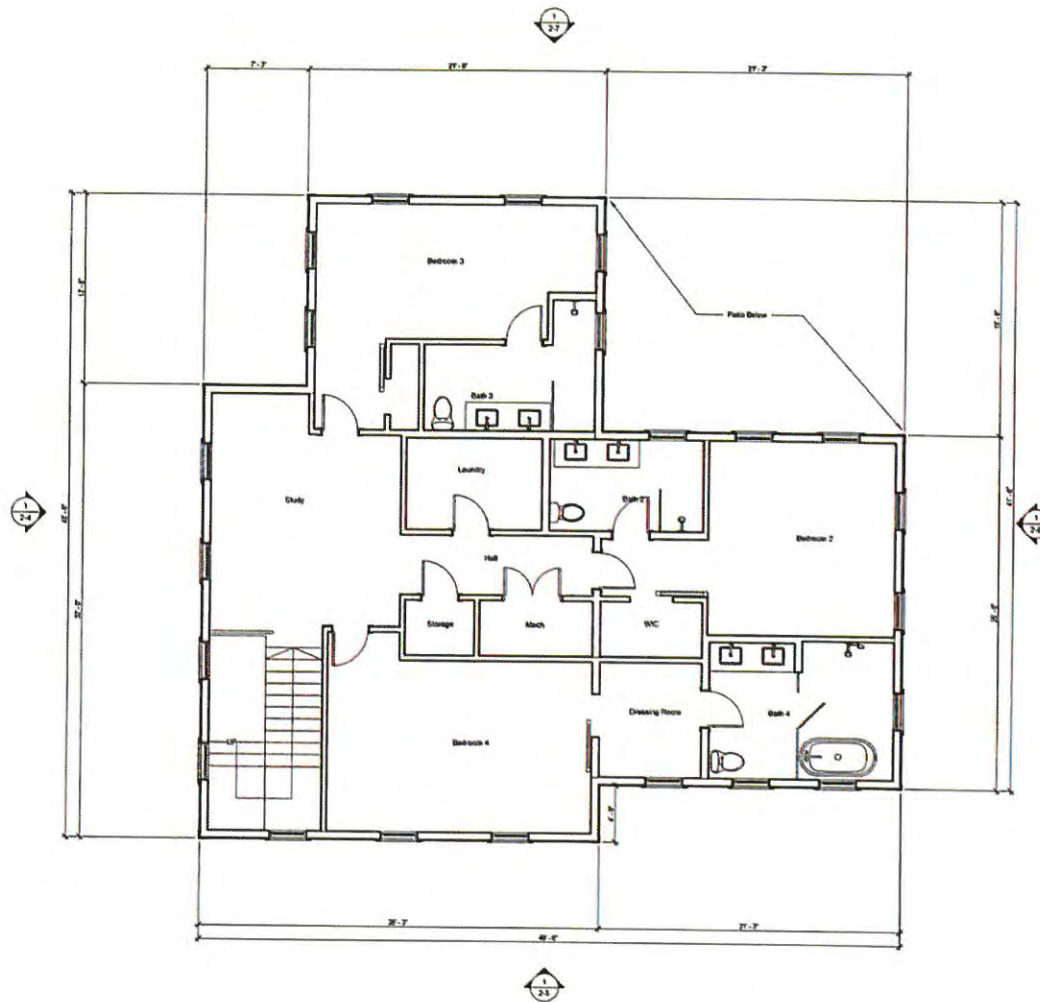
OWNER
KEM&S Corporation
205 Broadway Suite #123
Lyonsville, MA 01460
(978) 842-2988

Civil Engineer
Henshach Surveyors,
1 Henry Way,
Hartford, MA 02854
(508) 226-0240

Structural Engineer
Rossini And Guerinacci LLC,
308 Trade Center, Suite 3040
Woburn, MA 01801
(978) 628-1700 x 252

Landscaper/Arboretist
Landscaping and Landscape Architecture
318 Harvard Street, Suite 25
Brookline, MA 02445
(617) 266-1100

Energy Rate
Hers Energy Raters LLC,
Mills, MA 02054
(508) 831-6233



① HDC Application Level 2
14" = 1'-0"

- No Level 02 Plan Modifications

KEY PLAN



EEG₂

**PRELIMINARY
NOT FOR
CONSTRUCTION**

PROJECT INFORMATION

2 Mariner Way | Lot 4

PROJECT #	P02700
ISSUE DATE	05/10/2023
PROJECT STATUS	HDC Application
DRAWN BY	BS
CHECKED BY	HH

Level 2 Plan

ID	DATE	DESCRIPTION
1	22 11 02	HOC Revision
2	22 12 20	HOC Revision
4	23 01 28	HOC Revision RS

SHEET 9.



HISTORIC DISTRICT COMMISSION

REGULAR MEETING

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

Commissioners: Raymond Pohl (Chair), Stephen Welch (Vice-chair), Abby Camp, Diane Coombs, Vallorie Oliver,
Associate Commissioners: Connie Patten, Joe Paul, Carrie Thornewill

~ ~ MINUTES ~ ~
Tuesday, January 16, 2024

Community Room, 4 Fairgrounds Road & Remote Participation via Zoom

CALL TO ORDER at 4:01p.m. and announcements by Chair Pohl

Staff in Attendance:	Esmeralda Martinez, Land Use Specialist, Adrian Rodriguez, Administrative Specialist & Fiona Johnson, Administrative Specialist, Holly Backus, Preservation Planner
Attending Members:	Pohl, Welch, Camp, Oliver, Thornewill, Patten
Remote Participants:	Coombs, Paul
Absent Members:	-
Late Arrivals:	-
Early Departures:	-

ADOPTION OF AGENDA

Motion:	Motion to approve agenda. (Made by: Coombs)
Vote:	Carried 5-0 // Pohl, Welch, Coombs, Camp, Oliver (Aye)

COMMISSIONER COMMENTS

Comments:	Oliver - Raised concerns about the proliferation of deer fencing on the island, noting its significant increase. - Acknowledged that some deer fencing applications come before the Commission, but most do not. - Observed the widespread visibility of deer fencing, including instances where posts are painted black, indicating a preference for less obtrusive designs. Welch - Agreed to include it under "other business items" for further discussion.
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I. CONSENT

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	Kevin & Kelly Purcell	32 Dukes Rd	Fenestration changes	56/188	Topham Designs	AC
2.	Peter & Sarah Gersky	78 Baxter Rd	Roof replacement	49/41	Jeff Booms	rp
3.	CNV Surf LLC	68 Shawkemo St	Addition	44/5	EMDA	rp
4.	TPG Hotels	20 N Water St	Change door & window	42.4.2/46	EMDA	rp
5.	7 Cannonbury LLC	7 Cannonbury Lane	Door change	74/29	EMDA	rp
6.	7 Cannonbury LLC	7 Cannonbury Lane	Rear porch	74/29	EMDA	rp

Voting:	Pohl, Welch, Coombs, Camp, Oliver
Alternates:	Patten, Paul, Thornewill
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Motion:	Motion to approve items on Consent. (Made by: Coombs) (00:05:32)
Roll-Call Vote:	Carried – 5:0 // Welch, Coombs, Camp, Patten, Thornewill
Certificate # HDC2024 – (as noted)	

	- Highlighted concern that the garage's current height competes with that of the main house, suggesting a need to lower it for a better architectural relationship. - Questioned if there could be a way to adjust the structure's height to ensure it sits below the gable line, aiming to mitigate the appearance of competition between the two structures. - Mentioned the presence of two shed dormers, further emphasizing the overall concern that the proposed structure's height appears to be too imposing and competes with the main house. Welch - Agreed with Joe's perspective that, despite some concerns, the proposal could enhance the appearance of the existing structures. - Suggested that for this improvement to occur, the building needs to be reduced by six inches in height on the first floor and feature a 6-inch centered lattice on the Derrymore side to soften the elevation. - Proposed an alternative of a complete redesign that emphasizes the first floor over the second and attaches the structure more directly to the main building, utilizing ground space to reduce overall height. - Expressed belief that the project could be approved with the initial modifications, citing neighborhood precedents for such design elements. - Specifically focused on improving the East Elevation by reducing the first floor's height by six inches and adding lattice, aiming to significantly enhance its appearance. - Urged for consistency in the application of design and architectural standards across different projects and locations to ensure fairness and adherence to established guidelines. Paul - Shared Val's viewpoint on the project, focusing on the elevation with two gable dormers visible from Derrymore, emphasizing the need for aesthetic adjustments. - Suggested that the interior should feature a straight run stair to facilitate centering the Juliet balcony and the door on the gable for symmetry. - Supported the idea of lowering the structure by six inches if possible to improve proportions. - Expressed strong support for incorporating lattice as a design element to enhance the appearance. - Highlighted a specific design issue with the door and balcony being off-center on the gable, describing it as particularly bothersome and calling for adjustments to achieve a balanced look.
Motion:	Motion to approve, with Exhibit A (through staff), subject to specific conditions: A six-inch reduction in the building's height. Installation of lattice between the gable windows on the East Elevation. Adjustments on the North Elevation to center the fenestration and balcony for improved symmetry. (Made by: Paul) (03:36:48)
Roll-Call Vote:	Carried – 3:2 // Welch, Coombs, Paul (Aye) Oliver (Nay), Camp (Abstain) Certificate # HDC2024 – (as noted)

24. Doherty Ack LLC	2 Mariner Way	Pool rev	55.1.4/72	LFW
Voting:	Pohl, Welch, Camp, Coombs, Oliver			
Alternates:	Paul, Patten, Thornewill			
Recused:	-			
Representative:	Linda Williams			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	Holly Backus , Preservation Planner			

	- Identified the project as an infill subdivision within the Old Historic District (OMD), noting that the use was established through a zoning freeze with the planning board. - Expressed concern about the aesthetic impact of a 6-inch vertical slat cedar enclosure intended to screen an 18-inch elevated pool from public view. - Questioned the effectiveness of the proposed screening, especially considering the potential visibility over a typical railing or deck. - Sought clarification on how the pool will be adequately screened in perpetuity, factoring in both the proposed enclosure and any front vegetation. - Acknowledged the Coastal Zone Management (ConCom) requirement for elevation due to flooding and FEMA flood zone considerations but remained focused on how the pool will remain hidden from public view to satisfy HDC requirements. Williams - Clarified that the previously approved pools are not visible from the street side because they are located behind the buildings and not on the Mariner Way, Union Street, or Washington Street Extension sides. - Mentioned that one of the pools is situated within the L of the building, making it invisible from public vantage points. - Noted that the pools are designed to be installed with adequate drainage solutions and are positioned over 100 feet away from Washington Street Extension, further reducing visibility. - Explained that the pools are enclosed within decks that have railings around them, ensuring they remain hidden from view at the time of inspection and in compliance with the principle that they cannot be seen from public ways. - Affirmed that the pools will maintain their original locations, dimensions, and screening behind the buildings, with the only change being a 6-inch elevation from the ground to address drainage and flooding concerns, ensuring continued compliance with visibility and aesthetic guidelines.
Public Comments:	Mickey Rowland, Historic Structure Advisory Group - Referenced the project drawings, noting that the top of the pool is indicated to be 25 and a half inches above the deck level, which suggests that the side of the pool would be visible through the railings. - Expressed concern that the visibility of the pool's side through the railings would appear unusual and inappropriate within the context of the Old Historic District. - Asserted that swimming pools have historically not been part of the Old Historic District and argued that they should not be permitted due to their potential to negatively impact the historic character of the neighborhood. Amy Keohane, Abutter (03:48:21) - Voiced opposition to the above-ground pools proposed at 2, 4, and 6 Mariner Way on behalf of themselves and nine other property owners in the vicinity, including a direct abutter of 6 Mariner Way, who also participated in the call. - Stated that none of the abutters received certified letters in August 2021 when the original HDC applications for the structures were submitted, with the first notice of planned work coming from ConCom approvals in April 2023. - Expressed concern that the proposed development, including the revised plans for above-ground pools after ConCom rejected in-ground pools in a flood zone, is incongruous with the neighborhood's character. - Highlighted the technical conformity of the pools with outdated wetland regulations despite objections from the community and the Nantucket Land and Water Council, describing it as a tragedy given recent flooding events.

	- Argued that the presence of three pools in a sensitive area near wetlands, the harbor, and Goose Pond is excessive and inconsistent with the principles of "Building with Nantucket in Mind," which emphasizes preserving the natural landscape and fostering a sense of place. - Appealed to the HDC to reconsider the approval of the pools and the overall development plan, emphasizing the need to respect the natural beauty and tranquility of the neighborhood and to build in harmony with the land rather than dominating it. - Urged the HDC to reject the plans, relying on the commission to uphold its values and support development that enhances rather than detracts from the natural setting. Glen Wood, Attorney for the Applicants - Emphasized the need to focus on the visibility issue, suggesting that if the pools are not visible, the Historic District Commission (HDC) may not have jurisdiction over them. - Mentioned that the revised plans were created to gain approval from the Conservation Commission (ConCom), and all three projects have been approved without appeal, granting them active permits. - Stated the revisions were aimed at making the pools non-visible to address HDC concerns, implying visibility is the primary criterion for HDC's consideration. - Responded to opposition comments by affirming compliance with the Wetlands Protection Act and local Wetlands bylaw, indicating environmental concerns have been adequately addressed. - Clarified that the HDC reviews projects individually, not cumulatively, focusing on visibility and impact within their jurisdiction. - Suggested requesting a continuance to further refine the plans in response to HDC's concerns, indicating a willingness to adjust the proposal to meet HDC criteria.
Concerns:	Pohl - Clarified that the topic, while not directly within the purview of the discussion, has been researched, relating to the ability to have pools in the Mariners Way subdivision. - Explained that when a subdivision is created, there is a "freeze" on zoning changes, and Mariners Way was within such a freeze period when zoning changes occurred, allowing certain provisions like pools that would not be allowed under new zoning. - Specified that this situation is not about being grandfathered in or a plan freeze under State subdivision control, but a common occurrence in zoning practices. - Mentioned that zoning freezes have led to complications in the past, referencing the failure of the building permit cap initiative 15 years ago as an example of unintended consequences from such freezes. - Noted that previous pool approvals were granted on the basis that the pools were flush with the deck, maintaining a low profile. - Highlighted a concern with the current project drawings, which depict a significant wall right behind the railing, diverging from the previously approved flush design. Oliver - Requested clarification on the actual height of the structure, noting concerns about it being 25 and a half inches high, which could potentially allow visibility through the railing, similar to a picket fence. - Expressed interest in understanding how the structure will be screened effectively, suggesting that a shingled wall railing might be necessary for adequate screening. - Acknowledged that the projects have already received approval from the Conservation Commission (ConCom), implying that the Historic District Commission (HDC)'s scope is limited to discussing the visual aspects rather than regulatory approvals. - Emphasized the focus should be on the appearance of the structure, expressing a desire not to see the pools if they are visible through the railing, in line with HDC's jurisdiction over the visual impact within the historic district.

Welch

- Pointed out that the projects are being discussed collectively, whereas they are separate applications with varying degrees of visibility.
- Suggested that it would be more appropriate to evaluate each application individually based on its unique characteristics and merits.

Coombs

- Clarified that HDC decisions do not have to align with Conservation Commission approvals, emphasizing the commission's autonomy in its considerations.
- Expressed concern about the unprecedented situation of having three pools within 100 feet of each other, elevated 24-25 inches above ground, highlighting this as a deviation from the island's norms.
- Questioned the rationale behind approving elevated pools, especially in flood-prone areas, and whether there are specific regulations mandating such elevations for pools in these locations.
- Argued that if a property is in a flood zone, it does not automatically justify the installation of an elevated pool, suggesting alternative considerations or restrictions could be applied.
- Focused on the application for unit two, stating that an above-ground pool is inappropriate and contradicts established HDC guidelines for pools to be in-ground.
- Emphasized the importance of preserving the character of the Old Historic District and viewed the proposed elevated pools as a significant departure from HDC standards.
- Shared personal experience and familiarity with the area, using this to underscore the proposed development's inappropriateness and potential negative impact on the neighborhood's character and environment.

Camp

- Expressed confusion over how the project received approval from the Conservation Commission (ConCom), suggesting that, despite any grandfathering or technical compliance, the proposal remains inappropriate for the historic district.
- Highlighted concerns about the project's impact on the streetscape and its proximity to the beach, emphasizing that constructing such features in these locations seems highly unsuitable.
- Criticized the idea of pouring cement and installing pools in a sensitive area right on the beach, pointing out the disconnect between the proposal and the environmental and historical values of the district.

Welch

- Highlighted a concern with the detail of cladding adjacent to the railing, noting that as drawn, it may not be constructible in a way that allows for proper maintenance.
- Acknowledged that while maintenance isn't typically within HDC's purview, approving a design that cannot be maintained, potentially exposing concrete, would be problematic for HDC standards.
- Suggested that this issue, though not entirely relevant to this specific application, is similar to issues in other applications where it will be more pertinent.
- Advised that the applicant and their agent reconsider and rectify this detail for the project's success.
- Emphasized the need to clarify the exact height of the structure, suggesting it should be certified and, if relevant, included in the ConCom's order of conditions.
- Stressed that any changes to the deck's height from previously approved plans should be clearly stated to avoid raising it further than initially allowed.
- Concluded that for this specific location, the lack of visibility due to existing structures and plant materials is acceptable, indicating that these elements are appropriately used to shield the pool from public view.

	Pohl - Expressed concern about the deviation from the previously approved pool design, which was flush with the deck, noting that the current design involves a portion of the railing being backed by boards. - Highlighted the maintenance challenge with these boards, as pointed out by Steven, noting that accessing them for maintenance would require removing the entire railing. - Raised a safety concern regarding the potential hazard posed by the pool's elevated wall, especially for children sitting on the parapet wall who could fall backwards, questioning the compliance of this design with safety codes. Welch - Expressed concerns about barrier and safety requirements, indicating doubts that these critical aspects are adequately addressed in the current project drawings. - Clarified that the primary concern is not the presence of an automatic pool cover but whether the drawings fully represent all elements required to comply with building code requirements. - Emphasized the importance of ensuring the Historic District Commission (HDC) reviews complete plans that include all necessary architectural elements for compliance. - Highlighted the HDC's jurisdiction over architectural features, stressing the need for comprehensive plans to accurately assess and rule on the proposed construction. Pohl - Highlighted a key difference from previously approved pools, noting that these pools are elevated rather than flush with the deck, which presents a unique challenge. - Pointed out that the elevated pools are immediately adjacent to the railing, compromising the railing's appearance and potentially its function. - Raised concerns about maintenance issues due to the close proximity of the pools to the railings, suggesting that this design might hinder proper upkeep and longevity of the railing structure.
Motion:	Motion to hold for additional information, which includes: • Clarifications and construction details of the cladding, both without and with the railing cross-section. • Confirmation that all elements required for construction and to receive a building permit are depicted in the drawings. • Include a request for clarification on the height of the pool relative to the deck and grade, specifically referencing the order of conditions. The aim is to ensure the HDC can accurately assess and make decisions based on the architectural elements presented in the proposal. (Made by: Welch) (04:05:59)
Roll-Call Vote:	Carried – 5:0 // Pohl, Welch, Camp, Coombs, Oliver (Aye)
Certificate # HDC2024 – (as noted)	

25. Doherty Ack LLC	4 Mariner Way	Pool rev	55.1.4/72	LFW
Voting:	Pohl, Welch, Camp, Coombs, Oliver			
Alternates:	Paul, Patten, Thornewill			
Recused:	-			
Representative:	Linda Williams			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	Holly Backus, Preservation Planner - Expressed similar concerns as previously mentioned, particularly focusing on how the structure will be screened since it is not flush with the deck.			
Public Comments:	Mickey Rowland, Historic Structure Advisory Group - Mentioned a relevant precedent where a pool application was denied in the Mill Hill area due to concerns about preserving the historic character of the location.			

	- Suggested that similar considerations regarding the historic character should be applied to the current application.
Concerns:	Welch - Stressed the importance of comparing previously approved drawings with the proposed changes to clearly understand any modifications, a common request in the review process. - Highlighted inconsistencies in the presentation, noting discrepancies between claims that nothing has changed and indications that both decks and pool elevations have been altered. - Emphasized the need for complete information, especially given the contentious nature of the application and the potential for an appeal, underscoring the commission's responsibility to review applications thoroughly and to standard. - Called for additional information, including: - Clarification of what was previously approved, with changes clearly marked. - Detailed information on the proposed modifications. - Clear details on the heights of structures, referencing the order of conditions for accuracy. - Reserved commentary on the architectural merits of the proposal until the requested information is provided, focusing on the need for clarity and completeness in the submission. Camp - Highlighted the openness of the landscape in the area under discussion, noting the visibility from Mariner Way down to Washington Street, emphasizing the area's marshland character. - Stressed that the openness and natural features of the location should be key factors in considerations about visibility and the potential impact of any development. Coombs - Emphasized the original marshland character of the area, noting the presence of small, scalloped shacks and the lack of significant vegetation or tall trees, which impacts visibility. - Raised concerns about what can be seen from Washington Street and Washington Street Extension, highlighting the need to assess views from these public roads. - Stressed that the Historic District Commission (HDC) should make decisions based on comprehensive information provided by applicants, not influenced by external directives. - Called for more detailed information on the proposed development at number 4, including its placement on the property and potential visibility from various perspectives, such as from Duck Pond and other vantage points. - Urged applicants to submit thorough views and information for evaluation, specifically before proceeding to review additional applications like number 6, to ensure informed decision-making. Pohl - Highlighted a scenario involving a porch with a roof at 72 Main, overlooking a small park on Fair Street, and posed a hypothetical addition of a deck with a railing-backed wall covering two-thirds of it, questioning its appropriateness in the Old Historic District (OHD). - Answered the hypothetical scenario with a strong negative, stating such a modification would not be historically appropriate in the OHD. Welch - Affirmed the addition of the deck and enclosure. - Raised concerns about visibility.

	- Deemed Marshland vegetation as screening ineffective. - Believed that the deck will be visible and inappropriate. - Expressed similar concerns regarding an unspecified aspect numbered six.
Motion:	Motion to hold for additional definitive information of all elements required. (Made by: Welch) (04:19:49)
Roll-Call Vote:	Carried – 5:0 // Pohl, Welch, Camp, Coombs, Oliver
Certificate # HDC2024 – (as noted)	

26. Doherty Ack LLC	6 Mariner Way	Pool rev	55.1.4/72	LFW
Voting:	Pohl, Welch, Camp, Coombs, Oliver			
Alternates:	Paul, Patten, Thornewill			
Recused:	-			
Representative:	Linda Williams			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	Holly Backus, Preservation Planner - Suggested that this aspect may be the only one masked by the building itself. - Recommended consistency in screening requirements across all aspects. - Example given of using shingled railing instead of actual railing, suggesting consistency in such decisions across the board.			
Public Comments:	Mickey Rowland, Historic Structure Advisory Group - Pointed out potential visibility from Washington Street Extension and Mariner Way - Advised checking for visibility from that specific location.			
Concerns:	Welch - Noted that this aspect is likely to be visible from Washington Street Extension. - Highlighted the Marshland as the only barrier between the aspect and the structure from Washington Street Extension. - Mentioned restrictions on planting in that area. - Expressed concern about requesting vegetation consistent with Marshland if planting is allowed. - Emphasized the need for vegetation to match Marshland characteristics rather than creating a permanent wall-like screening. - Referred to the aspect as a foreign element in the historic setting.			
Motion:	Motion to hold for additional definitive information of all elements required, including the location of the pool equipment. (Made by: Welch) (04:25:18)			
Roll-Call Vote:	Carried – 5:0 // Pohl, Welch, Camp, Coombs, Oliver			
		Certificate # HDC2024 – (as noted)		

The following Items were not discussed and no action was taken.

27. PACT LLC	41 Orange St	Fenestration revisions	42.3.2/224	LFW
28. SeaHero LLCC	12 Pilgrim Rd	Hardscape & pool	41/476	LFW
29. Leslie Johnson	281 Madaket Rd	Pool & hardscape	59.4/292	LFW
30. Bertryl Johnson	250 Madaket Rd	New dwelling	59.4/213	LFW
31. Town of Nantucket	20 S. Water St	Replace windows	42.4.2/29	LFW

IV. OLD BUSINESS 01/02/2024

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	61 Fairgrounds Rd LLC 11-9505	61 Fairgrounds Rd Lot D	Main house revisions	67/173.2	JB Studio
	• Commissioners: Welch, Oliver, Coombs, Thornewill, Patten; Alternates: Paul; Recused: None. Last heard 12/12/23				
2.	61 Fairgrounds Rd LLC 11-9506	61 Fairgrounds Rd Lot D	Pool & hardscape	67/173.2	JB Studio
	• Commissioners: Welch, Oliver, Coombs, Thornewill, Patten; Alternates: Paul; Recused: None. Last heard 12/12/23				
3.	61 Fairgrounds Rd LLC 11-9507	61 Fairgrounds Rd Lot C	Pool & hardscape	67/173.1	JB Studio
	• Commissioners: Welch, Oliver, Coombs, Thornewill, Patten; Alternates: Paul; Recused: None. Last heard 12/12/23				

CERTIFICATE NO: _____

DATE ISSUED: _____

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

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°: 55.1.4 PARCEL N°: 72.4
Street & Number of Proposed Work: 2 MARINER WAY
Owner of record: DOHERTY ACK LLC
Mailing Address: 100 CONIFER HILL DR - #304
DANVERS, MA 01923
Contact Phone #: 978-360-9538 E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS
Mailing Address: PO BOX 1446
NANTUCKET, MA 02554
Contact Phone #: 508-221-0432 E-mail: CARINALINDA@COMCAST.NET

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. 2022-08-6937
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____
Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. Footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. Footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____
Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

REVISIONS*

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

RAISE POOL ON GROUND ANOTHER 6" - RESULTING IN 18" OFF LEVEL OF DECK AS REQUIRED BY CONSERVATION COMMISSION - NO CHANGE IN SIZE OR LOCATION IN DECK

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) _____ ☐ Poured Concrete ☐ Piers
Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____
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: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

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

C. Dimensions: Fascia _____ 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 _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ 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 1/25/2023 Signature of owner of record _____ Signed under penalties of perjury _____



Property Information

Property ID 55.1.4 72.4
 Location 2 MARINER WY
 Owner DOHERTY ACK 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.

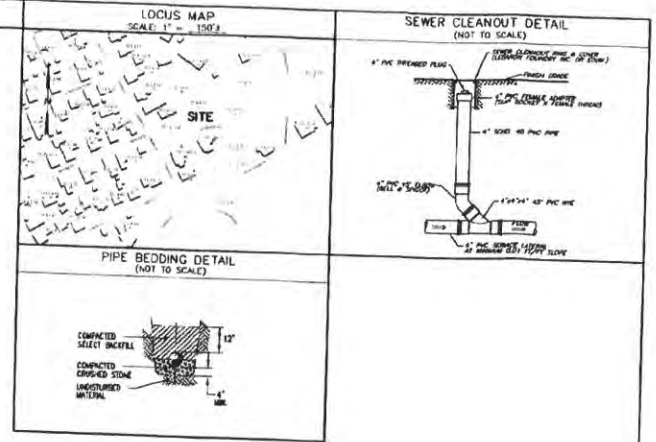
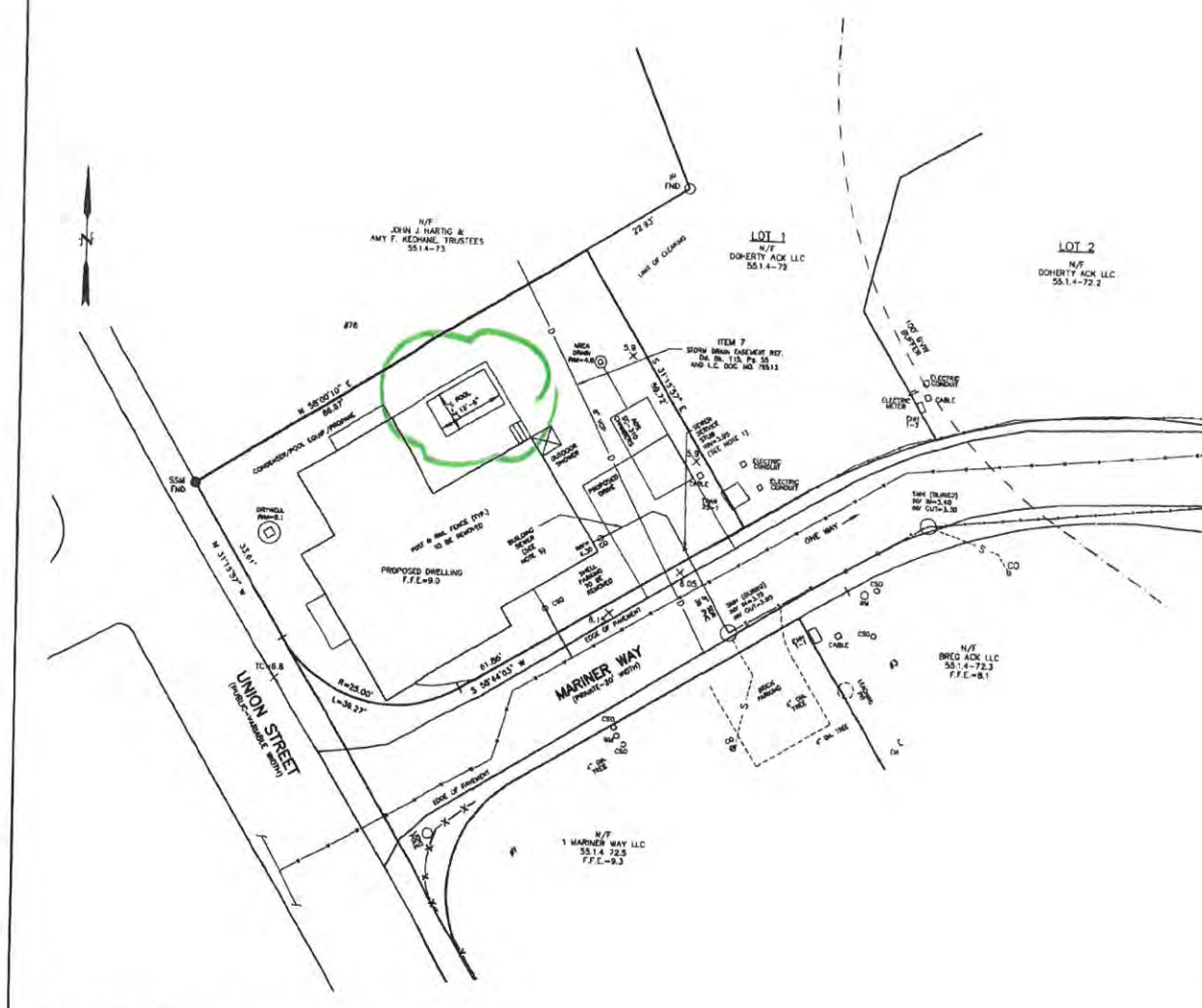
Geometry updated 10/03/2023
 Data updated Jan. 2021

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



SEWER & WATER CONNECTION PLOT PLAN

LOT AREA 5,005 S.F. ±
SCALE 1" = 10'



- ## NOTES
- APPROXIMATE BUILDING SEWER STUB LOCATION SHOWN, EXACT LOCATION UNKNOWN. CONTRACTOR TO VERIFY LOCATION AND INVERT AT BUILDING SEWER STUB.
 - NO SEWER PIPE JOINTS WITHIN 10' OF WATER LINE CROSSING.
 - BUILDING SEWER SHALL INCREASE TO 8" PRIOR TO CONNECTION TO SEWER STUB.
 - THE LOCATION OF UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTORS ARE TO CHECK AND VERIFY THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-888-344-7233.
 - PROPOSED BUILDING SEWER SHALL BE 2 1/2" LINEAR FEET OF 4-INCH SCHEDULE 40 PVC PIPE AT 0.01 FT/FT MINIMUM SLOPE. GRADING SHALL BE ADJUSTED TO ENSURE AT LEAST 1'-0" OF COVER OVER THE LENGTH OF THE BUILDING SEWER.
 - SEE (ANY) APPROVAL PLANNING BOARD FILE #7773, Dd. Bn. 1312, Pg. 40. (ZONING RESIDENTIAL COMMERCIAL-RC).
 - SEE ORDER OF CONDITIONS SE 48-3511, Dd. Bn. 1889, Pg. 225 AS AMENDED ON 8/2/2023.
 - FLOOD ZONE AE (EL=0) (EL=7.7 FIS PROFILE) FEMA MAP NUMBER 500300000G, EFFECTIVE DATE JUNE 9, 2014.
 - VERTICAL DATUM NAVD 88.
 - WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE ALL LOCATED IN MARINER WAY.
 - SEE GRANT OF EASEMENT TO NANTUCKET ELECTRIC COMPANY DEED BOOK 154 PAGE 178.

SEWER PERMIT INFORMATION									
4" SCH. 40 PVC SEWER SERVICE									
TITLE 5 ESTIMATED FLOW = 440 GALLONS PER DAY									
DESIGN BY	N/T & DATE	ASSUMING SHOP & PARCEL	DEED	PLAN	OWNER	# BEDROOMS	WELL #	CHECKED BY	
ROS		MAP 55.1.4 PARCEL 72.4	Dd. Bn. 1887 Pg. 81	FILE NO. 2018-4	DOHERTY ACK LLC	4	N-11449	PJS/DNR	

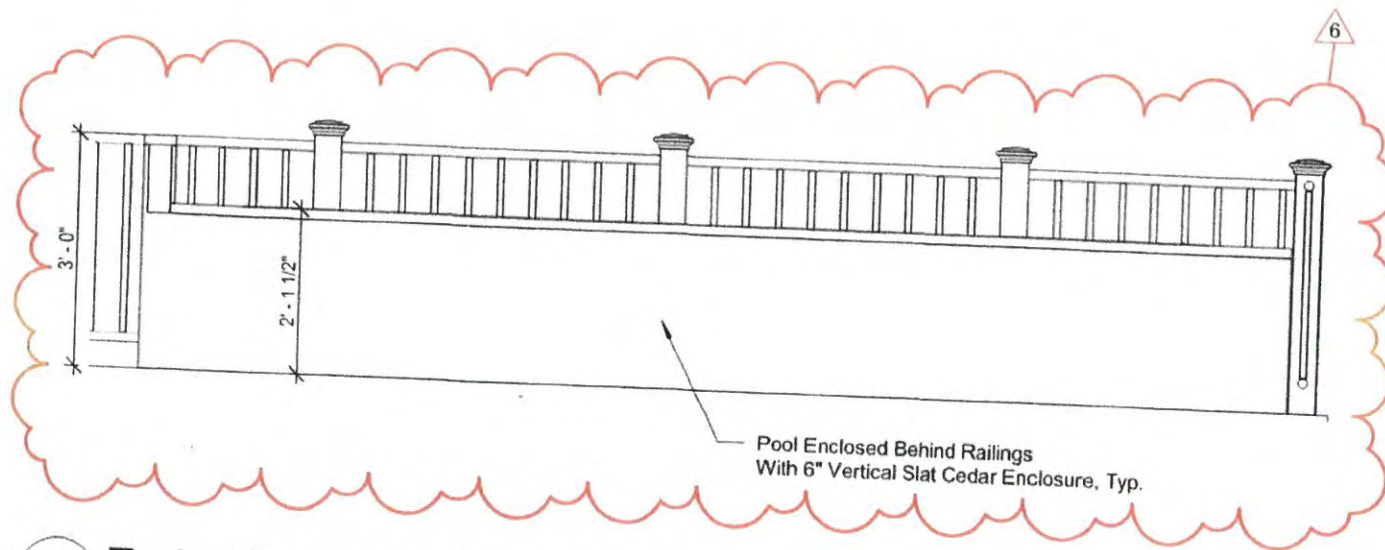
BENCHMARK INFORMATION		8/3/23 <i>Carl M. Perkins</i>	SEWER & WATER CONNECTION PLAN #2 MARINER WAY NANTUCKET, MASSACHUSETTS (ASSESSOR'S MAP 55.1.4 PARCEL 72.4) PREPARED FOR: DOHERTY ACK LLC DATE: AUGUST 1, 2023 SCALE: AS NOTED
BENCHMARK: X-CUT IN THE BOLT OF HYDRANT ON WASHINGTON STREET ENTRANCE ELEVATION = 7.51 NAVD88 DATUM			
PROPOSED SCHEDULE OF ELEVATIONS			
F.F.E. INVERT AT DWELLING 8.30 INVERT AT STUB 7.51 (SEE NOTE 1)		NANTUCKET SURVEYORS, LLC 5 WINDY WAY, NANTUCKET, MA 02554 © COPYRIGHT 2023 NANTUCKET SURVEYORS, LLC	
		N-11449	

NANTUCKET SURVEYORS, LLC
5 WINDY WAY, NANTUCKET, MA 02554
© COPYRIGHT 2023 NANTUCKET SURVEYORS, LLC

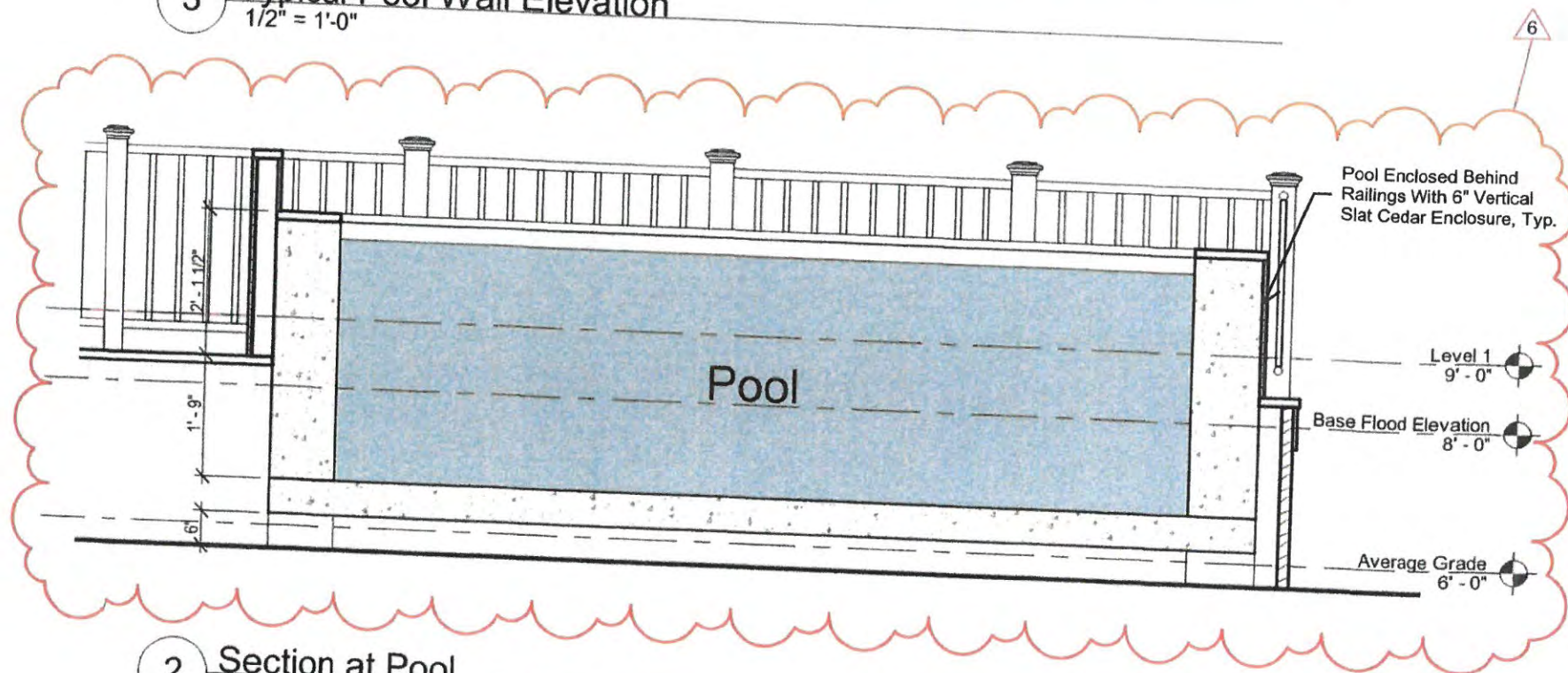
N-11449



1 East Elevation
1/4" = 1'-0"

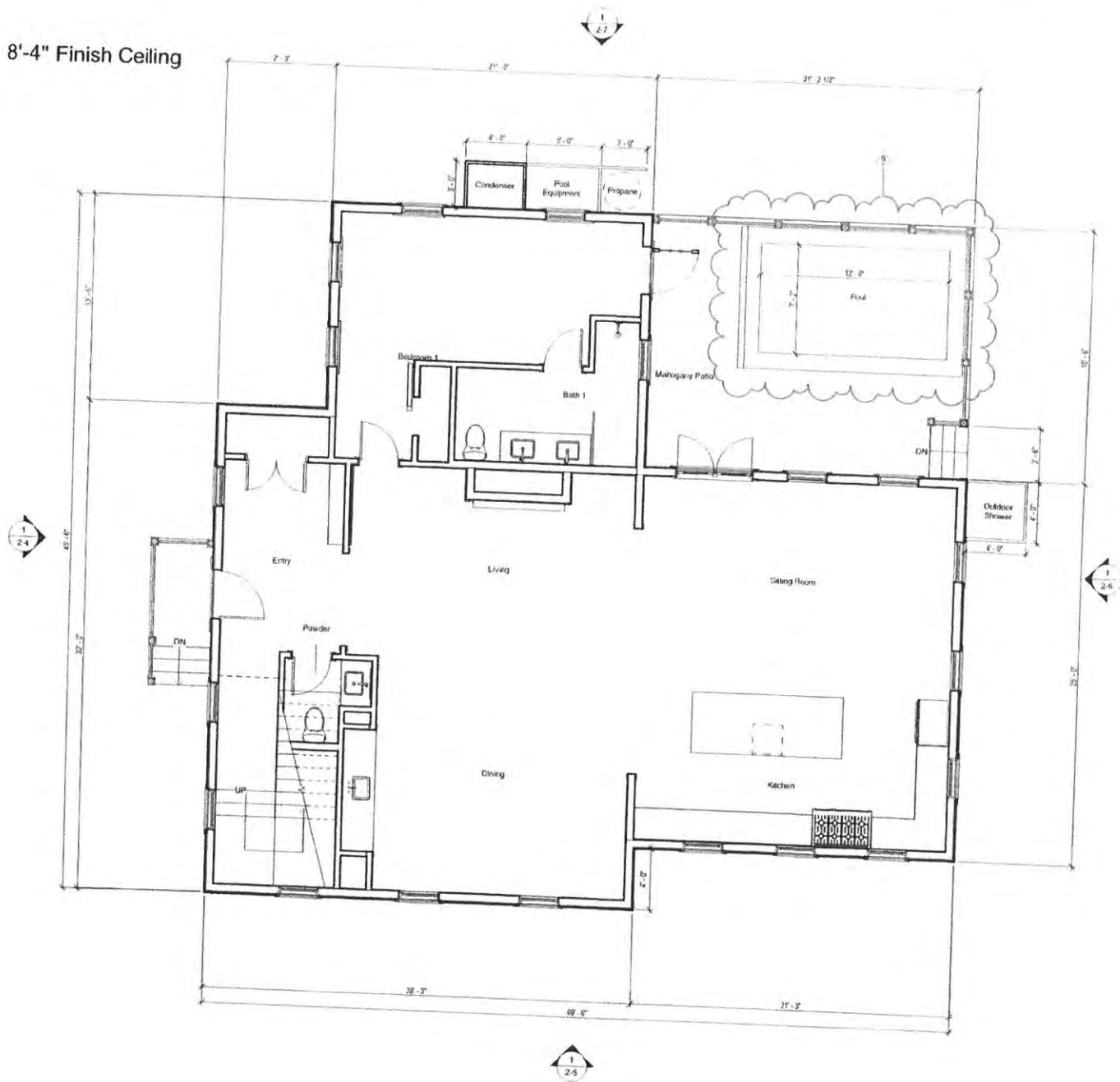


3 Typical Pool Wall Elevation
1/2" = 1'-0"



2 Section at Pool
1/2" = 1'-0"

8'-4" Finish Ceiling



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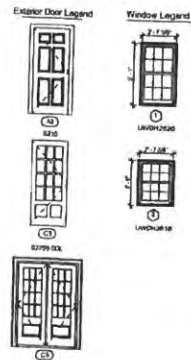


1 West Elevation - Union Street
1/4\"/>

Window Schedule									
Type	Width	Height	Area	Window Type	Manufacturer	Series	Model	Material	Notes
W1	2'-0"	4'-0"	8'-0"	Double-Hung Window	Marvin Windows and Doors	Liberty	UNIQUE 110	Wood	Window
W2	2'-0"	3'-0"	6'-0"	Double-Hung Window	Marvin Windows and Doors	Liberty	UNIQUE 110	Wood	Window

Door Schedule									
Type	Width	Height	Area	Door Type	Manufacturer	Series	Model	Material	Notes
D1	3'-0"	6'-8"	20'-6"	Double Door	Marvin Windows and Doors	Liberty	UNIQUE 110	Wood	Door
D2	3'-0"	6'-8"	20'-6"	Double Door	Marvin Windows and Doors	Liberty	UNIQUE 110	Wood	Door

Material	Manufacturer	Product Line	Color	Dimensions
Front Entry Door	Marvin Windows and Doors	Liberty Series	White	3'-0" x 6'-8"
Double Door	Marvin Windows and Doors	Liberty Series	White	3'-0" x 6'-8"
Double Door	Marvin Windows and Doors	Liberty Series	White	3'-0" x 6'-8"
Double Door	Marvin Windows and Doors	Liberty Series	White	3'-0" x 6'-8"
Double Door	Marvin Windows and Doors	Liberty Series	White	3'-0" x 6'-8"
Double Door	Marvin Windows and Doors	Liberty Series	White	3'-0" x 6'-8"
Double Door	Marvin Windows and Doors	Liberty Series	White	3'-0" x 6'-8"
Double Door	Marvin Windows and Doors	Liberty Series	White	3'-0" x 6'-8"
Double Door	Marvin Windows and Doors	Liberty Series	White	3'-0" x 6'-8"
Double Door	Marvin Windows and Doors	Liberty Series	White	3'-0" x 6'-8"



Reginold Alexander Architects

PROJECT TEAM
OWNER:
K258 Corporation
200 University Road #111
17704 MA 01942
(781) 845-2810
Architect:
Reginold Alexander Architects
3141 North Main Street
Boston, MA 02110
(617) 775-1100
Interior Designer:
Thomas and Associates LLC
300 State Street, Suite 1100
Boston, MA 02110
(617) 775-1100
Landscape Architect:
Michael Landscaping Architecture
3141 North Main Street, Suite 210
Boston, MA 02110
(617) 775-1100
Engineering:
Hens Engineering LLC
1000 N. Main Street
Boston, MA 02110
(617) 775-1100

MODIFICATIONS | 23.12.26
• No West Elevation Modifications



**PRELIMINARY
NOT FOR
CONSTRUCTION**

PROJECT INFORMATION
2 Mariner Way | Lot 4
PROJECT #:
PROJECT DATE:
PROJECT TEAM:
PROJECT VALUE:
PROJECT TYPE:
PROJECT LOCATION:
PROJECT STATUS:
PROJECT OWNER:
PROJECT ARCHITECT:
PROJECT ENGINEER:
PROJECT LANDSCAPE ARCHITECT:
PROJECT INTERIOR DESIGNER:
PROJECT EXTERIOR DESIGNER:
PROJECT PHOTOGRAPHER:
PROJECT VIDEOGRAPHER:
PROJECT PUBLISHER:
PROJECT DISTRIBUTOR:
PROJECT SALES:

NO.	DATE	DESCRIPTION
1	10/1/2013	100% Design
2	10/1/2013	100% Design
3	10/1/2013	100% Design
4	10/1/2013	100% Design
5	10/1/2013	100% Design
6	10/1/2013	100% Design
7	10/1/2013	100% Design
8	10/1/2013	100% Design
9	10/1/2013	100% Design
10	10/1/2013	100% Design
11	10/1/2013	100% Design
12	10/1/2013	100% Design
13	10/1/2013	100% Design
14	10/1/2013	100% Design
15	10/1/2013	100% Design
16	10/1/2013	100% Design
17	10/1/2013	100% Design
18	10/1/2013	100% Design
19	10/1/2013	100% Design
20	10/1/2013	100% Design

Materials Legend				
Material	Manufacturer	Product Line	Color	Dimensions
Point, Ring Deck New Day Deck Cubular Shower	Thermax-Tri-Lite Thermax-Tri-Lite	Shower Pan Shower Pan	Extrude (Green) / White (Pink)	Plastic to Plastic Seal Plastic to Glass Sealant
Head Shingles Ties	Carmel Roof Landscape Architectural		White Natural Cedar Colored Cedar Natural Cedar	Plastic to Plastic Plastic to Glass Nail Fittings
Windows	Merrill	Ultimate Wood	White, Green	Ties

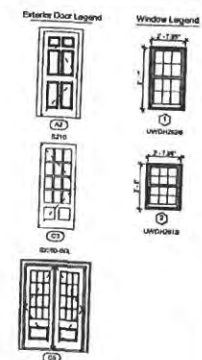
CH2M
CH2M Corporation
200 Broadway Suite #10
York, PA 17402
(717) 842-2000

Ch Engineering
Nanotechnology Surveyors,
5 Willetts Way,
Newmarket, UK SG12 6FA
Tel: 0203 276 2040

Consulting Engineer
3000 Rockwell Center, Suite 5000
Winston, MA 01890
(617) 838-1700 x 262

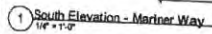
Engineering Architects
VanDyke Associates Architects Inc.
2181 Harewood and Harewood, Suite 20
St. John's, NL A1B 4X6
(902) 776-1188

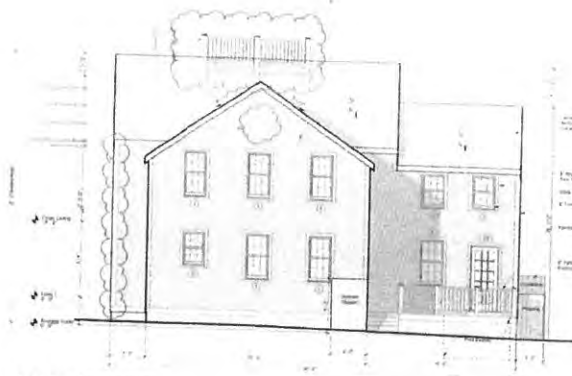
Engineer/Designer
Harris Engineering Systems LLC
Attn: Mr. Gary Stephens LLC
(303) 841-0023



2 Mariner Way | Lot 4

- No South Elevation Modifications

[illegible]



Frontview 1925 Substitution - 9/21/02

Window Schedule									
Type	Width	Height	Unit	Window Type	Manufacturer	Series	Model	Material	
1	2'-0"	4'-0"	1	Double Hung	Marvin Windows and Doors	Upright	600-1000	Wood	
2	2'-0"	2'-0"	1	Double Hung	Marvin Windows and Doors	Upright	600-1000	Wood	

Door Schedule									
Type	Width	Height	Unit	Door Type	Manufacturer	Series	Model	Material	
A1	2'-0"	6'-0"	1	Double Door	Marvin Windows and Doors	Upright	600-1000	Wood	
A2	2'-0"	6'-0"	1	Double Door	Marvin Windows and Doors	Upright	600-1000	Wood	

Materials Legend									
Material	Manufacturer	Product Line	Color	Finish	Notes	Material	Manufacturer	Product Line	Color
Front Entry Door	Marvin Windows and Doors	Upright	White	Paint	Paint to Match Siding	Front Entry Door	Marvin Windows and Doors	Upright	White
Double Door	Marvin Windows and Doors	Upright	White	Paint	Paint to Match Siding	Double Door	Marvin Windows and Doors	Upright	White
Double Door	Marvin Windows and Doors	Upright	White	Paint	Paint to Match Siding	Double Door	Marvin Windows and Doors	Upright	White
Double Door	Marvin Windows and Doors	Upright	White	Paint	Paint to Match Siding	Double Door	Marvin Windows and Doors	Upright	White
Double Door	Marvin Windows and Doors	Upright	White	Paint	Paint to Match Siding	Double Door	Marvin Windows and Doors	Upright	White
Double Door	Marvin Windows and Doors	Upright	White	Paint	Paint to Match Siding	Double Door	Marvin Windows and Doors	Upright	White
Double Door	Marvin Windows and Doors	Upright	White	Paint	Paint to Match Siding	Double Door	Marvin Windows and Doors	Upright	White
Double Door	Marvin Windows and Doors	Upright	White	Paint	Paint to Match Siding	Double Door	Marvin Windows and Doors	Upright	White
Double Door	Marvin Windows and Doors	Upright	White	Paint	Paint to Match Siding	Double Door	Marvin Windows and Doors	Upright	White

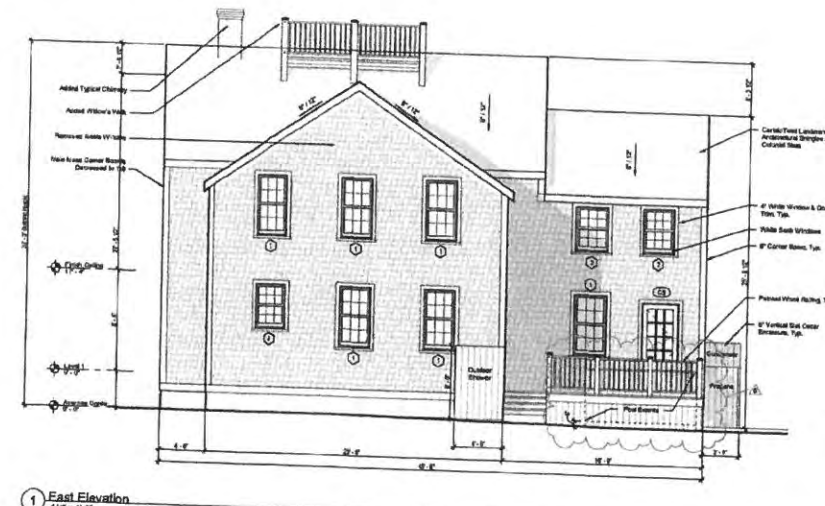
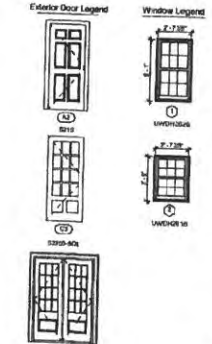
Finegold Alexander Architects

PROJECT TEAM

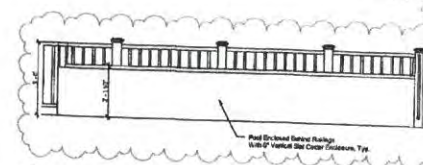
OWNER:
KBBB Corporation
100 Broadway, Suite 1010
Boston, MA 02108
(617) 452-1000
Architect:
Finegold Alexander Architects
100 Broadway, Suite 1010
Boston, MA 02108
(617) 452-1000
Architect:
Finegold Alexander Architects
100 Broadway, Suite 1010
Boston, MA 02108
(617) 452-1000
Architect:
Finegold Alexander Architects
100 Broadway, Suite 1010
Boston, MA 02108
(617) 452-1000

MODIFICATIONS | 23.12.26

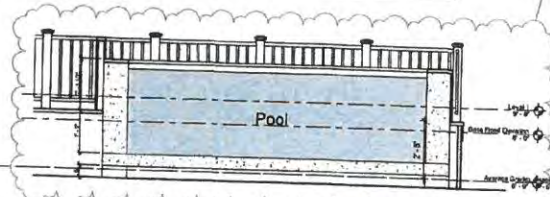
- Revised Pool Per ConComm Approval W/ Bottom of Pool Set 6" Above Grade



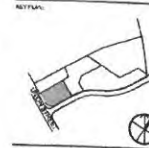
1 East Elevation
1/4" = 1'-0"



3 Typical Pool Wall Elevation
1/2" = 1'-0"



2 Section at Pool
1/2" = 1'-0"



**PRELIMINARY
NOT FOR
CONSTRUCTION**

PROJECT INFORMATION
2 Marker Way | Lot 4

ARCHITECT: FINEGOLD ALEXANDER ARCHITECTS
DATE: 05/10/2023
PROJECT STATUS: HDC Application
DRAWN BY: JH
CHECKED BY: JH

EXTERIOR ELEVATIONS

NO.	DATE	DESCRIPTION
1	05/11/23	HDC Application
2	05/18/23	HDC Application
3	05/25/23	HDC Application
4	06/01/23	HDC Application
5	06/08/23	HDC Application
6	06/15/23	HDC Application

SHEET 6

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021



Planning and Land Use Services

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

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

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

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

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 6/13/2024
	Address & HDC Case Number (ie HDC2020-05-0265): 2 Mariner Way (HDC2023-12-9708)
N/A	<u>Copy of Minutes</u> (application item circled)
X	<u>Reduced (8 ½ x 11) copy of application</u>
X	<u>Locus Map: 4 copies:</u> https://www.nantucket-ma.gov/151/GIS-Maps 55.1.4-72.4
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large sets of scaled plans (<u>3/16" or ¼" scale</u>) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	<u>One set reduced plans:</u> 8 ½ x11
X	<u>Electronic Submission:</u> Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov .
X	<u>Submit documents to PLUS at 2 Fairgrounds Road</u>
	<u>Signed Affidavit:</u> see below

Historic District Commission
OLD BUSINESS CHECKLIST Rev Jan. 2021

HOLD FOR A VIEW	IF YOUR APPLICATION WAS "HOLD FOR A VIEW"
	A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	IF YOUR APPLICATION WAS "HOLD TO TRACK"
	A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

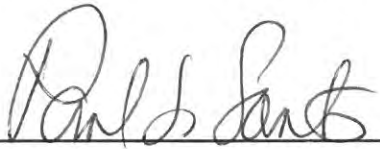
** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

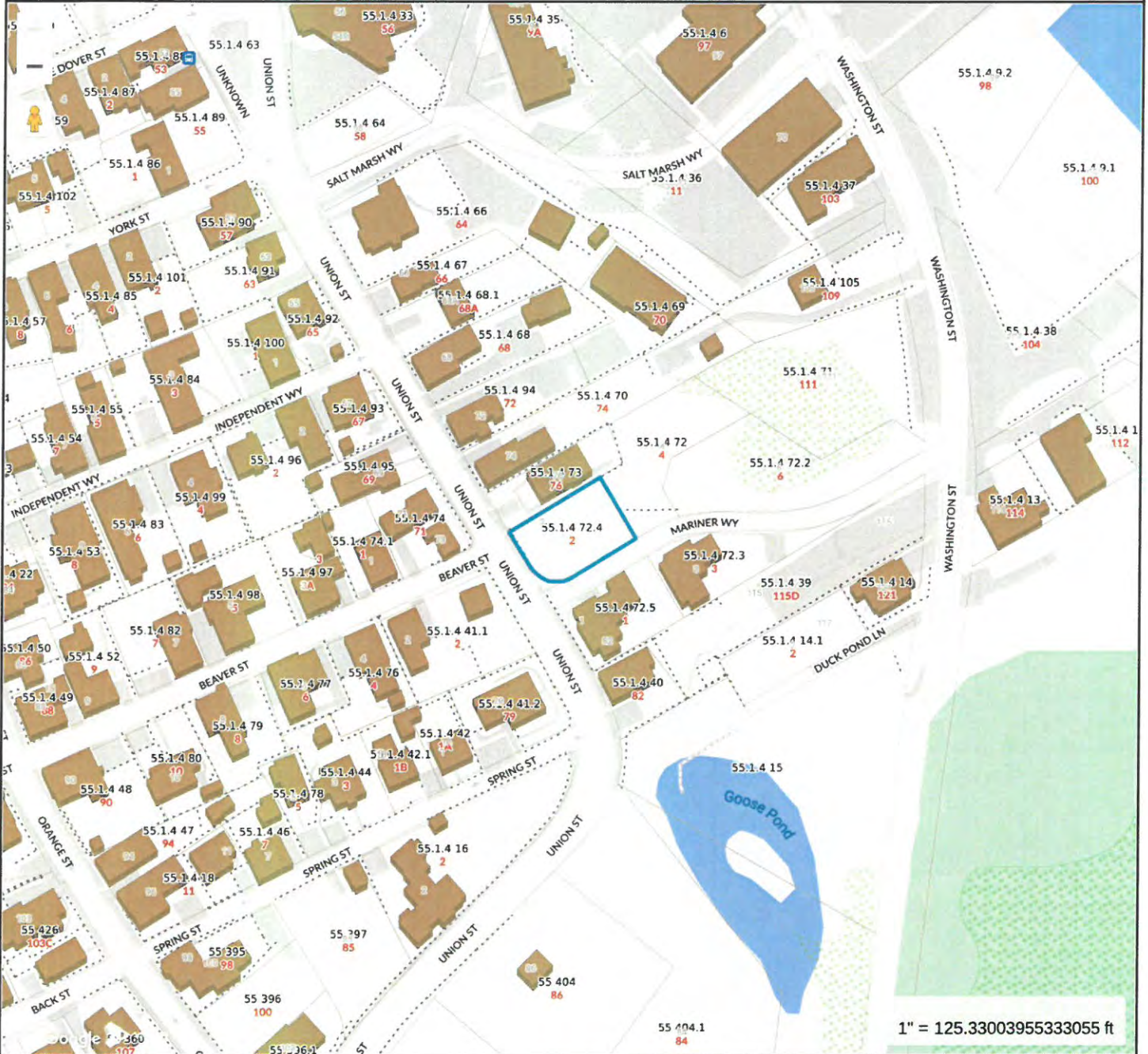
I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____

Date: _____



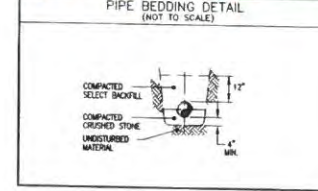
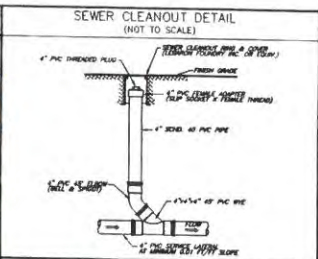
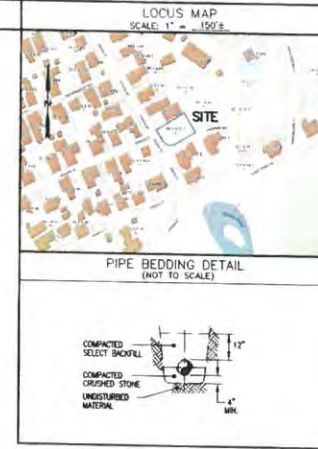
6/13/24



Property Information Property ID 189810 Location 2 MARINER WY Owner DOHERTY ACK 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 06/04/2024 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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SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 5,005 S.F.±
SCALE: 1" = 10'



- NOTES
- APPROXIMATE BUILDING SEWER STUB LOCATION SHOWN. EXACT LOCATION UNKNOWN. CONTRACTOR TO VERIFY LOCATION AND INVERT AT BUILDING SEWER STUB.
 - NO SEWER PIPE JOINTS WITHIN 10' OF WATER LINE CROSSING TO SEWER STUB.
 - BUILDING SEWER SHALL INCREASE TO 6" PRIOR TO CONNECTION TO SEWER STUB.
 - THE LOCATION OF UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTORS ARE TO CHECK AND VERIFY THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-888-344-7233.
 - PROPOSED BUILDING SEWER SHALL BE 234' LINEAR FEET OF 4-INCH SCHEDULE 40 PVC PIPE AT 0.01 FT/FT MINIMUM SLOPE. GRADING SHALL BE ADJUSTED TO ENSURE AT LEAST 1'-FOOT OF COVER OVER THE LENGTH OF THE BUILDING SEWER.
 - SEE (AR) APPROVAL, PLANNING BOARD FILE #7770, D4 BK. 1512, PG. 40. (ZONING RESIDENTIAL COMMERCIAL-RC)
 - SEE ORDER OF CONDITIONS SET 48-3511, D4 BK. 1888, PG. 225 AS AMENDED ON 6/2/2023.
 - FLOOD ZONE AE (EL=8) (EL=7.7 FIS PROFILE) FEMA MAP NUMBER 2504000000, EFFECTIVE DATE JUNE 9, 2014.
 - VERTICAL DATUM NAVD 83.
 - WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE ALL LOCATED IN MARINER WAY.
 - SEE GRANT OF EASEMENT TO NANTUCKET ELECTRIC COMPANY DEED BOOK 1564 PAGE 179.

SEWER PERMIT INFORMATION					LEGEND:	
4" SCH. 40 PVC SEWER SERVICE					NOW OR FORMERLY	OR
TITLE 5 ESTIMATED FLOW = 440 GALLONS PER DAY					POLYETHYLENE CHLORIDE	CONCRETE BOUND
					CLEANOUT	F.F.E.
						CUBS SHUTOFF
DESIGN BY	N/B & DATE	ASSESSOR'S MAP & PARCEL	DEED	PLAN	OWNER	# BEDROOMS
KGS		MAP 55.1.4 PARCEL 72.4	D4 BK. 1897 Pg. 81	FILE NO. #2016-4	DOHERTY ACK LLC	4
						NOLIC #
						CHECKED BY
						PJS/DNR
						N-11449

HDC EXHIBIT 6/13/24

① PHOTO EXHIBIT LOCATION



BENCHMARK INFORMATION	
BENCHMARK:	X-CUT IN THE BOLT OF HYDRANT ON WASHINGTON STREET ENTRANCE ELEVATION = 7.51 NAVD83 DATUM
PROPOSED SCHEDULE OF ELEVATIONS	
F.F.E. INVERT AT DWELLING	3.0
INVERT AT STUB	3.32 (SEE NOTE 1)

SEWER & WATER CONNECTION PLAN

#2 MARINER WAY
NANTUCKET, MASSACHUSETTS
(ASSESSOR'S MAP 55.1.4 PARCEL 72.4)
PREPARED FOR:
DOHERTY ACK LLC
DATE: AUGUST 1, 2023 SCALE: AS NOTED

NANTUCKET SURVEYORS, LLC
5 WINDY WAY, NANTUCKET, MA 02554
© COPYRIGHT 2023 NANTUCKET SURVEYORS, LLC N-11449

2 Mariner Way, Nantucket, MA
Applicant: Doherty ACK LLC



1

View of property from Union Street



2

View of property from Mariner Way



3 View of property from Mariner Way



4 View of property from Mariner Way



5 View of property from Mariner Way

6

Pool Mock Up

2 Mariner Way



- Top of Pool

- Deck

- Bottom of
Pool

- Grade

CERTIFICATE NO: HC2022-08-6934

DATE ISSUED: 3/21/23

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

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°: 55.1.4 PARCEL N°: 72.4
Street & Number of Proposed Work: 2 MARWELL WAY
Owner of record: DOHERTY ACK IL C
Mailing Address: 90 KENS HAVEN C
100 CONIFER HILL DRIVE UNIT 304
DANVERS, MA 01923
Contact Phone #: 978-360-0955 E-mail: DOHERTY@KENSOPP.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS
Mailing Address: PO BOX 1446
NANTUCKET, MA 02554
Contact Phone #: 508-221-0432 E-mail: CARINA@LINDA.COM

FOR OFFICE USE ONLY

Date application received: 8/24/22 Fee Paid: \$608.40
Must be acted on by: 10/24/22 12/31/22
Extended to: 6/30/23
Approved: [Signature] Disapproved: _____
Chairman: [Signature]
Member: _____
Member: _____
Member: _____
Member: _____

Notes - Comments - Restrictions - Conditions

THRU STAFF: PRIOR ROOF WALK TO BE BROUGHT BACK, ADD "TYPICAL CHIMNEY" - BOTH ON MAIN ROOF. TYPICAL TRIM PACKAGE (COMMENT STOKES). KICK PANELS ON

RESILIENT NANTUCKET - CH. 11

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: RETH) ☐ Roof ☐ Other _____
Size of Structure or Addition: Length: 51'6" Sq. Footage 1st floor: 1531 SF Decks/Patio: Size: 17 X 31 ☒ 1st floor ☐ 2nd floor
Width: 48'3" Sq. Footage 2nd floor: 1511 SF 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 31' South 31' East 31' West 31'

Additional Remarks

Pool is protected by perimeter plan and is in the deck on east - rear

REVISIONS:

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

NEW DWELLING INSET POOL IN DECK - 11' X 8'

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 1'6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers
Masonry Chimney: ☐ Block Parged ☒ Brick (type) WATER STRUCK ☐ Other TYPICAL DETAILS - CORBELING
Roof Pitch: Main Mass 8/12 Secondary Mass 8/12 Dormer 8/12 Other _____
Roofing material: ☒ Asphalt ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): 2" ALUMINUM BOXED

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

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other TYPICAL TRIM PACKAGE

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

C. Dimensions: Fascia 1 X 12 + 1 X 6 Rake 1 X 6 Soffit (Overhang) _____ Corner boards 1 X 6 Frieze _____
Window Casing 1 X 5 Door Frame 2 X 4 Columns/Posts: Round _____ Square 6" X 6" WRAPPED

Windows: ☒ Double Hung ☒ Casement ☒ All Wood ☐ Other _____
☐ True Divided Lights (muntins), single pane ☒ S.D.L.'s (Simulated Divided Lights) Manufacturer MARVIN ULTIMATE WOOD

Doors* (type and material): ☐ T.D.L. ☒ S.D.L. Front 6 PANEL Rear 12 LT W/ KICK PANEL Side 12 LT W/ KICK PANEL

Garage Door(s): Type _____ Material SOLETS

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTU Clapboard (if applicable) _____ Roof COGNIALS LATE / PETERHEAD
Trim WHITE Sash WHITE Doors FRONT ESSER GREEN
Deck NTU Foundation GRAY PARGED Fence FRONT RAILING - SHUTTERS
* Attach manufacturer's color samples if color is not from HDC approval list. WHITE ROOF ALK-NTU

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 8/21/22 Signature of owner of record _____ Signed under penalties of perjury _____

STAFF

Draft HDC Minutes for March 21, 2023

2. The Brant LLC 12-7612		6 & 8 N Beach/4 Dolphin	New building	42.4.1/65.1	Linda Williams
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	Thornewill, Dutra, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns	None				
Motion	Motion to approved and pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application. (Oliver)				
Roll-call Vote	Carried 5-0// Oliver, Camp, Coombs, Welch, and Pohl-aye		Certificate #	HDC2022-12-7612	
3. The Brant LLC		6 & 8 N Beach/4 Dolphin	Hardscape	42.4.1/65.1	Linda Williams
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	Thornewill, Dutra, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns	None				
Motion	Motion to Approved through Staff gate vine boxes on the interior of the gate; 6' fence; eliminate picture frame' go to standard board, hiding rails & post, no gaps. (Welch)				
Roll-call Vote	Carried 5-0// Oliver, Camp, Coombs, Welch, and Pohl-aye		Certificate #	HDC2023-0	
4. Doherty Ack LLC 08-6934		2 Mariner Way	New Dwelling	55.1.4/72.4	Linda Williams
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	Dutra, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Linda Williams				
Public	Angus McCleod- HSAG				
Concerns	Backus- appreciates the changes, Funky lines on drawings, hard to discern at some location, French doors should be 12 lights, landscape plan needed. McCleod- windows in the rear addition should be taller on the south and east the main mass should have large chimney to fit in with surrounding architecture, the gable window shouldn't be horizontal six light, more like a vertical 4 light or another double hung, looks like an awning looking inappropriate. Camp- too tall, roof pitch too shallow, needs a chimney, 1 st floor windows on the south elevation 2 nd mass should be the same size as the ones on the main mass. Drawings should be clearer. Oliver- ok with it, a chimney would be nice make it look more traditional. Welch- appreciates the changes, to large overlarge. Union side elevation looks the most appropriate with respect to height and massing, the chimney should return. Roof walk would be appropriate. On the Mariner side its over fenestrated too organized.				
Motion	Motion to approved through Staff prior widows walk to be brough back, add "typical chimney" to the right side, lose gable windows on south and east elevations 3rd floor, "typical trim package" Traditional door casings on the front door. FEMA package (Welch)				
Vote	Carried 3-2// Welch, Camp, Pohl-aye / Oliver & Coombs-nay		Certificate #	HDC2022-08-6934	
5. Doherty Ack LLC 08-6939		4 Mariner Way	New Dwelling	55.1.4/72	Linda Williams
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	Dutra, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Linda Williams				
Public	Angus McCleod- HSAG				
Concerns	Backus- infill structure within the OHD. The front door is atypical. McCleod. - the ridge in the perpendicular rear addition should drop below the secondary mass that it intersects, the two adjacent second floor decks are excessive, one should be removed, same issue as #2 with the gable windows. Camp- right hand mass is still bit too large, the north elevation is too cumbersome, agrees with McCleod, additive massing is needed. Remove the balcony. Oliver- Massing is a concern, specifically the east and the west. The peak is unusual. Coombs- Would like to see additive massing. The houses need chimneys. Less windows, less decks. Welch- Drawings are an issue, structure is still too wide, secondary addition is too wide, it has a funky trim package. East elevation is over fenestrated and pooppy decks, needs to be cleaned up.				
Motion	Hold for Revisions. (Camp)				
Roll-call Vote	Carried 5-0// Oliver, Camp, Coombs, Welch, and Pohl-aye		Certificate #	HDC2022-08-6939	

APPROVED
HDC2022-08-6934

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Draft HDC Minutes for March 28, 2023

18. Robert Turner 03-8173	11 Seikinnow Place	New front stoop	67/525	DTA
19. Back East lot62 LLC 03-8165	62 Nobadeer Ave	New pergola	88/11	Ahern
20. Back East lot62 LLC 03-8114	62 Nobadeer Ave	Demo structure	88/11	WAPD
21. Back East lot62 LLC 03-8113	62 Nobadeer Ave	New main house	88/11	WAPD
22. Back East lot62 LLC 03-8116	62 Nobadeer Ave	New guest house	88/11	WAPD
23. Back East lot62 LLC 03-8118	62 Nobadeer Ave	New shed	88/11	WAPD
24. Back East lot62 LLC 03-8117	62 Nobadeer Ave	New garage	88/11	WAPD

Voting Welch, Camp, Coombs, Patten, Dutra

Alternates None

Recused Pohl, Oliver, Thornewill

Documentation Architectural elevation plans, site plan, photos, correspondence.

Representing None

Public None

Concerns No concerns.

Motion **Motion to Approve (Coombs)**

Vote Carried 5-0

Certificate # **HDC2023-01-(as noted)**

V. 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. Back East lot62 LLC 03-81	62 Nobadeer Ave	Pool & hardscape	88/11	Ahern
pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.				
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	Thornewill, Dutra, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence.			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve through Staff Conditions (Welch)			
Roll-call Vote	Carried 5-0 // Camp, Coombs, Welch, Oliver, Pohl-aye;			

Certificate # **HDC2023-01-(as noted)**

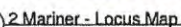
VII. OLD BUSINESS 02/14/23

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Harvey Jones 02-7951	78 Main st	Fence	42.3.1/55	Normand Residential
Voting	Welch, Camp, Coombs, Dutra, Patten			
Alternates	None			
Recused	Pohl, Oliver, Thornewill			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Ben Normand			
Public	None			
Motion	Motion to Approve (Coombs)			
Vote	Carried 5-0			

Certificate # **HDC2023-02-7951**

2. Doherty Ack LLC 08-6937	2 Mariner Way	Hardscape	55.1.4/72.4	Linda Williams
Voting	Pohl, Welch, Coombs, Camp, Oliver			
Alternates	Dutra, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.			
Representing	Linda Williams			
Public	Mickey Rowland/HSAG- Two car driveway is not appropriate.			
Concerns	Backus- Brick apron recommended; material to be consistent. Oliver- Application missing information. Camp- Concerned with fence.			
Motion	Motion to approved through staff with driveway to be all brick, running bond, curve corners @ street; 4' high boards fence (NTW) around pool equip. 5' high board fence (rather than 5 & 1) along perimeter; provide photos of landscape elements. (Welch)			
Roll-call Vote	Carried 5-0// Oliver, Camp, Coombs, Welch, and Pohl-aye			

Certificate # **HDC2022-08-6937**

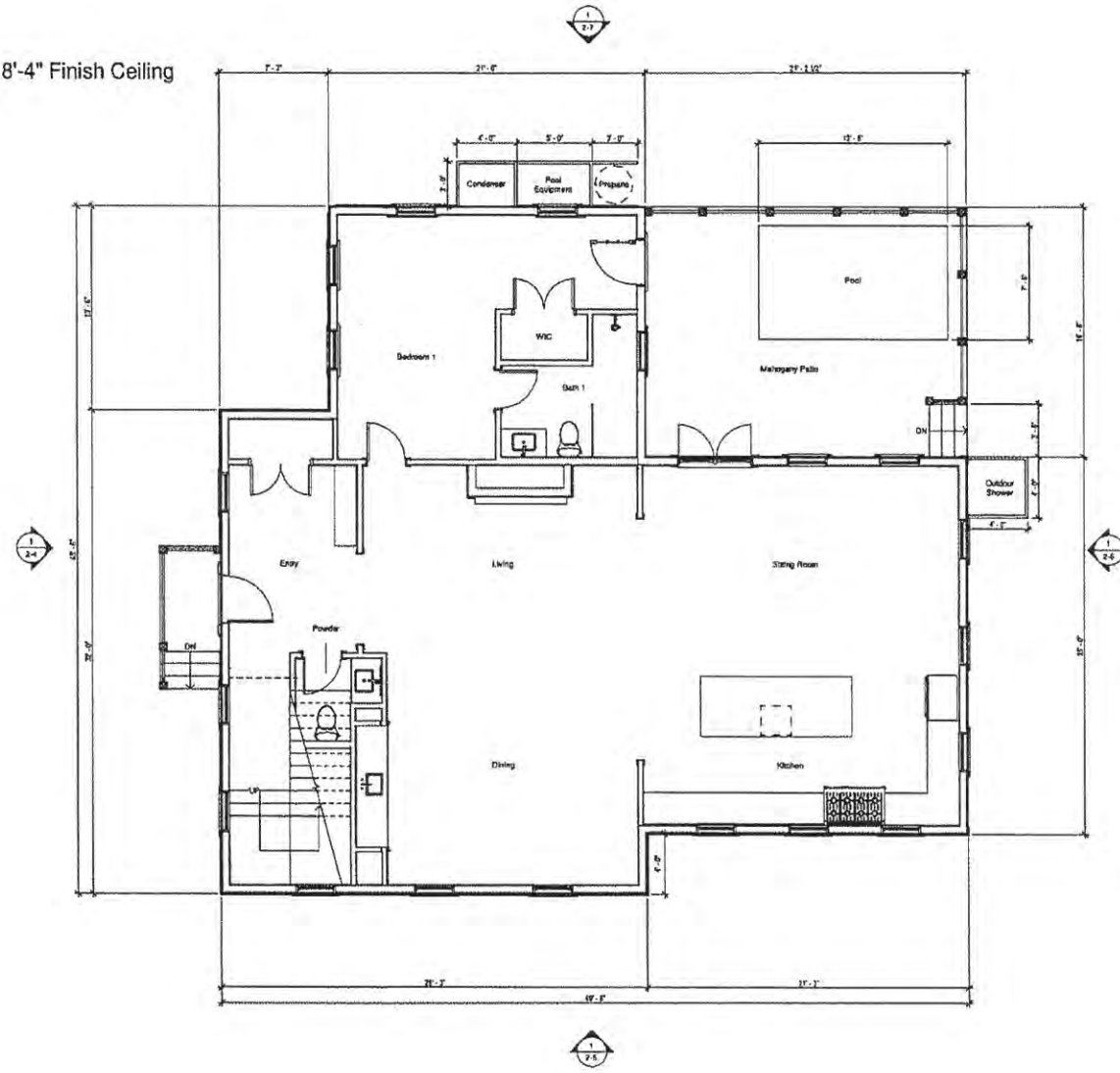


2-1

PROJECT TEAM

OWNER:
KORUS Corporate
200 Broadway Suite 1103
Lynnfield, MA 01940
(781) 842-2966
ON-SITE Engineer:
HARRIS Surveyors
8 Windy Way,
Northbrook, MA 02054
(508) 229-0240
Structural Engineer:
POSSANO AND GUARINELLO LLC
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 626-1700 x 202
Landscape Architect:
YIMTHAM Landscape Architecture
318 Harvard Street, Suite 23
Brookline MA 02446
(617) 725-1150
Energy Advisor:
Hera Energy Advisors LLC
Mills, MA 02054
(609) 631-6633

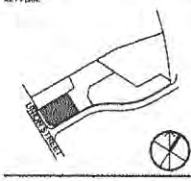
8'-4" Finish Ceiling



MODIFICATIONS | 23.03.21

- No Level 01 Plan Modifications

KEY PLAN



PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION

2 Marine Way | Lot 4

PROJECT # P0270.5
ISSUE DATE: 04/04/2023
PROJECT STATUS: HDC Application
DRAWN BY: C.D.S.
CHECKED BY: R.S.
SHEET NAME:
Level 1 Plan

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	23.11.22	HDC Application
2	23.12.22	HDC Application
4	23.03.21	HDC Application

SHEET #

2-2

Civil Engineer
Nantuxcoot Surveyors,
5 Windy Way,
Nantuxcoot, MA 02554
(508) 228-0240

Landscape Architect
Vandant Landscape Architecture
318 Harvard Street, Suite 25
Brookline, MA 02448
(617) 735-1180

Energy Retail,
Hars Energy Retailers LLC.
Milks, MA 02034
(508) 631-6633



SENJ

**PRELIMINARY
NOT FOR
CONSTRUCTION**

PROJECT #: P0770.0
 ISSUE DATE: 04/04/2023
 PROJECT STATUS: HOG Application
 DRAWN BY: CD.BS
 CHECKED BY: HJB

SHEET NAME:
Level 2 Plan

DRAWING HISTORY:		
NO.	DATE	DESCRIPTION
1	22.11.02	HQC Revision
2	22.12.02	HQC Revision
4	23.01.05	HQC Revision (R)

SALE 10:

2-3

PROJECT TEAM

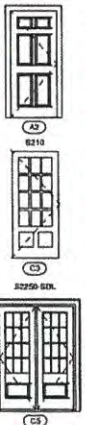
OWNER:
KEM Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 843-2908
CAD Engineer:
Nashua Surveyors,
3 Wind Way,
Nashua, MA 02454
(603) 228-0540
Structural Engineer:
Reema And Guernine LLC,
300 Trade Center, Suite 2540
Woburn, MA 01801
(617) 888-1700 x 202
Landscape Architect:
Vanguard Landscape Architecture
318 Harvard Street, Suite 25
Brookline, MA 02446
(617) 255-1180
Energy Rater:
Hart Energy Raters LLC,
Mills, MA 02054
(508) 831-6633

Window Schedule								
Type	Width	Height	Lite	Window Type	Manufacturer	Series	Model	Material
1	2'-7 3/8"	5'-1 1/2"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH-625	Wood
2	2'-7 3/8"	3'-9"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH-621	Wood

Door Schedule								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3'-0"	6'-11"	0	6	Therma-Tu Ltd.	Smooth-Star	5210	Fiberglass
CD	3'-0"	7'-0"	12	1	Therma-Tu Ltd.	Smooth-Star	52250-SD	Fiberglass
CS	3'-0"	7'-0"						

Materials Legend				
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma-Tu Ltd.	Smooth Star	Essex Green - PHB 5625	Refer to Door Sched.
Architectural Doors	Therma-Tu Ltd.	Smooth Star	White	Refer to Door Sched.
Outdoor Stairs			Natural Cedar	6" Vertical Plank
Rail	CertainTeed	Landmark Architectural	Colonial Slate	1x8 Planks
Shingles			Natural Cedar	Shake
Trim			White	1x4
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched.

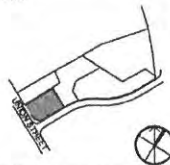
Exterior Door Legend



Window Legend



KEY PLAN



SEAL:



PROJECT INFORMATION:

2 Mariner Way | Lot 4

PROJECT #: P0270.0
ISSUE DATE: 04/04/2023
PROJECT STATUS: HDC Application
DRAWN BY: CD-RS
CHECKED BY: RD
SHEET NAME:
Exterior Elevations

REVISION HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.28	HDC Revisions_RS
5	23.03.21	HDC Revisions_RS

SHEET #:

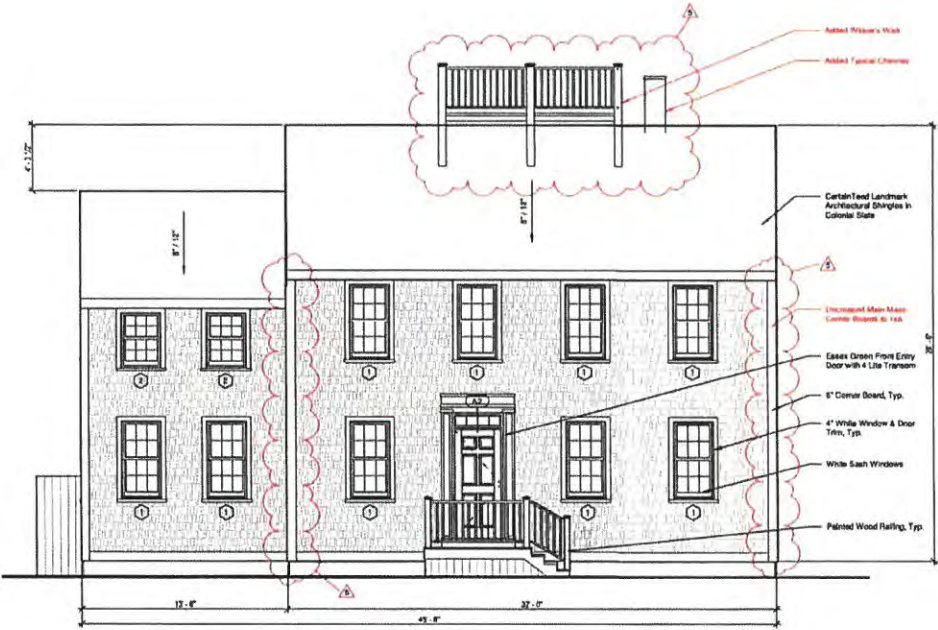
2-4

APPROVED
HDC 2022-08-6934

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

MODIFICATIONS | 23.03.21

- Added Widow's Walk
- Added Typical Chimney
- Decreased Size of Corner Board at Main Mass to 1x8
- Removed Gable Windows
- Added Traditional Door Casing at Front Entry



1 West Elevation - Union Street
1/4" = 1'-0"

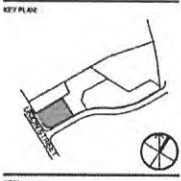
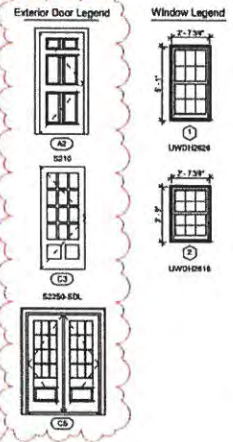
PROJECT TEAM

OWNER:
KENS Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 442-2296
Civil Engineer:
Newkirk Surveyors,
3 Windy Way
Nantucket, MA 02554
(508) 228-0212
Structural Engineer:
Roscoe And Guarracino LLC,
300 Trieste Center, Suite 2540
Woburn, MA 01801
(617) 438-1700 x 252
Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02445
(617) 735-1180
Energy Auditor:
Hart Energy Raters LLC,
Mills, MA 02554
(508) 531-6033

Window Schedule							
Type Mark	Width	Height	Lines	Window Type	Manufacturer	Series	Material
1	2'-7 3/8"	6'-1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UW010208 Wood
2	2'-7 3/8"	2'-8"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UW010216 Wood

Door Schedule							
Type Mark	Width	Height	Lines	Door Type	Manufacturer	Series	Material
A1	2'-0"	6'-11"	0	0	Therma-Tru Ltd.	Smooth Slab	S210 Fiberglass
C1	2'-0"	7'-0"	12	1	Therma-Tru Ltd.	Smooth Slab	S225A Fiberglass
C2	2'-0"	7'-0"	0	0	Therma-Tru Ltd.	Smooth Slab	S210 Fiberglass

Materials Legend				
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma-Tru Ltd.	Smooth Slab	Essex Green - P45 (S405)	Refer to Door Sched.
Architectural Doors	Therma-Tru Ltd.	Smooth Slab	White	Refer to Door Sched.
Custom Screens	Landmark Architectural	Natural Cedar	8" Vertical Plank	
Rail	Landmark Architectural	Columbia Slate	1x8 Plank	
Shingles	Landmark Architectural	Natural Cedar		
Trim	Landmark Architectural	White		1x4
Windows	Marvin	Ultimate Wood	White Wash	Refer to Window Sched.



PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT INFORMATION
2 Mariner Way | Lot 4

PROJECT #: P0270-0
ISSUE DATE: 04/04/2023
PROJECT STATUS: HDC Application
DESIGN BY: CO.BS
CHECKED BY: RB
SHEET NAME:
Exterior Elevations

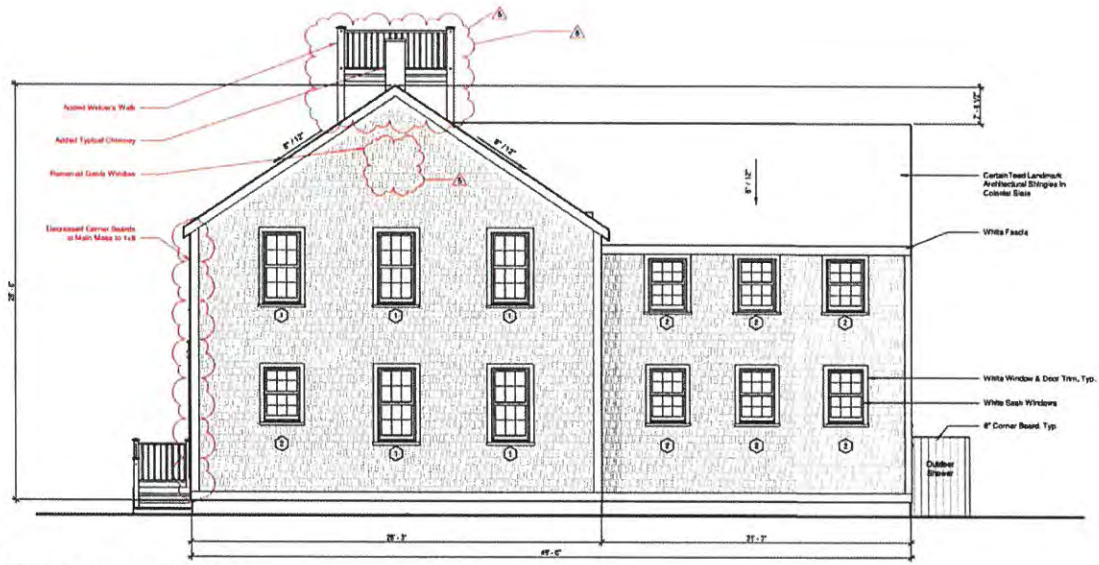
DRAWING HISTORY	
NO.	DATE DESCRIPTION
1	05.11.22 HDC Revision
2	09.13.22 HDC Revision
3	03.01.23 HDC Revision 433
4	03.01.23 HDC Revision 433
5	03.01.23 HDC Revision 433

APPROVED
HDC 2022.08.6934

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

MODIFICATIONS | 23.03.21

- Added Widow's Walk
- Added Typical Chimney
- Decreased Size of Corner Board at Main Mass to 1x8
- Removed Gable Windows



1 South Elevation - Mariner Way
1/4" = 1'-0"

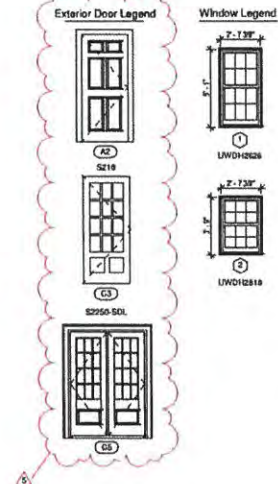
OWNER:
KBR Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 842-2208
Civil Engineer:
Hansford Surveyors, A
5 Windy Way,
Haverhill, MA 02554
(508) 228-0140
Structural Engineer:
Roona And Gosselin LLC,
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 828-1700 x 202
Landscape Architect:
Verdant Landscape Architects
218 Harvard Street, Suite 25
Brookline MA 02446
(617) 255-1180
Energy Rater:
Hart Energy Raters LLC,
Mills, MA 02554
(508) 831-6833

Window Schedule									
Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material	
1	2'-7 3/8"	1'-1 1/4"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	LW10H2518	Wood	
2	2'-7 3/8"	2'-0"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	LW10H218	Wood	

Door Schedule									
Type Mark	Width	Height	Lites	Panel	Manufacturer	Series	Model	Material	
A2	2'-0"	6'-11 1/4"	6	6	Therma-Tru Ltd.	Smooth Star	S219	Fiberglass	
C3	3'-0"	7'-0"	12	1	Therma-Tru Ltd.	Smooth Star	S225Q-SD1	Fiberglass	
C5	3'-0"	7'-0"	12	1	Therma-Tru Ltd.	Smooth Star	S225Q-SD1	Fiberglass	

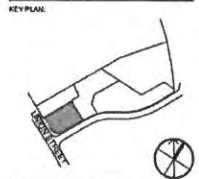
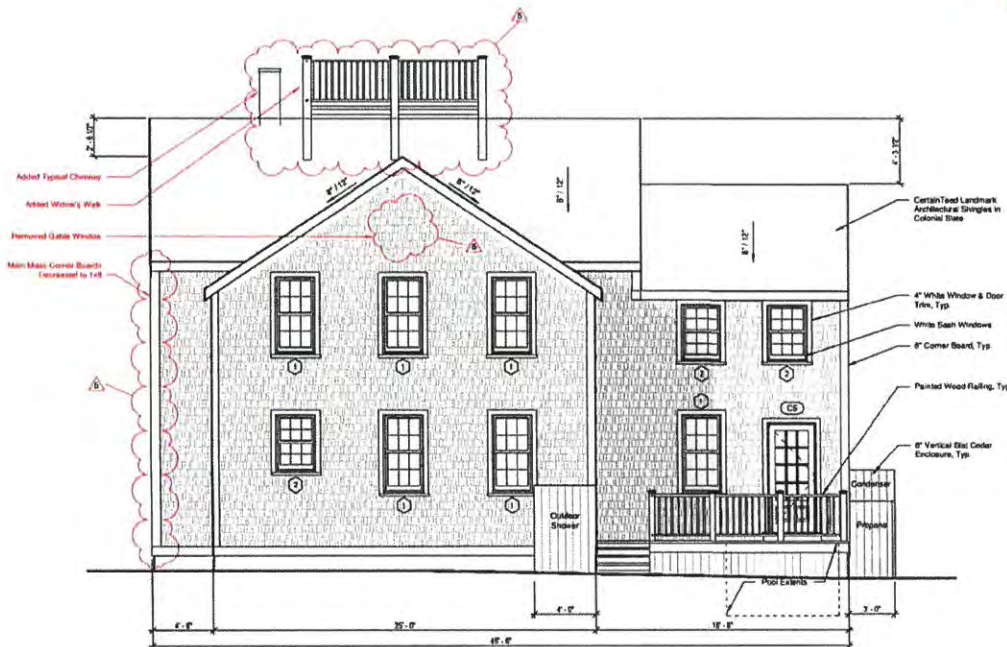
Materials Legend				
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma-Tru Ltd.	Smooth Star	Essex Green - PHS 6605	Refer to Door Sched.
Auxiliary Doors	Therma-Tru Ltd.	Smooth Star	White	Refer to Door Sched.
Outdoor Shower	Therma-Tru Ltd.	Smooth Star	Natural Cedar	8" Vertical Planks
Rail	CertainTeed	Landmark Architectural	Colonial Blue	1x4 Fences
Shingles	CertainTeed	Landmark Architectural	Natural Cedar	1x4
Trim	Marvin	Ultimate Wood	White Sash	Refer to Window Sched.

APPROVED
HOC 2021.08.6934
**NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL**



MODIFICATIONS | 23.03.21

- Added Widow's Walk
- Added Typical Chimney
- Decreased Size of Corner Board at Main Mass to 1x8
- Removed Gable Windows



SCALE:

**PRELIMINARY
NOT FOR
CONSTRUCTION**

PROJECT INFORMATION:
2 Mariner Way | Lot 4

PROJECT # P0270.D
ISSUE DATE: 04/24/2023
PROJECT STATUS: HDC Application
DRAWN BY: CJD/BS
CHECKED BY: RD
SHEET NAME:
Exterior Elevations

DRAWING HISTORY:		
NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
3	23.01.26	HDC Revisions - RS
4	23.03.21	HDC Revisions - BS

SHEET #

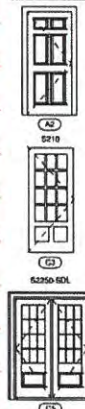
Client:
K&M Corporation
280 Broadway Suite #103
Lynnfield, MA 01940
(781) 843-2006
Civil Engineer:
Hartford Surveyors,
5 Windy Way,
Northwich, MA 02554
(508) 278-0240
Structural Engineer:
Russo And Giambrino LLC,
200 Trade Center, Suite 2540
Woburn, MA 01801
(617) 608-1700 x 202
Landscape Architect:
Vendini Landscape Architecture
218 Harvard Street, Suite 25
Brookline, MA 02446
(617) 735-1160
Energy Rater:
Hars Energy Raters LLC,
Mills, MA 02054
(508) 631-0633

Window Schedule								
Type	Width	Height	Line	Window Type	Manufacturer	Series	Model	Material
1	2'-2 1/2"	3'-1"	12	Standard Divided	Marvin Windows and Doors	Ultimate	1W040205	Wood
2	2'-2 1/2"	2'-6"	12	Standard Divided	Marvin Windows and Doors	Ultimate	1W040218	Wood

Door Schedule								
Type	Width	Height	Line	Panel	Manufacturer	Series	Model	Material
A2	3'-0"	6'-11 1/2"	8	8	Thermo-Tu-Lite	Smooth Star	S214	Fiberglass
C3	3'-0"	7'-0"	12	1	Thermo-Tu-Lite	Smooth Star	S250-SDJ	Fiberglass
D5	3'-0"	7'-0"	12	1	Thermo-Tu-Lite	Smooth Star	S250-SDJ	Fiberglass

Materials Legend				
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Thermo-Tu-Lite	Smooth Star	Essex Green - PMS 605	Refer to Door Schedule
Archery Door	Thermo-Tu-Lite	Smooth Star	White	Refer to Door Schedule
Outdoor Shower	Cartan Ltd	Landscape Architecture	Natural Cedar	6" Vertical Planks
Roof	Cartan Ltd	Landscape Architecture	Natural Cedar	1x8 Fencing
Cladding	Cartan Ltd	Landscape Architecture	Natural Cedar	1x8 Fencing
Trim	Marvin	Ultimate Wood	White Oak	Refer to Window Schedule

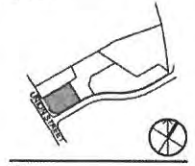
Exterior Door Legend



Window Legend



KEY PLAN



SEAL



PROJECT INFORMATION
2 Mariner Way | Lot 4

PROJECT # 23010
ISSUE DATE: 04/04/2023
PROJECT STATUS: HDC Application
DRAWING BY: CD, BS
CHECKED BY: RB
SHEET NAME:
Exterior Elevations

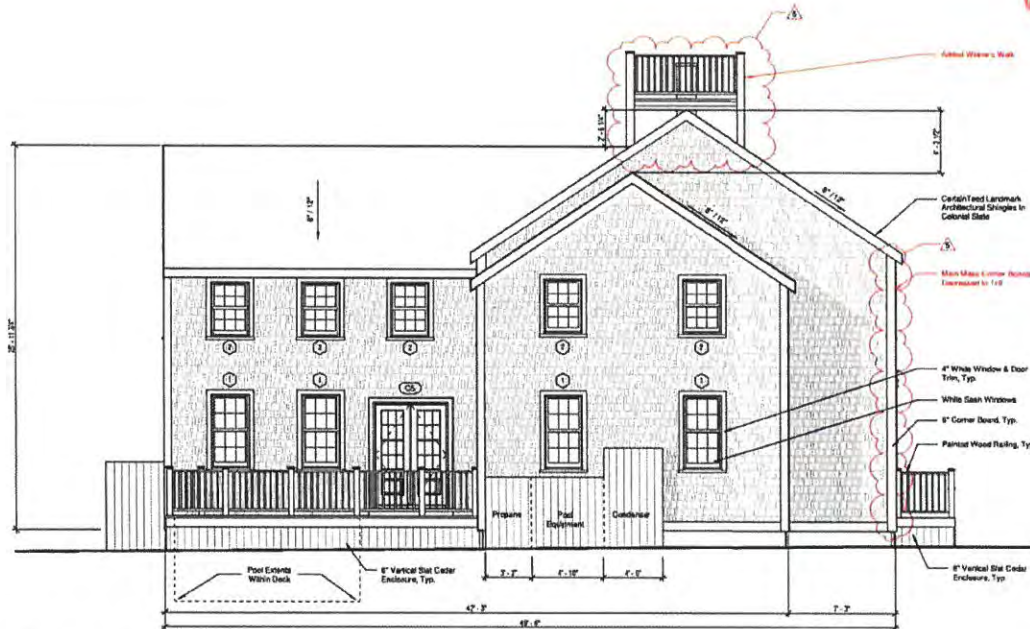
DRAWING HISTORY		
NO.	DATE	DESCRIPTION
1	02.11.22	EXC Revisions
2	03.12.22	EXC Revisions
3	03.12.22	EXC Revisions
4	03.12.22	EXC Revisions
5	03.12.22	EXC Revisions

SHEET #

APPROVED
HDC 2021.09.6934
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

MODIFICATIONS | 23.03.21

- Added Widow's Walk
- Added Typical Chimney
- Decreased Size of Corner Board at Main Mass to 1x8
- Removed Gable Windows



1 North Elevation
1/4" = 1'-0"

ADDRESS: 2 Mariner Way (HDC2023-12-9708)

DATE HEARD: 7/16/2024

SITTING BOARD: Pohl, Welch, Camp, Oliver & Patten

Historic District Commission
OLD BUSINESS CHECKLIST



Planning and Land Use Services

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

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

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

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

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 8/22/2024 (Supplement to 6/13/2024)
	Address & HDC Case Number (ie HDC2020-05-0265): 2 Mariner Way (HDC2023-12-9708)
N/A	<u>Copy of Minutes</u> (application item circled)
X	<u>Reduced (8 ½ x 11) copy of application</u>
X	<u>Locus Map: 4 copies:</u> https://www.nantucket-ma.gov/151/GIS-Maps 55.1.4-72.4
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.) Landscaping Detail
	Four (4) Large sets of scaled plans (<u>3/16" or ¼" scale</u>) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	<u>One set reduced plans: 8 ½ x11</u>
X	<u>Electronic Submission:</u> Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov .
X	<u>Submit documents to PLUS at 2 Fairgrounds Road</u>
	<u>Signed Affidavit:</u> see below

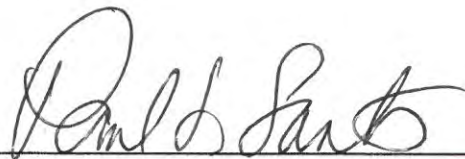
HOLD FOR A VIEW	IF YOUR APPLICATION WAS "HOLD FOR A VIEW" A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	IF YOUR APPLICATION WAS "HOLD TO TRACK" A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

**** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.**

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____



Date: _____

8/22/24

Nantucket Surveyors, LLC
HDC Minutes
Tuesday July 23, 2024

NSL File No. NS11449 – 2 Mariner Way (Heard on July 16, 2024)

NSL File No. NS11450 – 4 Mariner Way

NSL File No. NS11451 – 6 Mariner Way

Doherty ACK LLC: 4 & 6 Mariner Way Pool Revisions

Voting for 4 Mariner Way: Pohl, Welch, Camp, Oliver, Thornewill

Voting for 6 Mariner Way: Pohl, Welch, Camp, Oliver, Paul

Representative: Paul J. Santos

Staff Comments:

Holly Backus, Preservation Planner - Doesn't believe 4 Mariner pool is appropriate as featured with "Building with Nantucket in mind". Would like to see lattice fencing as well as vegetation to help hide the pool. Location is a concern as the other pools are secluded and hidden away from view.

Public Comments:

- **Micky Rowland**, Historic Structure Advisory Group - Agreed with Holly, mentions vegetative screening needs to be tall, robust and year-round to conceal the entire deck as the deck doesn't seem to be in an appropriate location.
- **Diane Coombs**, 44 Union Street
- **Amy Keohane**, Abutter, 76 Union Street

Concerns:

1. Oliver – Read a prepared statement "Alternative solutions should be proposed that would somehow screen and integrate the pools without being obvious". Responded to Pohl comment, "not a matter of being invisible its what you create to mitigate the view that's not anomalous".

2. Thornewill – Agrees with Oliver, stating that pools are very difficult to hide, even when flush, not in favor with the way these are proposed

3. Camp – Agreed with Oliver and Thornewill, Streetscape Historic District in the wetland area and setting a bad precedence

4. Welch – Questions to representative regarding Con-Com regulations. Agreed with comments that have been made by Oliver, Thornewill and Camp. Responded to Pohl comments.

5. Pohl –The mandate covers visibility from a publicly traveled way. "If the applicant can prove that the pool is invisible from a publicly traveled way, I don't see how we can legally deny it". Example of 22 Easton Street, approval provided. The HDC has nothing to do with acoustical landscape or landscape as perceived by the neighbors.

Hold for revisions, track 2, 4 & 6 together

Prepared By:

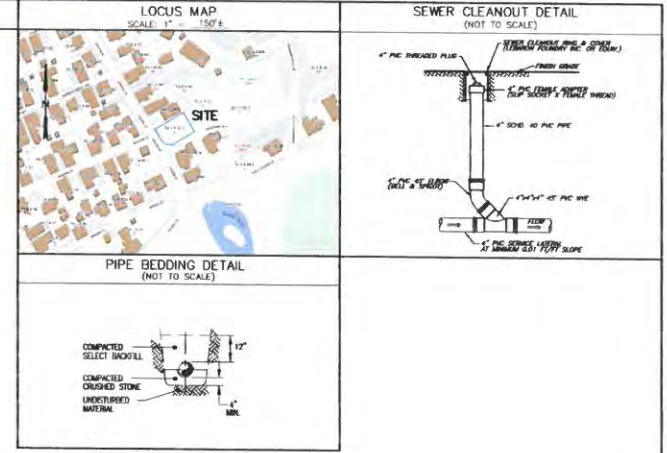
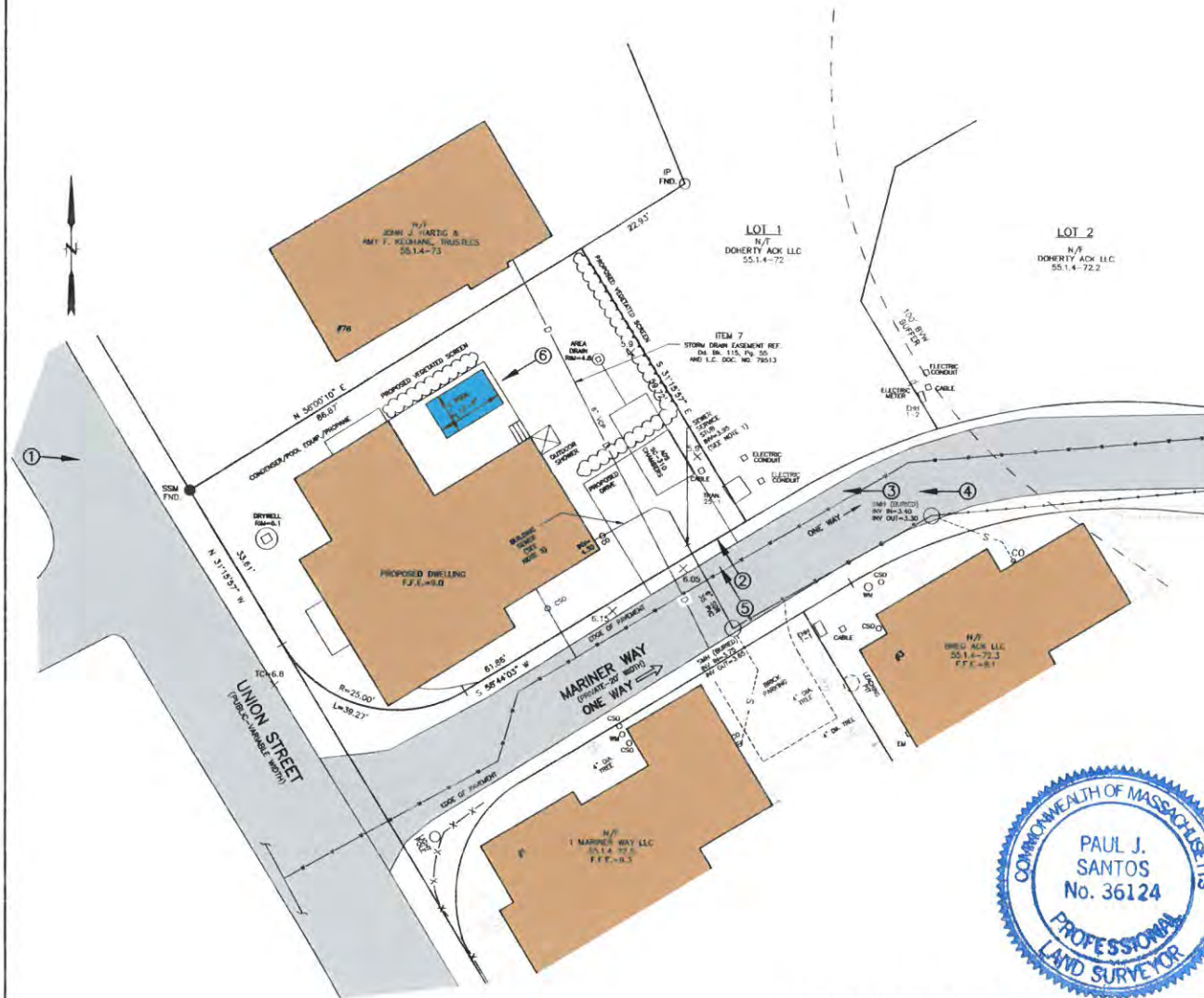


Paul J. Santos PLS

Nantucket Surveyors, LLC

SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 5,005 S.F. ±
SCALE: 1" = 10'



- ### NOTES
- APPROXIMATE BUILDING SEWER STUB LOCATION SHOWN. EXACT LOCATION UNKNOWN. CONTRACTOR TO VERIFY LOCATION AND INVERT AT BUILDING SEWER STUB.
 - NO SEWER PIPE JOINTS WITHIN 10' OF WATER LINE CROSSING.
 - BUILDING SEWER SHALL INCREASE TO 12" PRIOR TO CONNECTION TO SEWER STUB.
 - THE LOCATION OF UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTORS ARE TO CHECK AND VERIFY THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. DMC SAFE TELEPHONE NUMBER IS 1-888-544-7233.
 - PROPOSED BUILDING SEWER SHALL BE 234' LINEAR FEET OF 4-INCH SCHEDULE 40 PVC PIPE AT 0.01 FT/FT MINIMUM SLOPE. GRADING SHALL BE ADJUSTED TO ENSURE AT LEAST 1-FOOT OF COVER OVER THE LENGTH OF THE BUILDING SEWER.
 - SEE (AR) APPROVAL PLANNING BOARD FILE #7770, D.C. BL. 1512, Pg. 40 (ZONING RESIDENTIAL COMMERCIAL-HC).
 - SEE ORDER OF CONDITIONS SE. 48-3511, D.C. BL. 1588, Pg. 225, AS AMENDED ON 6/2/2023.
 - FLOOD ZONE AE (0.1-0.5) (0.1-0.5) FEMA MAP NUMBER 25019C0008G, EFFECTIVE DATE JUNE 9, 2014.
 - VERTICAL DATUM NAVD 83.
 - WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE ALL LOCATED IN MARINER WAY.
 - SEE GRANT OF EASEMENT TO NANTUCKET ELECTRIC COMPANY DEED BOOK 1564 PAGE 179.



HDC EXHIBIT 6/13/24
REVISED 8/22/24

① PHOTO EXHIBIT LOCATION

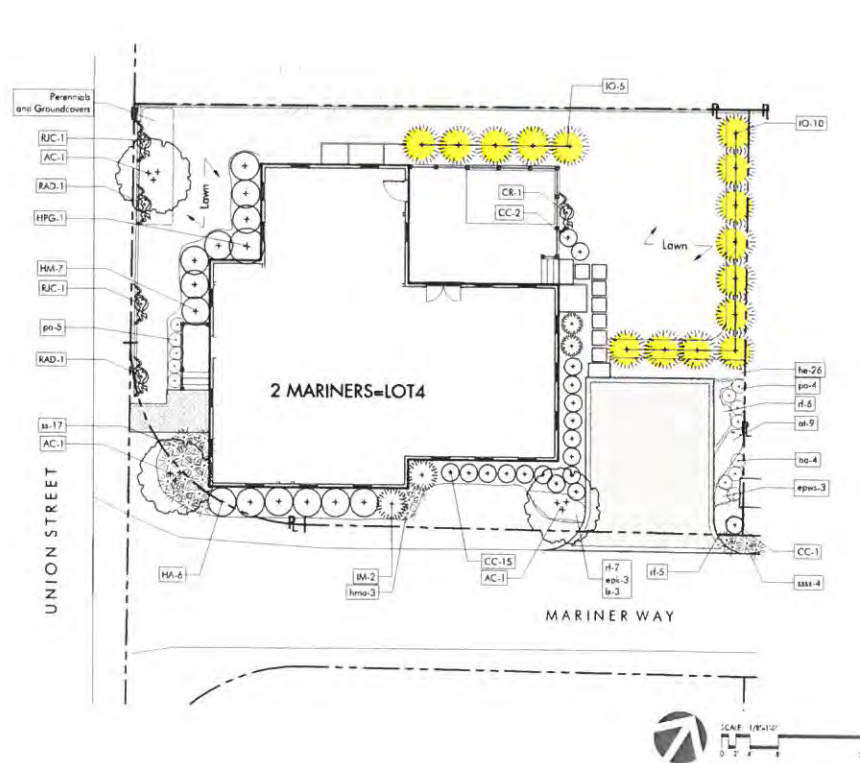
SEWER PERMIT INFORMATION
4" SCH. 40 PVC SEWER SERVICE
TITLE 5 ESTIMATED FLOW = 440 GALLONS PER DAY

LEGEND:
HOW OR FORMERLY OF
PVC WATER OR SEWER
(CLEANOUT)
CONCRETE FOUND
FOOTING
FIRST FLOOR ELEVATION
CURB SHUTOFF

DESIGN BY	N/A & DATE	ASSESSOR'S MAP & PARCEL	DEED	PLAN	OWNER	# BEDROOMS	HOLIC #	CHECKED BY
KGS		MAP 55.1.4 PARCEL 72.4	D.C. BL. 1887 Pg. 81	FILE NO. #2016-4	DOHERTY ACK LLC	4	N-11449	PJS/DNK

BENCHMARK INFORMATION BENCHMARK: X-CUT IN THE BOLT OF HYDRANT ON WASHINGTON STREET ENTRANCE ELEVATION = 7.51 NAVD83 DATUM		SEWER & WATER CONNECTION PLAN #2 MARINER WAY NANTUCKET, MASSACHUSETTS (ASSESSOR'S MAP 55.1.4 PARCEL 72.4) PREPARED FOR: DOHERTY ACK LLC DATE: AUGUST 1, 2023 SCALE: AS NOTED	
PROPOSED SCHEDULE OF ELEVATIONS F.F.E. INVERT AT DWELLING: 5.30 INVERT AT STUB: 5.55 (SEE NOTE 1)		NANTUCKET SURVEYORS, LLC 5 WINDY WAY, NANTUCKET, MA 02554 © COPYRIGHT 2023 NANTUCKET SURVEYORS, LLC	

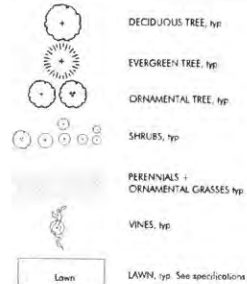
N-11449



PROPOSED PLANT LIST - 2 MARINERS
SYMB. LATIN NAME

		COMMON NAME	MIN SIZE	NOTES
TREES				
AC	3	Amelanchier canadensis	Serviceberry	8'-10' ht. b&b
SHRUBS				
CC	18	Coryopsis x chionensis	Blue Mist Plant	3 gal.
HA	6	Hydrangea arborescens 'Alba'	Incrediball® Hydrangea	3 gal. pots
HA	7	Hydrangea macrophylla 'Tardiflora Summer'	Bigleaf Hydrangea	3 gal. pots
HPG	1	Hydrangea paniculata 'Grandiflora Emerald'	PG Hybrid Hydrangea	5 gal. pots
HA	2	Ilex x meserveae 'China Girl'	China Girl Holly	30"-36" ht.
IO	15	Ilex opaca	American Holly	30"-36" ht.
VINES				
CR	1	Campsis radicans	Trumpet Vine	2 gal. pots
RAD	2	Rosa - David Austin Apricot Dawn	Apricot Pink Climbing Rose	2 gal. pots
RJC	2	Rosa - David Austin Jubilee Celebration	Dark Pink Climbing Rose	2 gal. pots
PERENNIALS AND ORNAMENTAL GRASSES				
at	9	Asclepias tuberosa	Butterfly Milkweed	1 gal.
ba	4	Baptisia australis	Fairy Buds	2 gal.
epes	3	Echinacea purpurea 'White Swan'	White Swan Coneflower	1 gal.
epk	3	Echinacea purpurea 'Kim's Knee High'	Low Growing Coneflower	1 gal.
ha	3	Hakonechloa macro 'All Gold'	All Gold Japanese Forest Grass	1 gal.
ha	26	Hemerocallis 'Indian Over'	Daylily	1 gal.
ls	3	Liatris spicata	Blazing Star	2 gal.
po	9	Perovskia atriplicifolia 'Lacy Blue'	Dwarf Russian Sage	2 gal.
rl	18	Rudbeckia fulgida 'Goldstrum'	Black-eyed Susan	1 gal.
ss	17	Schizanthus scoparium 'The Blue'	Little Bluestem	2 gal.
ss	4	Schizanthus scoparium 'Smoke Signal'	Smoke Signal Little Bluestem	2 gal.

LEGEND: SEE PLANT SCHEDULE



PLANTING NOTES

- The Landscape Subcontractor shall coordinate with the General Contractor and Site Subcontractor all the requirements for subsoil testing and preparation and testing and photos of approved spread and planting soil must be as described in the specifications. Failure of the site or General Contractor to perform required testing, subsoil and spread preparation does not relieve the Landscape Contractor from the requirements of the work as set forth in the specifications.
- All plant material shall be approved by the Landscape Architect prior to arrival on the site.
- All plant material shall conform to the American Standard for Nursery Stock established by American Horticultural Society.
- No invasive plants as per the Massachusetts Prohibited Plant List shall be used on the site.
- Plantings shall be installed in such a way that when mature they will remain at least 18 inches away from the structure of the building.
- No substitution of plant species will be allowed without the written approval of the Landscape Architect. Any proposed substitutions of plant species shall be a plant of equivalent overall form, height and branching habit, flower, leaf and fruit, color and time of bloom.
- The Contractor shall locate and verify all utility line locations prior to excavation for tree pits and report any conflicts to the Landscape Architect.
- All plants shall be placed in their approximate location by the Contractor. The Contractor shall adjust the locations as required by the Landscape Architect. Trees shall be placed first, then shrubs, then perennials and last, groundcovers. Final locations must be approved by the Landscape Architect prior to planting.
- The rootballs of trees. Soil should be carefully removed from the top of the root ball to expose the root flare. Tree should be set so that the root flare is at finished grade.
- The rootballs of shrubs shall be planted 17 above adjacent finished grade. The rootballs of perennials shall be set at the level at which the plant was growing.
- All planting to be done under the full time supervision of a certified arborist, nurseryman or licensed Landscape Architect.
- All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.

IRRIGATION NOTES

- Permanent irrigation system required for all planting areas including perennials. Provide irrigation elements below landscape elements to reach all planted areas. See specifications.



REVISION	DESCRIPTION
DATE	COMPILED BY
DATE	DATE
DATE	DATE

DRAWING INFORMATION

DATE: 7/17/21
SCALE: AS SHOWN

PROJECT NUMBER
DRAWN BY: BE
CHECKED BY: BE

DRAWING TITLE
**2 MARINER
PLANTING PLAN**

DRAWING NUMBER

L2.1

STAFF REVIEW

Staff: HOLLY BAUKS, PP

Date: JULY 2024

Address: 2 MARINER WAY

Historic info: _____

Scope of Work: POOL REV. (OB)

Staff Comments: APPRECIATE THE CURRENT SITE PHOTOS + SHOWING VISIBILITY, OR LACK THEREOF.

REG. 2 MARINER WAY - SHINGLE FEATURE OF THE DECK DOES NOT COMPLY W/ BWNIM - HOWEVER, WITH AN APPROPRIATE LANDSCAPE PLAN, I DON'T BELIEVE THE ONE AT 2 MARINER WAY WILL BE

Staff Recommendations: SEEN.

DECK RETURN W/ LANTICE

STAFF REVIEW

X ABUTTES

Staff: HOLLY BAUMS, PP

Date: MAY 2024

Address: 214 + 6 MARINE WAY

Historic info: IN FILE

Scope of Work: REV. POOL LOCATIONS (DUE TO CONCERN)

Staff Comments: WHILE ~~THE~~ THESE APPLICATIONS
ARE THE RESULT OF ONE RES. BOARD CHANGING
THEIR APPROVALS - THAT BOARD DOESNT
DICTATE ANOTHER REGULATORY BOARD - THIS
→ ITS IF THE REVISION IS APPROPRIATE WITH
THE ORD - AN INFL S/D WITH THE ORD
- LOOKING AT THE REVISIONS OF THE RAILING^{SHIMBUD}
INTRODUCES A NEW FEATURE - NOT CONSISTENT
W/ "TYPICAL NANTUCKET" IN FILES. THERE
IS NOTHING WITH BUNIM THAT CAN
ADDRESS THIS - THAT I AM AWARE OF.
* NEED A LANDSCAPE PLAN TO SEE HOW
THE SHIMBUD DAIL WILL BE SCREENED -
UNFORTUNATELY.

Holly Backus

From: Mary Bergman <mbergman@nantucketpreservation.org>
Sent: Tuesday, May 21, 2024 3:33 PM
To: Holly Backus
Subject: 2-4-6 Mariner Way pools

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Holly,

I would appreciate if you could pass these comments on to the Commissioners.

Sincerely,
Mary

May 21, 2024

Dear Chairman Pohl and Commissioners,

On behalf of the Nantucket Preservation Trust, I am writing regarding the proposed three above-ground pools at 2, 4, and 6 Mariner Way. We hope the Commission will consider our comments in your evaluation. This end of Union Street is the gateway to downtown. Consue Spring and the Creeks Salt Marsh is one of the remaining natural salt marsh systems in the downtown, and any design near this fragile area should contribute to the setting, rather than detract from it. The solid shingled deck railings proposed to hide the above-ground pools at 2, 4, and 6 Mariner Way appear like a large, shingled box. *Building with Nantucket in Mind* states that new structures in the Old Historic District should “blend harmoniously with the traditions of the era before 1846.” The proposed above-ground pools and required shingled structures do not seem to “maintain the fundamental harmony of the historic community.” (*Building with Nantucket in Mind*, page 9)

Additionally, there are no guidelines readily available on the HDC’s website to make clear to the public what goes into the HDC’s decision making that allows a pool to be approvable or not. This should be remedied.

Sincerely,

Mary Bergman
Executive Director

Mary Bergman
Executive Director

NANTUCKET PRESERVATION TRUST
11 Centre Street
PO Box 158

Holly Backus

From: Holly Backus
Sent: Wednesday, May 15, 2024 11:04 AM
To: Amy Keohane
Cc: John Hartig; Ray Pohl; Stephen Welch
Subject: RE: Today's meeting

Good Moring Amy,

Thank you for your understanding last night for me not emailing you the best practices policy yesterday afternoon before the meeting. Tuesdays are very busy before an HDC meeting, and I did not have time.

Please find the link for the HDC's Best Practice Recommendations here: **HDC-OFC--Best-Practice-Recommendations-as-adopted-111722-PDF (nantucket-ma.gov)**

The three applications in question on Mariner Way are old business items with the regular board, as its sitting board for review.

Based on my notes - there has been 3 times these applications have been postponed for review:

- (1) April 23rd – due to not having full board (no RP)
- (2) April 29th – due to not having full board (no SW)
- (3) May 14th – not physically on-island

Based on the BMPs established and practiced by the commission, I believe that technically the applicant has only one against her and that's last night's postponement.

The commission allows applicants to postpone in an event that there won't be a full board, due to absence – not of a fault of their own, as this would leave with a 4-person board.

I have copied both the chair & vice-chair on this email, should I have spoken in error.

Thank you,

Holly E. Backus
Preservation Planner**
Local CLG Coordinator
Local Hazard Mitigation Plan Coordinator
Town of Nantucket
hbackus@nantucket-ma.gov

TOMORROW - DELAY IN REVIEW
UNTIL

**Staff liaison to the Nantucket Historic District Commission (HDC)
& Nantucket Historical Commission (NHC)**



From: Amy Keohane <amykeohane@gmail.com>
Sent: Wednesday, May 15, 2024 9:16 AM

XABUTER

STAFF REVIEW

Staff:

HOLLY BACKUS, PP

Date:

JAN 2029

Address:

2 MARINER WAY

Historic info:

IN-FULL S/D IN OHO

* VSE LOCKED IN W/ FREEZE (PB)

Scope of Work:

POOL REV. - 18" OFF DECK (DUE TO CONCOM REQ.)
-(PLACEMENT DUE TO FEMA/WETLANDS REQ.)

Staff Comments:

IF THE POOL IS 18" OFF THE DECK - HOW WILL THE 6" VERTICAL SLAT CURTAIN ENCLOSURE LOOK AESTHETICALLY + WILL IT COMPLETELY COVER THIS FROM ALL PUBLIC WAYS? - WHAT WILL BE SEEN? - WHEN FLUSH W/ DECK - NOT MUCH AN ISSUE.

Staff Recommendations:

Holly Backus

From: Amy Keohane <amykeohane@gmail.com>
Sent: Monday, July 22, 2024 9:03 PM
To: Mitch Karlin; Diane Pitt; Meg Rawson; Michael Carey; fariha Khan; Jill Cobbs; kim franco; Paula Kessler; Joan Tomaceski; Frank Stasiowski; Ashley Lenihan; Bob Lenihan; Perry Nemechek; Nan & Randal Freeman; avonbaron@icloud.com; Liz Kirschling; Brian Ack Coalition Rawson
Cc: John Hartig; Diane Coombs; Holly Backus
Subject: Re: 5 alarm fire - please take 5 minutes to send this email - email address to send letter is here!

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: HDC

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Oops - thanks to Perry for reminding me I didn't include the address to which you should send your note:

hbackus@nantucket-ma.gov

And ask her to forward to the Commissioners.

THANKS!@

Amy Ford Keohane
917.696.0386

On Jul 22, 2024, at 8:37 PM, Amy Keohane <amykeohane@gmail.com> wrote:

Hi guys - here's the update. 2 Mariner Way was reviewed last Tuesday. The Commissioners asked the developers for revisions to ensure that they could provide landscaping that would keep the pool from being visible to the public, but we are fighting for the HDC to reject the pools based on the fact that they violate the character of the neighborhood (whether they are visible or not!). **I believe we have 2 commissioners that will support us and we need to persuade a 3rd so a quick email from everyone could make the difference.** Please read the below note I sent on Friday. The HDC has the right - and the duty - to protect the character of historic neighborhoods. Could you please write one to two lines urging them to protect the character of this precious neighborhood? Tomorrow night they are reviewing 4 and 6 Mariner Way (the developer has not come back with

revisions for 2 Mariner yet). The pools at 4 and 6 are very hidden from the public - so if they approve them based on lack of visibility, and therefore dismiss the “sense of place” / character / appropriateness argument, we will also lose at 2 Mariner Way. And we will certainly have the “trendy compound” that I refer to. We have to stop them. And I think we have a chance because Chairperson Welch showed us some support last week!

You could write something like:

My name is XXX and I live at XXXX. I have been vigilantly supporting the efforts to oppose the pools at Mariner Way since April 2023. I don't understand why we were not notified in August 2022 when the applicants first went to the HDC, when we would have had the chance to speak up about this ambitious development at a crucial time. Commissioners, we urge you to reject the pools at this time because you have the right - they violate the “sense of place”, the character, as outlined in *Building With Nantucket in Mind*. If our neighborhood becomes a “trendy compound”, what's next for Nantucket? This will surely be cited as a precedent for further development that risks Nantucket's Historic Landmark status. Is that what you want? We know you don't want this. We implore you to uphold the values of the HDC and preserve the fundamental harmony of this historic community defined by its modest ambience and fragile natural resources.

Thank you,

XXXXXXX

Address

I hope you will join the meeting - we are roughly #7 on the agenda. Register and join the Zoom here (4pm start - we should probably be on around 430/5pm):

Holly Backus

From: Jill Cobbs <jillscobbs@gmail.com>
Sent: Monday, July 22, 2024 9:24 PM
To: Holly Backus
Subject: Mariner Way Pools

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: HDC

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Hi Holly,

Can you please forward my note to the Commissioners prior to Tuesday night's meeting?

Best regards,

Jill Cobbs

My name is Jill S Cobbs and I live at 72 Union Street. I have been vigilantly supporting the neighborhood's efforts to oppose the pools at Mariner Way since April 2023. For starters, I don't understand why we were not notified in August 2022 when the applicants first went to the HDC. That would have been the appropriate time for such a discussion regarding Mariner Way's ambitious and seemingly inappropriate development.

Commissioners, I urge you to reject the pools now because they truly violate the "sense of place" and the character, as outlined in Building With Nantucket in Mind. As you can imagine, if approved, this will surely be cited as a precedent for future development.

Lastly, If these pools gain approval, I have to admit I am truly confused by the purpose of Nantucket's HDC. My understanding of such an organization is to uphold the character of a community, preserve its fragile resources, and maintain Nantucket's Historic Landmark status. Mariner Way's pools truly compromise this objective.

Thank you,

Jill S Cobbs
72 Union Street
Nantucket, MA

Holly Backus

From: Perry Nemechek <pnemecheknp@gmail.com>
Sent: Monday, July 22, 2024 10:05 PM
To: Holly Backus
Subject: Mariners way project
Attachments: Mariners Way project.docx

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Hi Holly,
Would appreciate if you would please forward this letter to commissioners regarding the Mariners Way project.

Thank you
Perry Santos Nemechek
74 Union Street

7/22/2024

Dear Commissioners,

My name is Perry Santos Nemechek and I reside at 74 Union Street. I am one of the concerned abutters regarding the development and pools at Mariners Way project. The HDC had approved the houses with no notification to the abutters until later in the process, when approval was already secured, which is a concern and violation. Once we were made aware we have been voicing our concerns, since April 2023, on multiple platforms. In this development there are multiple large buildings with the addition of pools in a very close proximity to each other. The neighbors have voiced concern regarding the fragile nature of the area given the proximity to the wetlands. Additionally, the pools violate a "sense of place", the character, as outlined in Building with Nantucket in Mind. I would therefore implore you to reject the addition of pools to an already grand development plan for the sake of the character of this historic neighborhood and preservation of environment. We must think of the future impact that building has in the precious areas we have on the island. As a native of the island and concerned neighbor, I feel we must preserve as much of the integrity of the island as possible. It is my sincere hope that you will do what is best for preserving this historic neighborhood and character of the area by voting no for the pools. Appreciate your time and consideration.

Respectfully

Perry Santos Nemechek

585-256-0464

Holly Backus

From: Mitch Karlin <mkarlin@KarlinFoods.com>
Sent: Tuesday, July 23, 2024 9:49 AM
To: Holly Backus
Subject: Mariner Way Pools

Abutters

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Nantucket Historic Commission (HDC) Commissioners:

My name is Mitchell Karlin and I live at 115 Washington St and have been supportive of the efforts of the neighbors who are opposing the construction of small "pools" at the Mariner Way project which would involve three small elevated water features which have been identified as pools. I have been involved in the opposition of the pool inclusions since April 2023 when first notified as an abutter in correspondence resulting from a Conservation Commission hearing.

If I and other abutters would have been notified in August 2022 when the applicants first went to HDC, we would have been able to voice our opposition at that time, to this massive project which not only includes 3 pools in a wetlands area subject to flooding and also now with 4 stand alone structures in a small land footprint (a garage was changed to a cottage) . This project as has been pointed out in previous hearings negatively changing the neighborhood feel and as well the OHDC profile.

Commissioners, we urge you to reject the pools at this time because you have the right as they violate the "sense of place", the character as outlined in "Building with Nantucket in Mind". If our neighborhood becomes a trendy compound of 4 structures what's next for Nantucket? This development at Mariner Way will surely be used as precedent in future projects in front of HDC towards a change of the Nantucket Historic District environment.

I would hope that the HDC will continue to uphold the preservation of the Nantucket culture and preserve the fundamental harmony of the historic community defined by it's housing profiles and the support of the protection of fragile natural resources.

I respectfully request for the rejection of the "pool" installations at 2, 4 and 6 Mariner Way.

Thank you for your considerations as we all work together to protect this special place, Nantucket Island.

Mitchell Karlin
115 Washington St., Unit D
Nantucket MA

Holly Backus

From: Liz Kirschling <lkirschling@gmail.com>
Sent: Tuesday, July 23, 2024 6:13 AM
To: Holly Backus
Subject: Pools at Mariners Way historic district and flood plain

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Elizabeth Kirschling and I have a house and cottage at 2 Beaver directly across the street from the new housing complex on Mariner Way and Union. Please do not allow these pools that are currently in their plans to go in.

Sent from my iPad

Holly Backus

From: Meg Holy <megholy@aol.com>
Sent: Tuesday, July 23, 2024 10:41 AM
To: Holly Backus
Subject: 2, 4 and 6 Mariner Way

Categories: HDC

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Meg Rawson and I live at 3 Mariner Way. I have been vigilantly supporting the efforts to oppose the pools at Mariner Way since April 2023. I don't understand why we were not notified in August 2022 when the applicants first went to the HDC, when we would have had the chance to speak up about this ambitious development at a crucial time. Commissioners, we urge you to reject the pools at this time because you have the right - they violate the "sense of place", the character, as outlined in *Building With Nantucket in Mind*. If our neighborhood becomes a "trendy compound", what's next for Nantucket? This will surely be cited as a precedent for further development that risks Nantucket's Historic Landmark status. Is that what you want? We know you don't want this. We implore you to uphold the values of the HDC and preserve the fundamental harmony of this historic community defined by its modest ambience and fragile natural resources.

Thank you,

Meg Rawson
3 Mariner Way

Sent from my iPhone

Holly Backus

From: Nanmoorhead <nanmoorhead@gmail.com>
Sent: Tuesday, July 23, 2024 10:26 AM
To: Holly Backus
Subject: Mariner's Pools

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sirs:

There is absolutely zero reason to have pools in a flood plain less than 100 yards from a public way, bike path and our beautiful Creeks. Let's not change this incredible island any more, please!!

Nan Freeman
68 Union
Sent from my iPhone

	- Highlighted concern that the garage's current height competes with that of the main house, suggesting a need to lower it for a better architectural relationship. - Questioned if there could be a way to adjust the structure's height to ensure it sits below the gable line, aiming to mitigate the appearance of competition between the two structures. - Mentioned the presence of two shed dormers, further emphasizing the overall concern that the proposed structure's height appears to be too imposing and competes with the main house. Welch - Agreed with Joe's perspective that, despite some concerns, the proposal could enhance the appearance of the existing structures. - Suggested that for this improvement to occur, the building needs to be reduced by six inches in height on the first floor and feature a 6-inch centered lattice on the Derrymore side to soften the elevation. - Proposed an alternative of a complete redesign that emphasizes the first floor over the second and attaches the structure more directly to the main building, utilizing ground space to reduce overall height. - Expressed belief that the project could be approved with the initial modifications, citing neighborhood precedents for such design elements. - Specifically focused on improving the East Elevation by reducing the first floor's height by six inches and adding lattice, aiming to significantly enhance its appearance. - Urged for consistency in the application of design and architectural standards across different projects and locations to ensure fairness and adherence to established guidelines. Paul - Shared Val's viewpoint on the project, focusing on the elevation with two gable dormers visible from Derrymore, emphasizing the need for aesthetic adjustments. - Suggested that the interior should feature a straight run stair to facilitate centering the Juliet balcony and the door on the gable for symmetry. - Supported the idea of lowering the structure by six inches if possible to improve proportions. - Expressed strong support for incorporating lattice as a design element to enhance the appearance. - Highlighted a specific design issue with the door and balcony being off-center on the gable, describing it as particularly bothersome and calling for adjustments to achieve a balanced look.
Motion:	Motion to approve, with Exhibit A (through staff), subject to specific conditions: A six-inch reduction in the building's height. Installation of lattice between the gable windows on the East Elevation. Adjustments on the North Elevation to center the fenestration and balcony for improved symmetry. (Made by: Paul) (03:36:48)
Roll-Call Vote:	Carried – 3:2 // Welch, Coombs, Paul (Aye) Oliver (Nay), Camp (Abstain)
	Certificate # HDC2024 – (as noted)

24. Doherty Ack LLC	2 Mariner Way	Pool rev	55.1.4/72	LFW
Voting:	Pohl, Welch, Camp, Coombs, Oliver			
Alternates:	Paul, Patten, Thornewill			
Recused:	-			
Representative:	Linda Williams			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	Holly Backus , Preservation Planner			

	- Identified the project as an infill subdivision within the Old Historic District (OMD), noting that the use was established through a zoning freeze with the planning board. - Expressed concern about the aesthetic impact of a 6-inch vertical slat cedar enclosure intended to screen an 18-inch elevated pool from public view. - Questioned the effectiveness of the proposed screening, especially considering the potential visibility over a typical railing or deck. - Sought clarification on how the pool will be adequately screened in perpetuity, factoring in both the proposed enclosure and any front vegetation. - Acknowledged the Coastal Zone Management (ConCom) requirement for elevation due to flooding and FEMA flood zone considerations but remained focused on how the pool will remain hidden from public view to satisfy HDC requirements. Williams - Clarified that the previously approved pools are not visible from the street side because they are located behind the buildings and not on the Mariner Way, Union Street, or Washington Street Extension sides. - Mentioned that one of the pools is situated within the L of the building, making it invisible from public vantage points. - Noted that the pools are designed to be installed with adequate drainage solutions and are positioned over 100 feet away from Washington Street Extension, further reducing visibility. - Explained that the pools are enclosed within decks that have railings around them, ensuring they remain hidden from view at the time of inspection and in compliance with the principle that they cannot be seen from public ways. - Affirmed that the pools will maintain their original locations, dimensions, and screening behind the buildings, with the only change being a 6-inch elevation from the ground to address drainage and flooding concerns, ensuring continued compliance with visibility and aesthetic guidelines.
Public Comments:	Mickey Rowland, Historic Structure Advisory Group - Referenced the project drawings, noting that the top of the pool is indicated to be 25 and a half inches above the deck level, which suggests that the side of the pool would be visible through the railings. - Expressed concern that the visibility of the pool's side through the railings would appear unusual and inappropriate within the context of the Old Historic District. - Asserted that swimming pools have historically not been part of the Old Historic District and argued that they should not be permitted due to their potential to negatively impact the historic character of the neighborhood. Amy Keohane, Abutter (03:48:21) - Voiced opposition to the above-ground pools proposed at 2, 4, and 6 Mariner Way on behalf of themselves and nine other property owners in the vicinity, including a direct abutter of 6 Mariner Way, who also participated in the call. - Stated that none of the abutters received certified letters in August 2021 when the original HDC applications for the structures were submitted, with the first notice of planned work coming from ConCom approvals in April 2023. - Expressed concern that the proposed development, including the revised plans for above-ground pools after ConCom rejected in-ground pools in a flood zone, is incongruous with the neighborhood's character. - Highlighted the technical conformity of the pools with outdated wetland regulations despite objections from the community and the Nantucket Land and Water Council, describing it as a tragedy given recent flooding events.

	- Argued that the presence of three pools in a sensitive area near wetlands, the harbor, and Goose Pond is excessive and inconsistent with the principles of "Building with Nantucket in Mind," which emphasizes preserving the natural landscape and fostering a sense of place. - Appealed to the HDC to reconsider the approval of the pools and the overall development plan, emphasizing the need to respect the natural beauty and tranquility of the neighborhood and to build in harmony with the land rather than dominating it. - Urged the HDC to reject the plans, relying on the commission to uphold its values and support development that enhances rather than detracts from the natural setting. Glen Wood, Attorney for the Applicants - Emphasized the need to focus on the visibility issue, suggesting that if the pools are not visible, the Historic District Commission (HDC) may not have jurisdiction over them. - Mentioned that the revised plans were created to gain approval from the Conservation Commission (ConCom), and all three projects have been approved without appeal, granting them active permits. - Stated the revisions were aimed at making the pools non-visible to address HDC concerns, implying visibility is the primary criterion for HDC's consideration. - Responded to opposition comments by affirming compliance with the Wetlands Protection Act and local Wetlands bylaw, indicating environmental concerns have been adequately addressed. - Clarified that the HDC reviews projects individually, not cumulatively, focusing on visibility and impact within their jurisdiction. - Suggested requesting a continuance to further refine the plans in response to HDC's concerns, indicating a willingness to adjust the proposal to meet HDC criteria.
Concerns:	Pohl - Clarified that the topic, while not directly within the purview of the discussion, has been researched, relating to the ability to have pools in the Mariners Way subdivision. - Explained that when a subdivision is created, there is a "freeze" on zoning changes, and Mariners Way was within such a freeze period when zoning changes occurred, allowing certain provisions like pools that would not be allowed under new zoning. - Specified that this situation is not about being grandfathered in or a plan freeze under State subdivision control, but a common occurrence in zoning practices. - Mentioned that zoning freezes have led to complications in the past, referencing the failure of the building permit cap initiative 15 years ago as an example of unintended consequences from such freezes. - Noted that previous pool approvals were granted on the basis that the pools were flush with the deck, maintaining a low profile. - Highlighted a concern with the current project drawings, which depict a significant wall right behind the railing, diverging from the previously approved flush design. Oliver - Requested clarification on the actual height of the structure, noting concerns about it being 25 and a half inches high, which could potentially allow visibility through the railing, similar to a picket fence. - Expressed interest in understanding how the structure will be screened effectively, suggesting that a shingled wall railing might be necessary for adequate screening. - Acknowledged that the projects have already received approval from the Conservation Commission (ConCom), implying that the Historic District Commission (HDC)'s scope is limited to discussing the visual aspects rather than regulatory approvals. - Emphasized the focus should be on the appearance of the structure, expressing a desire not to see the pools if they are visible through the railing, in line with HDC's jurisdiction over the visual impact within the historic district.

Welch

- Pointed out that the projects are being discussed collectively, whereas they are separate applications with varying degrees of visibility.
- Suggested that it would be more appropriate to evaluate each application individually based on its unique characteristics and merits.

Coombs

- Clarified that HDC decisions do not have to align with Conservation Commission approvals, emphasizing the commission's autonomy in its considerations.
- Expressed concern about the unprecedented situation of having three pools within 100 feet of each other, elevated 24-25 inches above ground, highlighting this as a deviation from the island's norms.
- Questioned the rationale behind approving elevated pools, especially in flood-prone areas, and whether there are specific regulations mandating such elevations for pools in these locations.
- Argued that if a property is in a flood zone, it does not automatically justify the installation of an elevated pool, suggesting alternative considerations or restrictions could be applied.
- Focused on the application for unit two, stating that an above-ground pool is inappropriate and contradicts established HDC guidelines for pools to be in-ground.
- Emphasized the importance of preserving the character of the Old Historic District and viewed the proposed elevated pools as a significant departure from HDC standards.
- Shared personal experience and familiarity with the area, using this to underscore the proposed development's inappropriateness and potential negative impact on the neighborhood's character and environment.

Camp

- Expressed confusion over how the project received approval from the Conservation Commission (ConCom), suggesting that, despite any grandfathering or technical compliance, the proposal remains inappropriate for the historic district.
- Highlighted concerns about the project's impact on the streetscape and its proximity to the beach, emphasizing that constructing such features in these locations seems highly unsuitable.
- Criticized the idea of pouring cement and installing pools in a sensitive area right on the beach, pointing out the disconnect between the proposal and the environmental and historical values of the district.

Welch

- Highlighted a concern with the detail of cladding adjacent to the railing, noting that as drawn, it may not be constructible in a way that allows for proper maintenance.
- Acknowledged that while maintenance isn't typically within HDC's purview, approving a design that cannot be maintained, potentially exposing concrete, would be problematic for HDC standards.
- Suggested that this issue, though not entirely relevant to this specific application, is similar to issues in other applications where it will be more pertinent.
- Advised that the applicant and their agent reconsider and rectify this detail for the project's success.
- Emphasized the need to clarify the exact height of the structure, suggesting it should be certified and, if relevant, included in the ConCom's order of conditions.
- Stressed that any changes to the deck's height from previously approved plans should be clearly stated to avoid raising it further than initially allowed.
- Concluded that for this specific location, the lack of visibility due to existing structures and plant materials is acceptable, indicating that these elements are appropriately used to shield the pool from public view.

	Pohl - Expressed concern about the deviation from the previously approved pool design, which was flush with the deck, noting that the current design involves a portion of the railing being backed by boards. - Highlighted the maintenance challenge with these boards, as pointed out by Steven, noting that accessing them for maintenance would require removing the entire railing. - Raised a safety concern regarding the potential hazard posed by the pool's elevated wall, especially for children sitting on the parapet wall who could fall backwards, questioning the compliance of this design with safety codes. Welch - Expressed concerns about barrier and safety requirements, indicating doubts that these critical aspects are adequately addressed in the current project drawings. - Clarified that the primary concern is not the presence of an automatic pool cover but whether the drawings fully represent all elements required to comply with building code requirements. - Emphasized the importance of ensuring the Historic District Commission (HDC) reviews complete plans that include all necessary architectural elements for compliance. - Highlighted the HDC's jurisdiction over architectural features, stressing the need for comprehensive plans to accurately assess and rule on the proposed construction. Pohl - Highlighted a key difference from previously approved pools, noting that these pools are elevated rather than flush with the deck, which presents a unique challenge. - Pointed out that the elevated pools are immediately adjacent to the railing, compromising the railing's appearance and potentially its function. - Raised concerns about maintenance issues due to the close proximity of the pools to the railings, suggesting that this design might hinder proper upkeep and longevity of the railing structure.
Motion:	Motion to hold for additional information, which includes: • Clarifications and construction details of the cladding, both without and with the railing cross-section. • Confirmation that all elements required for construction and to receive a building permit are depicted in the drawings. • Include a request for clarification on the height of the pool relative to the deck and grade, specifically referencing the order of conditions. The aim is to ensure the HDC can accurately assess and make decisions based on the architectural elements presented in the proposal. (Made by: Welch) (04:05:59)
Roll-Call Vote:	Carried – 5:0 // Pohl, Welch, Camp, Coombs, Oliver (Aye)
Certificate # HDC2024 – (as noted)	

25. Doherty Ack LLC	4 Mariner Way	Pool rev	55.1.4/72	LFW
Voting:	Pohl, Welch, Camp, Coombs, Oliver			
Alternates:	Paul, Patten, Thornewill			
Recused:	-			
Representative:	Linda Williams			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	Holly Backus, Preservation Planner - Expressed similar concerns as previously mentioned, particularly focusing on how the structure will be screened since it is not flush with the deck.			
Public Comments:	Mickey Rowland, Historic Structure Advisory Group - Mentioned a relevant precedent where a pool application was denied in the Mill Hill area due to concerns about preserving the historic character of the location.			

Oliver

- Connecting two structures that the HDC did not want connected
- Still should not be connected

Paul

- Took a view and from some perspectives already look like they are connected
- Cannot really tell if they are or not
- Flat roof like a pergola is the best option
- Okay in concept, substantial enough the connection feels light

Welch

- Prefer the pergola as a landscape element agrees with Paul and Coombs with screening from Swift Rock side

Motion **Approve – with the pergola option and screening from the Swift Rock Road side (Paul).**

Roll Call Vote **4-1 – four (Welch, Camp, Coombs, Paul) and one (Oliver) opposed.**

VIII. OLD BUSINESS 04/09/2024

1. Doherty ACK LLC 2 Mariner Way Revision to pool 55.1.4/72.4 LFW

Voting Pohl, Welch, Camp, Coombs, Oliver

Alternates

Recused

Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.

Representing **Paul Santos** – Asked to continue as Williams had to leave the meeting due to the late hour. He was not prepared to make a full presentation. Pohl said it had to go forward for the neighbors. Welch explained the punitive rules. He presented his component part of the file. He is not versed in the architectural aspects. Represented 2/4/6 Mariner Way at the same time as to why the Applicants were there. Was approved in the past last year on 4/18/2023. Pool at that time was approved that it would not be visible at time of inspection and in perpetuity. It was within the deck. This is a revision to allow raising it out of the deck due to Con Com requirements raising it up 24". Railing to a shingled wall change to screen the elevated pool. Still in the deck, sitting on piers. Plan showed the screening of the railings. Initial site plan not visible from Union Street nor Mariner Way. Reviewed the site plan again after comments made, the pool in the deck 12'2" by 7'2". Enclosing the deck is not visible from Union, Mariner Way is one say from Union Street. May not need the shingled wall.

Public Letter from NPT, deck railing is inappropriate, needs to blend with the OHD neighborhood. Micky Rowland stated that the shingled rail was not approvable in the OHD. Should be an open railing. Amy Koehn, of 76 Union Street, on zoom, representing nine other area property owners, the scale of the houses are immense. Houses are a done deal. Not the pools, now the HDC can reject the pools. No historical appropriateness of a pool. The pools are disruptive If they are approved they will continue to object. John Hartig abutter at 76 Union Street. HDC approved the pools and never got any notice. Pohl clarified that pools are not noticed to the public. Object to the application for all the reasons his wife stated. Brian Rolston, 3 Mariner Way, hope when continued, not being visible from Mariner Way, from his house he can see it. Whatever structure is blocking the pool it must fit into the neighborhood. He went after Williams again on being on the Con Com.

Concerns

Holly Backus

- Result of an infill dwelling and pool in subdivision
- Shingles rail is new feature not appropriate
- Bare minimum request a landscape plan in perpetuity
- Clarify the record on the garage and the HDC said a cottage was more appropriate

Camp

- Pool is a different pool, may be same size but different configuration
- Shingled rail is inappropriate

Coombs

- It has never been recorded on this project that Williams served on the Con Com and is the representative for this project.
- Beginning of the OHD
- Grandfathered pool, did not understand how pool was allowed grandfathered or not
- Developer has no right to destroy the OHD
- Pools are not allowed in the OHD regardless of grandfathering
- Size of the houses should be in keeping with the streetscape and they are not
- Tried to get the size reduced and was told they were grandfathered
- Want pools removed, do not build up walls to be impervious to the flood zone

Welch

- Been before the HDC for a long time
- Wants prior approval and minutes

Oliver

- Agree on the previous approval and minutes

- Understand the frustration on the notice for pools
- Pools were always showing the pools

Pohl

- Zoning freeze as put in at the subdivision point
- Agree with Rowland on the shingled rail creates a heaviness in the landscape that should not be there

Motion Motion to hold for prior approval and minutes (Welch), which passed by a unanimous vote.

Roll Call Vote 5-0 – Pohl, Welch, Camp, Coombs, Oliver

2. Doherty ACK LLC **4 Mariner Way** **Revision to pool** **55.1.4/72** **LFW**

Voting Pohl, Welch, Camp, Coombs, Oliver

Alternates

Recused

Documentation

Representing **Paul Santos** – Will make a full presentation on this matter at the next hearing.

Public

Concerns

Motion Motion to hold for prior approval and minutes (Welch), which passed by a unanimous vote.

Roll Call Vote 5-0 – Pohl, Welch, Camp, Coombs, Oliver

3. Doherty ACK LLC **6 Mariner Way** **Revision to pool** **55.1.4/72.3** **LFW**

Voting Pohl, Welch, Camp, Coombs, Oliver

Alternates

Recused

Documentation

Representing **Paul Santos** – Will make a full presentation on this matter at the next hearing.

Public

Concerns

Motion Motion to hold for prior approval and minutes (Welch), which passed by a unanimous vote.

Roll Call Vote 5-0 – Pohl, Welch, Camp, Coombs, Oliver

THE FOLLOWING ITEMS WERE NOT HEARD AT THIS MEETING AND WILL BE CONTINUED TO THE NEXT REGULARLY SCHEDULED MEETING ON MAY 28, 2024

From: [Matt Fee](#)
To: [Amy Keohane](#)
Cc: [Erika Mooney](#)
Subject: Re: Letter from abutters supporting HDC's denial of pool at 2 Mariner Way
Date: Wednesday, November 13, 2024 10:26:32 AM
Attachments: [Selectboardletternov122024.pdf](#)
Importance: High

Thank you for your letter. I've included Erika for SB files.

Matt

> On Nov 13, 2024, at 8:42 AM, Amy Keohane <amykeohane@gmail.com> wrote:
>
> CAUTION: This email originated from outside of the organization. Do not click links or open
attachments unless you recognize the sender and know the content is safe.
> Good morning. Attached is a letter from the abutters to 2 Mariner Way supporting the HDC's denial.
>
> Thank you,
> Amy
> Amy Ford Keohane
> 917.696.0386
>



>

AMY FORD KEOHANE
76 UNION STREET NANTUCKET MA 02554

November 13, 2024

Dear Select Board Members,

Re: Appeal of HDC denial of a pool at 2 Mariner Way

My husband and I live at 76 Union Street and are direct abutters to 2 Mariner Way. I've been representing 9 other abutting properties to, and many neighbors in the direct vicinity of, Mariner Way, all of whom have been opposed to the proposed pools at Mariner Way since we first learned of them in April 2023.

I am writing in response to the appeal submitted by Linda Williams, which asserts that the HDC's denial of the pool at 2 Mariner Way on August 27th, 2024 was "arbitrary and capricious". Our neighborhood group vehemently disagrees with Williams. We have articulated our position in person and in writing at each of the five hearings at which 2 Mariner Way was reviewed by the HDC.

The Commissioners were neither arbitrary nor capricious in their review and discussion of the proposed pool at 2 Mariner Way. They consistently corrected the applicant to make clear this application was materially different from the prior approval of a pool set into a deck, because the now-proposed pool would be visible above the deck. They consistently reinforced that the HDC's purview was limited to visibility (to both the applicant *and* the abutters). And they consistently and patiently welcomed revisions from the applicant to provide a plan for screening in perpetuity that would be appropriate for the location. None of the fencing or landscaping proposals met their standards.

At the January 16, 2024 HDC meeting, when Williams introduced the now above-ground pools to the HDC, she acknowledged that "they (Conservation Commission) asked us to come back to the HDC ... *it was conditioned that we come back here*". And yet, right at the start of the meeting, she implied an approval from the HDC was a done deal by saying, "These holes are already being dug." Both she and Paul Santos continually referred to this application as "just a revision". She exhibited impatience with both the Commissioners and the abutters, even though she was unprepared to answer the basic questions the Commissioners asked. In what seemed an attempt to minimize the difference from the original plan for the pool, she referred to the pool as this "tiny thing" and asserted that, due to the Conservation Commission requirements, the pool would now sit 16" above the deck: "I think, overall, they may end up ... around 16 inches above, but, it is just that." Mickey Rowland, a respected member of the community and the chairperson of the Historic Structures Advisory group, corrected her, pointing out in the drawings that the proposed pool sat a full 24" above the deck. She disagreed with him, but Mickey called attention to specific drawings that were included in the packet that confirmed the 24". Given that the proposed pool stands 24" above the deck, it is a materially different pool, and this had to be reiterated by the Commissioners at each of the five hearings at which 2 Mariner Way was discussed. Below are direct quotes to confirm the consistency of the Commissioners' responses:

- On January 16, Commissioner Pohl, in response to Williams' assertions, made the explicit distinction as to why the prior pool (and its counterparts at 4 and 6 Mariner Way) was approved: "they were approved because they were flush with the deck".

- At the July 16, 2024 HDC review, Santos again said, “this is just a revision” and “pools have been approved”, but Commissioner Oliver definitively clarified that “the revisions make a significant visual difference, and that’s why this is back in our seat.”
- At the July 23, 2024 HDC meeting, Commissioner Oliver said, when speaking about the entire sub-division, “the pools here had been approved in prior applications based on them being completely inside the deck floor, no visibility at all, 100%. This newly applied-for, excessive lift out of the ground – and this is for all three – the mitigation suggestion, relying on railing to screen them, is out of place and context for the area.”
- On August 27, Santos again said, “we’re simply raising the pool so that it is 24” above the deck” as if it were a non-issue. Chairperson Welch articulated that “raising the pool to the nearly the line-of-sight necessitates a visual barrier.”

In her first bullet, Williams claims that “the pool is blocked from view from Union Street and Mariner Way by the dwelling”. This is false.

- Many photos have been submitted from Union Street illustrating that the staging for the proposed pool at 2 Mariner Way is visible via a public way, a public way at the gateway to the OHD. Attached is a photo from Union Street that shows how clearly visible a cone is at the site (pre-staging).
- Williams also cites in her first bullet the “substantial decrease in size and thus impact” of the proposed pool. The decrease in size is not relevant – it is the height of the pool that is creating the visibility issue.

In her second bullet, Williams claims there was “undue focus on the pool as a use rather than an architectural feature” and noted “prejudice against pools”. However, the Commissioners were clear, over and over, that the HDC’s purview was visibility.

- On July 23, Commissioner Oliver (again, when speaking about the entire sub-division) explicitly stated HDC’s purview and the basis on which she was evaluating the project: “We can only control the visual aspects of these projects, not the nuisance factor.”
- At the July 23 hearing, Commissioner Oliver even went on to acknowledge the value of pools: “pools are a convenience of modern living and more lucrative for rentals, therefore there is a driving desire to put them in.”
- She then made clear the standards required for her to approve a pool at Mariner Way, “I would not be in favor of pools as they are applied for now; alternative solutions would need to be proposed that would somehow screen and integrate them without being obvious.” This statement supports the principles of *Building with Nantucket in Mind* (page 8) which discourage designs that are inappropriate to the island’s sense of place or that are “visually disruptive.

In her fourth bullet, Williams made a comparison between the Mariner Way pools and those that have been approved by the HDC on Easton and North Beach Streets. While both areas are in a flood-zone, neither Easton nor North Beach Street are in the Old Historic District (OHD). Moreover, Mariner Way is at the gateway to the OHD, steps from the Harbor and The Goose Pond, and is **considered one of two areas of “extraordinary consideration”**. Holding high standards for screening in perpetuity at Mariner Way is neither arbitrary nor capricious.

In her sixth bullet, Williams says, “We were not given the opportunity to fully address natural vegetation to mitigate any possibility of visual barriers.” **The application for 2 Mariner Way was discussed at length at five meetings with numerous revisions by the applicant;** the listing below is:

2. May 21, 2024	61+ minutes
3. Jul 16, 2024	31+ minutes
4. Jul 23, 2024*	36+ minutes
5. Aug 27, 2024	29+ minutes

*While these hearings were for 4 and 6 Mariner Way, much of the discussion was about the sub-division overall and applied to “all of the pools”.

- By any standard, **this application was given every opportunity to succeed if the developer presented a plan that met the standards of the HDC.** At the first three meetings, the drawings were incomplete. The Commissioners had questions that could not be answered by the representative and basic supporting visuals were not in the packet. Again, as earlier noted, Williams misrepresented the height of the proposed pool above the deck. The Commissioners patiently asked Williams to revert with all the requisite information.
- Patience continued when at the July 23rd meeting, Commissioner Pohl said, “Paul, it seems like you don’t have much support for your pool as proposed. You can either withdraw, revise, or we can move to deny”. Santos had heard the concerns of the Commissioners, Mickey Rowland, and the abutters, and was given yet another opportunity to revise the plans to meet the standards. Santos returned on August 27 with a proposal that included landscaping screening that is not typical for the neighborhood. The Preservation Planner recommended that plantings be at the highest height for screening, and Mickey Rowland responded that, “The landscaping hedge can be an effective screening tool but sometimes those plantings look just as out of place as whatever it is they’re trying to hide. ...you don’t want the hedge to become a problem in itself.... A non-traditional and obtrusive landscaping screen would not be appropriate.”

On July 23rd, Commissioner Oliver provided critical background on why the rulings by the other governing boards (FEMA, Zoning, and Conservation Commission) had left the HDC with a set of circumstances that are far from ideal for the HDC for this sub-division. According to Commissioner Oliver, “the raised first-floor requirement (due to FEMA ruling) makes it impossible for these houses to resemble the others in the area. This regulation makes the entire development inconsistent, **but it’s beyond our jurisdiction.**” She was quite resolute that the visible pool “only exacerbates the anomalous qualities of the houses as they are now constructed ...“these houses are already raised, and **adding more visual elements would make them even more incongruent**”. Commissioners Camp and Welch were in agreement with all of her comments. She was explicit about what is in the HDC’s purview and what is not.

Finally, I want to share, for the record, that I received several uninvited emails from Williams.

- On April 23, 2024, I received an email from Linda Williams that opened: “I am just nonplussed about your constant attacks on this project at every venue.” Attacks? We abutters have vigilantly shown up, week after week since April 2023 (and since January of 2024 with the HDC) because we care deeply about the protection and preservation of our historic and fragile neighborhood. Our legitimate concerns should not be characterized as “constant attacks” in an uninvited and unprofessional email from the applicant’s representative.

- On June 22, 2023, I wrote the following to Chloe Coggins of Nantucket Surveyors, copying Holly Backus, Will Dell'Erba (Conservation Commission), and our abutters:

Hi Chloe -

Thank you for the head's up that you've requested a continuation on 2 Mariner Way until July 6th.

We learned that the HDC will need to review the revised pool proposal now that it is visible above the surface of the deck. Are you planning on getting that reviewed before the July 6 Con Comm hearing?

*Thanks for letting us know,
Amy*

I received back the following note from Williams on June 24, 2023:

DO NOT copy Holly Backus on anything. We did not have to go back for it at the moment, but now that you copied her on this, we may have to.

I believe it is relevant to share this correspondence because this attitude prevailed throughout the hearings. Throughout, the changes to the pool and the visibility have been mischaracterized by the applicant. We applaud the HDC for their amazing patience and thorough and sober review of the proposed pool at 2 Mariner Way.

Select Board members, we urge you to uphold the decision made by the highly respected HDC commissioners.

Thank you,

Amy Ford Keohane & John Hartig 76 Union Street

Frank & Joan Stasiowski	115 Washington Street, Unit A
Kim & Richard Franco	115 Washington Street, Unit B
Mitch Karlin & Diane Pitt	115 Washington Street, Unit C
Mitch Karlin & Diane Pitt	115 Washington Street, Unit D
Ashley & Bob Lenihan	82 Union Street
Brian & Meg Rawson	3 Mariner Way
Michael Carey & Fariha Khan	1 Mariner Way
Jill Cobbs	72 Union Street
Perry & John Nemechek	74 Union Street
Liz Kirschling	2 Beaver Street
Nick & Kacey Pappis	Beaver Street