



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.

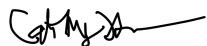
Pursuant to Section 9(g) of the HDC Act, no building or structure within the Historic Nantucket District shall be razed without first obtaining a permit approved by the Nantucket Historic District Commission.

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	Chip
AL: AMERICAN EXPRESS	
PIN: Not Required	

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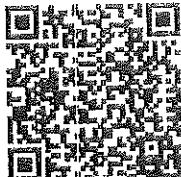
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Clerk: 03

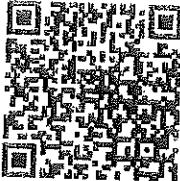


NANTUCKET STATION 1
144 PLEASANT ST
NANTUCKET, MA 02584-9800
www.usps.com

01/17/2026 09:13 AM

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PURCHASE DETAILS

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

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FAQs >

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ER246214847US

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Scheduled Delivery by

WEDNESDAY

21 January 2026 *i* **by** **6:00pm *i***

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

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INSPECTION WORKSHEET (HDCI-047049-2026)

Town of Nantucket
508-228-7200

Case Number: HDC2023-01-7686 **Case Module:** Plan
Inspection Date: Fri Jan 16, 2026 **Inspection Status:** Reinspection
Inspector: Flynn, Cathy **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	Failed
House has been demolished, no approval on file	



Flynn, Cathy



01-16-2026 09:55 AM



01-16-2026 09:58 AM

CERTIFICATE NO: _____

DATE ISSUED: 7/11/23

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 DESCRIPTIONTAX MAP N°: 100.3.1 PARCEL N°: 108Street & Number of Proposed Work: 9 NEW JERSEY AVE.Owner of record: GiavaniMailing Address: PO BOX 1102 NANTUCKET MA 02554Contact Phone #: 508-325-7770 E-mail: shelter711u@gmail.com**AGENT INFORMATION (if applicable)**Name: Shelter 7 LLCMailing Address: PO BOX 1102, NANTUCKET MA 02554Contact Phone #: 508-325-7770 E-mail: shelter711u@gmail.com**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*

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

Historic Name: _____

(describe) _____

Original Date: 1938

Original Builder: _____

HDC Survey NAN. 1033Is 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 18" Block Block Parged Brick (type) _____ Poured Concrete Piers

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

Roof Pitch: Main Mass 9 /12 Secondary Mass 9 /12 Dormer 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 1 x 6 Rake 1 x 8 Soffit (Overhang) 1 x 6 Corner boards 5/4 x 10 Frieze 1 x 4

Window Casing 5/4 x 4 Door Frame 5/4 x 6 Columns/Posts: Round _____ Square 1 x 6

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 DOOR STYLE Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways PEBBLESTONE Walkways 2X3 BIMSTONE 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 PAIGE - 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 M. M. Signed under penalties of perjury

Staff.

V. OLD BUSINESS 06/27/2023

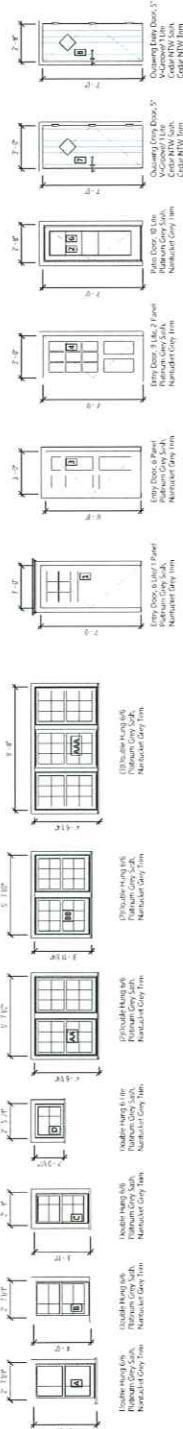
	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Bob & Jeanette LLC	43 Kendrick Rd.	New dwelling revision	76/4.3	CWA
Voting	Pohl, Welch, Camp, Coombs, Oliver				
Alternates	Patten, Thornewill				
Recused	None.				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Chip Webster Stephen Cohen				
Public Concerns	Welch – Concerned about chimney potentially not being in compliance. 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.				
Motion	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)				
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

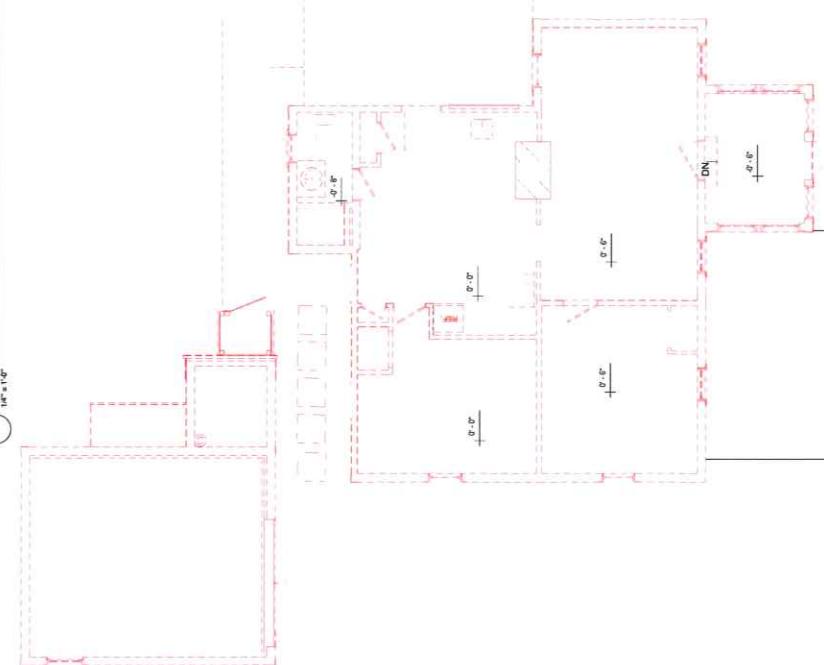
2.	Balaji Gandhi 01-7686	9 New Jersey Ave	MH Addition & Reno	60.31/408	Shelter 7
Voting	Welch, Camp, Coombs, Patten				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Jason Olbres				
Public Concerns	Holly Backus – No concerns with the revision. 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. Coombs – Agrees with Abby. Patten – Has no concerns. The applicant did a good job with the changes. Welch – Appreciates the changes.				
Motion	Motion to approve through staff with French door on south and west elevation and the blank framing throughout. (Camp) DUTCH STYLE DOOR				
Roll-call Vote	Carried 4-0 // Pohl, Welch, Camp, Coombs, Patten-aye			Certificate #	HDC2023-01-7686

PLAN
ARGUMENT
WINDOWS

Main House Door Schedule



Main House Window Schedule



1 Level 1 - Main House - Existing/Demo

② Level 1 - Main House - Proposed

Level

<p style="text-align: center;">APPROVED HDC 2023. 01. 3081 NO EXTERIOR CHANGES WITHOUT HDC APPROVAL</p>		<p style="text-align: right;">RECEIVED R JUL 31 2023</p>	
<p style="text-align: center;">SHELTER 7</p>			
<p style="text-align: center;">PROJECT: SHELTER 7 DESIGNER: SW CLIENT: DMR RE-ISSUE: 07-14-2023 MANUFACTURER: NSG PHONE: 972-602-50527-0010 WEBSITE: NSG.COM FAX: 972-602-50527-0010 EMAIL: NSG@NSG.COM MAILING ADDRESS: 1000 N SHREVE ST, ALEXANDRIA, VA 22314</p>			
<p>1 South Elevation - Existing/Demo</p> <p>2 South Elevation - Proposed</p> <p>3 West Elevation - Existing/Demo</p> <p>4 West Elevation - Proposed</p>			



Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554

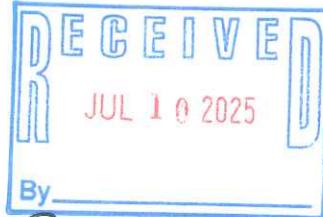
508-325-8527

STAFF APPROVAL CHECKLIST

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

	<u>Date of Drop Off & Sign In</u> 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.



BLDR
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. UD 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

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

(1200SF Finished)

E. PROPOSED USE

Residential

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

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

Renovate and add addition to
home 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 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

9 NEW JERSEY AV, Nantucket, MA 02554

Parcel Number

60.3.1 408

Contacts

BALAJI & ALLISON GANDHI	Parcel Owner	JASON OLBRES	Contractor
JASON OLBRES PO BOX 1602, NANTUCKET, MA 02584 (508)325-7770	Agent SHELTER7LLC@GMAIL.COM	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

Issued By: Department Building

July 31, 2025

Date