



Planning and Land Use Services Historic District Commission

Building ▪ Historic District Commission ▪ Planning Board ▪ Zoning Board of Appeals
2 Fairgrounds Road, Nantucket, MA 02554
508-325-7587

1/16/2026

Via First Class
And Certified Mail

BY CERTIFIED MAIL
AND BY FIRST CLASS MAIL

GANDHI BALAJI & ALLISON TRS
C/O BAG NOMINEE REALTY TRUST
239 WARD STREET
NEWTON, MA 02459

RE: Demolition of Main House at 9 New Jersey Avenue without a Certificate of Appropriateness

Dear Property Owner:

It has been brought to the attention of the Staff of the Nantucket Historic District Commission that the Main House located at 9 New Jersey Avenue was demolished before obtaining approval from the Nantucket HDC. An inspection conducted Friday January 16, 2026, confirmed this. Our records indicate that an approval was for an addition and historical renovation not a demolition.

An application for a new dwelling must be submitted to the Nantucket Historic District Commission in order to bring your property into compliance. Please note that an as-built fine of \$1000 will be applied at time of submission.

Please reach out to the contact information below upon receipt of this letter.

Cathy Flynn
Land Use Specialist
Town of Nantucket
cflynn@nantucket-ma.gov
508-325-7587 x 7050

Enclosed: Violation letter, inspection report, pictures
Cc: Stephen Welch, Chair Nantucket Historic District Commission
Holly Backus, Preservation Planner



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

DATE: 1/16/2026

BY CERTIFIED MAIL
AND BY FIRST CLASS MAIL

GANDHI BALAJI & ALLISON TRS
C/O BAG NOMINEE REALTY TRUST
239 WARD STREET
NEWTON, MA 02459

Re: 9 New Jersey Avenue, Nantucket, Massachusetts

Map: 60.3.1/ Parcel: 408

VIOLATION NOTICE

To whom it may concern:

The Nantucket Historic District Commission (the “Commission”) has discovered that you or your representatives are in violation of Section 10A of the Nantucket Historic District Act (the “Act”) and Chapter 124-9 of the Nantucket Town Code (the “Town Code”) at the property located at 9 New Jersey Avenue, Nantucket (the “Property”). The following activity is in violation of the foregoing sections because they were performed without approval by the Commission pursuant to a duly issued Certificate of Appropriateness:

1. Razing of Main House.

The Commission hereby demands that you cease and desist from any further alteration and/or construction of exterior architectural features until you have received the necessary Certificate of Appropriateness from the Commission.

Please refer to Building Permit BLDR 2025-07-6379 and COA HDC2023-01-7686 approved as a addition and renovation, 07/11/2023(attached).

§ A301-4 Historic District Commission

SECTION 10A. It shall be a violation of this Act for any person to construct or alter a building or structure without having first obtained from the Commission a certificate of applicability or a certificate of nonapplicability; for any person to raze any building or structure without having first obtained from the Commission a permit for such razing; for any person to construct or alter a building or structure in any way which is inconsistent with or contrary to the terms of the certificate of approval issued for such building or structure; or for any person to

knowingly submit false, fraudulent or misleading information to the Commission in connection with any application.

§ 124-9 Permit for razing required.


Pursuant to Section 9(g) of the HDC Act, no building or structure within the Historic Nantucket District shall be razed without first obtaining a permit approved by the Nantucket Historic District Commission.

Please be advised that the Town Code authorizes the Commission to impose a monetary penalty of \$300 for a violation of any Town Code provision within the Commission's jurisdiction and that each day that the violation continues to exist shall be considered a separate violation.

Please be further advised that the Act also provides that any person who violates any provisions of the Act shall be guilty of a misdemeanor, and upon conviction thereof, shall be fined in an amount up to \$500, and that each day a violation exists shall constitute a separate offense.

The Act further provides that the Commission may seek injunctive relief against you in Nantucket Superior Court to remedy violations of the Act. **No further notice will be provided prior to initiating enforcement litigation.**

The Commission hopes that you will expeditiously comply with this notice so that it need not pursue the foregoing enforcement measures against you. I look forward to your prompt response.



Cathy Flynn
Land Use Specialist
Planning and Land Use Services
Town of Nantucket
Nantucket, MS 02554
Email: cflynn@nantucket-ma.gov
Phone: 508-325-7587 x7050

cc: Stephen Welch, Chair of the Nantucket Historic District Commission
Paul Murphy, Building Commissioner
Holly Backus, Preservation Planner

Grand Total: \$34.47

Credit Card Remit \$34.47

Card Name: AMEX
Account #: XXXXXXXXXX2003
Approval #: 849222
Transaction #: 020
AID: A000000025010801
AL: AMERICAN EXPRESS
PIN: Not Required

Chip

TO REPORT AN ISSUE
Visit <https://email.usps.com>

All hazardous labels/markings on reused
boxes MUST be completely
removed/obliterated if they no longer
match the contents.

TO FILE AN INSURANCE CLAIM
Visit <https://www.usps.com/help/claims.htm>

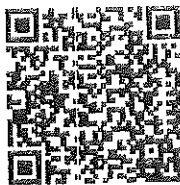
PREVIEW YOUR MAIL AND PACKAGES
Sign up for FREE at
<https://informedelivery.usps.com>

All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

Customer Service
1-800-ASK-USPS
(1-800-275-8777)

Agents do not have any additional
information other than what is provided on
USPS.com.

Tell us about your experience.
Go to: <https://postalexperience.com/Pos>
or scan this code with your mobile device,



or call 1-800-410-7420.

UFN: 244999-0056
Receipt #: 840-50280108-2-12335339-2
Clerk: 03



NANTUCKET STATION 1
144 PLEASANT ST
NANTUCKET, MA 02584-9800
www.usps.com

01/17/2026

09:13 AM

TRACKING NUMBERS
ER246214847US

TRACK STATUS OF ITEMS WITH THIS CODE
(UP TO 25 ITEMS)



TRACK STATUS BY TEXT MESSAGE
Send tracking number to 28777 (2USPS)
Standard message and data rates may apply

TRACK STATUS ONLINE
Visit <https://www.usps.com/tracking>
Text and e-mail alerts available

PURCHASE DETAILS

Product	Qty	Unit Price	Price
PM Express	1		\$33.40
Flat Rate Env			
Newton Center, MA 02459			
Flat Rate			
Signature Waiver			
Scheduled Delivery Date			
Wed 01/21/2026 06:00 PM			
Money Back Guarantee			
Tracking #:			
ER246214847US			
Insurance			\$0.00
Up to \$100.00 included			
Total			\$33.40
First-Class Mail®	1		\$1.07
Letter			
Newton Center, MA 02459			
Weight: 0 lb 1.40 oz			
Estimated Delivery Date			
Thu 01/22/2026			

Tracking Number:

Remove X

ER246214847US

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Scheduled Delivery by

WEDNESDAY

21 January 2026 ⓘ

by 6:00pm ⓘ

Your item was delivered in or at the mailbox at 1:32 pm on January 20, 2026 in NEWTON CENTER, MA 02459. The sender did not request a recipient signature.

Feedback

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, In/At Mailbox

NEWTON CENTER, MA 02459

January 20, 2026, 1:32 pm

See All Tracking History

[What Do USPS Tracking Statuses Mean?](https://faq.usps.com/s/article/Where-is-my-package) (<https://faq.usps.com/s/article/Where-is-my-package>)

Text & Email Updates



Proof of Delivery



INSPECTION WORKSHEET (HDCI-047049-2026)

Town of Nantucket
508-228-7200

Case Number: HDC2023-01-7686
Inspection Date: Fri Jan 16, 2026
Inspector: Flynn, Cathy

Case Module: Plan
Inspection Status: Reinspection
Inspection Type: HDC

Job Address: 9 NEW JERSEY AV
Nantucket, MA, 02554

Parcel Number: 60.3.1 408

Contact Type	Company Name	Name
Agent	SHELTER 7 LLC	OLBRES, JASON
Parcel Owner		GANDHI, BALAJI & ALLISON
Applicant	SHELTER 7 LLC	OLBRES, JASON

Checklist Item	Status
HDC - General Comments - General Comments House has been demolished, no approval on file	Failed



Flynn, Cathy



01-16-2026 09:55 AM



01-16-2026 09:58 AM

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 10.3.1 PARCEL N°: 408

Street & Number of Proposed Work: 9 NEW JERSEY AVE.

Owner of record: Grandhi

Mailing Address: PO BOX 11002 NANTUCKET, MA 02554

Contact Phone #: 508-325-7770 E-mail: shelter711@gmail.com

AGENT INFORMATION (if applicable)

Name: Shelter 7 LLC

Mailing Address: PO BOX 11002, NANTUCKET MA 02554

Contact Phone #: 508-325-7770 E-mail: shelter711@gmail.com

FOR OFFICE USE ONLY	
Date application received: <u>1/5/23</u>	Fee Paid: \$ <u>182.</u>
Must be acted on by: <u>12/31/23</u>	
Extended to: _____	
Approved: <u>[Signature]</u>	Disapproved: _____
Chairman: _____	
Member: <u>[Signature]</u>	
Member: <u>[Signature]</u>	
Member: <u>[Signature]</u>	
Member: _____	
Notes - Comments - Restrictions - Conditions	
<u>Motion to approve - french door on South & West Elevation to be a "Dutch style" door + plank framing around typical windows.</u>	

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☒ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 455 sq. ft Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
 Width: _____ Sq. Footage 2nd floor: 455 sq. ft. Size: _____ ☐ 1st floor ☐ 2nd floor
 Sq. Footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____
 Height of ridge above final finish grade: North 20'-1" South 20'-1" East 20'-1" West 20'-1"

Additional Remarks CONTRIBUTING

REVISIONS*

Historic Name: _____ (describe)
 Original Date: 1930
 Original Builder: HDC Survey NANJ.1033
 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 16" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 9 /12 Secondary Mass 0 /12 Dormer 4 /12 Other _____

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

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

Fence: Height: _____
 Type: _____
 Length: _____

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

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

Leaders (material and size): 2" Copper

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

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

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

C. Dimensions: Fascia 1x6 Rake 1x8 Soffit (Overhang) 1x6 Corner boards 5/4x6 Frieze 2x4

Window Casing 5/4x4 Door Frame 5/4x6 Columns/Posts: Round _____ Square 6x6

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other _____

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

Doors* (type and material): ☐ TDL ☒ SDL Front Dutch style / round + square Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways pavestone Walkways 2x3 bluestone Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof NTW

Trim White Sash White Doors White Front = Black

Deck NTW Foundation parged - gray Fence _____ Shutters _____

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

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

Date 11/17/2022

Signature of owner of record [Signature]

Signed under penalties of perjury

V. OLD BUSINESS 06/27/2023

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Bob & Jeanette LLC	43 Kendrick Rd.	New dwelling revision	76/4.3	CWA
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	Patten, Thornewill			
Recused	None.			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Chip Webster Stephen Cohen			
Public	-			
Concerns	<p>Welch – Concerned about chimney potentially not being in compliance.</p> <p>Oliver – The application before us is merely about posts being decreased, which, to me, is pretty irrelevant. In terms of this application, it is approvable, but she does want to say that knowing the grave concerns we had from the onset about most of this, from the first floor up, and the reservations to approve that were always based on a lack of visibility and sworn testimony during the hearings, she feels that the boards process has failed them as people reviewing applications. The return requests for the items that were removed for the initial approval got placed back on the consent agenda, probably placed there because of the no visibility clause from the first approval. She just wants to say that she personally takes responsibility for not having reviewed this closer when it was put on the consent agenda, and she's sorry that she did not challenge it. This is an example of homeowners building for themselves in mind and not Nantucket. Unfortunately, the promises of 'can't be seen' will no longer be a condition that she trust when making an approval based on that, and she hopes to scrutinize every plan from here on out to the nth degree because this is unfortunate.</p>			
Motion	<p>Motion to approve through staff replacing the vertical elements being removed on the structure with 4 vertical elements on the property border. With those elements along the border being no less than a 3-inch caliper trees along the rear property line. The Lancashire one in each corner and two even spaced along the remaining property line. Also, the as-built fee. (Welch)</p>			
Roll-call Vote	Carried 4-1 // Pohl, Welch, Coombs, Oliver-aye // Camp-nay		Certificate #	HDC2023-

APPROVED
HDC2023-01-7086
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

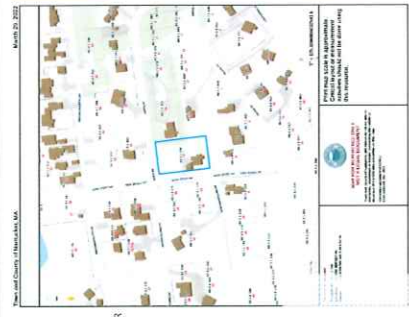
2. Balaji Gandhi 01-7686	9 New Jersey Ave	MH Addition & Reno	60.31/408	Shelter 7
Voting	Welch, Camp, Coombs, Patten			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Jason Olbres			
Public	-			
Concerns	<p>Holly Backus – No concerns with the revision.</p> <p>Camp – The door on the west elevation could be like a tongue and groove with a small window in it so that it harkens back to a more of a boathouse feel. Nice job on the revisions.</p> <p>Coombs – Agrees with Abby.</p> <p>Patten – Has no concerns. The applicant did a good job with the changes.</p> <p>Welch – Appreciates the changes.</p>			
Motion	<p>Motion to approve through staff with French door on south and west elevation and the blank framing throughout. (Camp) DUTCH STYLE DOOR</p>			
Roll-call Vote	Carried 4-0 // Pohl, Welch, Camp, Coombs, Patten-aye		Certificate #	HDC2023-01-7686 PLANK ARROWS WINDOWS

Property Info:	
Map 5 Parcel	603.1.404
Ownership	VE
Minimum LUP Size	20,000 sq ft
Minimum LUP Area	13.94 ac
Ground Cover Ratio	10%
Forest Buffer	20 ft
Shrub Buffer	10 ft

Lot Size	
Allocable Ground Coverage	13.94 ac
Existing Ground Coverage	13.94 ac
Proposed Ground Coverage	40.34 ac
Total Proposed Ground Coverage	13.94 ac

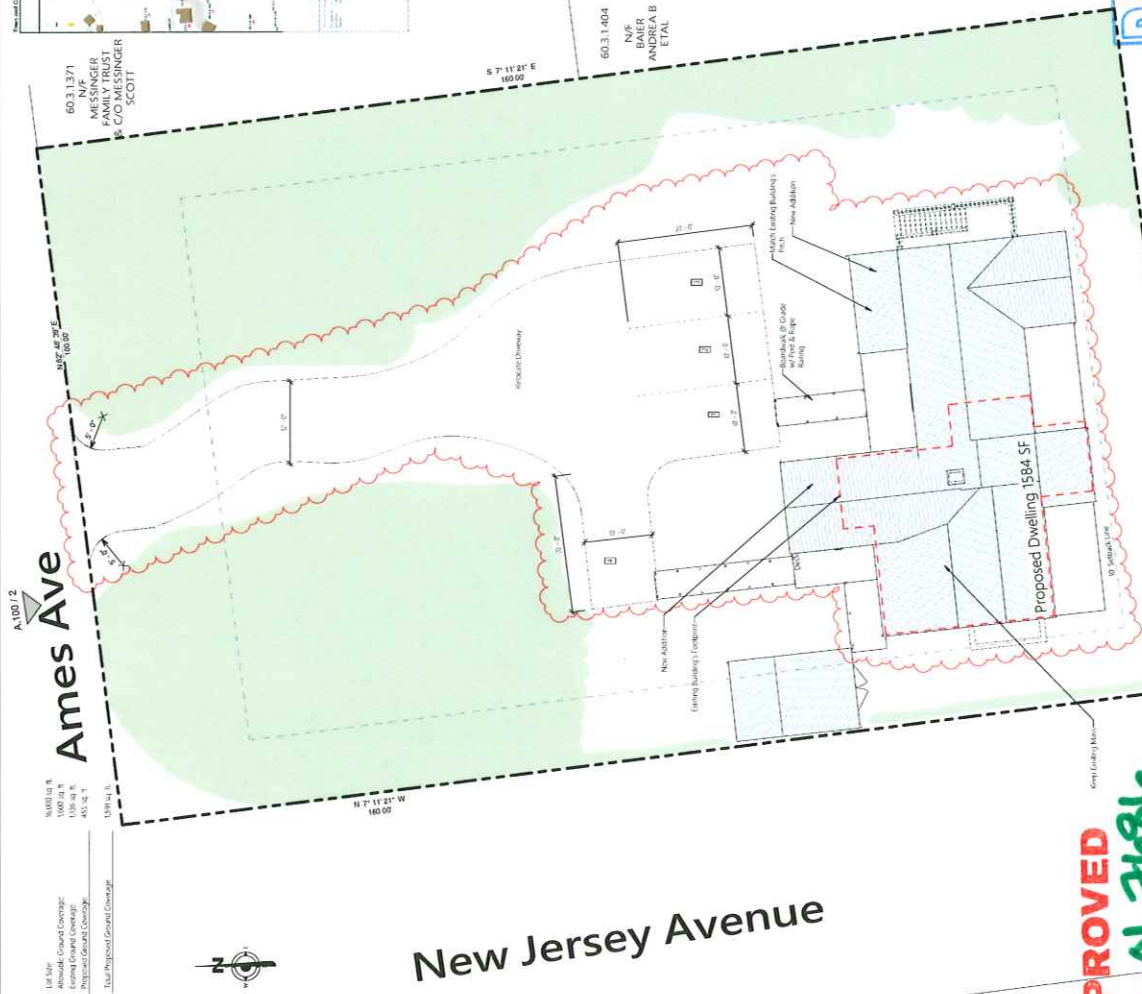
Ames Ave
A-100 / 2

603.1.1371
MESSINGER
FAMILY TRUST
C/O MESSINGER
SCOTT



PROJECT 9 New Jersey Ave. Providence - North Haven Providence, RI 02904	CLIENT NAEF / 603.1 PAMEL ABB	ISSUE RE-ISSUE 07-14-2023	SHELLER 7 915 WA 603P 503 207 4057 915 WA 603P 503 207 4057 915 WA 603P 503 207 4057	SHELLER 7
----------------------------------------------------------------------------------	-------------------------------------	---------------------------------	-----------------------------------------------------------------------------------------------	---------------

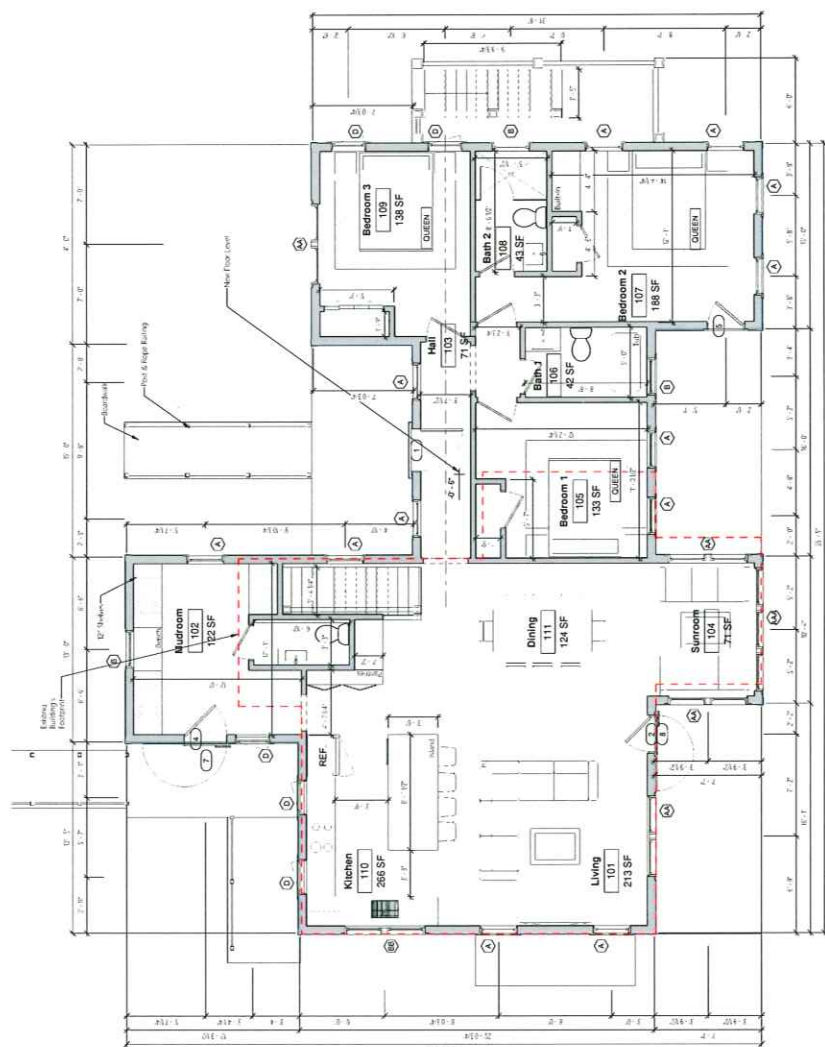
COPYRIGHT 19-515
 THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF SHELLER 7. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE PROJECT NAME AND ADDRESS. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SHELLER 7.



New Jersey Avenue

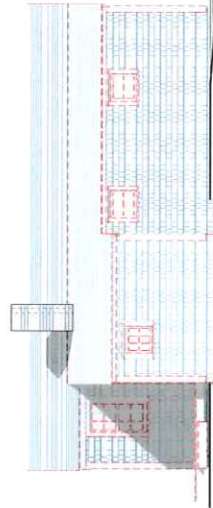
APPROVED
HDC 2023-01-7684
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

RECEIVED
JUL 31 2023
 By _____

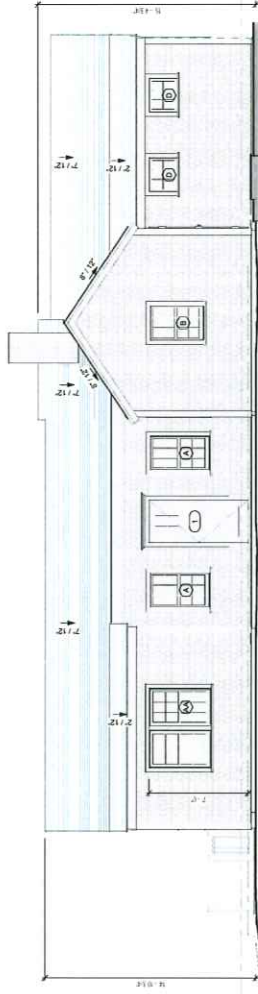


1 Level 1 - Main House - Existing/Demo

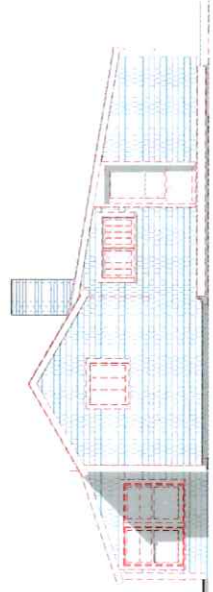
APPROVED
HDC 10/13-01-7686
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



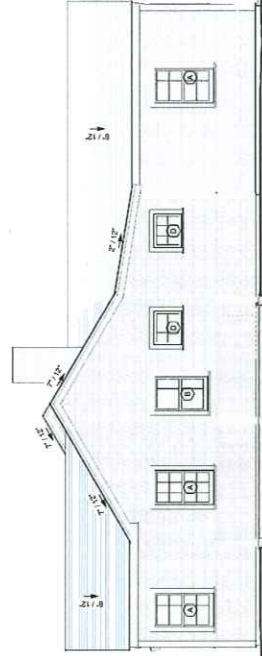
1 North Elevation - Existing/Demo
 1/4" = 1'-0"



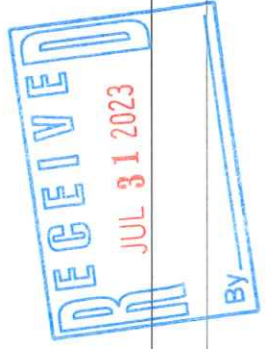
2 North Elevation - Proposed
 1/4" = 1'-0"



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



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

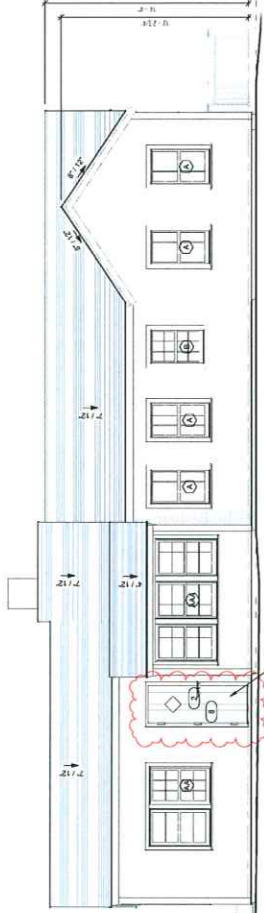


SHELLER 7 	SHELLER 7 PROJECT 07.14.2023 RE-ISSUE 978.754.6602P.503.257.4001P	PROJECT 8 Newbury Ave. Providence, MA 02904 Client MAP 7 6531 PARCEL 420	DESCRIPTION Elevations - NE 07.14.2023 COPYRIGHT 10/5/15	A.201
------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------	-------------------------------------------------------------------	-------

APPROVED
HDC 2023.01.30.26
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



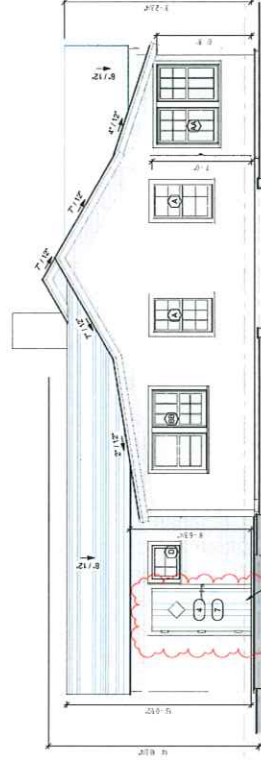
1 South Elevation - Existing/Demo
 1/4" = 1'-0"



2 South Elevation - Proposed
 1/4" = 1'-0"



3 West Elevation - Existing/Demo
 1/4" = 1'-0"



4 West Elevation - Proposed
 1/4" = 1'-0"



A.202	07.14.2023	DESCRIPTION Elevations - SW	PROJECT GARDEN ESTATE 5 Newbury Ave. Roslindale, MA 02126	CLIENT Owner Parcel 100 1007 - 1008	RE-ISSUE 07.14.2023 ISSUE	SHELTER 7 FOODSHELTER MANUFACTURED 918 764 6600P 508 527 4001F	SHELTER 7 *
-------	------------	--------------------------------	--------------------------------------------------------------------	----------------------------------------------	---------------------------------	-------------------------------------------------------------------------	----------------

COPYRIGHT 10.5.15
 ALL RIGHTS RESERVED. NO PART OF THIS PUBLICATION MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM THE PUBLISHER. THE PUBLISHER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE PUBLISHER MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR NON-INFRINGEMENT. THE PUBLISHER SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING BUT NOT LIMITED TO DIRECT, INDIRECT, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THE INFORMATION CONTAINED HEREIN. THE PUBLISHER SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING BUT NOT LIMITED TO DIRECT, INDIRECT, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THE INFORMATION CONTAINED HEREIN.



Planning and Land Use Services

Historic District Commission

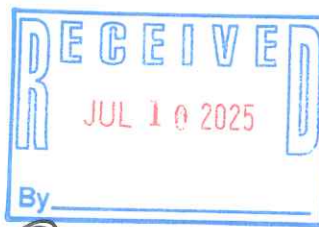
2 Fairgrounds Road, Nantucket, Ma 02554
508-325-8527

STAFF APPROVAL CHECKLIST

This checklist **MUST** be submitted with your Staff Approval.

	Date of Drop Off & Sign In submission at Front Desk <u>7/31/23</u>
	Address & HDC case number: (ex. HDC2020-XX-XXXX) If applicable <u>9 New Jersey 2023 - 01 - 7686</u>
	Meeting Approval Date: <u>7/11/23</u> Copy of Minutes (application item circled)
<input checked="" type="checkbox"/>	Four (4) Large (24"x36") sets of plans (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/door schedule
<input checked="" type="checkbox"/>	One set reduced plans: 8 1/2 x 11
<input checked="" type="checkbox"/>	Additional information requested by Commission- if applicable (ex pictures, FEMA flood Certificate, etc)
<input checked="" type="checkbox"/>	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov .

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



B.L.D.R.
2025-07-6379
BUILDING PERMIT NUMBER

APPLICATION FOR
BUILDING PERMIT

IMPORTANT - Applicant to complete all items in Sections: 1, 2, 3, 4, and 5

Please Print

1.
LOCATION
OF
BUILDING

OWNERS NAME (print): Ganani, Allison + Balaji
Last First Middle Initial
9 NEW JERSEY AVE.
No. Street
Assessor's Map No. 60-3-1 Assessor's Parcel No. 408

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

A. TYPE OF IMPROVEMENT

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

B. OWNERSHIP

- ☒ Private
☐ Public

C. COST

TOTAL COST OF IMPROVEMENT
\$ 3.2M

D. DIMENSIONS

Dimensions of Structure

First Floor Area: ~ 1591 SF
Second Floor Area: n/a
Third Floor Area: n/a
Total Floor Area: _____
Full Cellar Area: 1591 SF
(1200 SF Finished)

E. PROPOSED USE

Residential

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

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

Renovate and add addition to
have 4BR 3 1/2 Bath Cottage.
w/ Full Basement. Finished.

3. SELECTED CHARACTERISTICS OF BUILDING

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

F. PRINCIPLE TYPE OF FRAME

- ☒ Wood frame
☐ Other - Specify _____

H. TYPE OF SEWAGE DISPOSAL

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

K. ACCESSORY HEAT SOURCE

No. of fireplaces 1
No. of Wood Stoves _____
Other: _____

G. PRINCIPLE TYPE OF HEATING

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

I. TYPE OF WATER SUPPLY

- ☐ Public
☒ Private (well)

J. SMOKE DETECTORS

No. of Detectors 6
See Plan for Location

L. RESIDENTIAL BUILDINGS

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



COMMONWEALTH OF
MASSACHUSETTS
Town of Nantucket
Planning and Land Use Services
2 Fairgrounds Road - Nantucket, MA 02554

Permit

Permit NO.: BLDR-2025-07-6379

Permit Type: Building (Residential)

Work Classification: Addition & Alteration

Permit Status: Issued

Issue Date: 07/31/2025

Expiration: 01/27/2026

Location Address

Parcel Number

9 NEW JERSEY AV, Nantucket, MA 02554

60.3.1 408

Contacts

BALAJI & ALLISON GANDHI

Parcel Owner

JASON OLBRES

Contractor

PO BOX 1602, NANTUCKET, MA 02584

(508)325-7770

SHELTER7LLC@GMAIL.COM

JASON OLBRES

Agent

PO BOX 1602, NANTUCKET, MA 02584

(508)325-7770

SHELTER7LLC@GMAIL.COM

Description: RENOVATION AND ADD ADDITION TO HOME 3 1/2
BATH COTTAGE WITH FULL BASEMENT FINISHED

Valuation: \$0.00

Total Sq Feet: 0.00

Inspection Requests:

(508) 325-7587

Fees	Amount
Miscellaneous	\$2,899.00
Total:	\$2,899.00

Payments	Amt Paid
Total Fees	\$2,899.00
Check # 10708	\$2,899.00
Amount Due:	\$0.00

Inspections:	
Inspection Type	
Foundation	
Rough Inspection - Sheet Metal	
Framing	
Insulation	
Final Inspection - Sheet Metal	
Final	
Steel	
Throat Inspection - Chimney	
Final - Chimney	
HDC	
Planning Board	

Provided that the person accepting this Permit shall conform to the terms of the application on file in the Building Department and to the provisions of the Statutes and the Ordinances relating to the Construction, Maintenance and Inspection of buildings in the Town of Nantucket, and the Massachusetts State Building Code 780 CMR 9th Edition.

A certificate of Occupancy will be issued upon return of this Permit only after all the required Inspections have been signed and dated by the appropriate Inspector.

This Permit shall become Invalid SIX (6) months from the date of issue if the work permitted has not commenced or is not progressing continuously to completion as far as reasonably practicable.

Persons contracting with unregistered contractors do not have access to the Guaranty Fund 780 CMR/MGL c142A.

Additional Information

What is the COA number?: 2023-01-7686

Paul Murphy

Issued By: Department Building

July 31, 2025

Date