

EXHIBIT A1

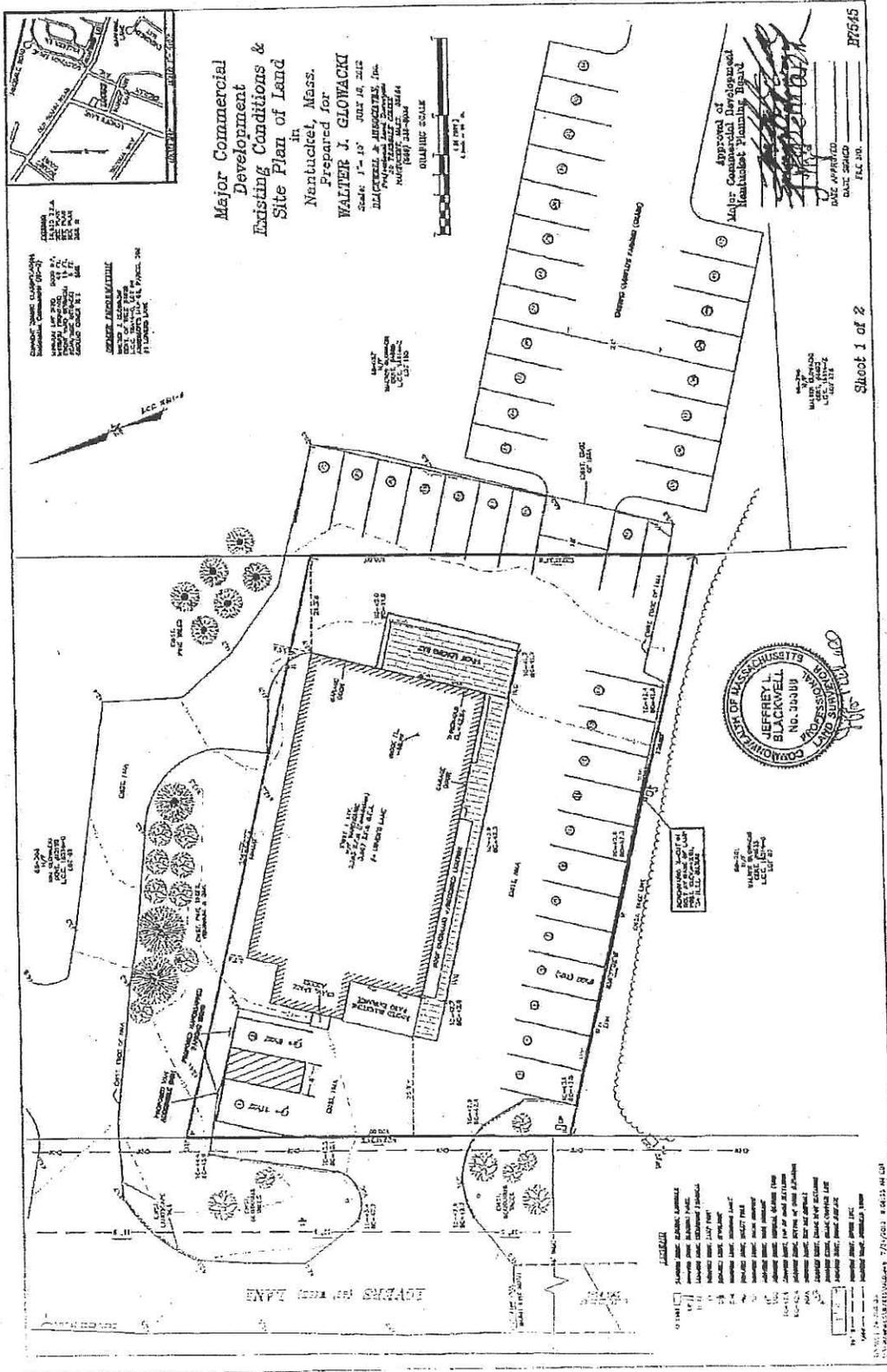
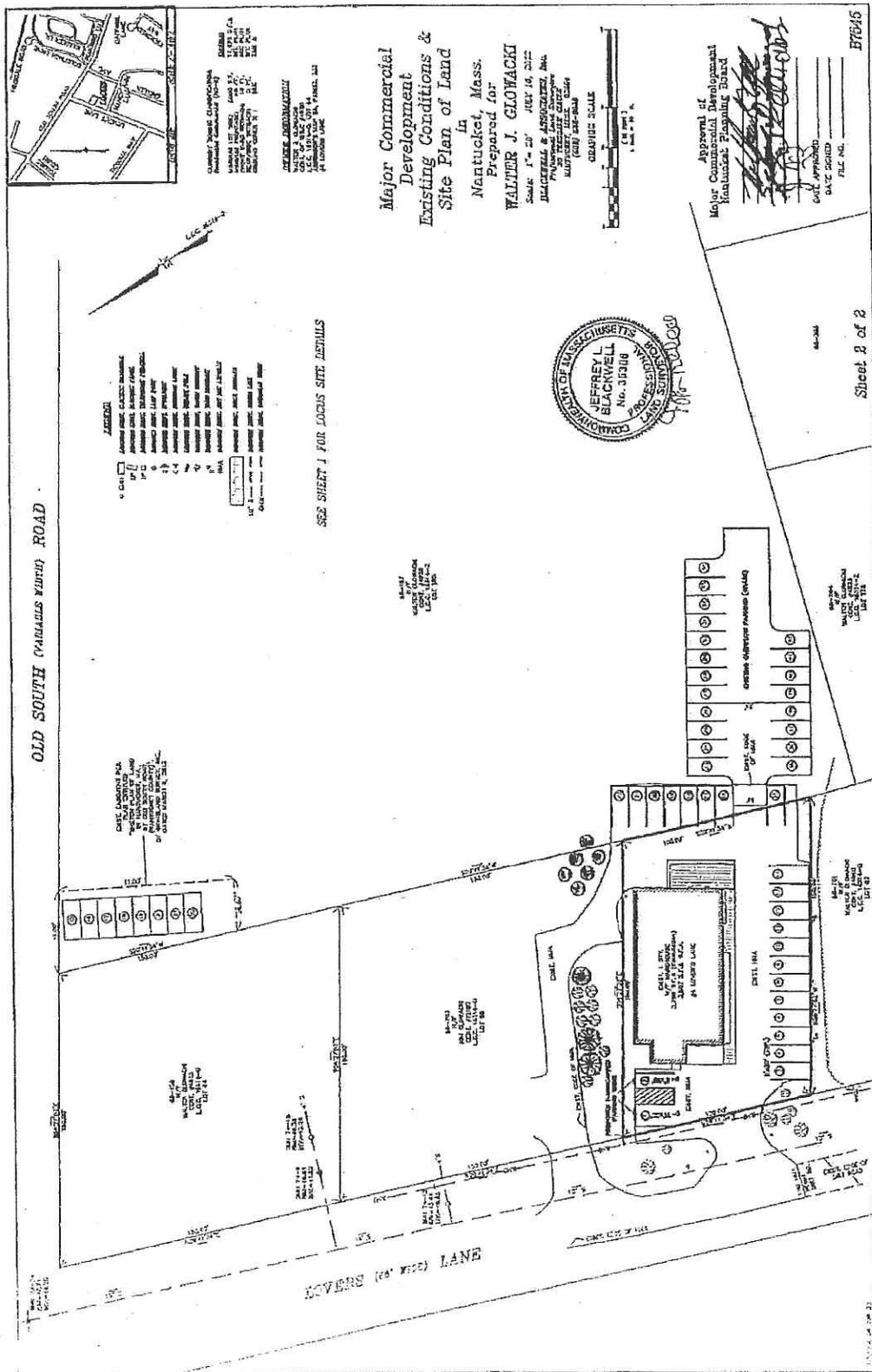
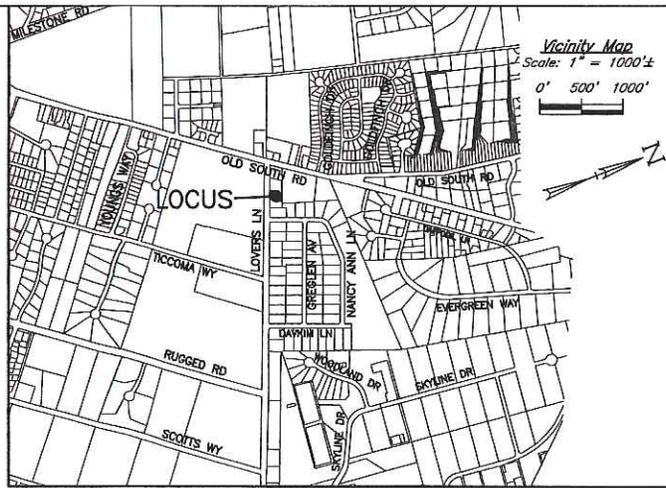
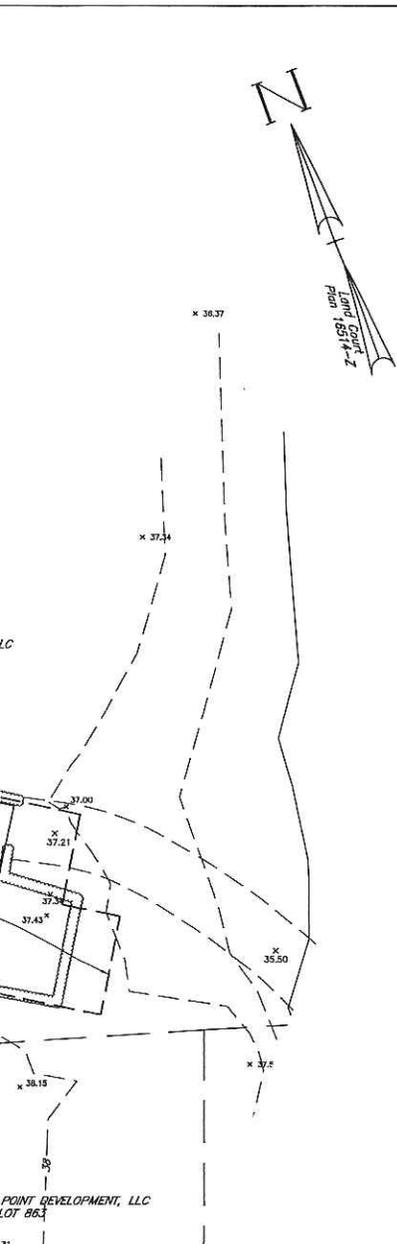


EXHIBIT A2





ZONING TABLE		
ZONE	CN	SITE
DIMENSIONAL CONTROLS	REQUIRED/ALLOWED	PROVIDED
FRONT YARD SETBACK	10 ft.	25.2± ft.
SIDE YARD SETBACK	5 ft.	11.6 ft.
REAR YARD SETBACK	10 ft.	24.4 ft.
MIN. FRONTAGE	50 ft.	111.58 ft.
MIN. LOT AREA	7,500 s.f.	16,318 sf.
MAX. GROUND COVER RATIO	40%	23.5%
MIN. OPEN AREA	30%	20.8%

PARKING REQUIREMENTS:

- RESTAURANTS: 1.0 PARKING SPACE PER 3 SEATS
 REQUIRED: 70 seats X 1 sp./3 seats = 23.3 spaces
- EMPLOYEES: 1.0 PARKING SPACE PER 3 EMPLOYEES ON PEAK SHIFT
 REQUIRED: 6 employees X 1 sp./3 employees = 2 spaces

TOTAL REQUIRED: 25 spaces

EXISTING: 41 PARKING SPACES (19 gravel spaces not lined; 20 & 2 HP paved spaces)

WAIVERS/SPECIAL PERMITS REQUESTED:

- §139-11.0(1) MCD OPEN SPACE: ALLOW LESS THAN 30 PERCENT OPEN SPACE AS ALLOWED BY SPECIAL PERMIT PER §139-11.0(3).

- NOTES:**
- PROPERTY BOUNDARIES DEPICTED ON THIS PLAN ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY HAYES ENGINEERING, INC. ON JULY 16, 2015.
 - LOT 865 IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT BUT IS TO BE HELD IN COMMON OWNERSHIP WITH ADJOINING LAND OF AUCTION HOUSE NOMINEE TRUST [LOT 857 ON LC PLAN 16514-99] TO FORM ONE BUILDING LOT (TOTAL AREA = 16,318 S.F.) (rf = 0.954).
 - LOT 865 DEPICTED HEREON IS TAKEN FROM "SUBDIVISION PLAN OF LAND IN NANTUCKET, MASS." DATE JULY 16, 2015 PREPARED BY HAYES ENGINEERING, INC.
 - TOPOGRAPHIC INFORMATION DEPICTED HEREON IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY HAYES ENGINEERING, INC. ON THE FOLLOWING DATES:
 - SEPTEMBER 22, 2014
 - JUNE 16, 2015
 - SEPTEMBER 17, 2015
 - DECEMBER 4, 2015
 - THE DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 - THE ENTIRE PARCEL IS LOCATED WITHIN THE WATER RESOURCE PROTECTION DISTRICT, ZONE II WELLHEAD PROTECTION AREA.
 - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM FIELD SURVEY INFORMATION AND AVAILABLE EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

- LEGEND:**
- ⊕ - BOLLARD
 - ▭ - CATCH BASIN
 - ⊙ - CATCH BASIN ROUND
 - ⊕ - HYDRANT
 - ⊕ - WATER SHUTOFF
 - ⊕ - WATER METER
 - ⊕ - WATER GATE
 - ⊕ - IRRIGATION CONTROL VALVE
 - ⊕ - SEWER MANHOLE
 - ⊕ - MANHOLE
 - ⊕ - WELL
 - ⊕ - UTILITY POLE
 - ⊕ - SIGN
 - BIT BERM - BITUMINOUS CONCRETE CURB
 - CCB - CAPE COD BERM
 - VGC - VERTICAL GRANITE CURB
 - CONC - CONCRETE
 - TRANS PAD - TRANSFORMER AND CONCRETE PAD
 - EDGE OF PAVEMENT
 - x 37.54 - EXISTING SPOT ELEVATION
 - JB --- EXISTING CONTOUR
 - EXISTING FENCE

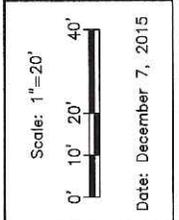
Prepared For:
 Auction House Realty Trust
 Peter D. Kyburg, Trustee

Prepared By:

 Hayes Engineering, Inc.
 603 Salem Street
 Wakefield, MA 01880
 Ph: 781.246.2800
 Fax: 781.246.7596
 www.hayeseng.com

Design By: JO
 Drawn By: JO
 Checked By:
 Project File: NAN-0142
 Comp. No: NAN66
 Issued For Permit
 Issued For Review
 Issued For Bid
 Issued For Construction
 Not For Construction

No.	Revision	Date
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		



Drawing Title:
**Major Commercial Development
 Existing Conditions & Site Plan
 4 Lovers Lane
 NANTUCKET, MASS.**



Drawing No.:
E1
 SHEET 1 OF 1

Holly Backus

From: Holly Backus
Sent: Thursday, December 10, 2015 4:27 PM
To: 'pkyburg@gmail.com'
Cc: Catherine Ancero
Subject: RE: 4 Lovers Lane

Good Afternoon Mr. Kyburg,

Thank you for your email. We will provide these photos to the board.
Thanks,

Holly E. Backus
Land Use Specialist

Town of Nantucket
Planning & Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

Tel: 508-325-7587 X 7026
Fax: 508-228-7298
hbackus@nantucket-ma.gov
<http://www.nantucket-ma.gov>



From: Catherine Ancero
Sent: Thursday, December 10, 2015 11:26 AM
To: Holly Backus
Subject: FW: 4 Lovers Lane

From: Peter Kyburg [<mailto:pkyburg@gmail.com>]
Sent: Thursday, December 10, 2015 11:10 AM
To: Catherine Ancero
Subject: Fwd: 4 Lovers Lane

Catherine:

With respect to plantings on the 4 Lovers Lane,
I've attached 2 pictures in this email:

1. Is the side toward 6 Lovers Lane (which Richmond Group is planning to demolish). It has Leyland Cypress trees planted already.
2. Is the rear parking area (in the field, which is actually a portion of the lot behind 4 Lovers Ln, permission granted through Planning Board already). That has privet planted all the way around it already.

I will drop of copies of the original plan today.

Thank you

PK

--

Peter D. Kyburg, Esq.

Law Offices of Peter D. Kyburg, P.C.

18 Broad Street

Nantucket, MA 02554

Telephone (508) 228-2790

Fax (508) 228-7852

email: pkyburg@gmail.com

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- (2) Attorney Work Product, or
- (3) Strictly Confidential.

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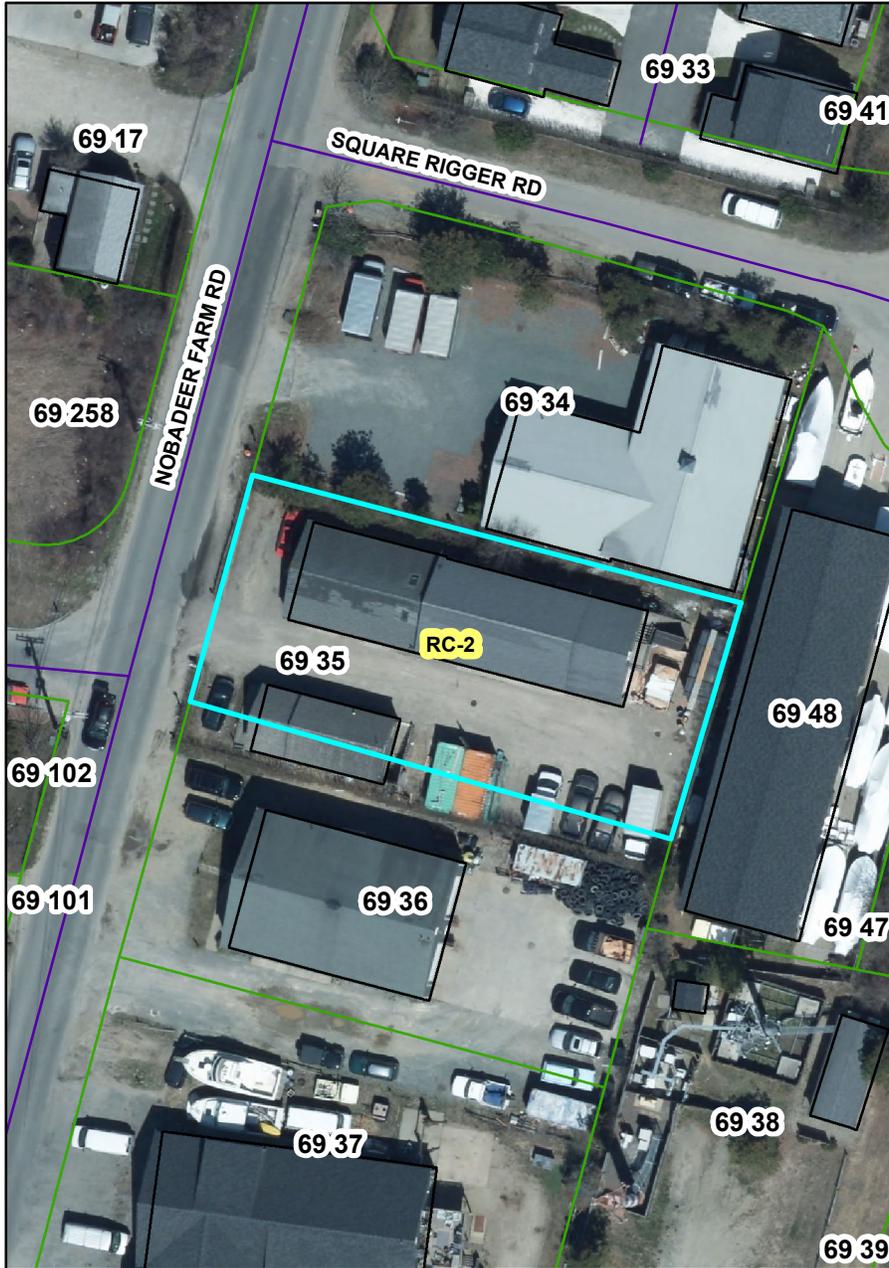
Rear parking area with privet
Provided via email 12/10/15 from Mr. Peter Kyburg, Esq.



Side Parking Area towards 6 Lovers Lane
Provided via email 12/10/15 from Mr. Peter Kyburg, Esq.



Planning Board #61-15
Seamus M. Crowley & Elizabeth Gennaro
46 Nobadeer Farm Road
Map 69 Parcel 35



CURRENT ZONING CLASSIFICATION:
Residential Commercial (RC-2)

MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 40 FT.
FRONT YARD SETBACK: 10 FT.
REAR/SIDE SETBACK: 5 FT.
GROUND COVER % : 50%

EXISTING:
12,000 S.F.±
SEE PLAN
SEE PLAN
SEE PLAN
28.8% ±

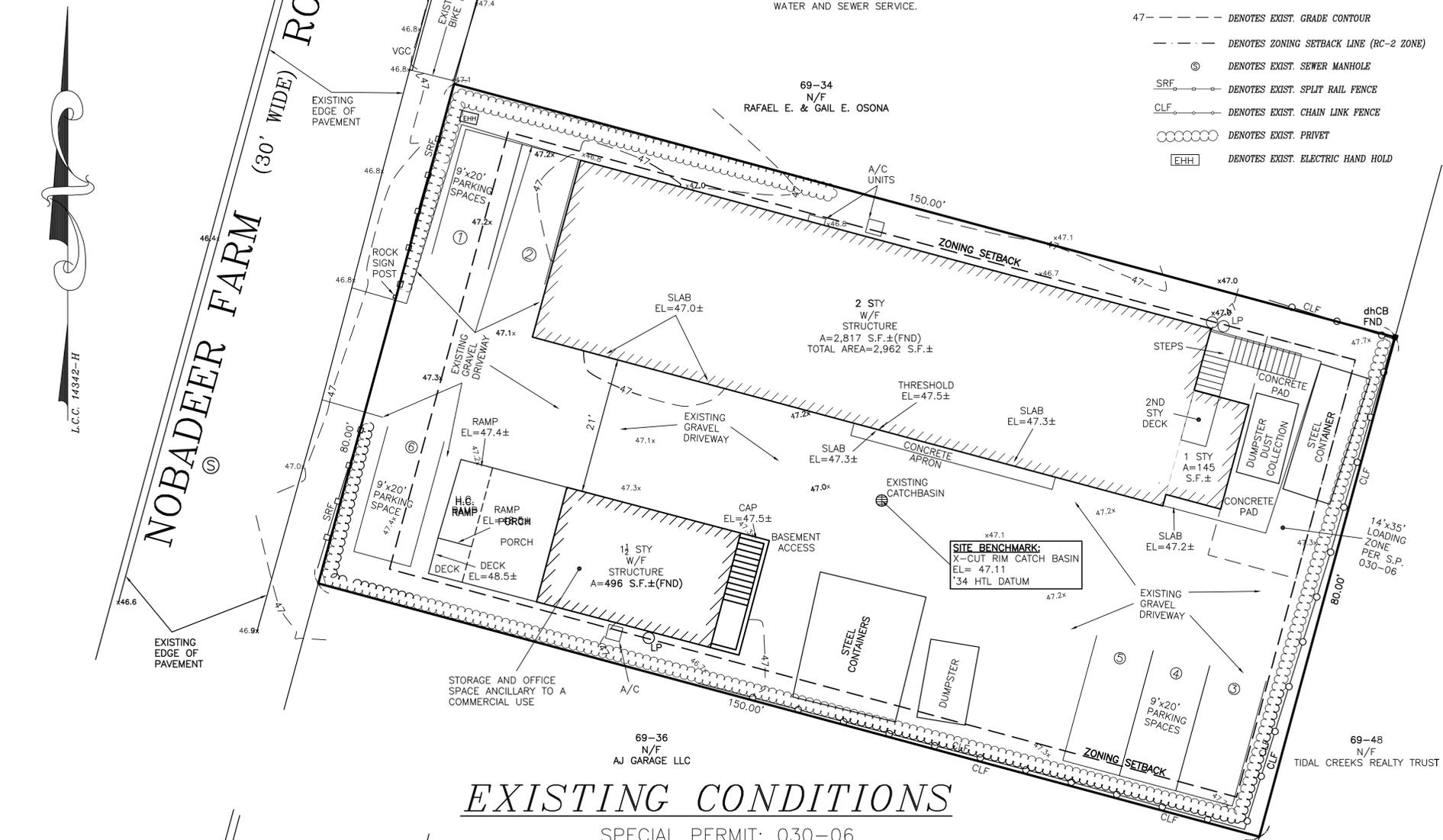
NOTE

LOCUS IS SITUATED IN FLOOD HAZARD ZONE X,
DELINEATED ON F.I.R.M./COMMUNITY PANEL NUMBER:
25019C0093G, BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY. EFFECTIVE DATE OF MAPS:
JUNE 9, 2014.

LOCUS IS SITUATED IN THE WELLHEAD
RECHARGE DISTRICT.
LOCUS IS CURRENTLY SERVED BY TOWN
WATER AND SEWER SERVICE.

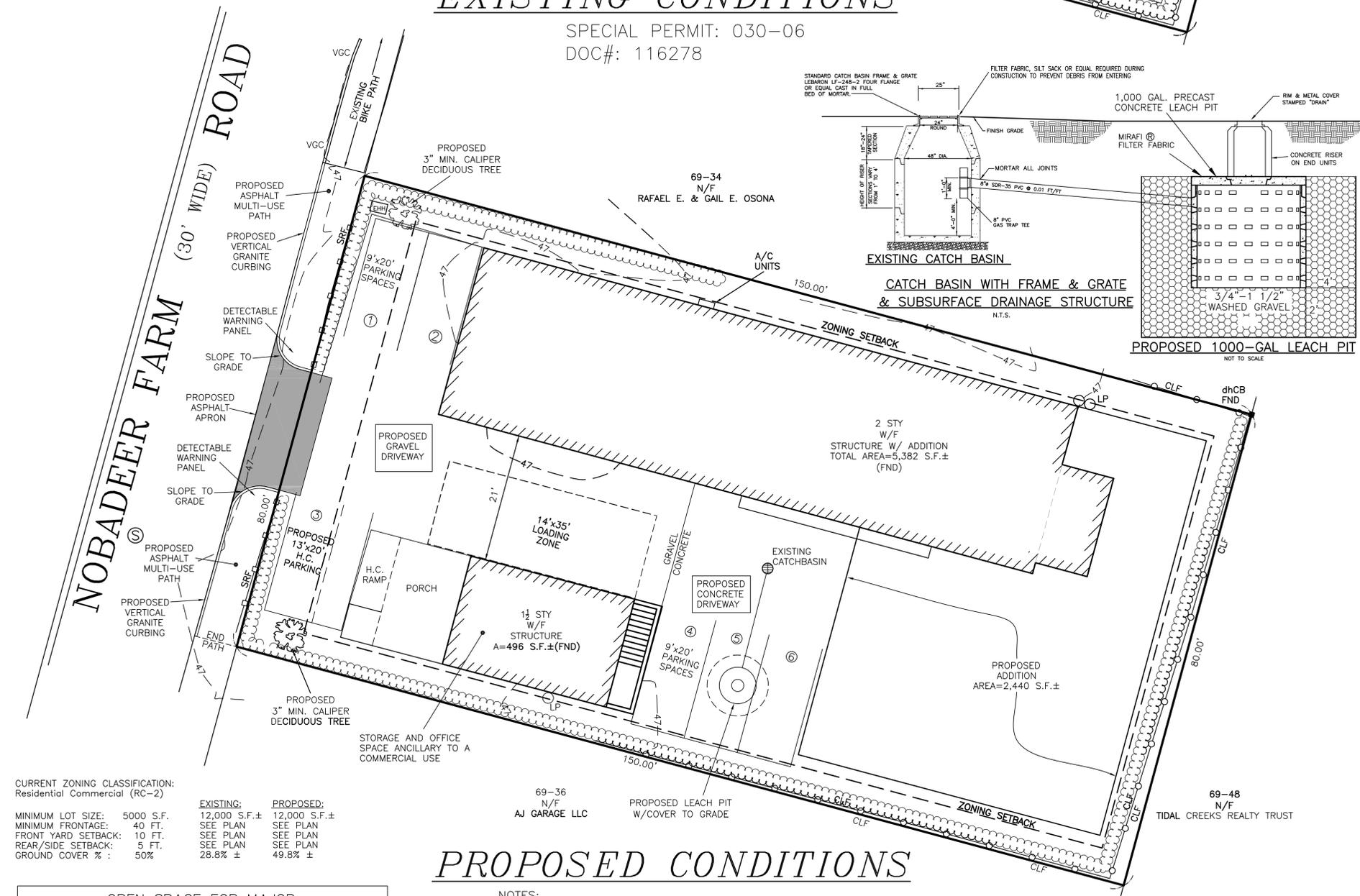
LEGEND

- dhCB ■ DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
- FND ■ DENOTES EXIST. VERTICAL GRANITE CURB
- VGC --- DENOTES EXIST. GRADE SPOT ELEVATION
- x47.2 --- DENOTES EXIST. GRADE CONTOUR
- 47 --- DENOTES EXIST. GRADE CONTOUR
- DENOTES ZONING SETBACK LINE (RC-2 ZONE)
- ⊙ DENOTES EXIST. SEWER MANHOLE
- SRF --- DENOTES EXIST. SPLIT RAIL FENCE
- CLF --- DENOTES EXIST. CHAIN LINK FENCE
- ○ ○ ○ ○ DENOTES EXIST. PRIVET
- [EHH] DENOTES EXIST. ELECTRIC HAND HOLD



EXISTING CONDITIONS

SPECIAL PERMIT: 030-06
DOC#: 116278



PROPOSED CONDITIONS

NOTES:
DOWNSPOUTS TO BE CONNECTED TO CATCHBASIN
SITE LIGHTING TO CONFORM TO CHAP. 102 "DARK SKIES"

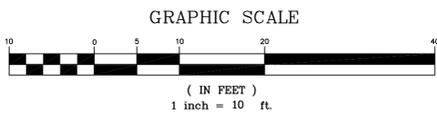
PARKING CALCULATIONS (RC-2 DISTRICT)

COMMERCIAL INDUSTRIAL 5,382 S.F. = 6 SPACES
ANCILLARY OFFICE & STORAGE = 0 SPACES
TOTAL REQUIRED = 6 SPACES
TOTAL PROVIDED = 6 SPACES

OPEN SPACE FOR MAJOR COMMERCIAL DEVELOPMENT (MCD)	
GROUND COVER	AREA
PARKING AREA	3,263± S.F.
IMPERVIOUS BUILDING	6,284± S.F.
OPEN AREA	2,403± S.F.
LOT AREA	12,000± S.F.
MINIMUM REQUIRED OPEN SPACE = 30% OF LOT AREA = 3,600 S.F.	
OPEN AREA PROVIDED = 20% OF LOT AREA = 2,403± S.F.	

OWNER OF RECORD

SEAMUS M. CROWLEY &
ELIZABETH CROWLEY
FORTY SIX NOBADEER FARM ROAD CONDOMINIUM
UNITS 1, 2 & 3
CERT. OF TITLE #C50
L.C.C. 14342-H, LOT 7
ASSESSOR'S MAP 69, PARCEL 35
#46 NOBADEER FARM ROAD



Barry Rector, Chairman
Linda Williams, Vice-Chairman
Nathaniel Lowell
John McLaughlin
Joseph Marcklinger
DATE SIGNED FILE #

M.C.D.
Site Plan Review
In Nantucket, MA

SCALE: 1" = 10' DATE: JANUARY 7, 2016

FORTY SIX NOBADEER FARM ROAD CONDOMINIUM

Owners:
Cert. of Title: #C50 . . . Plan: L.C.C. 14342-H . . .
Tax Map-Parcel: . . . 69-35
Locus: . . . #46 NOBADEER FARM ROAD . . .

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



LOCUS

2 WASHED ASHORE OFF LOCUS MAP
SCALE: 1" = 10'



3 NANTUCKET WINDOW & DOOR SHOP PERSPECTIVE
SCALE: 1/8" = 1'-0"



TOPHAM DESIGN, INC.

18 Hummock Pond Road Nantucket MA 02554

Tel: 508-221-1530 email: joseph@tophamdesignack.com

MARK	DATE	DESCRIPTION
	//	

SITE PLAN & LOCUS MAP

HDC Submission: xx June 2015
HDC Approval: xx MAY 2015 Certificate No: Building Permit No:

**NANTUCKET
WINDOWS &
DOOR, inc.**
46 Nobadeser Farm Road
Nantucket, MA 02554

APPROVAL THRU STAFF
11/4/15

PROJECT NO:	2015-04	3028
Map No:	69	Parcel No: 35
Zoning:	RC2M	Allowable G.C.

All drawings and designs contained are the sole property of TOPHAM DESIGN, INC. No publication or use of these documents is permitted without prior approval from TOPHAM DESIGN, INC.

A O.I

LETTER OF TRANSMITTAL

BLACKWELL & ASSOCIATES, INC.

Professional Land Surveyors

20 Teasdale Circle

NANTUCKET, MASSACHUSETTS 02554

(508) 228-9026

Fax (508) 228-5292

DATE: January 7, 2016

ATTENTION: Catherine Ancero

RE: 46 Nobadeer Farm Rd

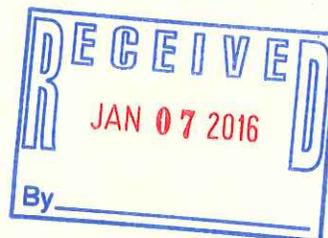
Nan. Windows & Doors MCD

Job: #B8216

TO: Nantucket Planning Board

2 Fairgrounds Road

Nantucket, MA 02554



WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

Shop drawings

Prints

Plans

Samples

Specifications

Copy of letter

Change order

Other

COPIES	DATE	DESCRIPTION
--------	------	-------------

7

1/7/16

M.C.D. SITE PLAN

THESE ARE TRANSMITTED as checked below:

For approval For your use As requested For review and comment

REMARKS:

Please contact me with any questions or concerns regarding this matter.

Sincerely,

Blackwell & Associates, Inc.

Arthur D. Gasbarro, PE, PLS, LEED AP

BLACKWELL & ASSOCIATES, INC
PROFESSIONAL CIVIL & LAND SURVEYORS

B8216

NANTUCKET WINDOWS & DOORS, INC.

**DRAINAGE ANALYSIS
&
STORMWATER MANAGEMENT
OPERATION AND MAINTENANCE PLAN**

- The proposed stormwater management system will be owned by the owner/applicant, who will be responsible for the operation and maintenance of the system.
- The concrete paved area will be swept by hand twice per year.
- The catch basin sumps will be inspected and cleaned annually. When the depth of solids is greater than twelve inches in the bottom of the catchbasin, the structure shall be cleaned by removing the solids.
- The routine tasks to be undertaken are regular inspection and cleaning as described above. The non-routine tasks would include any necessary repairs to the system that may be discovered during the annual inspection. The property owner will be responsible for both routine and non-routine tasks associated with the stormwater management system.
- The owner will maintain records of performed maintenance activities.
- The structures will have gutters and downspouts connected to the drainage system.
- The drainage system is designed to infiltrate a 25-year storm, and will not result in an increase in run-off from the site.

20 TEASDALE CIRCLE • NANTUCKET, MA • 02554
PHONE: 508-228-9026 • FAX: 508-228-5292

BLACKWELL & ASSOCIATES, INC.

Professional Land Surveyors
20 Teasdale Circle
Nantucket, Massachusetts 02554
www.blackwellsurvey.com
(508) 228-9026
Fax (508) 228-5292

JOB B8216 - CROWLEY
SHEET NO. _____ OF _____
CALCULATED BY ADG DATE 1/4/16
CHECKED BY _____ DATE _____
SCALE _____

DRAINAGE ANALYSIS - SITE REDEVELOPMENT - NEARLY FLAT 1/4-ACRE SITE.

USE RATIONAL METHOD - $Q = C_i A = \text{FLOW IN C.F.S.}$

$C = 0.85$ - INDUSTRIAL/BUSINESS USE -

$i = 2.2$ INCHES/HOUR - 1-HR DURATION - 25-YR STORM

$A = 0.28$ ACRES

$Q = (0.85)(2.2 \text{ in/hr})(0.28 \text{ acres}) = 0.524 \text{ CFS}$

INFILTRATION RATE - MED. SAND SOILS - LESS THAN 2 in/inch ← USE RATE

RATE: $2 \text{ in/inch} = 0.50 \text{ gal/ft}^2/\text{min} \times 0.1337 \text{ ft}^3/\text{gal} / 60 \text{ sec/min} = 0.0011 \text{ ft}^3/\text{ft}^2/\text{sec}$

STRUCTURE SIZING

AREA REQUIRED = $Q / \text{INFIL RATE} = \frac{0.524 \text{ CFS}}{0.0011 \text{ ft}^3/\text{ft}^2/\text{s}} = 476 \text{ S.F.}$

LEACHING AREA PROVIDED = 480 SF > 476 SF. ✓

* NOTE: STRUCTURES TO HAVE GUTTERS & DOWNSPOUTS CONNECTED TO THE CATCHBASIN,

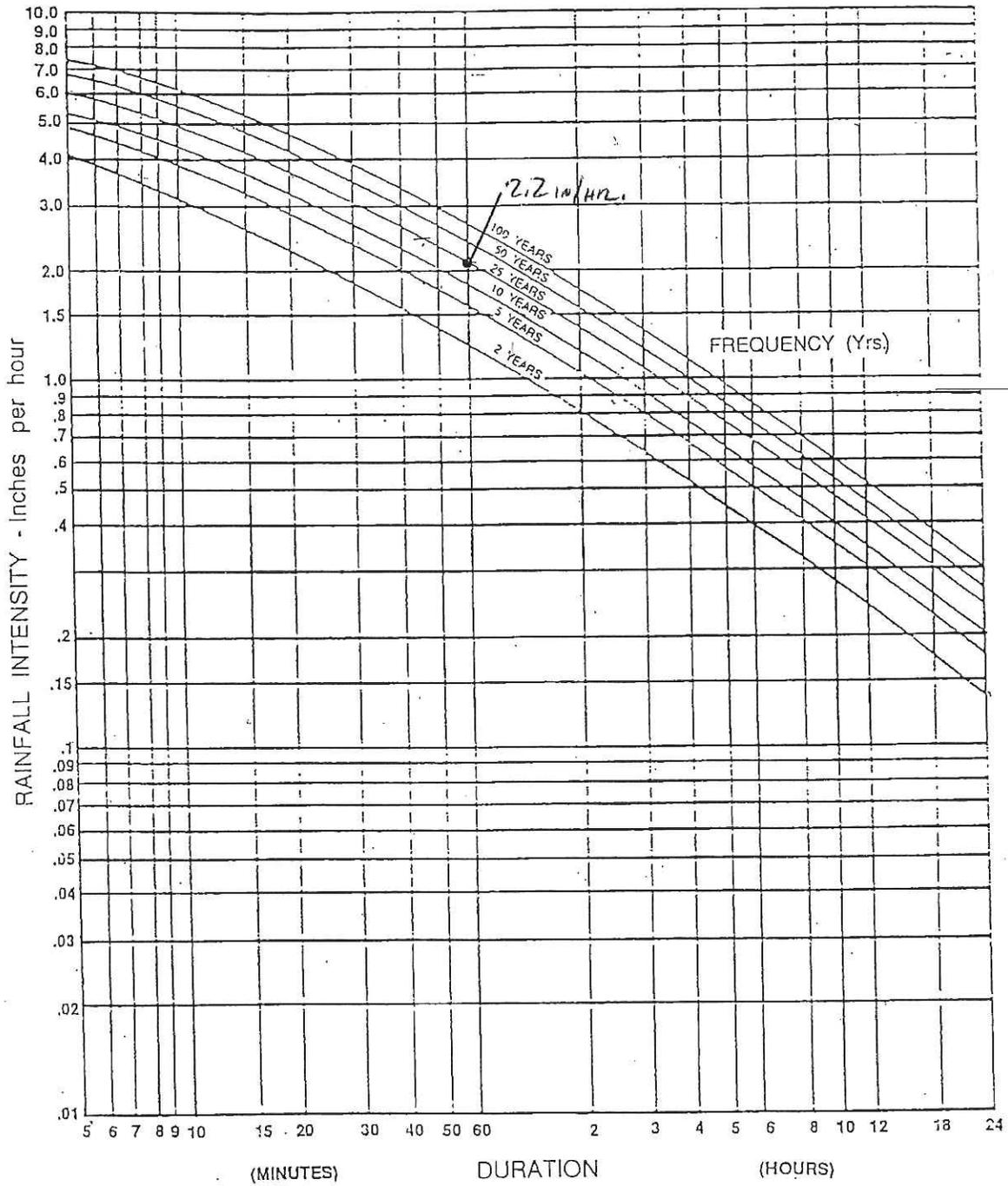


Figure 10-5. Intensity — Duration — Frequency Curve for Barnstable, MA

Peak Discharge Estimation ■ 7-11

shed area (acres). Some add a dimensional conversion factor to this equation, but since $1 \text{ ft}^3/\text{sec} = 1.008 \text{ acre-in}/\text{hr}$, the conversion factor is usually ignored as the other factors in the equation are not known with such accuracy. Table 7-3, adapted from Ref. 1, gives reasonable ranges for C for various surfaces, as well as some guidance in selecting a value in the range.

Table 7-3 Runoff Coefficients, C

Description of Area	Runoff Coefficients
Business	
Downtown	0.70 to 0.95
Neighborhood	0.50 to 0.70
Residential	
Single-family	0.30 to 0.50
Multi-units, detached	0.40 to 0.60
Multi-units, attached	0.60 to 0.75
Residential (suburban)	0.25 to 0.40
Apartment	0.50 to 0.70
Industrial	
Light	0.50 to 0.80
Heavy	0.60 to 0.90
Parks, cemeteries	0.10 to 0.25
Playgrounds	0.20 to 0.35
Railroad yard	0.20 to 0.35
Unimproved	0.10 to 0.30

← USE 0.85

Engineering Hydrology

It often is desirable to develop a composite runoff coefficient based on the percentage of different types of surface in the drainage area. This procedure often is applied to typical "sample" blocks as a guide to selection of reasonable values of the coefficient for an entire area. Coefficients with respect to surface type currently in use are:

Character of Surface	Runoff Coefficients
Pavement	
Asphaltic and Concrete	0.70 to 0.95
Brick	0.70 to 0.85
Roofs	0.75 to 0.95
Lawns, sandy soil	
Flat, 2 percent	0.05 to 0.10
Average, 2 to 7 percent	0.10 to 0.15
Steep, 7 percent	0.15 to 0.20
Lawns, heavy soil	
Flat, 2 percent	0.13 to 0.17
Average, 2 to 7 percent	0.18 to 0.22
Steep, 7 percent	0.25 to 0.35

The coefficients in these two tabulations are applicable for storms of 5- to 10-yr frequencies. Less frequent, higher intensity storms require the use of higher coefficients because infiltration and other losses have a proportionally smaller effect on runoff. The coefficients are based on the assumption that the design storm does not occur when the ground surface is frozen.

Source: *Design and Construction of Sanitary and Storm Sewers*, Manual No. 37, 1986; reproduced by permission of ASCE.

Holly Backus

From: Holly Backus
Sent: Thursday, January 07, 2016 1:20 PM
To: 'Arthur Gasbarro'; Catherine Ancero; Eleanor Antonietti
Cc: Bill Hunter; 'Ed Pesce'
Subject: RE: Nantucket Windows & Doors MCD

Thank you Art. It was nice to meet you and Bill today.

Thanks for the hard copies as well.

Quick question, have these plans been submitted to Ed Pesce's office yet?

Thanks,

Holly E. Backus
Land Use Specialist
Town of Nantucket

From: Arthur Gasbarro [<mailto:art@blackwellsurvey.com>]
Sent: Thursday, January 07, 2016 12:15 PM
To: Holly Backus; Catherine Ancero; Eleanor Antonietti
Cc: Bill Hunter
Subject: Nantucket Windows & Doors MCD

Thank you all for taking the time to meet with us this morning.

Attached is an updated site plan that includes:

- a loading zone within the driveway area
- specifies that the site lighting shall conform to Ch. 102,
- specifies that the trees shall be deciduous of 3" minimum caliper,
- adds detectable warning panels on both sides of the driveway within the proposed multi-use path

I have also attached the architectural drawing that I have which is a perspective view of the structure. If you would like more architectural details, please let me know and I will obtain them from the owner.

Finally I have included a 2014 aerial photo of the area that may be helpful. I drop off hard copies within an hour.

Please feel free to contact me with any questions, comments or concerns.

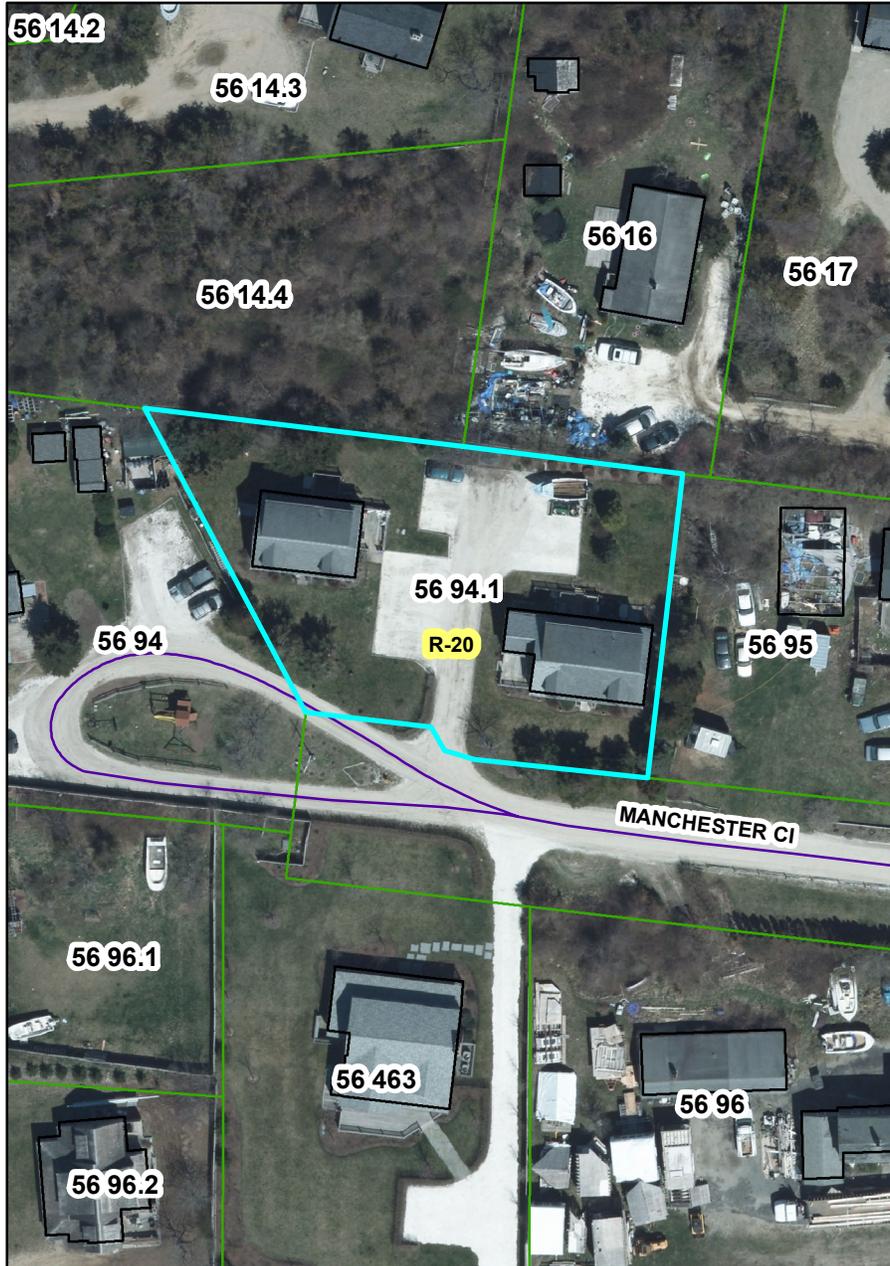
Thank you,

Art

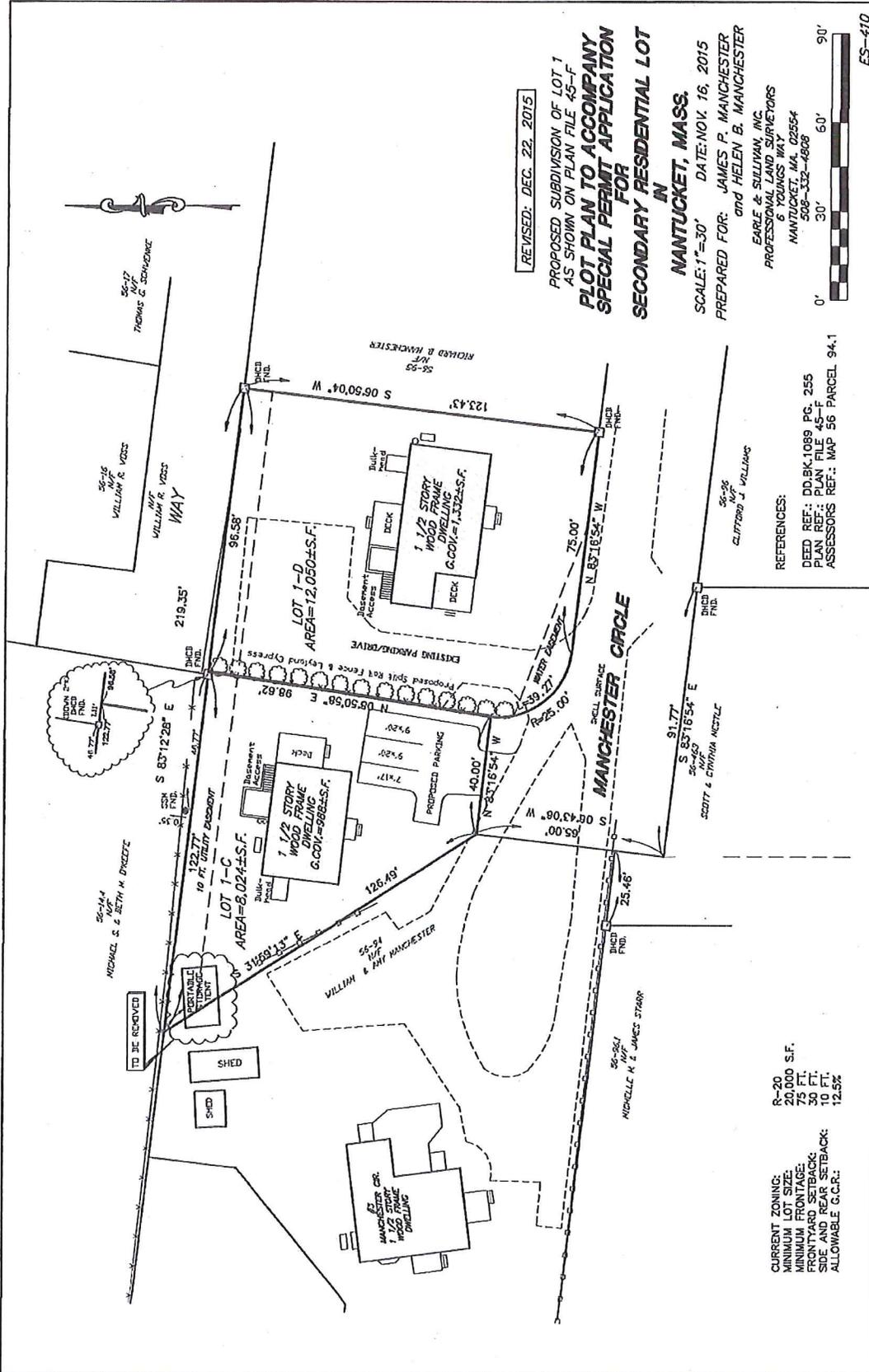
Blackwell & Associates, Inc.
By: Arthur D. Gasbarro, PE, PLS, LEED AP
20 Teasdale Circle
Nantucket, MA 02554
508-228-9026 x13



Planning Board #62-15
Secondary Residential Lot
Manchester Circle
Map 56 Parcel 94.1



PB# 62-15



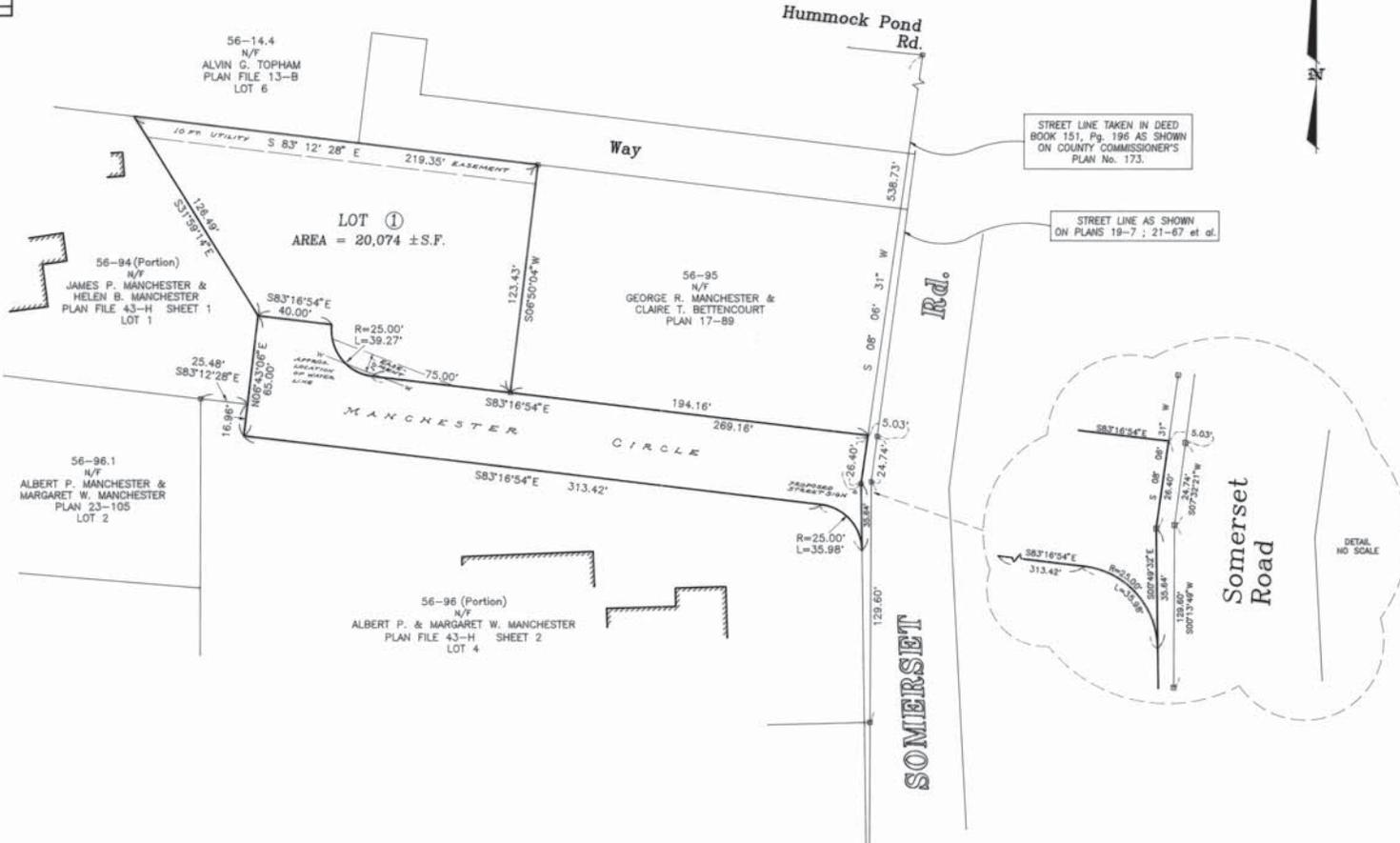
THE PLANNING BOARD DETERMINES THAT:

(b) LOT(S) 1 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY-LAW BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BY-LAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.



NANTUCKET REGISTRY OF DEEDS
 180 B B WH
 Date: 9:02 AM
 Plan No.: 45-E
 Plan File:
 J. Rebecca J. Lohmann
 Register

RESERVED FOR REGISTRY USE



I, REBECCA J. LOHMANN, CLERK OF THE TOWN OF NANTUCKET, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE THIRTY DAY PERIOD AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.
 TOWN CLERK: Rebecca J. Lohmann
 DATE: Aug. 13, 1994

NOTE: THE NEW ROAD SHOWN ON THIS PLAN IS APPROVED ONLY FOR THE LOT SHOWN ON THIS PLAN AND FURTHER DIVISION OF LAND CREATING BUILDING LOTS WITH LEGAL FRONTAGE ON THIS ROAD WILL REQUIRE APPROVAL UNDER THE SUBDIVISION CONTROL LAW BY THE NANTUCKET PLANNING BOARD.

Nantucket Planning Board
 APPROVAL UNDER THE
 SUBDIVISION CONTROL LAW

James P. Manchester
Helen B. Manchester
 DATE APPROVED: May 26, 1994
 DATE ENDORSED: August 24, 1994
 PLANNING BO. FILE NO. 5084

NOTE: THIS PLAN IS SUBJECT TO A STATEMENT OF CONDITIONS OF SUBDIVISION APPROVAL DATED AND RECORDED AT THE NANTUCKET COUNTY REGISTRY OF DEEDS IN DEED BOOK 154, PAGE 105.

PLAN of LAND
 in
 NANTUCKET, MASS.

Prepared For
**James P. Manchester &
 Helen B. Manchester**
 Scale: 1" = 30' March 18, 1994
 CHARLES W. HART & ASSOCIATES, INC.
 SANFORD BOAT BUILDING
 49 SPARKS AVENUE
 NANTUCKET, MASS. 02554
 (508) 228-8910
 GRAPHIC SCALE



LEGEND
 □ DENOTES CONCRETE BOUND FOUND

CURRENT ZONING CLASSIFICATION:
 Residential 2 (R-2)
 MINIMUM LOT SIZE: 20,000 S.F.
 MINIMUM FRONTAGE: 75 FT.
 FRONT YARD SETBACK: 30 FT.
 REAR/SIDE SETBACK: 10 FT.
 GROUND COVER %: 12.5%

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
Charles W. Hart
 PROFESSIONAL LAND SURVEYOR DATE 3-18-94

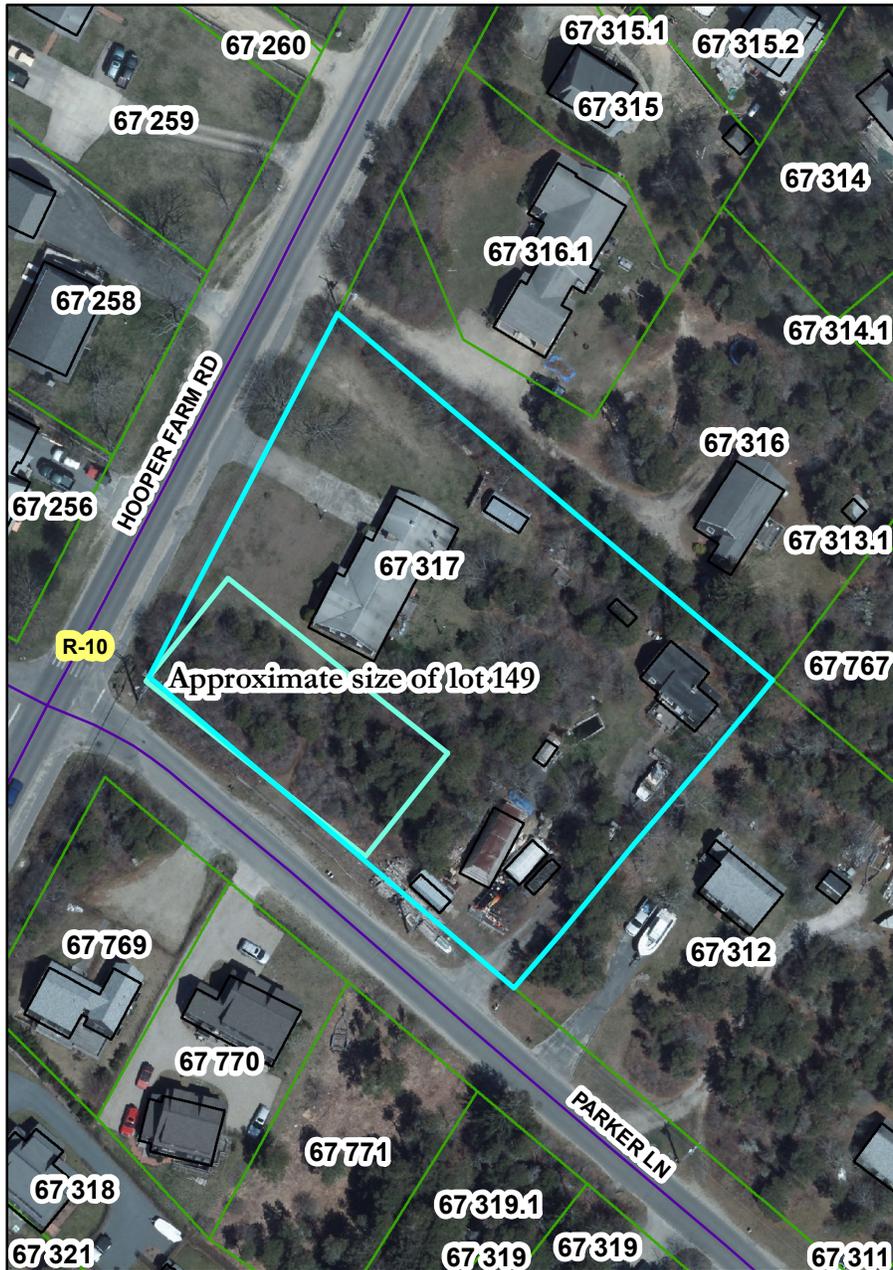


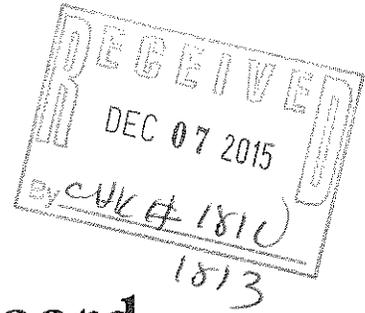
ASSESSOR MAP 56, PARCELS 94 & 96 (Portion)

H-543



Planning Board #01-16
56C Hooper Farm Road
Map 67 Parcel 317 (portion of)





Nantucket Planning Board

Application for a Special Permit

Date: 12/7/15

File #: 01-16

Name of development: _____

Owner(s) name(s): Tess Anderson

Mailing address: 4 Aurora Way

Phone number: 508-364-0044 Fax number: _____ E-mail: tess@nantucketislandinc.com

Applicant's name: Tess Anderson

Mailing address: _____

Phone number: _____ Fax number: _____ E-mail: _____

Engineer / surveyor's name: Mike Connolly

Mailing address: 149 Surfside Road

Phone number: 508-228-8910 Fax number: _____ E-mail: michael.connolly5@verizon.net

Location of lot(s): _____

Street address Sleethooper Farm Rd.

Tax Assessors Map 67 Parcel 317

Nantucket Registry of Deed: Plan Book _____ and Page _____ OR

Plan File # _____ OR Land Court Plan # _____ at Certificate # _____

Size of parcel: 10,500 sq. ft. Zoning District: 10,000

Special Permit sought: (check one)

- Cluster subdivision
- Commercial WECS
- Driveway Access/Curb Cut Special Permit
- Harbor Overlay District (HOD)
- Major Commercial Development (MCD)

- Multi-family Special Permit
- Moorlands Management District Subdivision or Construction (MMD)
- NEHOD (Neighborhood Employee Housing Overlay District)
- MRD (Major Residential Development)
- MIPOD (Mid-Island Planned Overlay District)
- Other Uses Requiring a Special Permit (specify all uses and *Nantucket Code* sections)

Section	Description
139-16A	
139-2.A	tertiary dwelling exceeds 300 sq ft. To be 595 sq ft.

Specify all associated Zoning Code relief sought:

Section	Description

Only the zoning relief expressly requested above will be considered as part of this application.

If applying for a Major Commercial Development, specify how the application will comply with Section 139-11 (J) of the *Zoning Code of the Town of Nantucket*, also known as the Town's Affordable Housing Effort:

Planning Board filing fee due: \$ 250.00

Engineering Inspection Escrow Deposit due: \$ 303.30

I/ we hereby certify that the applicant(s) cited above have been authorized by me/ us to file a Special Permit application with the Planning Board on property that I/ we own.

Owner(s)' Signature(s)

Applicant's Signature

I/we _____, the undersigned, hereby authorize
_____ to act as agent(s) on my/our behalf and to
make any necessary revisions on this filed application as they may be requested by the Board to meet its governing
rules and guidelines.

Owner(s)' signature(s)

Check List:

- Planning Board Special Permit abutters list – to be obtained at the Tax Assessor's office
- Completed application form entitled "Application to the Planning Board for a Special Permit"
- Application fee of \$250.00 payable to Town of Nantucket
- Abutters fee of \$6.74 per abutters payable to Pitney Bowes Reserved Funds
- Four (4) sets of mailing labels with each abutter's name and address
 - 1" x 2 5/8" size, typed labels, are preferred
 - duplicate labels are not necessary if the same owner is listed for more than one abutting property
- Completed application form
- Town Clerk's stamped application (provide 2 copies-one for Town Clerk and one for Planning Board)



2015 00150017
Cert: 25875 Doc: DD
Registered: 11/24/2015 11:36 AM

QUITCLAIM DEED

We, **Carl Nielsen and Sharon Nielsen**, of PO Box 151, Pequannock, NJ 07440, being married to each other

For consideration paid, and in full consideration of Three Hundred Ninety Thousand and 00/100 (\$390,000.00) Dollars

Grant to **Tess Anderson**, of 4 Aurora Way, Nantucket, Massachusetts 02554

With QUITCLAIM COVENANTS

that certain parcel of land together with the improvements thereon situate at 56C Hooper Farm Road, Nantucket Town and County, Massachusetts, bounded and described as follows:

Lot 149 upon Land Court Plan 34507-18 entitled, "Plan of Land in Nantucket, Mass, Scale 1"=30' dated February 20, 2015 prepared for: Carl Nielsen and Sharon Nielsen by Earle & Sullivan, Inc., Professional Land Surveyors, 6 Youngs Way, Nantucket, MA 02554".

Subject to rights, easements and restrictions of record as set out in Certificate of Title No. 25367 insofar as the same are in force and applicable.

The Grantors hereby release any and all rights of homestead in the property and swear under pains and penalties of perjury there are no other persons entitled to the protection of the Homestead Act.

Being a portion of the premises conveyed to Grantor by deed dated September 30, 2014 and recorded with the Nantucket District Registry of the Land Court as Document No. 145857.

Property Address: 56C Hooper Farm Road, Nantucket

LAND COURT, BOSTON. The land herein described will be shown on our approved plan to follow as

REFERRED TO

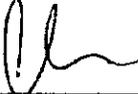
NOV 10 2015

Plan **34507-18** Lot **149**
(EXAMINED AS DESCRIPTION ONLY)

T.C. PONTBRIAND
ACTING CHIEF ENGINEER

JAN

Witness my hand and seal this 9th day of November, 2015.



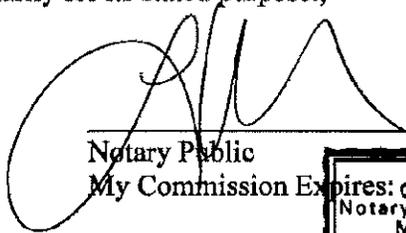
Carl Nielsen

STATE OF NEW JERSEY

Essex County, ss.

November 9, 2015

On this 9th day of November, 2015, before me, the undersigned notary public, personally appeared Carl Nielsen, proved to me through satisfactory evidence of identification, which was ___ photographic identification with signature issued by a federal or state government agency, ___ oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose.,



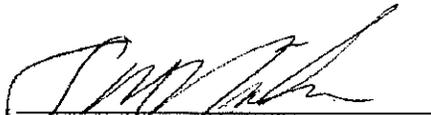
Notary Public
My Commission Expires


LAUREN WILSON
My Commission # 2383537
Notary Public, State of New Jersey
My Commission Expires
April 16, 2019

NANTUCKET LAND BANK
CERTIFICATE
 Paid \$ 7800.00
 Exempt
 Non-applicable
36934 11/24/15
No. Date
Authorization 

MASSACHUSETTS EXCISE TAX
Nantucket County ROD #16 001
Date: 11/24/2015 11:36 AM
Ctrl# 462050 20683 Doc# 00150017
Fee: \$1,778.40 Cons: \$390,000.00

Witness my hand and seal this 9th day of November, 2015.

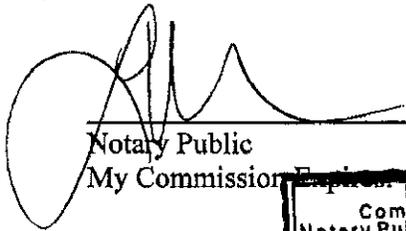

Sharon Nielsen

STATE OF NEW JERSEY

Essex County, ss.

November 9, 2015

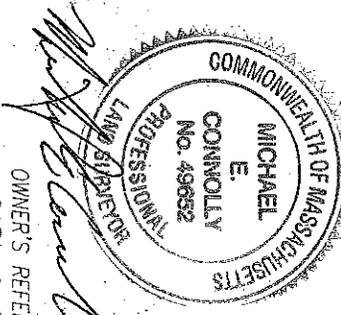
On this 9th day of November, 2015, before me, the undersigned notary public, personally appeared Sharon Nielsen, proved to me through satisfactory evidence of identification, which was ___ photographic identification with signature issued by a federal or state government agency, ___ oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose.,



Notary Public
My Commission Expires _____

LAUREN WILSON
Commission # 2303527
Notary Public, State of New Jersey
My Commission Expires
April 16, 2019

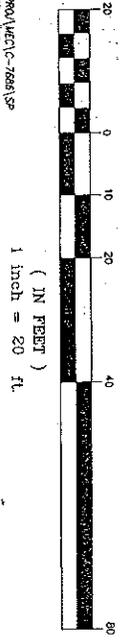
HOOPER FARM ROAD
VARIABLE WIDTH



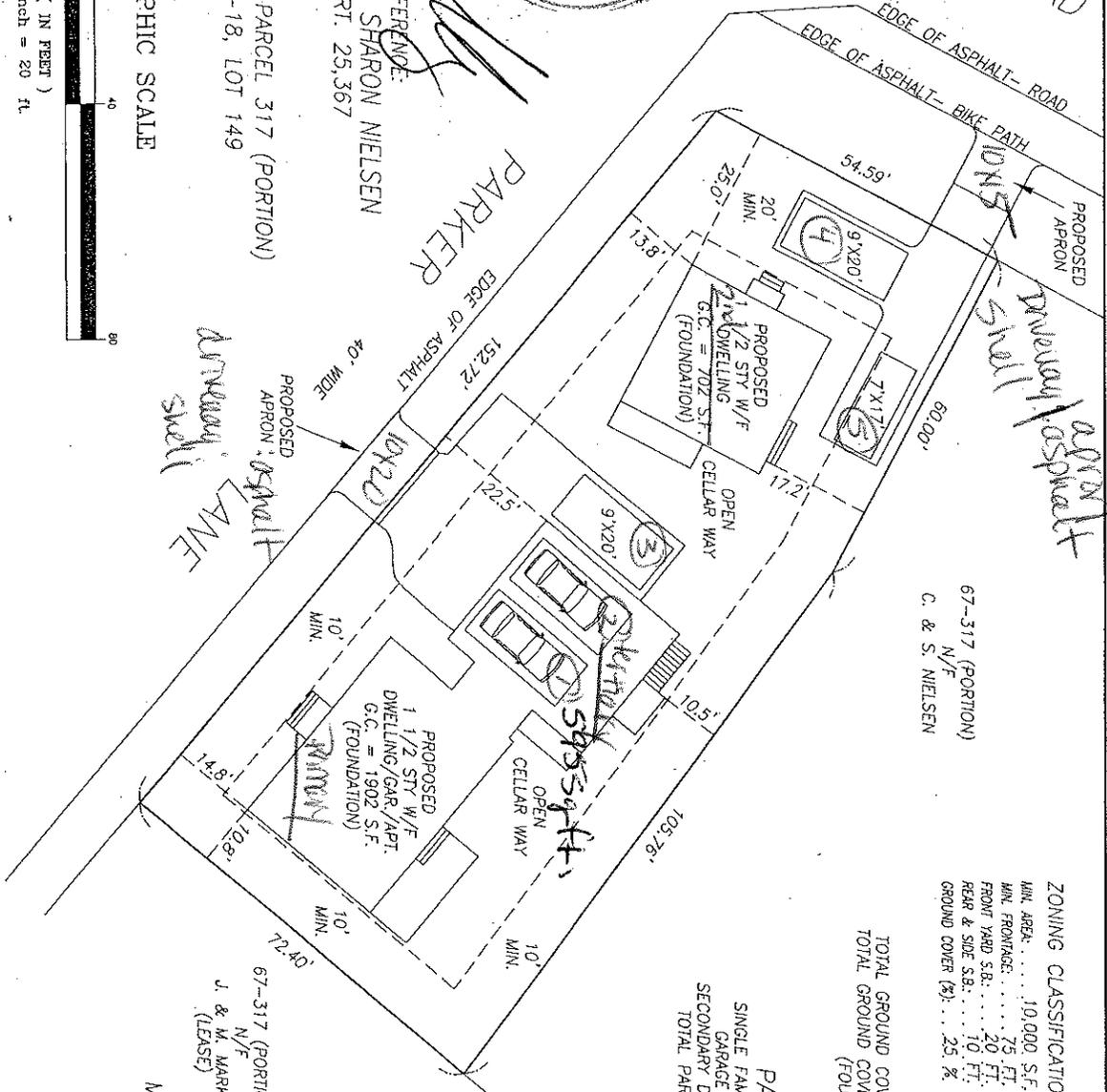
LAND SURVEYOR
MICHAEL E. CONNOLLY
NO. 49682
PROFESSIONAL

ASSESSOR'S MAP 67 PARCEL 317 (PORTION)
L.C. 34507-18, LOT 149

GRAPHIC SCALE



C:\PROJ\MEC-7686\SP
12/09/15



67-317 (PORTION)
N/F
C. & S. NIELSEN

ZONING CLASSIFICATION: R-10

MIN. AREA:	10,000 S.F.	EXISTING:	10,500± S.F.
MIN. FRONTAGE:	75 FT.	SEE PLAN	
FRONT YARD S.B.:	20 FT.	SEE PLAN	
REAR & SIDE S.B.:	10 FT.	SEE PLAN	
GROUND COVER (%):	25 %	SEE PLAN	

TOTAL GROUND COVER ALLOWED: 2625 S.F.
TOTAL GROUND COVER PROPOSED: 2604 S.F.
(FOUNDATION)

PARKING
SINGLE FAMILY DWELLING - 2
GARAGE APARTMENT - 1
SECONDARY DWELLING - 75/BR-2
TOTAL PARKING SPACES - 5

67-317 (PORTION)
N/F
J. & M. MARKS
(LEASE)

SCALE: 1"=20' DATE: DECEMBER 3, 2015

MICHAEL CONNOLLY & ASSOCIATES INC.
PROFESSIONAL LAND SURVEYORS

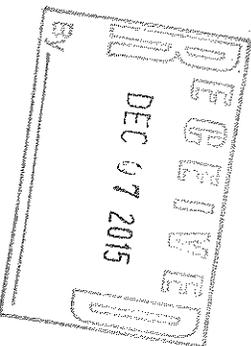
149 SURFSIDE ROAD
NANTUCKET, MA. 02554
(508) 228-8910

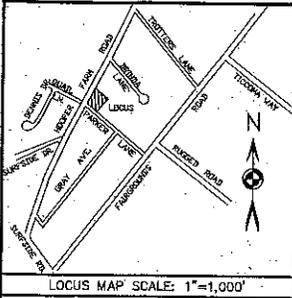
C-7686

HDC SITE PLAN
OF LAND
IN
NANTUCKET, MA.

PREPARED FOR:
TESS ANDERSON

2 proposed 4x20 parking spaces in garage





" I CERTIFY THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON OR BETWEEN SEPT. 8, 2014 & FEB. 20, 2015."

Earle & Sullivan
PROFESSIONAL LAND SURVEYOR

FEB 20 2015
DATE



LEICA TCR405 POWER
2mm + 2ppm

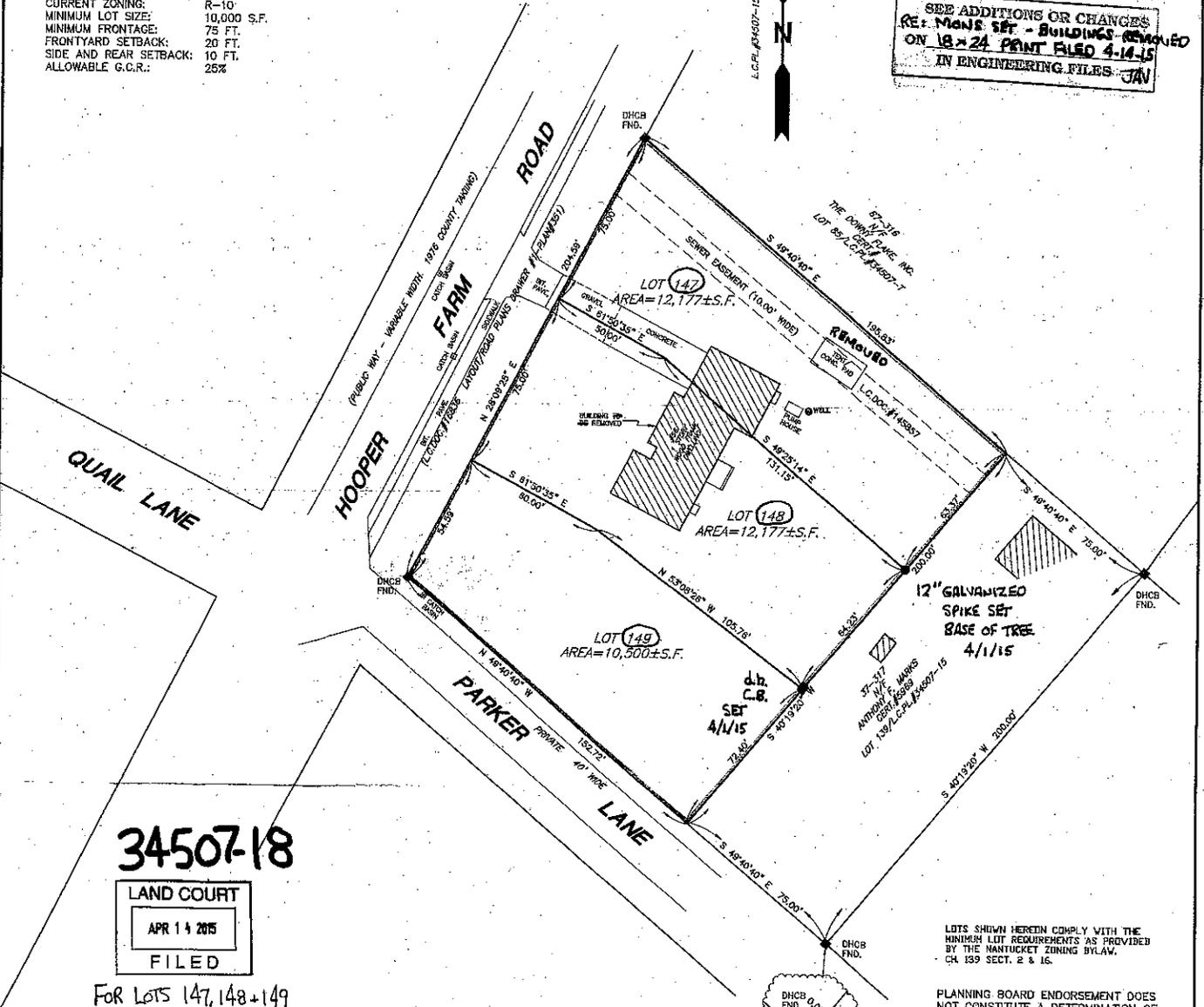
TRAVERSE DATA
PRECISION: 1 IN 82,226
ERROR OF CLOSURE:
LINEAR: 0.01'
ANGULAR: 00° 00' 03"
DIRECTION: S 23°21'31" E

OFF SITE EDM COMPARISON BASE LINE
492.08: MAL/SC/M/S. CAPE COD BASE LINE
492.08: 08/22/07 COMPARISON MEASUREMENT
597.777: E & S BASELINE#3 8/23/07 (FOREST AVE.)
597.782: 8/03/2014 COMPARISON MEASUREMENT

OVERLAY DISTRICTS:
PUBLIC WELLHEAD RECHARGE

CURRENT ZONING: R-10
MINIMUM LOT SIZE: 10,000 S.F.
MINIMUM FRONTAGE: 75 FT.
FRONTYARD SETBACK: 20 FT.
SIDE AND REAR SETBACK: 10 FT.
ALLOWABLE G.C.R.: 25%

SEE ADDITIONS OR CHANGES
RE: **MONS SET - BUILDINGS REMOVED**
ON **18x24 PRINT FILED 4-14-15**
IN ENGINEERING FILES - JAN



34507-18

LAND COURT
APR 14 2015
FILED

FOR LOTS 147, 148 & 149

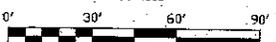
BEING A SUBDIVISION OF LOT 138
AS SHOWN ON L.C.P.L.#34507-15

**PLAN OF LAND
IN
NANTUCKET, MASS.**

SCALE: 1"=30' DATE: FEB. 20, 2015

PREPARED FOR: CARL NIELSEN and SHARON NIELSEN

EARLE & SULLIVAN, INC.
PROFESSIONAL LAND SURVEYORS
6 YOUNGS WAY
NANTUCKET, MA 02554
508-332-4808



REFERENCES:
DEED REF.: L.C.DOC.#145857
PLAN REF.: L.C.P.L.#34507-15
ASSESSORS REF.: MAP 67 PARCEL 317

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE NOT LOCATED WITHIN A FLOOD ZONE AS DELINEATED ON THE F.I.R.M. OF COMMUNITY NO. 28023X, MASS. EFFECTIVE JUNE 9, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

THE PLANNING BOARD DETERMINES THAT:
LOT(S) 147-149 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY-LAW BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BYLANS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

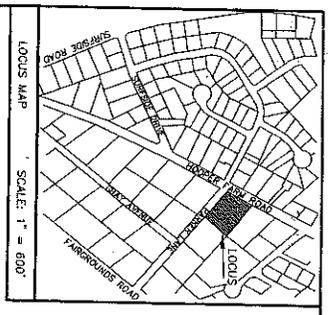
LOTS SHOWN HEREIN COMPLY WITH THE MINIMUM LOT REQUIREMENTS AS PROVIDED BY THE NANTUCKET ZONING BYLAW, CA 139 SECT. 2 & 16.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.

NANTUCKET PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

Earle & Sullivan
Stephen J. Sullivan
Earle & Sullivan

DATE SIGNED: **03-09-15**
FILE NO.: **7806**



LEGEND

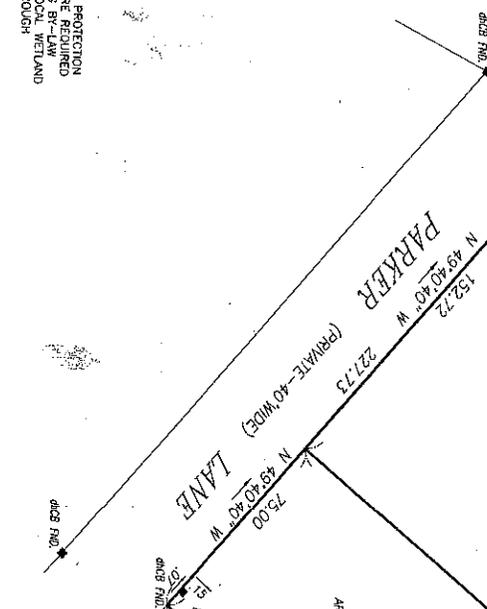
■ d&g PND DENOTES DRILL HOLE IN CONCRETE BOUND FOUND

INSTRUMENT/ACCURACY : MLD 101000 4(Chm+20ppm)
 DIRECTIONAL ERROR OF CLOSURE : S70°13'56.3"E
 LINEAR ERROR OF CLOSURE : 0.0130
 SURVEY PRECISION : 1:82,295

TOTAL LOT AREA
 49,855S.S.F.

CURRENT ZONING CLASSIFICATION:
 RESIDENTIAL-10 (R-10)
 MINIMUM LOT SIZE: 10,000 S.F.
 MINIMUM FRONT SETBACK: 75 FT.
 FRONT YARD SETBACK: 20 FT.
 REAR/SIDE SETBACK: 10 FT.
 GROUND COVER % : 25%

I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2008 ON OR BETWEEN 2/22/08 AND 2/22/08.
 PROFESSIONAL LAND SURVEYOR DATE 4-24-08
 CARL H. STOLAND



I CERTIFY THAT THE CONDITIONS ON THE GROUND ARE THE SAME NOW AS AT THE TIME OF THE ORIGINAL SURVEY OF SEPT. 14, 2009.
 CARL H. STOLAND
 CERT. 6185
 L.C. 34507-D
 LOT 34
 07-312
 CARL H. STOLAND
 CERT. 6185
 L.C. 34507-D
 LOT 34

ANTHONY F. & COLLEEN M. MARKS
 L. C. CERT. 5969
 L. C. PLAN 34507-D LOT 35
 CHARLES W. HART and ASSOCIATES, Inc.
 PROFESSIONAL LAND SURVEYORS
 8 WILLIAMS LANE
 NANTUCKET, MA. 02554
 (508) 228-8910
 GRAPHIC SCALE
 (IN FEET)
 1" = 50' FT.

PLAN OF LAND

IN NANTUCKET, MA.

SCALE: 1"=30' DATE: SEPTEMBER 14, 2009
 OWNER'S REFERENCE:

BEING A SUBDIVISION OF LOT 35 SHOWN ON LAND COURT PLAN 34507-D

LAND COURT
 MAY 08 2010
 FILED

34507-15
 10 of 15

THE PLANNING BOARD DETERMINES THAT:

(b) LOT(S) 1 & 2 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY-LAW BY-LAWS. RETURN SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND APPLICATION TO THE CONSERVATION COMMISSION.

ASSESSORS MAP 67 PARCEL 317

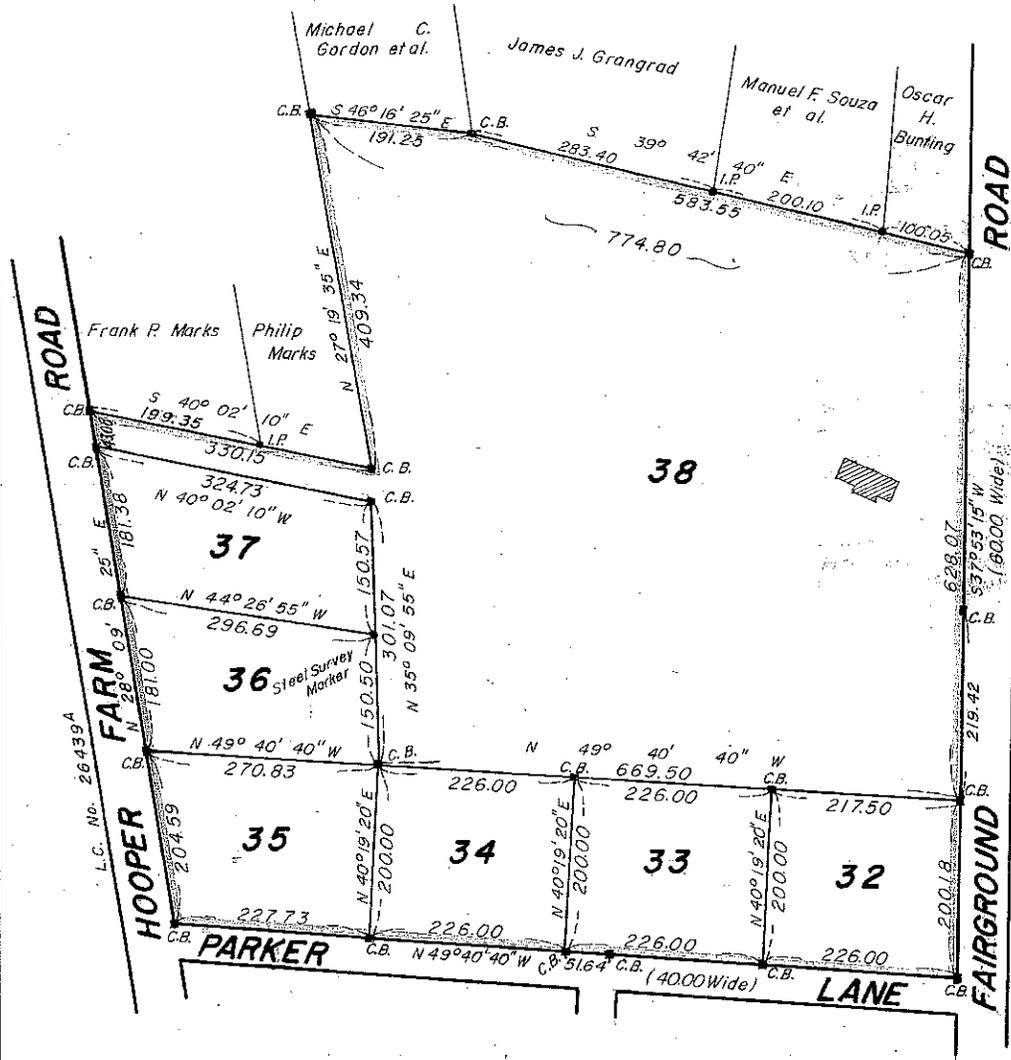
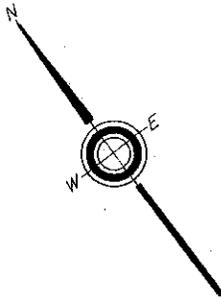
H-7216

SUBDIVISION PLAN OF LAND IN NANTUCKET

34507 D

Josiah S. Barrett, Surveyor

March 28, 1970



Subdivision of Lot 31
Shown on Plan 34507^C
Filed with Cert. of Title No. 5921
Registry District of Nantucket County

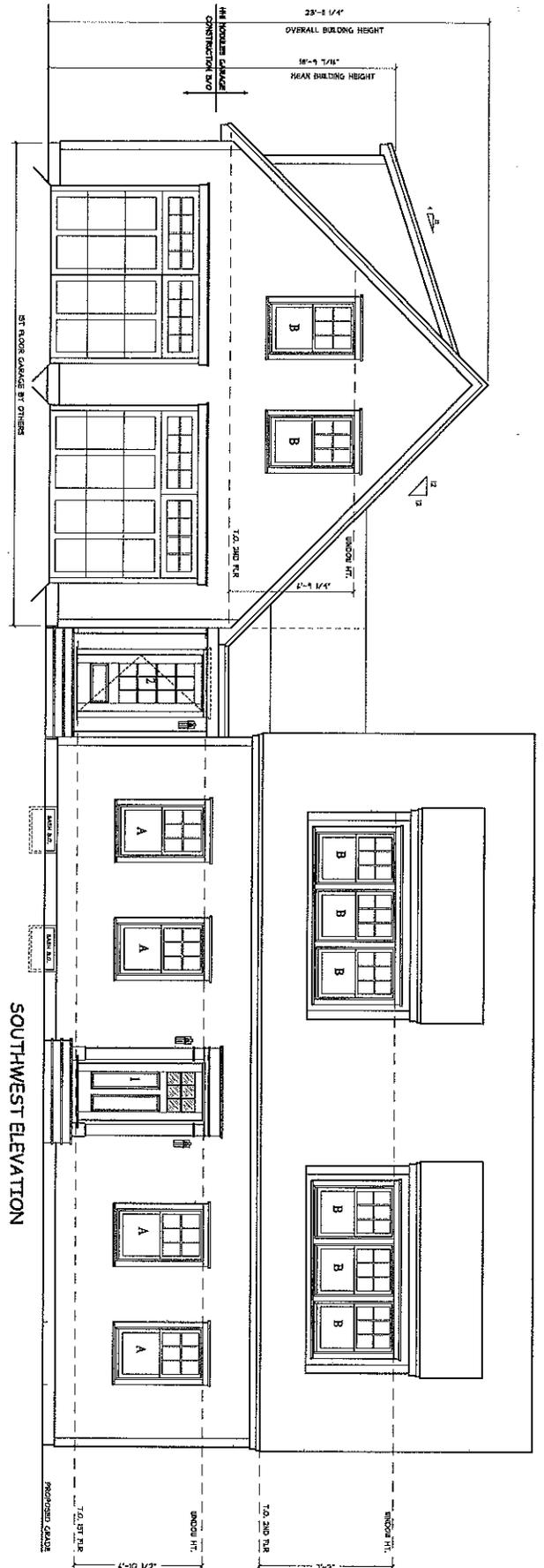
Separate certificates of title may be issued for land
shown hereon as Lots 32 thru 38
By the Court.

APRIL 3, 1970
M.G.E.

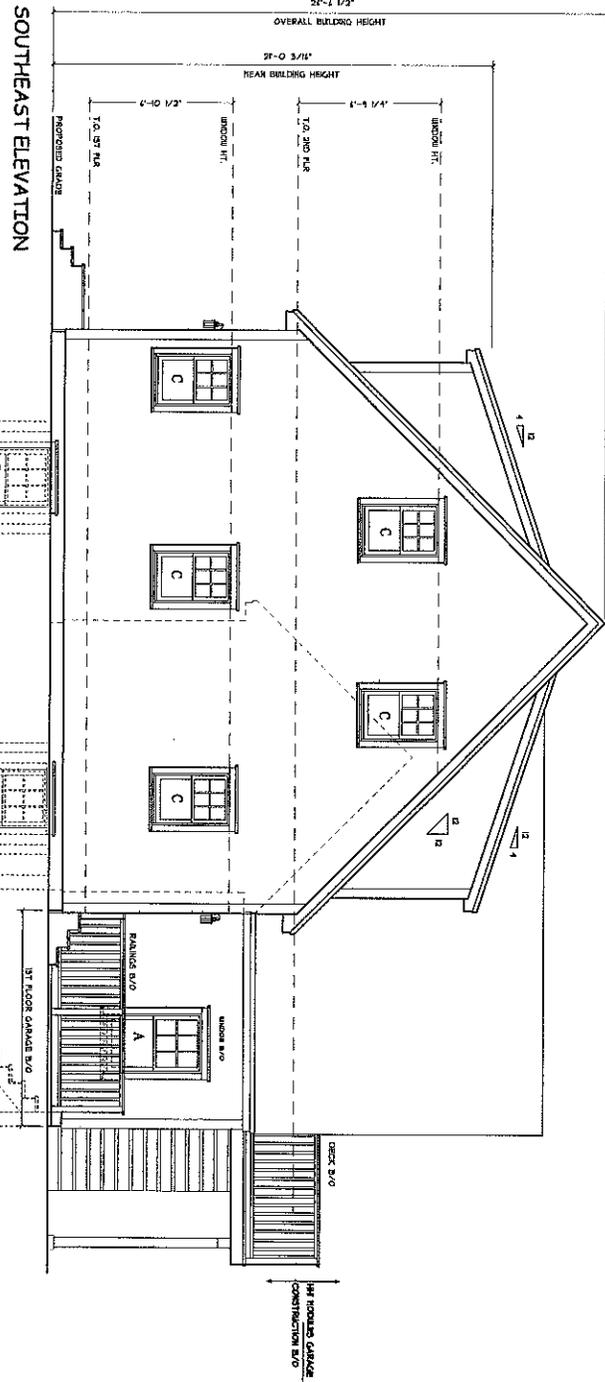
Margaret M. Daly
Recorder

Copy of part of plan
filed in
LAND REGISTRATION OFFICE
APRIL 3, 1970
Scale of this plan 150 feet to an inch
R.L. Woodbury, Engineer for Court

This plan filed with Certificate No. 5969



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION

DATE	7/26/23
BY	1/1/2023
NO.	

FOR PRIMARY PLANS
NOT FOR CONSTRUCTION

ELEVATIONS

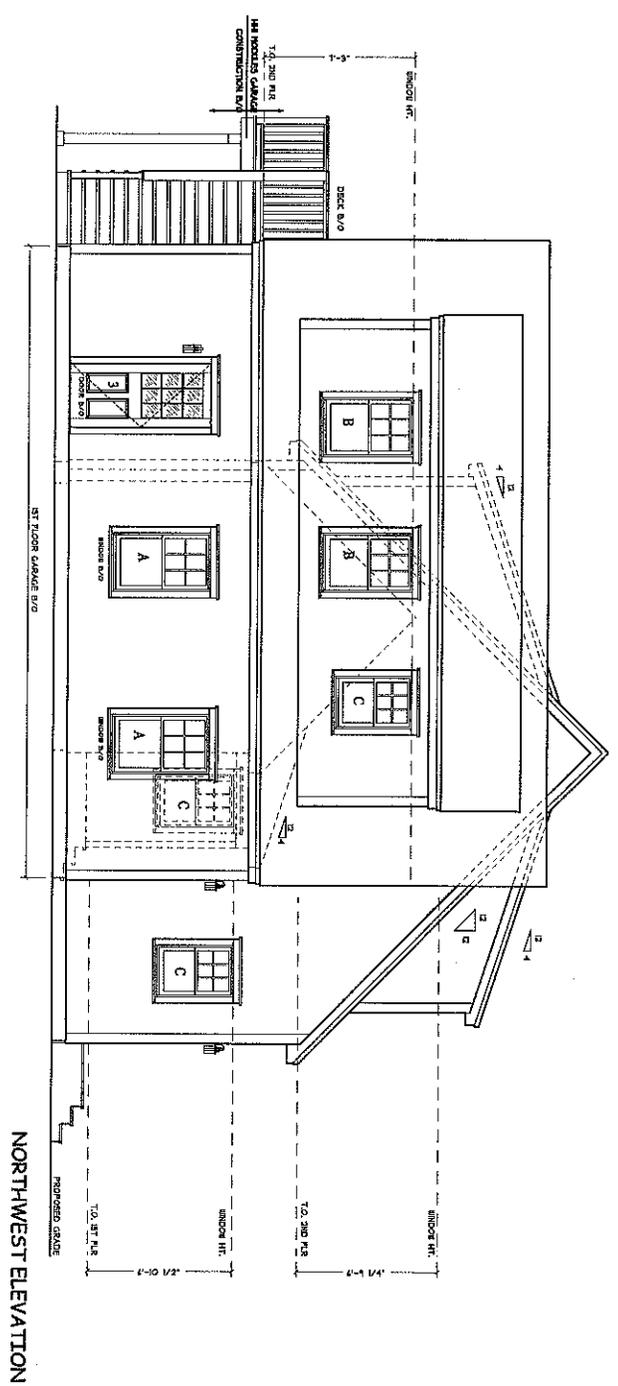
ANDERSON #1

SCALE
1/4" = 1'-0"

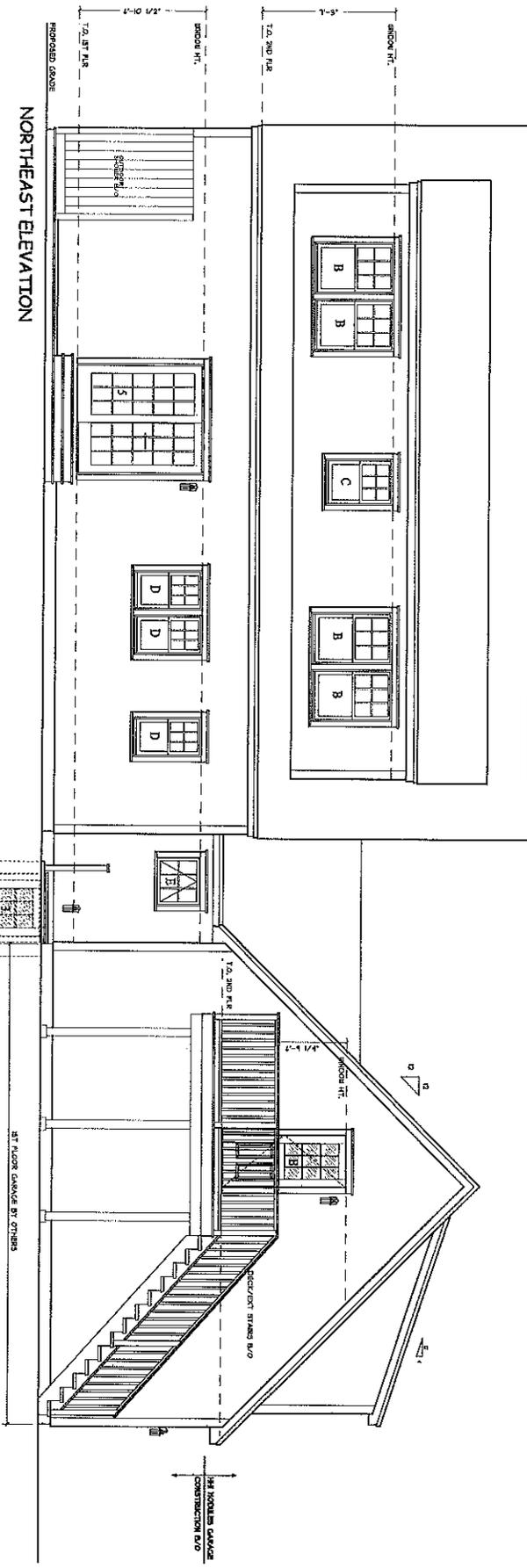
SHEET SIZE 18x24
PROJECT # 9881

DRAWING NO. EL-1

HUNTINGTON
HOMES, INC.
141 NORTH ST. - 2ND FLOOR - LOS ANGELES, CALIF. 90012
PHONE (213) 951-1424 FAX (213) 951-1425 WWW.HUNTINGTONHOMES.COM



NORTHWEST ELEVATION



NORTHEAST ELEVATION

PROJECT NO.	9881
DATE	12/07/15
DESIGNER	HUNTINGTON HOMES, INC.
SCALE	1/4" = 1'-0"

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

ELEVATIONS

ANDERSON #1

HUNTINGTON HOMES, INC.
10000 W. 10th Street, Suite 100
Eden Prairie, MN 55324
952.461.1111

SCALE
1/4" = 1'-0"

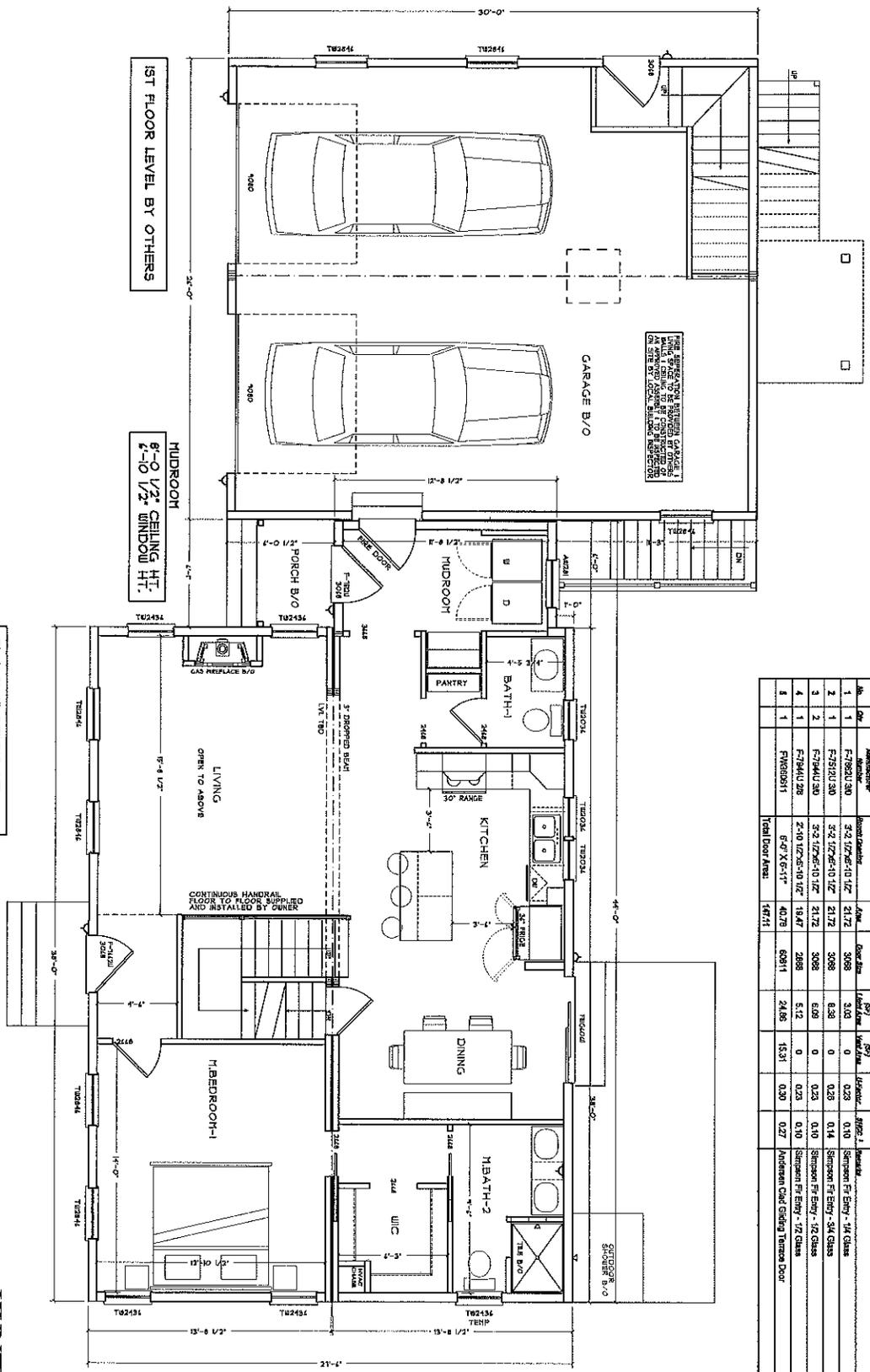
HUNTINGTON
HOMES, INC.
PROJECT # 9881
SHEET SIZE 18x24
DRAWING NO. **EL-2**

WINDOW SCHEDULE Require Egress: 3/4 SF Mark Double Hing Window Opening

No.	Qty	Manufacturer	Model	Req'd	Actual	U-Value	R-Value	Notes
A	7	TW2946	2'-10 1/2" X 4'-6"	Y	5.03	0.28	0.14	Anderson Chad Tri-Vision Low E ⁺ Window
B	14	TW2942	2'-0 1/2" X 4'-5"	Y	4.81	0.28	0.14	Anderson Chad Tri-Vision Low E ⁺ Window
C	6	TW2938	2'-4 1/2" X 3'-5"	N	3.28	0.28	0.14	Anderson Chad Tri-Vision Low E ⁺ Window
D	3	TW2938	2'-4 1/2" X 3'-5"	N	3.28	0.28	0.14	Anderson Chad Tri-Vision Low E ⁺ Window
E	1	AW281	2'-8" X 2'-5"	N	4.4	0.28	0.14	Anderson Chad Tri-Vision Low E ⁺ Window
Total Window Area:		378.51						

DOOR SCHEDULE

No.	Qty	Manufacturer	Model	Req'd	Actual	U-Value	R-Value	Notes
1	1	F-73831-30	3'-2 1/2" X 6'-10 1/2"	0	3.08	0.28	0.14	Anderson Chad Tri-Vision Low E ⁺ Glass
2	1	F-73831-30	3'-2 1/2" X 6'-10 1/2"	0	3.08	0.28	0.14	Anderson Chad Tri-Vision Low E ⁺ Glass
3	2	F-73841-30	3'-2 1/2" X 6'-10 1/2"	0	3.08	0.28	0.14	Anderson Chad Tri-Vision Low E ⁺ Glass
4	1	F-73841-30	3'-2 1/2" X 6'-10 1/2"	0	3.08	0.28	0.14	Anderson Chad Tri-Vision Low E ⁺ Glass
5	1	PW283511	6'-0" X 6'-11"	0	4.78	0.28	0.14	Anderson Chad Tri-Vision Low E ⁺ Glass
Total Door Area:		147.11						



DATE	12/20/15
BY	ARCHITECT

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

ARCH FIRST FLOOR

ANDERSON #1

SCALE
1/4" = 1'-0"

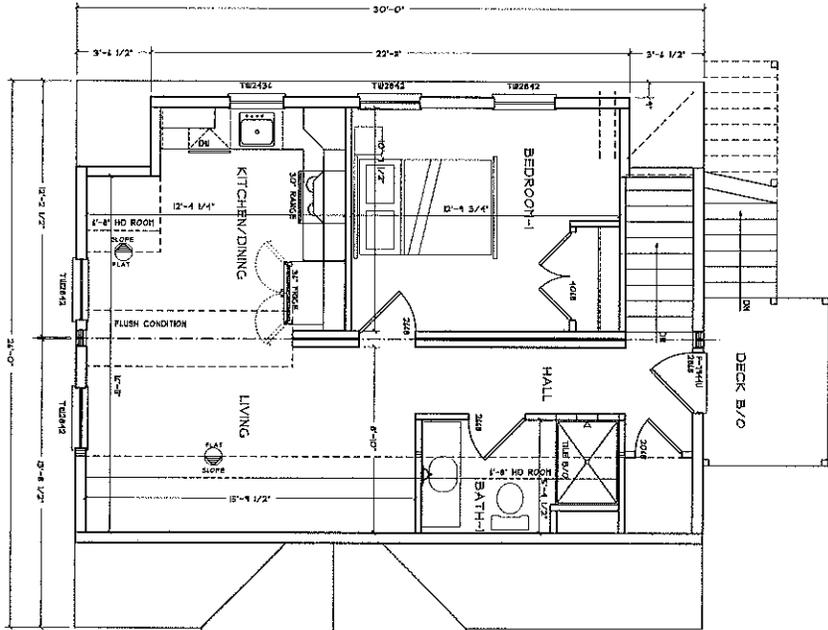
HUNTINGTON
HOMES, INC.

PROJECT # 9881

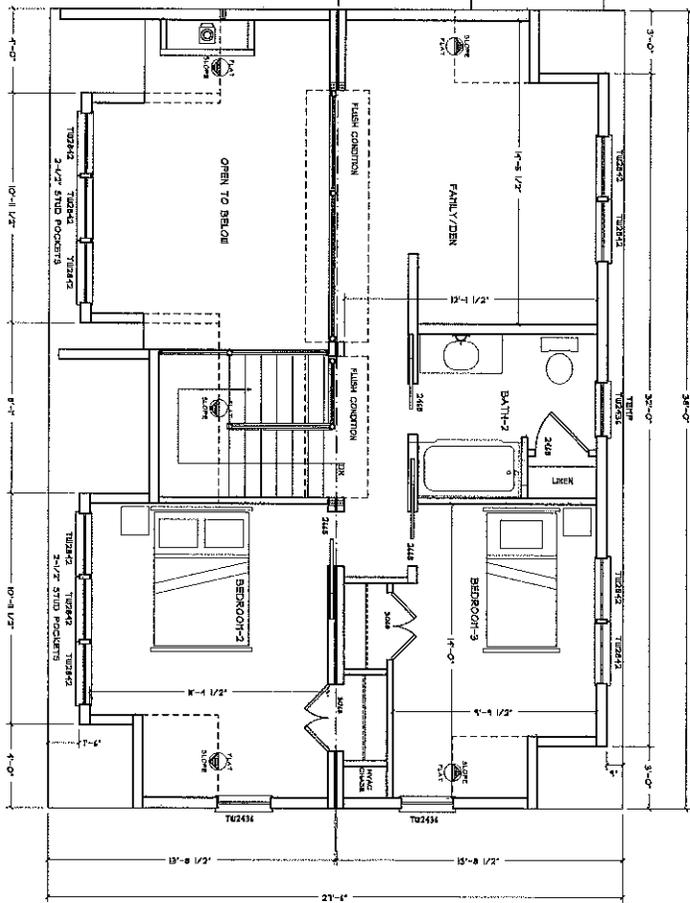
SHEET SIZE 18x24

DRAWING NO. 1-1

RECEIVED
 DEC 07 2015



FL-2: 7'-1 1/2" CEILING HT.
 6'-4 1/4" WINDOW HT.



FL-2: 7'-1 1/2" CEILING HT.
 6'-4 1/4" WINDOW HT.

DATE	DESCRIPTION
12/20/15	ISSUED FOR PERMITS

PRELIMINARY PLANS
 NOT FOR CONSTRUCTION

ARCH SECOND FLOOR

ANDERSON #1

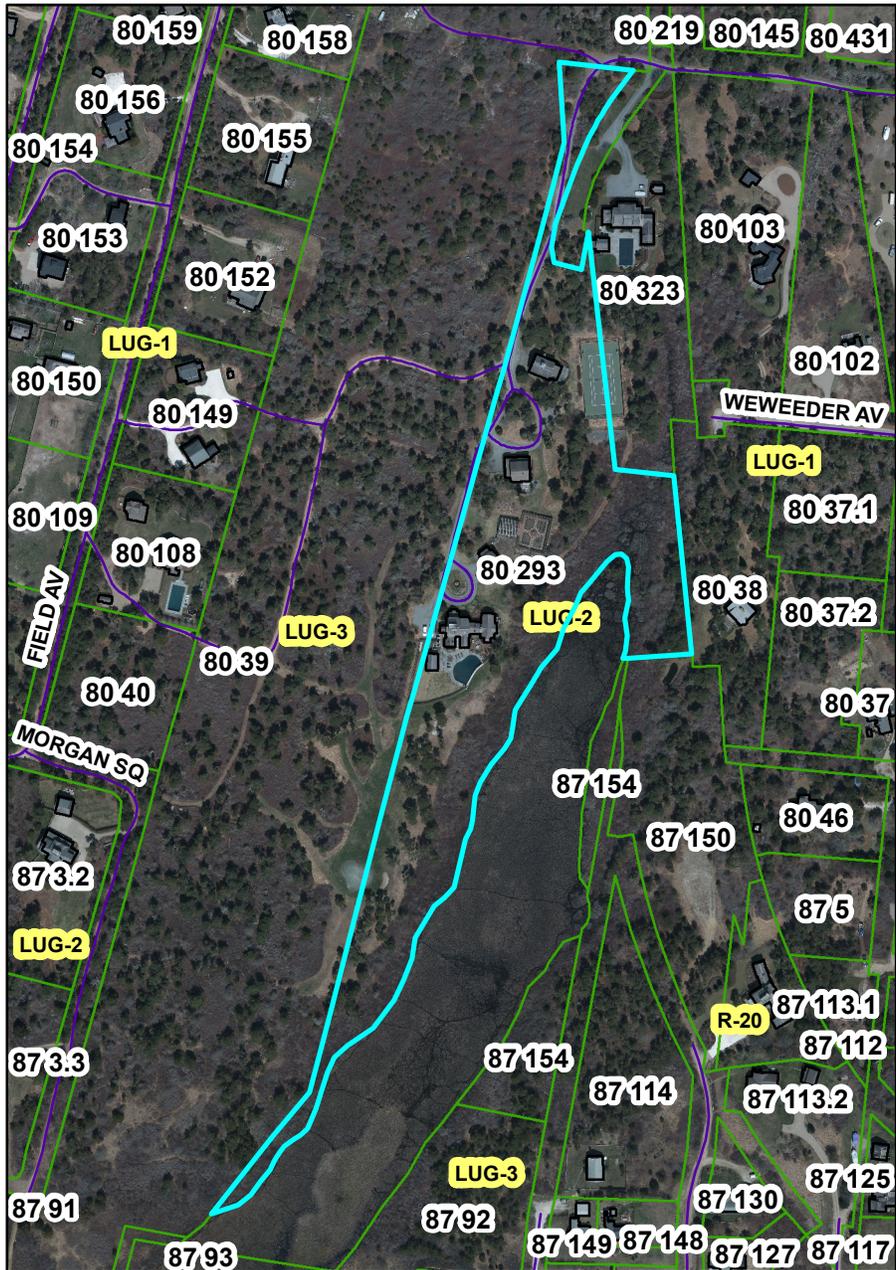
SCALE	1/4" = 1'-0"
-------	--------------

PROJECT #	9881
SHEET SIZE	18x24
DRAWING NO.	R-2

HUNTINGTON
 HOMES, INC.



Planning Board #02-16
1 Pochick Avenue
Map 80 Parcel 293





Rec'd Town Clerk's
Town Clerk's
M. Holmes
Dec. 14 2015
3:03 p.m.
PB# 02-16

Nantucket Planning Board

Form B1

Application for Approval of a Definitive Subdivision Modification

File one completed form with the Planning Board and one copy with the Town Clerk.

Date: December 14, 2015 File #: 6353

To the Planning Board of Nantucket:

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision *modification* shown on a plan entitled Definite Plan of Land designed by Island Surveyors, LLC dated December 14, 2015, and described as follows: located on 1 Pochick Avenue, Nantucket

_____, number of lots proposed 4, 2 buildable, total acreage of tract 5, hereby submits said plan as a **definitive plan modification** in accordance with the *Rules and Regulations Governing the Subdivision of Land* of the Nantucket Planning Board and makes application to the Board for approval of said modification.

The undersigned's title to said land is derived from Mark and Maureen Lombardi by deed dated April 1, 2008 and recorded in the Nantucket Registry of Deeds Book 1142, Page 44, registered in the Nantucket Registry District of the Land Court, Certificate of Title # _____ and shown on Nantucket Assessor's Map # 80, Parcel 293, and said land is free of encumbrances except for the following: see attached

Said plan has has not evolved from a preliminary plan submitted to the Board on _____ (date) and approved disapproved on _____ (date).

The undersigned hereby applies for the approval of said **definitive plan modification** by the Board, in belief that the plan conforms to the Board's *Rules and Regulations*.

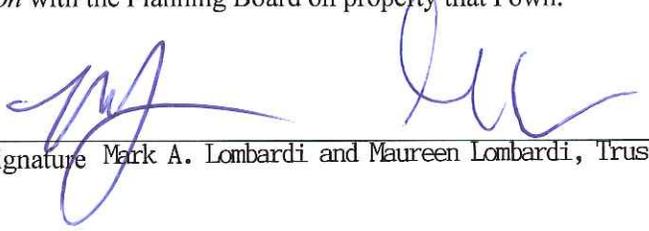
Name(s) and address(es) of the Applicant(s):
(to include all the names and addresses of the principals of the owner entity such as principal officers of the corporation, trustees

Contact Phone #: 508-325-1695 Contact Fax #: _____

Name of owner(s): Mark A. Lombardi and Maureen Lombardi, Trustees of Lombardi Realty Trust

Address of owner(s): Post Office Box 2364, Nantucket, Massachusetts 02584

I hereby certify that the applicant(s) listed above have been authorized by me to file a subdivision plan *modification* with the Planning Board on property that I own.



Owner's signature Mark A. Lombardi and Maureen Lombardi, Trustees

Received by Town Clerk:
Date: Dec. 14 2015
Time: 3:05 p.m.

Received by Board of Health:
Date: 12/14/15
Time: 3:00 pm

Planning Board File #: 02-16



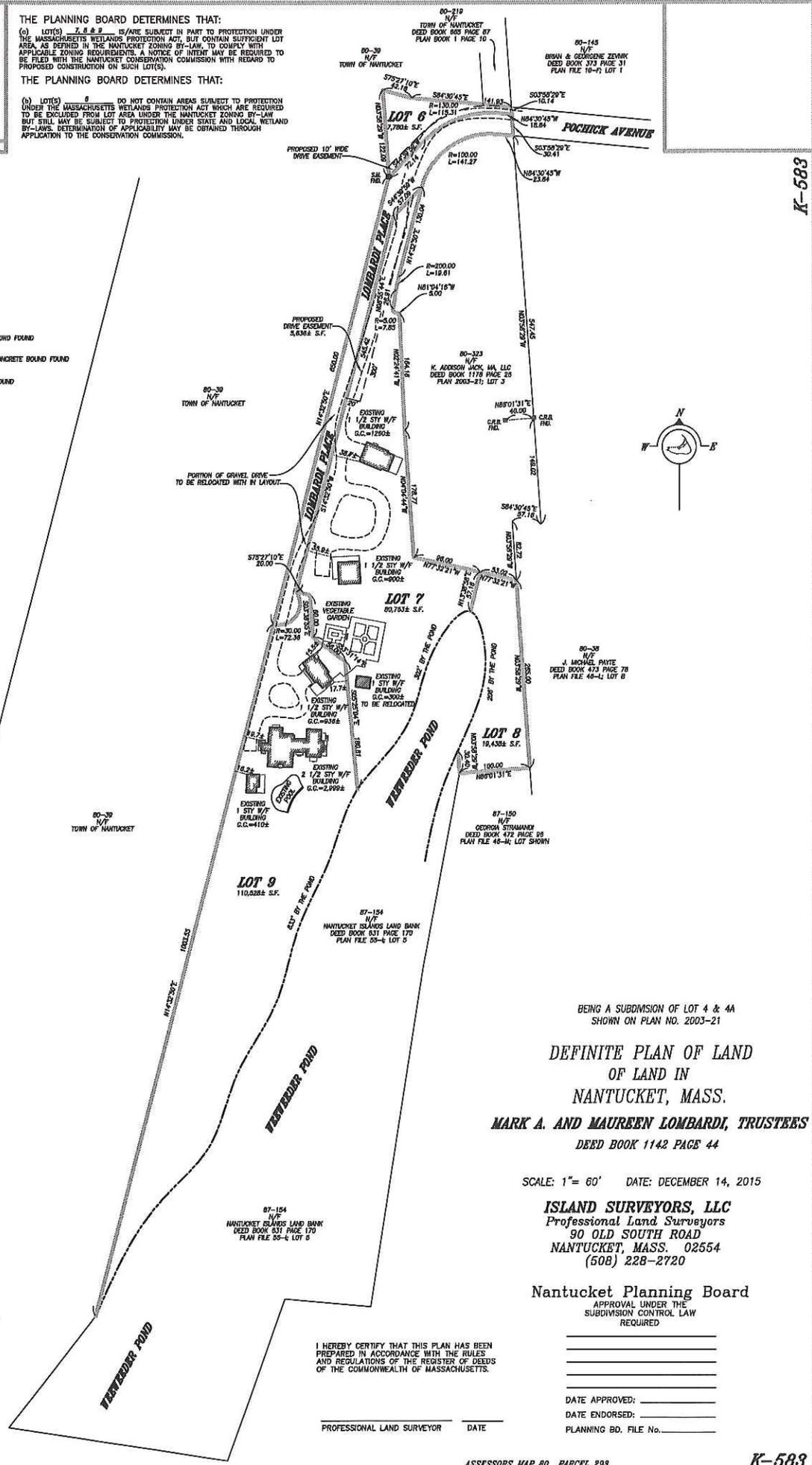
LOCUS MAP SCALE 1" = 2000'

CURRENT ZONING CLASSIFICATION:
 Limited Use General 2 (L.U.G.-2)
 MINIMUM LOT SIZE: 80,000 S.F.
 MINIMUM FRONTAGE: 150 FT.
 FRONT YARD SETBACK: 35 FT.
 REAR/SIDE SETBACK: 10 FT.
 GROUND COVER R: 4%

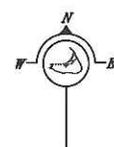
LEGEND

- C.R. #10 DENOTES COUNTY ROAD BOUND FOUND
- D.R. #10 DENOTES DRILL HOLE IN CONCRETE BOUND FOUND
- S.M. #10 DENOTES STEEL MARKER FOUND

THE PLANNING BOARD DETERMINES THAT:
 (c) LOT(S) 7, 8 & 9 IS/ARE SUBJECT IN PART TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT, BUT CONTAIN SUFFICIENT LOT AREA AS DEFINED IN THE NANTUCKET ZONING BY-LAW, TO COMPLY WITH APPLICABLE ZONING REQUIREMENTS. A NOTICE OF INTENT MAY BE REQUIRED TO BE FILED WITH THE NANTUCKET CONSERVATION COMMISSION WITH REGARD TO PROPOSED CONSTRUCTION ON SUCH LOT(S).
 THE PLANNING BOARD DETERMINES THAT:
 (b) LOT(S) 8 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY-LAW BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BY-LAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.



K-583



BEING A SUBDIVISION OF LOT 4 & 4A
 SHOWN ON PLAN NO. 2003-21

**DEFINITE PLAN OF LAND
 OF LAND IN
 NANTUCKET, MASS.**

MARK A. AND MAUREEN LOMBARDI, TRUSTEES
 DEED BOOK 1142 PAGE 44

SCALE: 1" = 60' DATE: DECEMBER 14, 2015

ISLAND SURVEYORS, LLC
 Professional Land Surveyors
 90 OLD SOUTH ROAD
 NANTUCKET, MASS. 02554
 (508) 228-2720

Nantucket Planning Board
 APPROVAL UNDER THE
 SUBDIVISION CONTROL LAW
 REQUIRED

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN
 PREPARED IN ACCORDANCE WITH THE RULES
 AND REGULATIONS OF THE REGISTER OF DEEDS
 OF THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR _____ DATE _____

DATE APPROVED: _____
 DATE ENDORSED: _____
 PLANNING BD. FILE No. _____

Waivers requested:

Any applicable to original plan, plus if needed,

- 2.06a(2), (5), (9), (10), (11) and (12)
Submission Requirements
- 2.06b(6) Bounds
- 2.06b(10) Topography
- 2.06b(13) Utility Plan
- 2.06b(14) Landscape Plan
- 2.06b(16) Location of Curbs and Gutters
- 2.06b(17) Roadway Cross-section
- 2.06b(18) On-site Brush Disposal
- 2.06b(19) Storm Drainage
- 2.06b(20) Profiles of Streets and Utilities
- 2.06b(21) Erosion Control Plans
- 2.06e Staking of Subdivision
- 3.02 Public Open Space
- 4.04b Dead-End Street
- 4.05 Street Construction
- 4.16 Landscape Plan
- 4.18 Sidewalks
- 4.19 Bicycle Paths
- 4.20 Street Lights
- 4.22 Curbing and Berms
- 4.23 Soil Surveys
- 4.24 Driveway Aprons

ENCUMBRANCES
1 Pochick Avenue

1. Provisions of an Easement dated May 4, 1995, recorded with Nantucket Deeds in Book 473, Page 81.
2. Provisions of Statement of Conditions of Subdivision Approval dated August 6, 1999, recorded with Nantucket Deeds in Book 631, Page 25.
3. Provisions of Instrument of Trust of Lombardi Acres Homeowner's Association Trust, dated August 6, 1999, recorded with Nantucket Deeds in Book 631, Page 32.
4. Provisions of a Road Maintenance and Endowment Agreement dated August 6, 1999, recorded with Nantucket Deeds in Book 631, Page 53.
5. Provisions of Declaration of Restrictions and Easements dated August 6, 1999, recorded with Nantucket Deeds in Book 631, Page 58, as affected by an Amendment dated April 3, 2007, recorded with Nantucket Deeds in Book 1077, Page 22.
6. Provisions of Grant of Right of Enforcement of Restrictions in favor of the Nantucket Planning Board, dated August 6, 1999, recorded with Nantucket Deeds in Book 631, Page 70.
7. Provision of Grant of Easement in favor of the Nantucket Islands Land Bank dated August 6, 1999, recorded with Nantucket Deeds in Book 631, Page 161.
8. Provisions of an Easement Agreement dated December 10, 1999, recorded with Nantucket Deeds in Book 643, Page 338.
9. Grant of Easement dated April 16, 2007, recorded with Nantucket Deeds in Book 1132, Page 117.
10. Provisions of an Easement with the Nantucket Electric Company dated June 17, 2003, recorded with Nantucket Deeds in Book 831, Page 331.
11. Mortgage by Mark A. Lombardi and Maureen Lombardi, to ING Bank, FSB, dated March 26, 2008, recorded with Nantucket Deeds in Book 1132, Page 117.

READE, GULLICKSEN, HANLEY & GIFFORD, LLP

SIX YOUNG'S WAY

NANTUCKET, MASSACHUSETTS 02554

(508) 228-3128

FAX: (508) 228-5630

ARTHUR I. READE, JR., P.C.
KENNETH A. GULLICKSEN
MARIANNE HANLEY
WHITNEY A. GIFFORD

MAILING ADDRESS
POST OFFICE BOX 2669
NANTUCKET, MASS. 02584

December 14, 2015



BY HAND DELIVERY

Catherine Ancero, Administrative
Assistant
Planning and Land Use Services
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Re: 1 Pochick Avenue

Dear Catherine:

Enclosed please find a Form B1 Application for Approval of a Definitive Subdivision Modification. Please place this matter on the agenda for the January 11, 2016 Planning Board meeting.

Please let me know if you need anything further. Thank you for your assistance.

Sincerely,

Marianne Hanley

Enclosures

Cc: Mr. & Mrs. Mark A. Lombardi



Property Information

Property ID 80%20293
Location 1 POCHICK AV
Owner LOMBARDI MARK A & MAUREEN TRST



**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.

Registered Entered
JUN 04 2003 Time: 2:57
Nantucket County Deeds
Book: 276 Page: 124
Joanne L. Kelley
Register of Deeds



COPY

(LOBARDI)
SUBDIVISION)POCHICK
AVENUE
05/13/2003 SUBDIVISION

NANTUCKET PLANNING BOARD

DECISION

Subdivision Modification
Mark Lombardi
(Map 80, Parcel 104 & 293)
Planning Board File # 6353

May 12, 2003

Requested Modification:

The applicant, Mark Lombardi, requested that the Planning Board modify the decision for the Lombardi Subdivision dated January 14, 1998, to modify the approved definitive subdivision plan as follows:

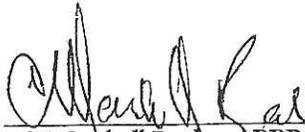
- Changing the asphalt apron to cobblestone
- Relocating the driveway layout from Pochick Avenue
- Relocating the catch basins
- Adjusting property lines
- Adjusting the road layout

Findings:

The Planning Board, at its April 28, 2003 meeting found that the proposed modification of the Definitive Subdivision Plan did not affect the intent or findings of the original decision. Horsley & Witten (engineering consultants for the Town) recommended the proposed modification.

Decision and Vote:

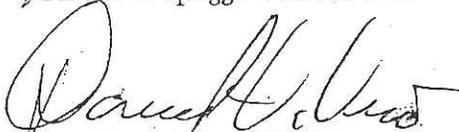
A motion was made and duly seconded to allow the Modification of the definitive subdivision plans for property owned by Mark Lombardi, located off of Pochick Avenue. On April 28, 2003 the Planning Board voted 5-0 to **APPROVE** this subdivision modification and on May 12, 2003 the Planning Board voted 5-0 to **ENDORSE** the revised definitive plans entitled "Subdivision of Land off of Pochick Avenue in Nantucket, MA, modified April 8, 2003" prepared for Mark Lombardi by Daylor Consulting Group, Braintree MA.


C. Marshall Beale APPROVED

 5/12/03
John McLaughlin APPROVED


Francis T. Spriggs APPROVED


Barry Rector APPROVED

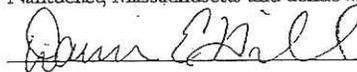

Donald T. Visco APPROVED

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS

May 12, 2003

Then personally appeared John McLaughlin one of the above-named members of the Planning Board of Nantucket, Massachusetts and acknowledged the fore-going instrument to be his/her free act and deed before me.

 Notary Public

DAWN E. HILL Date my Commission Expires
Notary Public
My Commission Expires
October 24, 2008

TOWN CLERK

'03 MAY 13 AM 1:50

RECEIVED

ATTEST: A TRUE COPY


NANTUCKET TOWN CLERK

I CERTIFY THAT 30 DAYS HAVE ELAPSED AFTER MY DECISION WAS FILED IN THE OFFICE OF THE TOWN CLERK, AND THAT NO APPEAL HAS BEEN FILED PURSUANT TO GENERAL LAWS 81A, SECTION 11



JUN 03 2003



NANTUCKET PLANNING BOARD

June 16, 1999

BY CERTIFIED MAIL

Mark A. Lombardi
14 Folger Avenue
Nantucket, MA 02554

Re: Definitive Plan of Land off Pochick Avenue (File #6353)

Dear Mr. Lombardi:

It is hereby certified that the Planning Board of the Town of Nantucket, at a meeting held on June 14, 1999, voted to Approve your Definitive Plan for a tract of land south of Pochick Avenue, north and west of Station Street, as shown on the Town of Nantucket Assessor's Map 80 Parcels 104 and 293. This subdivision approval is based on plans prepared by Daylor Consulting Groups, Inc., and entitled "Subdivision Plan of Land off Pochick Avenue in Nantucket, MA" dated April 7, 1999, and revised 5/20/99 (as further revised in accordance with the conditions of this decision), and is granted conditional upon compliance with the Town's *Rules and Regulations Governing the Subdivision of Land*, (as amended through January 28, 1991), and on the following additional requirements and agreements:

1. Lot 5 is not a buildable lot and is to be conveyed to the Nantucket Land Bank, which will be combined with abutting parcels also owned by the Nantucket Land Bank.
2. All required infrastructure improvements to Pochick Avenue shall be completed in accordance with the endorsed definitive plans within two years from the date of definitive plan endorsement. The Planning Board may grant extension of this deadline without a public hearing.
3. Pochick Avenue shall be graded to a width of 10', and vegetation cut to a width of 12' and a height of 13', in accordance with the standards for a stabilized gravel road as set down in Appendix A and Plate #6 of the *Rules and Regulations*. The definitive subdivision plans provide this information accordingly.
4. Upon receiving this subdivision approval, the Applicant has agreed to restrict any further subdivision of Lots 3, 4 and 5 that create additional building lots. Information to this effect has been added to the subdivision plans and the appropriate legal documentation shall be recorded with the Nantucket Registry of Deeds. Proof of recording shall be provided to the Planning Board prior to any lot release.

5. A Homeowner's Association shall be established by the applicant, along with a Road Maintenance Endowment Fund, for the maintenance of all required improvements for Pochick Street, including grading, drainage facilities, swales, and utilities. The Association shall be initially endowed in the amount of \$500 per building lot (\$1,000 total). Proof of said endowment should be presented to the Board prior to the release of the first building lot. This fund shall be administered by the Homeowner's Association, with the Planning Board named as a third party enforcing agent.

6. Per Section 1.05 of the *Rules and Regulations* the following waivers are granted:
 - Section 2.06a(5) - Master Plan of adjacent unsubdivided land
 - Section 2.06a(6) - House Lot Numbers
 - Section 2.06a(11) - Storm Drainage Runoff Flow Calculations
 - Section 2.06a(12) - Site Analysis Report and Map
 - Section 2.06b(6) - Mass Coordinate System. Waiver granted upon condition that subdivision information will be submitted in digital form upon Plan endorsement.
 - Section 2.06b(10) - Topographical Map
 - Section 2.06b(13) - Existing and Proposed Utilities
 - Section 2.06b(14) - Landscape Plan
 - Section 2.06b(16) - Location of Curbs and Gutters
 - Section 2.06b(18) - Location of On-Site Disposal Area
 - Section 2.06b(20) - Profiles of Streets and Utilities
 - Section 4.03 - Streets. Waiver granted to allow the Applicant to construct roadway under the Rural Road Alternative.
 - Section 4.04a - Dead End Streets, Length. Planning Board grants a waiver to allow roadway distance of 1,040 feet based on low-density of subdivision, Lot 5 being conveyed to the Nantucket Land Bank and condition that Applicant agrees to no further subdivision restriction.
 - Section 4.04b - Dead End Streets, Turnaround. Planning Board grants a waiver from construction of any turnaround.
 - Section 4.09 - Shoulders
 - Section 4.10 - Guard Rails and Posts
 - Section 4.12 - Water Pipes and Related Equipment
 - Section 4.13 - Dry Sewer Lines
 - Section 4.16 - Landscaping
 - Section 4.17 - *Fire Alarm Systems and Emergency Water Supply System*
 - Section 4.18 - Sidewalks
 - Section 4.19 - Bike Paths
 - Section 4.20 - Street Lights
 - Section 4.21 - Bridges
 - Section 4.22 - Curbing and Berms

7. Plans and all required legal documents shall be presented to the Planning Board for endorsement within three (3) months of the date of this approval (September 14, 1999). The Planning Board may grant extensions of this deadline without a public hearing.

8. Recorded copies of all legal documents (Homeowners' Association document, Road Maintenance and Endowment Agreement, Statement of Conditions, Grant of Right of Enforcement, and Covenant) shall be presented to the Planning Board prior to the release of any lot from the Covenant.
9. Lots 3 and 4 shall not be released from the covenant until the drainage structures and the specified improvements for the 10' wide gravel spec roadway of Pochick Avenue and the interior subdivision road have been installed and approved by the Planning Board.
10. Roadway and associated infrastructure improvements shall not commence until the definitive plan has been endorsed by the Planning Board.
11. The applicant agrees that no further clearing or construction for roadway and drainage systems shall occur until a pre-construction meeting has been held. Such meeting shall, at a minimum, include representatives from the Planning Board, Department of Public Works, the Nantucket Electric Company, the developer, and construction contractors.

APPROVED

Marshall Keane
James Guss
Ray [unclear]
Donald Visco
 NANTUCKET PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS

NANTUCKET, SS

June 23, 1999

Donald Visco

Then personally appeared, one of the above-named members of the Planning Board of Nantucket, Massachusetts and acknowledged the fore-going instrument to be his her free act and deed before me.

Allen Donnelly Notary Public
 My Commission Expires:

RECEIVED
 TOWN CLERK'S OFFICE
 NANTUCKET, MA 02554

JUN 23 1999

TIME: 3:22 pm

Asst. CLERK: XL Carpenter



Planning Board #03-16
21 Greglen Ave
Map 68 Parcel 142

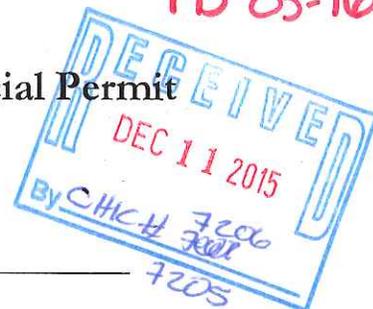




Bevel Town
Clubs
Dec. 11, 2015
12:12 pm
N. Holmes
PB# 03-16

Nantucket Planning Board

Application for an Amendment to a Previously Granted Special Permit



Date: 12/11/2015

Name of Development: _____

Planning Board File No.: 32-15 / ANR# 7859

Owner(s)' Name(s): GREG W. GLOWACKI

Mailing Address: 22A EVERGREEN, NANTUCKET, MA 02554

Phone number: 508-325-2548 Fax number: _____ E-mail: _____

Applicant's Name: _____

Mailing Address: _____

Phone number: _____ Fax number: _____ E-mail: _____

Engineer/Surveyor: EDWARD F. KING JR.

Mailing Address: Box 1197 NANTUCKET MA 02554

Phone number: 228-7720 Fax number: _____ E-mail: _____

Location of Lots:

Street Address: 21 GREGLEM AVENUE

Tax Assessor's Map: 68 Parcel: 142

Nantucket County Registry of Deeds:

Land Court Plan 16514-2 or Plan Book _____ Page _____

or Plan File #: _____

Size of Parcel 22,913 square feet

Zoning District R10

Describe proposed modification in detail:

UPDATED SUBDIVISION WITH GROUND COVER,
OFFSETS, & PARKING. (Attached plan)
Waiver of the shared driveway requirement pursuant to Section 139.8C(4)
Reconfiguration of Lots C + D to accommodate setback issues.

I/we hereby certify that the applicant cited above have been authorized by me/us to file a Special Permit application with the Nantucket Planning Board on property that I/we own.

Owner(s)' Signature(s):

Guy Glowacki

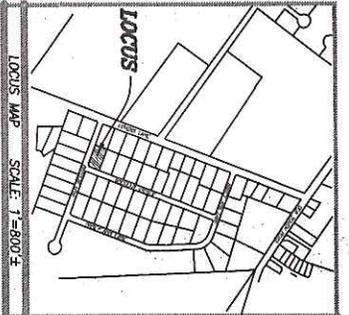
Applicant's Signature:

I/we _____, the undersigned, hereby authorize _____ to act as agent(s) on my/our behalf and to make any necessary revision on this filed application as may be requested by the Board to meet its governing rules and guidelines.

Owner(s)' Signature(s):

This application must be accompanied by a filing fee of \$250.00 payable to Town of Nantucket plus \$6.74 per abutters notice payable to Pitney Bowes Reserved Funds to cover the mailing of the public notices to the abutters and for the notices to abutters of the Board's decision, four sets of mailing labels (1 inch in height and 2.63 inches in width), as well sufficient materials (e.g. site plan, list of proposed modifications, drainage calculations, engineering changes, etc.) as necessary to permit the Planning Board to adequately evaluate the proposal. A list of abutters may be obtained from the Nantucket Tax Assessors office at 37 Washington Street. Each abutters name and address shall be recorded on the mailing labels. If the special permit modification pertains to a Major Commercial Development (MCD) the establishment of an escrow account may be necessary.

In addition, a "pdf" electronic copy of applications, plans and materials is requested. Electronic and pdf's can be submitted by disks or email to cancero@nantucket-ma.gov.



LOCUS MAP SCALE: 1"=800'±

CURRENT ZONING CLASSIFICATION:
Residential 10 (R-10)

MINIMUM LOT SIZE: 10,000 S.F.
MINIMUM FRONTAGE: 75 FT.
FRONT YARD SETBACK: 20 FT.
REAR/SIDE SETBACK: 10 FT.
GROUND COVER %: 25%

LEGEND

- dhCB DENOTES DRILL HOLE IN CONCRETE FOUND
- SSM DENOTES STEEL SURVEY MARKER FOUND

88-144 N/F
JEFFERY & KIMBERLY A REMICK
CERTIFICATE 19184
L.C. 16514-R LOT 91

88-145 N/F
JOHN M. III & JULIE M. JORDIN
CERTIFICATE 20283
L.C. 16514-R LOT 90

88-183 N/F
KIMBERLY E. SPARKS
CERTIFICATE 24286
L.C. 16514-Z LOT 149

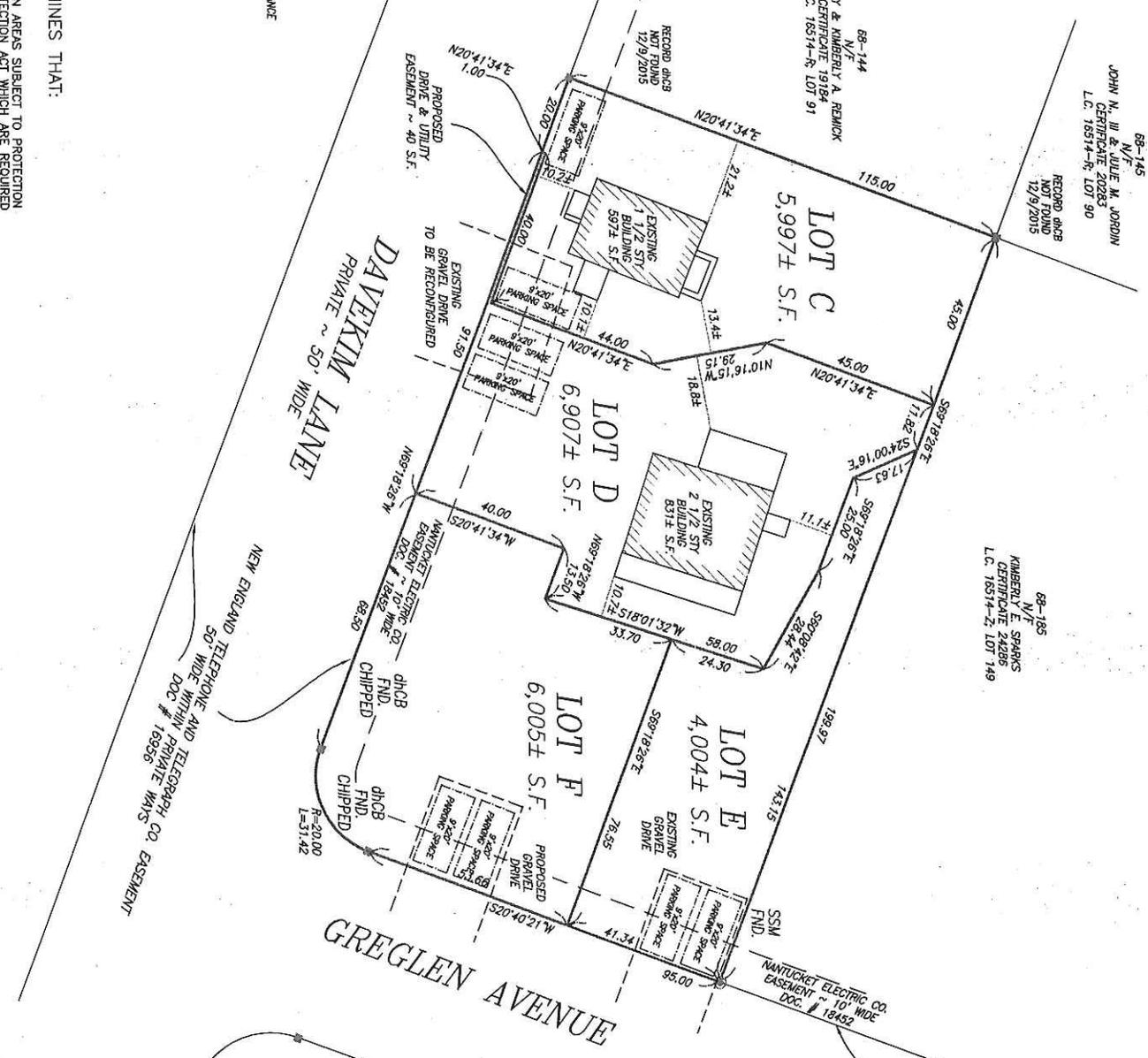
* I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON OR BETWEEN 5-14-2015 AND 12-8-2015
DATE: _____

PROFESSIONAL LAND SURVEYOR

THE PLANNING BOARD DETERMINES THAT:

(b). LOTS (C, D, E & F) DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY-LAW BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BY-LAWS. DETERMINATION TO APPLICATION MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

SURVEY PRECISION: 1:111667
LINEAR ERROR OF CLOSURE: 0.0197
DIRECTIONAL ERROR OF CLOSURE: N46°07'44.2"E
INSTRUMENT/ACCURACY: WILD T0800 f1(3mm+2ppm)



NEW ENGLAND TELEPHONE AND TELEGRAPH CO. EASEMENT
50' WIDE WITHIN PRIVATE WAYS
DOC # 16956



BEING A SUBDIVISION OF LOT 148
SHOWN ON LAND COURT PLAN 16514-Z

PLAN OF LAND
IN
NANTUCKET, MASS.

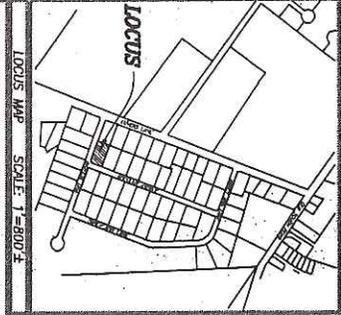
PREPARED FOR
GRIG W. GLOWACKI
CERTIFICATE OF TITLE # 28280
DATE: DECEMBER 9, 2015

ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228-2720



Nantucket Planning Board
APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
NOT REQUIRED

DATE SIGNED _____ TITLE # _____



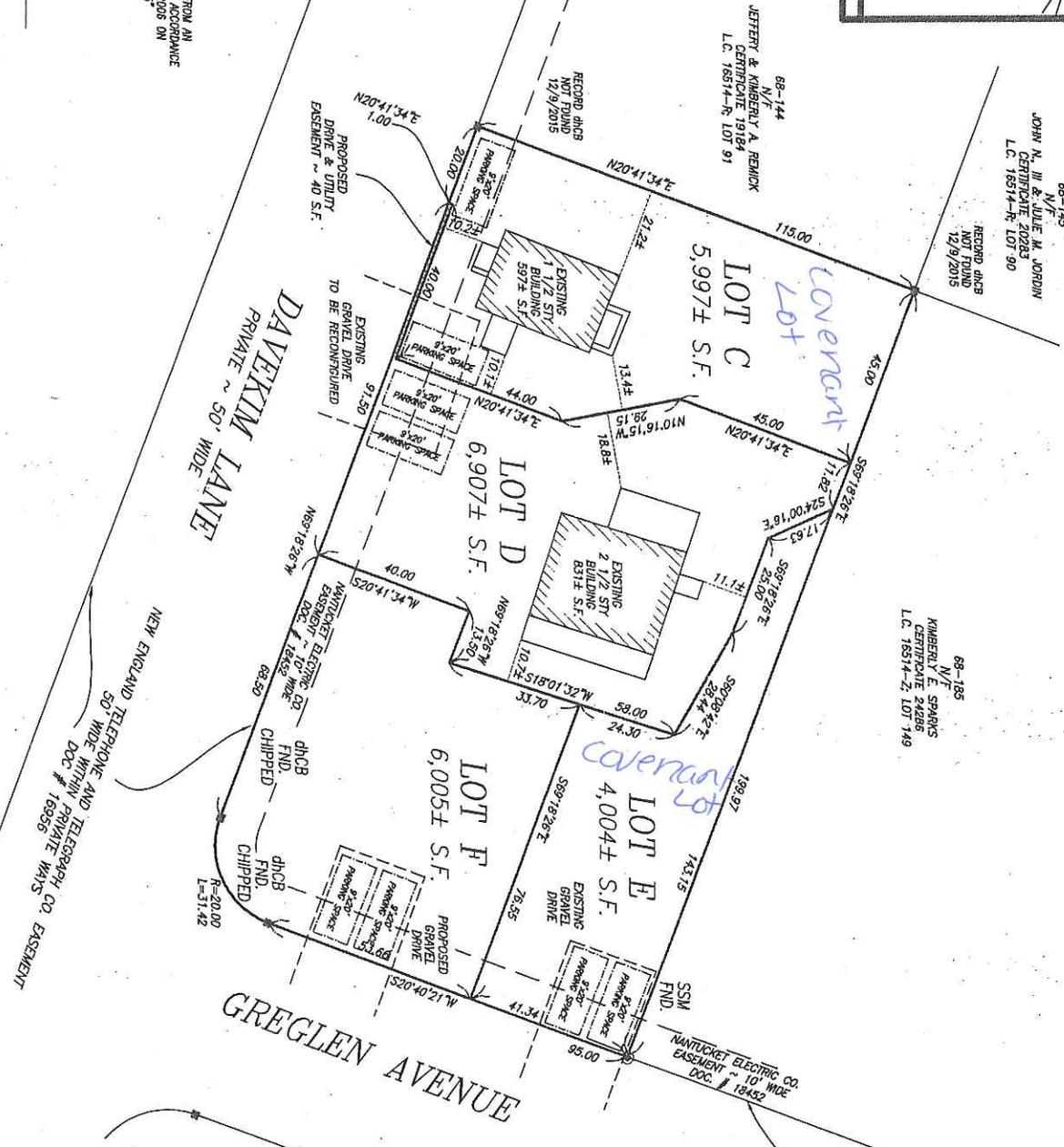
CURRENT ZONING CLASSIFICATION:
Residential 10 (R-10)

MINIMUM LOT SIZE: 10,000 S.F.
MINIMUM FRONT SETBACK: 20 FT.
MINIMUM REAR/SIDE SETBACK: 10 FT.
GROUND COVER %: 25%

LEGEND

Ø DENOTES DRILL HOLE IN CONCRETE FOUND

SSM DENOTES STEEL SURVEY MARKER FOUND



THE PLANNING BOARD DETERMINES THAT:

(b) LOT(S) C, D, E & F DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NAUTUCKET ZONING BY-LAW BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BY-LAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

* I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON OR BETWEEN 5-14-2015 AND 12-9-2015.

DATE: _____

PROFESSIONAL LAND SURVEYOR

SURVEY PRECISION: 1:111,667
LINEAR ERROR OF CLOSURE: 0.0197
DIRECTIONAL ERROR OF CLOSURE: M60°44.2'E
INSTRUMENT/ACCURACY: WILD T6000 ±(3mm+2ppm)

ASSESSORS MAP 88 PARCEL 142

Nantucket Planning Board
APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
NOT REQUIRED



BEING A SUBDIVISION OF LOT 148
SHOWN ON LAND COURT PLAN 16514-Z

PLAN OF LAND
IN
NAUTUCKET, MASS.
PREPARED FOR
GREG W. GIOVACCI
CERTIFICATE OF TITLE # 26260
SCALE: 1"=50' DATE: DECEMBER 9, 2015

ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NAUTUCKET, MASS. 02554
(508) 228-2720
GRAPHIC SCALE



DATE SIGNED _____ TITLE # _____

R-559

From: Holly Backus
Sent: Thursday, December 31, 2015 2:45 PM
To: 'link02554@gmail.com'
Subject: 21 Greglan - PB #03-16
Attachments: #03-16 (21) Greglan Ave - Amendment to SP.pdf

Good Afternoon Tori,

Per our conversation today, please find the attached planning board file (as of today) for 21 Greglan Ave. I state that, because this request is a modification of a previously approved special permit from August of this year where the two secondary lots were created. Once staff has prepared the staff report and packets, a copy of the previous decision will be included in the packet for all.

Second lots require shared driveway access, however this application is asking for a waiver of that requirement (Section 139-8Ch.)

They are also proposing to reconfigure lots C & D to accommodate setback issue; per their application.

Please let me know if you have any questions or if I can be of further assistance.

Take care and Happy New Year!

Holly E. Backus
Land Use Specialist

Town of Nantucket
Planning & Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

Tel: 508-325-7587 X 7026

Fax: 508-228-7298

hbackus@nantucket-ma.gov

<http://www.nantucket-ma.gov>





Planning Board #04-16
37 West Miacomet Road
Map 81 Parcel 147





CHK#1371 1370 1372 1373
 CHK#1751 1750
 PB#04-16
 RECEIVED
 DEC 11 2015
 BY CHK#1370

Nantucket Planning Board

Application for an Amendment to a Previously Granted Special Permit

Date: 12/10/15

Name of Development: _____

Planning Board File No.: 27-12

Owner(s)' Name(s): Christine + Joseph P. Donelan II

Mailing Address: 9 Barclay Court, Rowayton, CT 06853

Phone number: 2036554514 Fax number: _____ E-mail: DONELANCT@aol.com

Applicant's Name: Structures UNLTD

Mailing Address: 2 Gireaten Ave, Pmb #64, NANTUCKET, MA 02554

Phone number: 508-325-3119 Fax number: 508-825-2067 E-mail: structuresunltd@gmail.com

Engineer/Surveyor: BRACKEN Engineering, Inc.

Mailing Address: 19 Old South Rd

Phone number: 508-325-0044 Fax number: 508-833-2282 E-mail: Brackeneng.com

Location of Lots:

Street Address: 37 West Miacomet Road

Tax Assessor's Map: 81 Parcel: 147

Nantucket County Registry of Deeds:

Land Court Plan 17368-0 (LOT 49) or Plan Book _____ Page _____

or Plan File #: _____

Size of Parcel 133,799 square feet

Zoning District MMD

Describe proposed modification in detail:

- Amending Existing Special Permit to add shed
- Expand Limit of Clearing for shed (1985sf), determination being less than 2005sf is exempt from ground cover.

I/we hereby certify that the applicant cited above have been authorized by me/us to file a Special Permit application with the Nantucket Planning Board on property that I/we own.

Owner(s)' Signature(s):

Christine Donelan Christine Donelan 11/10/15
Joseph P. Donelan II Joseph P. Donelan II 11/10/15

Applicant's Signature:

Kim Glowacki, Kim Glowacki

I/we _____, the undersigned, hereby authorize _____ to act as agent(s) on my/our behalf and to make any necessary revision on this filed application as may be requested by the Board to meet its governing rules and guidelines.

Owner(s)' Signature(s):

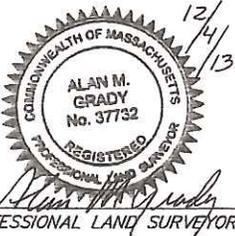
Christine Donelan Christine Donelan
Joseph P. Donelan II Joseph P. Donelan II

This application must be accompanied by a filing fee of \$250.00 payable to Town of Nantucket plus \$6.74 per abutters notice payable to Pitney Bowes Reserved Funds to cover the mailing of the public notices to the abutters and for the notices to abutters of the Board's decision, four sets of mailing labels (1 inch in height and 2.63 inches in width), as well sufficient materials (e.g. site plan, list of proposed modifications, drainage calculations, engineering changes, etc.) as necessary to permit the Planning Board to adequately evaluate the proposal. A list of abutters may be obtained from the Nantucket Tax Assessors office at 37 Washington Street. Each abutters name and address shall be recorded on the mailing labels. If the special permit modification pertains to a Major Commercial Development (MCD) the establishment of an escrow account may be necessary.

* In addition, a "pdf" electronic copy of applications, plans and materials is requested. Electronic and pdf's can be submitted by disks or email to cancero@nantucket-ma.gov.

TO THE TOWN OF NANTUCKET:

"I CERTIFY THAT THE BUILDING AND IMPROVEMENTS SHOWN WERE LOCATED BY AN ACTUAL FIELD SURVEY AND THE DIMENSIONS SHOWN ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF."



WEST MIACOMET ROAD
MAP 81 PARCEL 53

#51 WEST MIACOMET ROAD
MAP 81 PARCEL 52

#39 WEST MIACOMET ROAD
MAP 81 PARCEL 147.1

CBDH FND.

#35 WEST MIACOMET ROAD
MAP 81 PARCEL 72.2

"SWMA" per
SPECIAL PERMIT
#04-12

PROPOSED
SHED

MIACOMET
POND

DWELLING HEIGHT TO BE
NO GREATER THAN 25'
ABOVE ELEVATION 19
per SPECIAL PERMIT
#04-12 DECISION #5.

EXISTING HOUSE IS
CONFORMING AT 24.1'
ABOVE ELEVATION 19.

MAP 81
PARCEL 147
133,794± s.f.
3.07± ac.

ZONING CLASSIFICATION (MMD)

	REQUIRED	EXISTING
LOT AREA:	435,600 s.f.	133,799± s.f.
FRONTAGE:	300'	502.51'
FRONT YARD:	50'	104.0'
SIDE YARD:	50'	160.4'
REAR YARD:	50'	100.7'
GROUND COVER:	0.5%(MAX) (669± s.f.)*	0.8% (1,497 s.f.)*

* MAXIMUM ALLOWABLE GROUND COVER IS 1,500 s.f.
PER SECTION 139-33 E (2)(b).

NOTES:

- OWNER: JOSEPH P. DONELAN and CHRISTINE A. DONELAN
- DEED REF: CERT #24235 (DOC #136932)
- PLAN REF: LCC #17368-0 (LOT 49)
- SPECIAL PERMIT: DOC #136925 (MODIFICATION: DOC #138769)



49 HERRING POND ROAD BUZZARDS BAY, MA 02532
19 OLD SOUTH ROAD NANTUCKET, MA 02554

(tel) 508.833.0070 (tel) 508.325.0044
(fax) 508.833.2282 www.brackeneng.com

Sheet Title:
FINAL AS-BUILT PLAN
IN NANTUCKET, MASSASHUSETTS

Prepared for:
JOSEPH P. DONELAN and
CHRISTINE A. DONELAN
#37 WEST MIACOMET ROAD
MAP 81 PARCEL 147

PLAN SCALE



1 inch = 50 feet

Date: NOVEMBER 20, 2013
Drawn: RMM/JRL/DLH
Checked: AMG
Job: 0716-001



2012 00138769
Cert: 24235 Doc: MSP
Registered: 11/02/2012 09:31 AM



Nantucket Planning Board

RECEIVED
2012 OCT 12 AM 11:12
NANTUCKET TOWN CLERK

MODIFICATION: SPECIAL PERMIT DECISION NO. 04-12

Owners and Applicants: Joseph P. Donelan and Christine A. Donelan

37 West Miacomet Road

Tax Assessor's Map 81, Parcel 147
Land Court Plan No. 17368-0 (Lot 49)

September 20, 2012

PREVIOUS DECISIONS ON FILE WITH THE TOWN CLERK

PROPOSAL AND GENERAL DESCRIPTION

w/d
The Applicants initially requested a modification of Special Permit No. 04-12 to construct a small shed on the property, to reconfigure but not enlarge the limit of clearing on the property and to add first floor decks and porches to the proposed new dwelling in accordance with the revised site plan submitted by the Applicants drawn by Bracken Engineering, Inc. dated January 9, 2012 and revised August 30, 2012 (the "Site Plan") and supporting documentation. A copy of the revised Site Plan is attached hereto as Exhibit "A".

w/d
The Nantucket Planning Board held a public hearing on August 13, 2012 which was continued to September 10, 2012 to consider an application for the modification of Special Permit No. 04-12 and Site Plan review pursuant to Section 139-13C and D of the Nantucket Zoning By-Law (the "By-Law"). The Applicants, Christine and Joseph Donelan, sought to modify Special Permit No. 04-12 by constructing a small shed on the property located at 37 West Miacomet Road (the "Property"), by reconfiguring but not expanding the limit of clearing on the Property and by adding first floor porches and decks to the proposed new dwelling on the Property.

The Property is located in the Moorlands Management District ("MMD") and has an area of approximately 133,799 square feet (3.07 acres). The minimum lot size required in the MMD is 10 acres (435,600 sq. ft.). The maximum allowable ground cover in the MMD is 0.05% of lot area. The subject lot was created in 1982, prior to the adoption of the MMD (1984). As such, the lot is a pre-existing, non-conforming lot entitled to a maximum ground cover of 1,500 square feet pursuant to Section 139-33E(2)(b) of the By-Law. In addition, the existing single family dwelling on the Property has a ground cover of approximately 1,021± sq. feet and is a pre-existing and non-conforming structure pursuant to ~~Section 139-13(B)~~ of the By-Law.

The Applicants have withdrawn their request to construct a small shed on the Property but seek a modification of Special Permit No. 04-12 to ~~configure the limit of clearing on the Property and~~ to construct a new dwelling with a ground cover of approximately 1,497± sq. ft. as shown on the revised Site Plan.

BASIS OF THE FINDINGS:

- An Application for Modification of Special Permit No. 04-12 dated July 16, 2012.
- Letters and other materials submitted by the Applicants.
- Letter from the Commonwealth of Massachusetts Division of Fisheries and Wildlife dated August 13, 2012.
- Staff Reports dated August 9, 2012 and September 7, 2012.
- Site Viewings conducted by the individual Board Members.
- Representations and testimony received in connection with the public hearings held on August 13, 2012 and September 10, 2012.
- Other assorted documents on file with the Planning Board.

FINDINGS:

The Planning Board, through provisions of "site plan approval", finds that the modification of Special Permit No. 04-12 was consistent with the performance standards set forth in Section 139-13 (D)(1)-(3) of the By-Law and conformed with the Minor Site Plan Review requirements set forth in Section 139-23 of the By-Law.

In addition, the Board finds that the Applicants' modification proposal has no negative effect upon the environmental and scenic integrity of the MMD and finds further that by incorporating appropriate conditions in its modification decision, the Applicants' proposal will comply with the applicable "Performance Standards" for projects in the MMD in accordance with the provisions of Section 139-13(D)(1)-(3) of the By-Law.

Based upon the foregoing description, and above-referenced documents, testimony and information, the Nantucket Planning Board finds that the Applicants' proposal to modify Special

Permit No. 04-12 in accordance with the revised Site plan is acceptable and is in harmony with the general purpose and intent of the Zoning By-Law.

DECISION:

The Board's approval is based upon compliance with the Proposal as shown on the revised Site Plan, the "Findings" as set forth in this Decision, and compliance with Sections 139-13 and 139-23 of the By-Law.

On September 10, 2012, a motion was made, duly seconded, and adopted unanimously to approve the revised Site Plan and requested modification of Special Permit No. 04-12 subject to the following conditions:

1. The Applicants shall build their proposed dwelling and clear the site on the Property in accordance with the revised Site Plan attached hereto as "Exhibit A"; and,
2. In all other respects, the terms and conditions of Special Permit No. 04-12 shall remain in full force and effect.

In addition, while not a condition of this Special Permit Modification Decision, the Board noted that Applicants, through counsel, represented to the Board at its public hearing on September 10, 2012 that the Applicants will use their best efforts to preserve, protect and maintain the existing pine tree located on the southwest side of the proposed dwelling next to the deck as shown on the revised Site Plan and will replace the pine tree with a like-kind pine tree in the event of its demise.

RECORD OF VOTE:

At the September 10, 2012 meeting, a motion was made and duly seconded to close the public hearing, the vote was 5-0 in favor. A motion was made and duly seconded to APPROVE this modification application and to ENDORSE this decision, the vote was 5-0 in favor.

WITNESS our hands and seals this _____ day of September 2012.

[Signature]
JOHN McLAUGHLIN, APPROVED

[Signature]
NATHANIEL LOWELL, APPROVED

[Signature]
SYLVIA HOWARD, APPROVED

[Signature]
LINDA F. WILLIAMS, APPROVED

[Signature]
BARRY RECTOR, APPROVED

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

September 26, 2012

On this 26th day of September 2012, before me, the undersigned notary public, personally appeared Sylvia Howard and proved to me through satisfactory evidence of identification, which were known to me personally be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

I CERTIFY THAT 20 DAYS HAVE ELAPSED AFTER THE DECISION WAS FILED IN THE OFFICE OF THE TOWN CLERK, AND THAT NO APPEAL HAS BEEN FILED, PURSUANT TO GENERAL LAWS 40A, SECTION 11

TOWN CLERK

[Signature]
NOTARY PUBLIC

My Commission Expires  LYNN D. VOLLANS
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 28, 2013

[Signature]

ATTEST: A TRUE COPY
[Signature]
NANTUCKET TOWN CLERK



Cert: 14675 Doc: SP
Registered: 05/01/2012 09:53 AM



Nantucket Planning Board

RECEIVED
2012 APR 10 PM 12 54
NANTUCKET TOWN CLERK

DECISION: SPECIAL PERMIT# 04-12

Owner: Patricia J. Elliott and Katherine A. Margerum
Applicant: Joseph P. and Christine A. Donelan

37 West Miacomet Road

Tax Assessor's Map 81, Parcel 147
Land Court Plan 17368-O (Lot 49)

March 12, 2012

PROPOSAL AND GENERAL DESCRIPTION

The Applicants are proposing to demolish the existing structure on the Property and to replace it with a new dwelling in accordance with the revised Site Plan submitted by the Applicants drawn by Bracken Engineering, Inc., dated February 6, 2011 (the "Site Plan"), and supporting documentation.

The Nantucket Planning Board held a public hearing on January 19, 2012 which was continued to February 13, 2012 and March 12, 2012 to consider an application for a Special Permit and Site Plan Review pursuant to Sections 139-13C and D of the Nantucket Zoning By-Law (the "By-Law"). The applicants, Christine and Joseph Donelan (the "Applicants") seek to demolish the existing dwelling on the property located at 37 West Miacomet Road (the "Property") and to replace it with a new dwelling.

The Property is located in the Moorlands Management Zoning District (the "MMD") and has an area of approximately 133,799 square feet (3.07 acres). A minimum lot size of 435,600 square feet (10 acres) is required in the MMD with a maximum ground cover of 0.05%. The lot was created in 1982, prior to the adoption of the MMD in 1984. As such, the lot is pre-existing and non-conforming with respect to the MMD and therefore is permitted to have 1,500 square feet of ground cover by right pursuant to Section 139-33E(2)(b) of the By-Law.

Additionally, pursuant to Section 139-13(B), the By-Law limits the permitted uses in the MMD, in part, to a single family dwelling not exceeding 800 square feet in ground cover, plus no more than 400 square feet of area in the aggregate devoted to ancillary structures, unless a Special Permit is granted under Section 139-13-(C)(1) of the By-Law. The existing single family dwelling constructed in 1982 has a ground cover of approximately 1,021 +/- square feet. Accordingly, the structure is pre-existing non-conforming with respect to Section 139-13(B) of the By-Law.

MOORLANDS MANAGEMENT DISTRICT

The MMD was established in 1984. The purpose of this district is "to promote areas of the island known to be excellent examples of temperate zone heath. These areas represent an extremely fragile and unique environment, and are a rare endangered landform in North America. It is the intention of this district to permit special ecological systems." The Planning Board is the Special Permit granting authority whose responsibility is to protect these fragile lands through measures listed in Chapter 139-13 of the Zoning By-Law. These measures include, but are not limited to the siting of structures, limiting construction activities to certain times of the year, and placing limitations on physical disruptions to the indigenous natural systems.

BASIS OF THE FINDINGS

The Planning Board based their findings on the following:

- An Application for a Special Permit dated December 23, 2011;
- Letters and other material submitted by the Applicants;
- Letter from Haines Hydrogeologic Consulting dated January 13, 2012, January 19, 2012, and February 8, 2012;
- Letters from the Commonwealth of Massachusetts Division of Fisheries and Wildlife dated February 14, 2012;
- Staff reports dated January 14, 2012 and March 8, 2012;
- Site viewings conducted by the individual Board members;
- Representation and testimony received in connection with the public hearings held on January 19, 2012 and March 12, 2012. Minutes of each meeting are on file with the Planning Board;
- Other assorted documents on file with the Planning Board.

FINDINGS

The Planning Board, through provisions of "site plan approval", found that the application was consistent with the following three basic "performance standards" set forth in Section 139-13(D)(1)-(3) of the By-Law:

- To maximize the protection of endangered plant and animal species through the siting of structures and uses a maximum distance away from known habitat of such species, even when such habitats are located off-site; to minimize disturbance by limiting construction activities to certain times of the year;
- To maximize the protection of scenic views through the siting of structures on lower elevations and clustering of structures near other structures located off site;
- To maximize the protection of the heathland vegetation and landforms through the use of various measures including but not limited to limitations on grading, fencing, landscaping, driveway and parking facilities, and other physical disruptions to indigenous natural systems.

In addition, the Board reviewed the application for conformance with Minor Site Plan Review (Section 139-23 of the By-Law) and made the following findings:

- That the scale of the Site Plan is appropriate at 1"=30'.

- That adequate information has been provided as required by Section 139-23(F)(1) of the By-Law notwithstanding minor omissions, which are largely not applicable, or are unnecessary, and waives the requirement for reasons as noted for the following:
 - (a) No waiver required-meets requirement (Site Plan prepared by Bracken Engineering, Inc., dated February 6, 2012)
 - (b) Waiver granted;
 - (c) No waiver required-meets requirement;
 - (d) No waiver required-meets requirement;
 - (e) No waiver required-meets requirement;
 - (f) No waiver required-meets requirement;
 - (g) No waiver required-meets requirement;
 - (h) Waiver granted;
 - (i) No waiver required-meets requirement;
 - (j) No waiver required-meets requirement;
 - (k) Waiver from the Flood Hazard Overlay District granted as not applicable because the site is not within this area;
 - (l) Waiver granted from the Public Wellhead Recharge District Boundary as the site is not within this area;
 - (m) No waiver required-meets requirement;
 - (n) Waiver granted from requirement of submitting location of wetlands due to lack of wetlands on the site;
 - (o) Waiver granted to the extent that the Zoning Classification table on the submitted plan together with other applicable material demonstrates a degree of non-compliance with the Zoning By-Law;
 - (p) Waiver granted;
 - (q) Waiver granted as the Board finds that site-specific improvements beyond what have been submitted are unnecessary to this process;
 - (r) Waiver granted from this requirement of a second landscaping plan;
 - (s) Waiver granted as applicant represented height of the proposed structure through testimony by Applicants' attorneys.

- That the application is complete.

Under Section 139-23(I) of the By-Law, the Planning Board "shall review the site plan and supporting documentation, and shall take into consideration the reasonable fulfillment of the following review objectives":

- (1) **Conformance with provisions of the Zoning Code;**
The Board finds that the proposed project is allowed pursuant to Sections 139-13(C) and 139-33(E) of the By-Law provided that the conditions suggested are adopted to "minimize adverse effects on the moorlands environment and its scenic integrity." Based upon the detailed record above, the Board concludes that the Applicants' proposal has no negative effect upon the environment or the scenic integrity.

- (2) **Protection of public amenities and abutting properties through the mitigation of any detrimental impacts on proposed uses;**

The Board finds that the proposed use of the Property as a single family structure has a minimal impact on public amenities and minimal effects on the MMD.

- (3) **Protection of unique, natural, scenic, or historic features of the site, and the minimization of the obstruction of scenic views;**
The Board finds that the Applicants' proposed plans for the Property are acceptable as the proposed plans have a minimal impact on the natural, scenic, or historic features of the site and the obstruction of scenic views and are consistent with the interests of the MMD. The applicants voluntary restriction on ridge height and limits of clearing reduce the impact of the project on the natural, scenic, and historic features of the MMD district.
- (4) **The safety and convenience of pedestrians and vehicular movements within the site, and in relation to the right of way properties in proximity to the site;**
The Board finds that there is no impact to pedestrians and or the safe operation of vehicles.
- (5) **Adequate sewage and refuse disposal, and drainage of surface and subsurface water;**
The Property will be served by a septic system that must meet Board of Health requirements and the Applicants' have proposed an infiltration storm water management area ("SWMA") which will be installed adjacent to the lowest grade of the driveway in order to mitigate the direct runoff associated with the driveway. The driveway grades shall be such that the runoff will be directed to the SWMA.
- (6) **Protection of the island's sole source aquifer;**
Not applicable as the Property is not located within the recharge area nor does the volume of water usage have any substantial impact.
- (7) **Protection of the public health and safety within and adjacent to flood prone areas;**
Not applicable, the Property is not located within said areas.
- (8) **Adequate off street parking;**
The Board finds that adequate parking and access will be provided as shown on the site plan.
- (9) **Minimization of traffic and safety impacts upon public and private ways;**
The Board finds that the proposed use will have no negative impact traffic or safety upon public or private ways.
- (10) **Adequacy of water supply system;**
The Board finds that there is no evidence that the use will place excessive demands on the area's water supply. The site will be served by private well as are other properties.
- (11) **The project will not place excessive demands on Town services and infrastructure;**

The Board finds that the proposed plans for the Property will have minimal effects and demands on Town services.

The Board finds that the "Performance Standards" set forth in Section 123-23(J)(1-12) are related to large scale commercial development, repetitive and not applicable to this application. The Board finds that any applicability has already been addressed in the review standards of Section 139-13 of the By-Law and the *Review Objectives* above. The Board finds that, by incorporating appropriate conditions within the decision, the Applicant's proposal will comply with the applicable "Performance Standards".

Based on the foregoing description, and above referenced documents, testimony and information, the Nantucket Planning Board finds that this application presents an acceptable use in the MMD. The Board also finds that the Applicants' proposal, as revised, is in harmony with the general purpose and intent of the Zoning By-Law.

DECISION

The Board's approval is based and conditioned upon compliance with the "Proposal and General Description" and "Findings" as set forth in this decision, and as shown on the plans referenced herein. The Planning Board renders this decision based on compliance with the following sections of the Nantucket Zoning Bylaw: Moorlands Management District (139-13) and Major Site Plan Review (139-23).

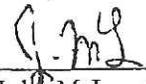
On March 12, 2012 a motion was made, duly seconded, and adopted to **APPROVE** the site plan and the requested special permit subject to the following conditions:

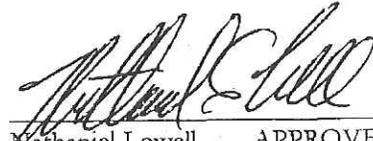
1. That all exterior construction work shall be prohibited between March 1, and July 31, 2012;
2. That the limit of disturbance shall be in accordance with the approved Site Plan and shall be defined with erosion control or other type of construction fencing;
3. That no outdoor flood lighting shall be permitted;
4. That the maximum ground cover shall not exceed 1,500 square feet;
5. That the Applicants have agreed to limit the height of the dwelling to no greater than twenty-five (25) feet above elevation level nineteen (19) feet; and
6. That the Applicants shall submit to the Planning Board an As-Built of all site improvements, including the height of the structure. An inspection shall be completed by Planning Staff prior to the issuance of the Certificate of Occupancy to ensure compliance with this decision.

SIGNATURE PAGE TO FOLLOW

RECORD OF VOTE

At the March 12, 2012 meeting, a motion was made and duly seconded to close the public hearing, the vote was 5-0 in favor. A motion was made and duly seconded to **APPROVE** this application and to **ENDORSE** this decision, the vote was 5-0 in favor.


John McLaughlin APPROVED


Nathaniel Lowell APPROVED


Sylvia Howard APPROVED


Linda F. Williams APPROVED

Commonwealth of Massachusetts

Nantucket, ss.

~~March~~ April 9, 2012

On this 9th day of April, 2012 before me, the undersigned notary public, personally appeared Sylvia Howard, one of the member of the Nantucket Planning Board, and proved to me through satisfactory identification evidence, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.


Notary Public
My Commission expires:



LYNELL D. VOLLANS
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 28, 2018

I CERTIFY THAT 20 DAYS HAVE ELAPSED AFTER THE DECISION WAS FILED IN THE OFFICE OF THE TOWN CLERK, AND THAT NO APPEAL HAS BEEN FILED, PURSUANT TO GENERAL LAWS 40A, SECTION 11


TOWN CLERK

MAY 01 2012

ATTEST: A TRUE COPY

NANTUCKET TOWN CLERK



Planning Board #05-16
6B Greglen Avenue
Map 68 Parcel 178.1





*Ma Holmes
Beach Town Club
Dec 94, 2015
3:08 p.m.
PB# 05-16*

Nantucket Planning Board

Application for an Amendment to a Previously Granted Special Permit

Date: 12/14/2015

Name of Development: South Valley Industrial Park

Planning Board File No.: 3 - 94

Owner(s)' Name(s): Nantucket Boating Club, LLC

Mailing Address: 14 Plum Street, Nantucket, MA 02554

Phone number: 508-221-8473 Fax number: _____ E-mail: Ryanfitch@nantucketboatingclub.com

Applicant's Name: John B. Brescher

Mailing Address: 37 Centre Street, Nantucket, MA 02554

Phone number: 508-228-0771 Fax number: 508-228-6205 E-mail: john@gliddenandglidden.com

Engineer/Surveyor: Michael Connolly & Associates, Inc.

Mailing Address: 149 Surfside Road, Nantucket, MA 02554

Phone number: 228-8910 Fax number: _____ E-mail: _____

Location of Lots:

Street Address: 6B Greglen Avenue

Tax Assessor's Map: 68 Parcel: 178.1

Nantucket County Registry of Deeds:

Land Court Plan Lot 841, LC P1 16514 or Plan Book _____ Page _____

or Plan File #: -93

Size of Parcel 11,255 square feet

Zoning District CTEC

Describe proposed modification in detail:

Please see attached letter.

Owner(s)' Signature(s)

Applicant's Signature

I/we Ryan Fitch, the undersigned, hereby authorize
John B Breschur to act as agent(s) on my/our behalf and to
make any necessary revisions on this filed application as they may be requested by the Board to meet its governing
rules and guidelines.

Owner(s)' signature(s)

Check List:

- Planning Board Special Permit abutters list – to be obtained at the Tax Assessor's office
- Completed application form entitled "Application to the Planning Board for a Special Permit"
- Application fee of \$250.00 payable to Town of Nantucket
- Abutters fee of \$6.74 per abutters payable to Pitney Bowes Reserved Funds
- Four (4) sets of mailing labels with each abutter's name and address
 - 1" x 2 5/8" size, typed labels, are preferred
 - duplicate labels are not necessary if the same owner is listed for more than one abutting property
- Completed application form
- Town Clerk's stamped application (provide 2 copies-one for Town Clerk and one for Planning Board)

GLIDDEN & GLIDDEN, P.C.
ATTORNEYS AT LAW
P. O. BOX 1079
37 CENTRE STREET
NANTUCKET, MASSACHUSETTS 02554
508-228-0771
FAX 508-228-6205
OFFICE@GLIDDENANDGLIDDEN.COM

RICHARD J. GLIDDEN
JESSIE M. GLIDDEN BRESCHER
JOHN B. BRESCHER

JAMES K. GLIDDEN
(1917 – 2009)

December 14, 2015

Ms. Leslie Snell
Deputy Director of Planning
Planning and Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

RE: Modification for Major Commercial Development
South Valley Industrial Park – 6B Greglen Avenue

Dear Leslie,

Enclosed on behalf of Nantucket Boating Club, LLC, the owner of 6B Greglen Avenue (Map 68, Parcel 178.1) is a Modification to a previously granted Major Commercial Development Special Permit (Planning Board File No. 03-94). The Applicant hereby requests the following:

1. To construct a structure with approximately 4500 square feet of ground cover as shown on the attached plan. Said structure to be used for light manufacturing, a contractor's shop, storage and warehousing, and fabrication and assembly of component parts for off-site construction of use. Said structure will have a full basement beneath that will be used for storage. There will be approximately 9,000 square feet of commercial gross floor area in conjunction with this project.
2. A waiver of the open space requirement pursuant to Nantucket Zoning Bylaw Section 139-11(G)(3). The owner intends to construct a gravel driveway with six (6) parking spaces. Per the requirements of the previous MCD, there is a thirty (30) foot landscaping buffer from Greglen Avenue.
3. A waiver of the inclusionary housing requirement pursuant to Nantucket Zoning Bylaw Section 139-11(J).

4. A waiver of the drainage calculations and traffic study for Major Site Plans as required in Section 139-23(F)(2)(a and b) per Section 139-23(G).
5. Approve the forthcoming site plan entitled “ _____ ”, prepared by Michael Connolly & Associates, Inc.

Furthermore, per Condition 4 on page 9 of the Decision of the South Valley Industrial Park Major Commercial Development Special Permit, which is enclosed herewith, a:

“...proposed change to the site plan shall be presented to the Planning Board for a determination as to whether the change should be reviewed as a modification or an amendment. Upon submission of a site plan for the new uses, the Planning Board may approve both “by right” commercial uses and special permit commercial uses under 139-9B(2) with requiring a public hearing if they find that the proposed modification does not change the findings that the original decision was based upon and that no major infrastructure improvements would be needed to service the proposed use.”

Because there is municipal water and sewer access to the premises, it is our contention that no further infrastructure is needed. Furthermore, because the uses proposed for are those allowed under the original Major Commercial Development Special Permit, this modification would not change the findings of the original decision.

Finally, although this would be a new Special Permit because it is a Major Commercial Development, we contend that the Planning Board has the authority grant this Special Permit without necessitating a Public Hearing and may do so as an amendment to a Previous Plan.

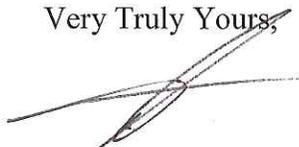
In the event the Planning Board and staff do not agree with this assertion, please prepare public notice for public hearing on the application at the Planning Board’s January 11, 2016 meeting.

I have also enclosed the filing fee of \$250.00 made payable to the Town of Nantucket and two (2) copies of the application and supporting documentation.

Also please note that I reserve the right to supplement this application with further materials at a later time.

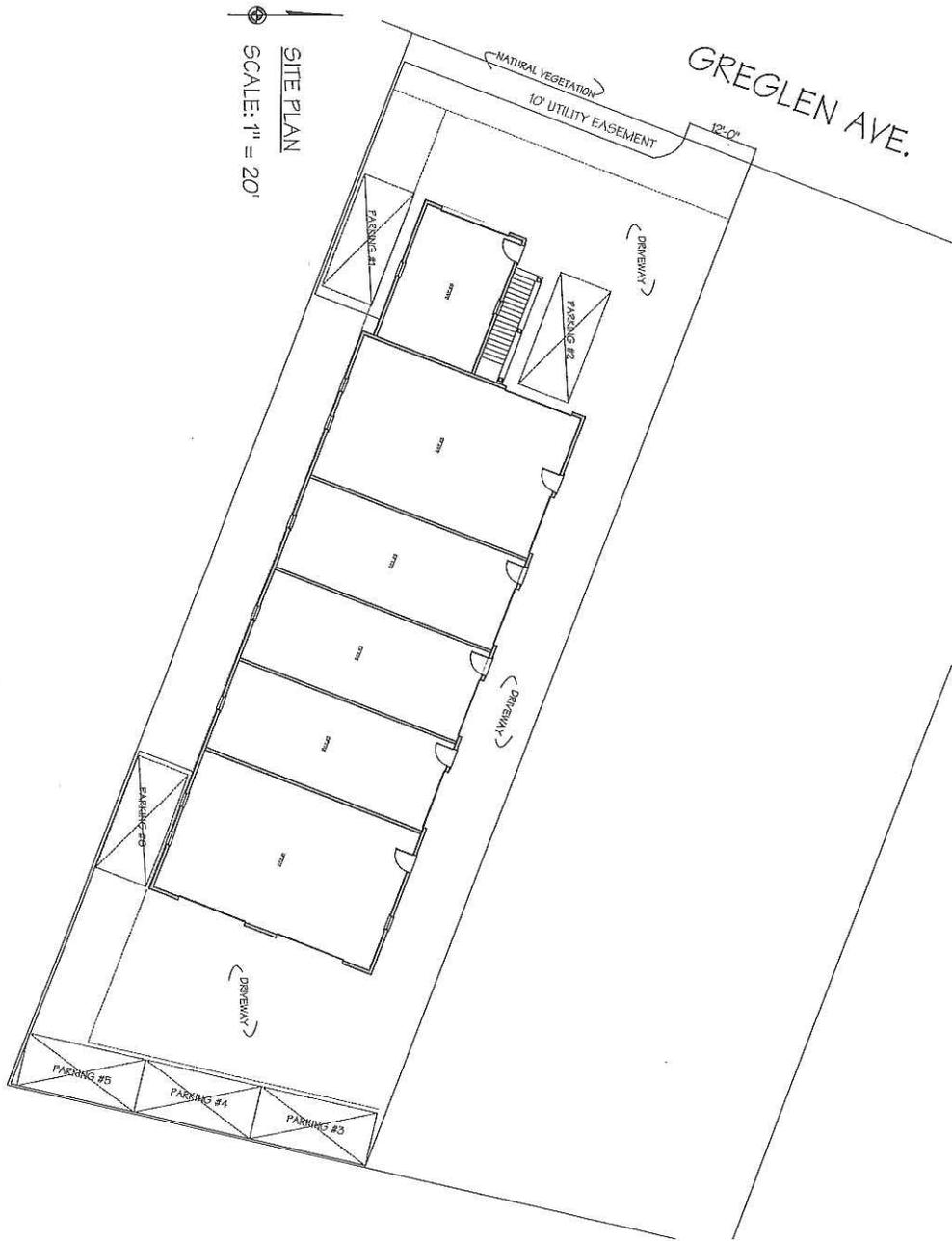
If you have any questions, please do not hesitate to contact me. Trusting you find everything in order, I remain,

Very Truly Yours,



John B. Brescher, Esq.

Enclosure(s)
Cc: Nantucket Boating Club, LLC

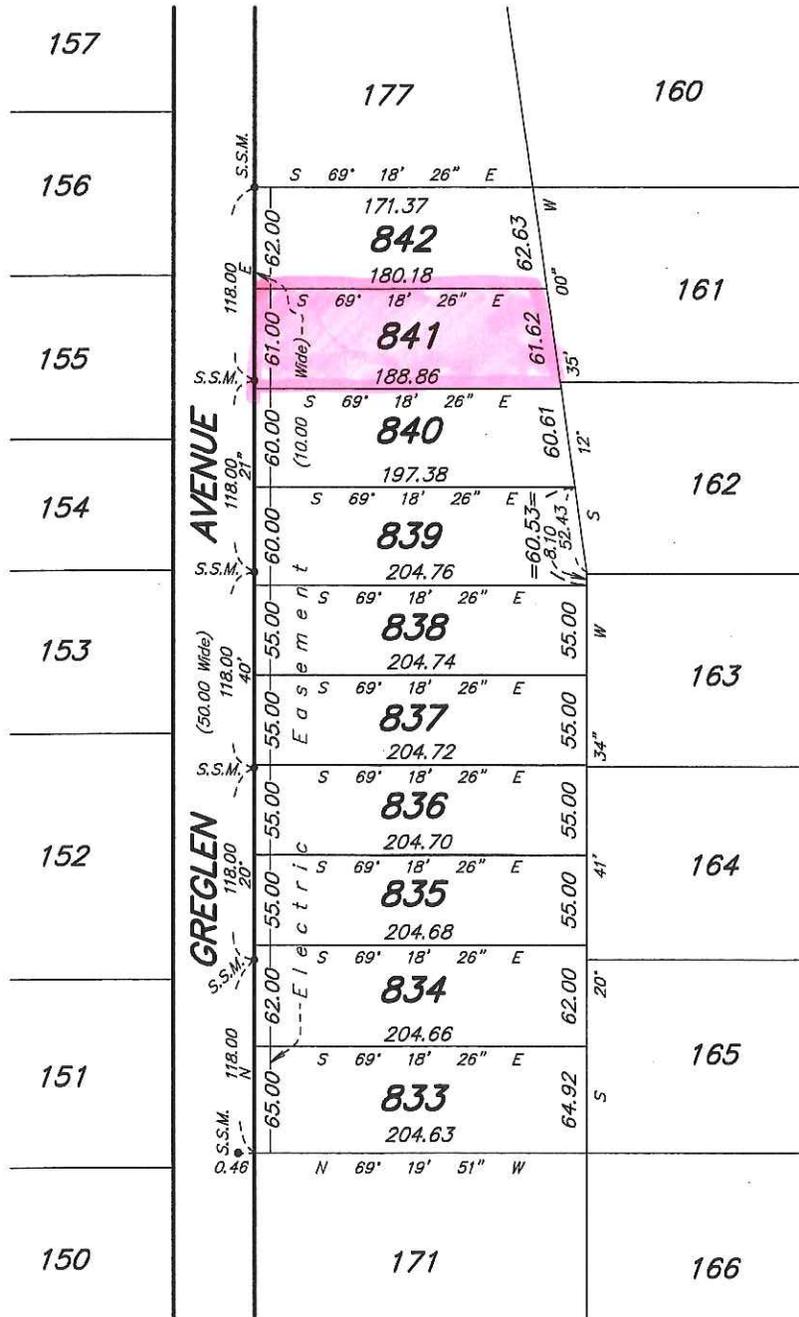
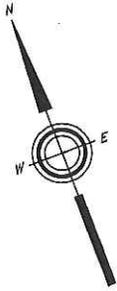


SUBDIVISION PLAN OF LAND IN NANTUCKET

Hayes Engineering, Inc., Surveyors

16514-93

August 27, 2014



Subdivision of Lots 172 through 176
 Shown on Plan 16514-Z Sh. 2
 Filed with Cert. of Title No. 7778
 Registry District of Nantucket County

Separate certificates of title may be issued for land
 shown hereon as Lots 833 thru 842
 By the Court.

Deborah J. Patterson Recorder

OCT. 30, 2014

ABH-0886

Copy of part of plan
 filed in
LAND REGISTRATION OFFICE
 OCT. 30, 2014
 Scale of this plan 80 feet to an inch
 T.C. Pontbriand, Engineer for Court



091088

NANTUCKET PLANNING BOARD

1 EAST CHESTNUT STREET NANTUCKET, MASSACHUSETTS 02554
(508) 228-7233

DECISION: SPECIAL PERMIT # 3-94
South Valley Industrial Park
Major Commercial Development
August 17, 1995

RECEIVED
TOWN CLERK'S OFFICE
NANTUCKET, MA 02554
AUG 18 1995
TIME: 11:00 AM
CLERK: *Rebecca Loh*

*26 PD
South Valley Industrial Park*

RELIEF SOUGHT

The Nantucket Planning Board, at its public hearings from June 13, 1994 through August 17, 1995, regarding this application, considered the application of Walter J. Glowacki, et al, for a Major Commercial Development Special Permit (MCD) under Section 139-11 for an approximately 35.7 acre tract of land located off of Old South Road. The property for which the Special Permit is sought is described on Assessor's Map 68 as Parcels 57, 58, 59, 60, 61, 62, 63, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 156, 157, 158, 176, 177, 178, 179, 180, 181, 182, 183, 184, 200, 201, 202, 203, 204, 205, 206, 207 ;

In addition to a Special Permit for a Major Commercial Development for the entire tract, the following Special Permits under the Zoning Code are sought based on a letter from the applicant's attorney dated 11/28/94, Section 4, "Clarification of uses sought":

- §139-9B(2) (a) Light manufacturing
- (b) Storage and warehousing, including properly screened open storage of goods and materials.
- (c) Fabrication and assembly of component parts for off-site construction of use.

for Map 68, Parcels 61, 62, 63, 132, 133, 135, 137, 138, 139, 141, 157, 176, 177, 178, 179, 180, 181, 182, 183, 184, 200, 202, 204, 205, 206, 207.

- §139-9B(2) (b) Storage & warehousing, including properly screened open storage of goods and materials
- (g) Garages for storage, repair, washing, painting or other servicing of motor vehicles

for Map 68, Parcels 58, 60, 134.

IDENTIFY THAT 21 DAYS HAVE ELAPSED AFTER THE DECISION WAS FILED IN THE OFFICE OF THE TOWN CLERK, AND THAT NO APPEAL HAS BEEN FILED, PURSUANT TO GENERAL LAWS 40A, SECTION 11

Christina Stanger Stone

TOWN CLERK

NOV 28 2000

** and Aine Glowacki*

South Valley Industrial Park MCD
Special Permit #3-94
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- §139-9B(2) (b) Storage and warehousing, including properly screened open storage of goods and materials.
- (c) Fabrication and assembly of component parts for off-site construction of use.

for Map 68, Parcel 136.

- §139-9B(2) (d) Petrochemical storage and transfer facilities in properly constructed packaging containers.

for Map 68, Parcel 57.

DESCRIPTION OF PROPOSED PROJECT

The applicant, Walter J. Glowacki, is seeking an overall MCD Special Permit for the entire 35.7 acre tract known as the South Valley Industrial Park which consists of 39 individual lots. In addition to the MCD Special Permit, the applicant, pursuant to §139-9B(2), seeks several commercial use special permits as described above.

The tract of land which is the subject of this special permit application contains residentially developed lots, commercially developed lots, lots with both residential and commercial uses, undeveloped lots, and lots with proposed uses, all shown on the plans submitted.

BASIS OF FINDINGS

The Planning Board is rendering a decision on the application for a "Major Commercial Development" based on Section 139-11 of the Nantucket Zoning By-Law which incorporates the Board's Requirements and Guidelines for Major Commercial Development and construction standards found in the Rules and Regulations Governing the Subdivision of Land in Nantucket (as amended through January 28, 1991).

In addition, the Board is rendering decisions on applications for additional special permit uses under §139-9B based on §139-30. In accordance with §139-11D(1), the Planning Board is designated as the special permit granting authority.

The Board's findings and decision refer to plans entitled "Site Plan of Land in Nantucket, MA" prepared by John J. Shugrue Inc., and dated May 2, 1994 (revised November 18, 1994); the engineering reports "Drainage Calculations and Report" dated December 1994 and "Plans and Specifications" dated July 1995 both prepared by Hunter Engineering Associates, and are based

upon the application, plans, papers, representations and testimony received prior to or at public - hearings held between June 13, 1994 and August 17, 1995.

FINDINGS AND DECISIONS

SECTION 1:

FINDINGS - with regard to Major Commercial Development application

The Planning Board finds that the entire tract of land involved in this application is zoned Residential Commercial-2 (RC-2). In addition, the Board finds the tract is subject to the zoning regulations of §139-12B, The Public Wellhead Recharge District, an overlay district which was expanded by vote of the 1995 Annual Town Meeting on April 10, 1995, and approved by the Attorney General May 22, 1995. A map of said overlay district is on file with the Town Clerk and the Building Inspector.

The Board further finds as follows:

Open Space: The open space requirement has been met as shown on the plan. Any modification or amendment to the plan shall comply with the 30% open space requirement.

Parking: The parking requirements have been met as shown on the plan. Any modification or amendment to the plan shall comply with the parking requirements.

Landscaping: Adequate landscaping has been provided for the developed areas. At the time of application for any modification or amendment to the plan the Board will review proposed landscaping provisions.

Inclusionary

Housing: The applicant has committed three dwelling units within the MCD project to provide for on-site employee housing. In addition, the applicant has committed two additional dwellings on a lot abutting this project to employee housing.

In general, the Board finds this tract of land appropriate for industrial development and finds the existing infrastructure is generally adequate to serve the currently proposed uses. Given the fact that this tract is located in close proximity to the new public water supply and is within the Wellhead Recharge District, currently proposed and future proposed uses will be reviewed in accordance with §139-12B, "The Public Wellhead Recharge District".

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Special Permit #3-94
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DECISION - with regard to the Major Commercial Development application

Based on the above findings and above-referenced documents and information, the Nantucket Planning Board, by a vote of 5-0, votes to GRANT a Special Permit for a Major Commercial Development pursuant to Section 139-11 of the Nantucket Code for the uses of the lots shown on the site plan referenced in "Basis of Findings", to be modified as herein after provided, excluding however, any of such uses identified in the following votes, and any other uses for which a special permit may be required under §139-11D(1). This Major Commercial Development Special Permit approval is subject to the "Conditions of Approval" set forth below.

COMMONWEALTH OF MASSACHUSETTS

NANTUCKET, SS 8/17/95

Then personally appeared Joan S. Barnes, one of the above-named members of the Planning Board of Nantucket, MA, and acknowledged the foregoing instrument to be her free act and deed before me.

Margaret E. Pamy October 5, 1995
Notary Public My Commission Expires

Joan S. Barnes
Marshall Beale
STO. Bull
Charles J. Zappala
Dennis T. Vero

SECTION 2:

FINDINGS - with regard to maritime service station use

Glyn's Marine (Map 68 Parcel 57), a maritime service station allowed "by right" in the RC-2 District, has been lawfully in existence since approximately prior to the adoption of the "Wellhead Recharge District" which prohibits such uses. Accordingly the Board finds that Glyn's Marine qualifies as a pre-existing, nonconforming use.

SECTION 3:

FINDINGS - with regard to application for a special permit pursuant to §139-9B(2)(d) and §139-11D(1) to permit the establishment of a gasoline service station and a home heating oil distribution business for Assessor's Map 68, Parcel 57:

1. The Nantucket Zoning Bylaws were amended through the adoption of Article 45 at the 1995 Annual Town Meeting (approved by the Attorney General 5/22/95) with the establishment of new boundaries for the Public Wellhead Recharge District ("Wellhead District"). The new boundaries place the entire Glowacki tract within the Wellhead District including the proposed locations of the gasoline service station, and the storage and distribution facility for home heating

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oil.

2. The Wellhead District regulations, codified in Section 139-12B(2) of the Nantucket Zoning Bylaws, prohibits "(T)he manufacture, use, pipeline transport, storage, disposal or treatment of hazardous or toxic materials..." within said Wellhead District.
3. Section 139-2 of the Nantucket Zoning Bylaws defines hazardous or toxic materials as "(L)iquid hydrocarbon products, including but not limited to residual oil, gasoline, fuel oil, diesel oil...".
4. The Applicant did not receive a Special Permit as required under §139-9B(2)(d) for the gasoline service station or home heating oil business prior to the first publication of notice of the change in the Wellhead District, in accordance with Section 139-33A of the Nantucket Zoning Bylaws and M.G.L. Chapter 40A, Section 6.

Based on the evidence presented by the Applicant, the Planning Board finds that the Applicant installed and maintained 3 - 2000± gallon and one 500± gallon underground fuel storage tanks on the property in question either prior to the establishment of the Nantucket Zoning Bylaws, or prior to the expiration of a zoning freeze on this tract of land created by way of a subdivision application filed prior to the adoption of zoning on Nantucket. Said tanks were installed and used as ancillary uses in connection with Applicant's contracting business. Said tanks have been registered with the Commonwealth of Massachusetts Department of Public Safety, but not with the Nantucket Board of Health.

In addition, the Planning Board finds that there is little or no evidence to support a finding that retail sales, or the wholesale distribution of petroleum product, were legally conducted from the premises, noting only that infrequent, sporadic, and occasional sales to subcontractors may have occurred.

Therefore, the Board finds that the Applicant is not entitled to a claim of pre-existing nonconforming status with respect to the establishment of the wholesale distribution of home heating oil, or the establishment of a gasoline service station.

The Board further finds that the establishment of these uses would constitute a change of use, and **not** an expansion or modification of a preexisting nonconforming use. Although the Board has the discretion to permit expansions of preexisting nonconforming uses, the Board does not have the authority to approve any change of use to a use prohibited in the Wellhead District, pursuant to Section 139-12 of the Nantucket Zoning Bylaws.

DECISION - with regard to application for a special permits under §139-9B(2)(d)

South Valley Industrial Park MCD
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Based on the above finding, the Planning Board, by a vote of 1 in favor, 3 opposed, and 1 abstention, the motion fails on the applicant's request for Special Permit uses under §139-9B(2)(d) "Petrochemical storage and transfer facilities in properly constructed packaging containers" to allow the establishment of a gasoline service station and a distribution facility for home heating oil on the lot described as Assessor's Map 68, Parcel 57.

COMMONWEALTH OF MASSACHUSETTS
NANTUCKET, SS 8/17/95

Then personally appeared Joan S. Barnes, one of the above-named members of the Planning Board of Nantucket, MA, and acknowledged the foregoing instrument to be her free act and deed before me.

Margaret R. Poy October 5, 1995
Notary Public My Commission Expires

Joan S. Barnes
Charshell Beak
John B. Kelly
William G. Vanecko
Charles J. Farnsworth

SECTION 4:

FINDINGS AND DECISION - with regard to application for a special permit pursuant to §139-9B(2)(a),(b), & (c) to permit light manufacturing, storage and warehousing, and fabrication, for Assessor's Map 68, Parcels 135, 136, 139, 180, and 181.

The Board finds that the proposed uses would not be detrimental to this area given the already existing industrial character of the surrounding area and are in harmony with the general purpose and intent of the Zoning Bylaw. Therefore, by a vote of 5-0, votes to approve the following special permits, subject to the "Conditions of Approval" set forth below at the end of this document, for Assessor's Map 68, Parcels 135, 136, 139, 180, 181:

- §139-9B(2) (a) Light manufacturing
- (b) Storage and warehousing, including properly screened open storage of goods and materials.
- (c) Fabrication and assembly of component parts for off-site construction of use.

Joan S. Barnes
Charshell Beak
John B. Kelly
William G. Vanecko
Charles J. Farnsworth

South Valley Industrial Park MCD
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SECTION 5:

FINDINGS AND DECISION - with regard to application for a special permit pursuant to §139-9B(2)(b) & (g), to permit storage and warehousing, and garages for storage, repair, washing, painting or other servicing of motor vehicles, for Assessor's Map 68, Parcels 58, 60, and 134

The Board finds that the proposed use would not be detrimental to this area given the already existing industrial character of the surrounding area and is in harmony with the general purpose and intent of the Zoning Bylaw. Therefore, by a vote of 5-0, votes to approve the following special permits, subject to the "Conditions of Approval" set forth at the end of this document, for Assessor's Map 68, Parcels 58, 60, and 134:

§139-9B(2) (b) Storage and warehousing, including properly screened open storage of goods and materials.

COMMONWEALTH OF MASSACHUSETTS
NANTUCKET, SS 8/17/95

Then personally appeared Joan S. Barnes, one of the above-named members of the Planning Board of Nantucket, MA, and acknowledged the foregoing instrument to be her free act and deed before me.

Myra K. Kay October 5, 1995
Notary Public My Commission Expires

[Signature]
Charukal Beal
[Signature]
Charles J. Fowler
Joan S. Barnes

In addition, the Board finds that the application for a special permit under §139-9B(2)(g) to permit garages for storage, repair, washing, painting or other servicing of motor vehicles, is prohibited by §139-12B(2)(e) in the Wellhead Recharge District and therefore, by a vote of 3 opposed and 2 in favor, the motion fails on the application for a special permit under §139-9B(2)(g) to permit garages for storage, repair, washing, painting or other servicing of motor vehicles, for Assessor's Map 68, Parcels 58, 60, and 134

[Signature]
Charukal Beal
[Signature]
Charles J. Fowler
Joan S. Barnes