

Definitive Subdivision Plan Submittal
January 6, 2016
Page Three

We trust that this submittal conforms to the applicable requirements for such a Definitive Subdivision Plan (AR) and we look forward to the completion of your review and the subsequent review and approval of the plan by the Town of Nantucket Planning Board.

If you any immediate questions with respect to either the application or the enclosed materials, please feel free to contact me at 978-988-3900, Extension # 12.

Very truly yours,



David J. Armanetti, Director of Real Estate Development
The Richmond Company, Inc. (Applicant / Development Manager)
On Behalf of Richmond Great Point Development LLC (Owner)

Cc: Philip Pastan, TRC
Kathryn Fossa, TRC
Patricia Roggeveen, RGPDLLC
Shane Valero, RGPDLLC
John Ogren, Hayes Engineering
Andrew Burek, Esq., TRC
Arthur Reade, Esq.



JAN 11 2016 PM 1:19

Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

Nantucket Planning Board

Form B

Application for Approval of a Definitive Subdivision Plan (AR)



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

Date: JANUARY 6, 2016

To the Planning Board of Nantucket:

SUBDIVISION PLAN OF LAND
IN NANTUCKET, MASS

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled _____ designed by HAYES ENGINEERING, INC. dated _____, and described as follows: located on 42B/48R/54R SKYLINE DRIVE AND 20 DANKIM LANE, number of lots proposed THREE (3) total acreage of tract 17.044 ACRES hereby submits said plan as a **definitive** plan 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 plan.

SEE ATTACHMENT #1 FOR DETAILS

The undersigned's title to said land is derived from _____ by deed dated _____ and recorded in the Nantucket Registry of Deeds Book _____, Page _____, registered in the Nantucket Registry District of the Land Court, Certificate of Title # _____ and shown on Nantucket Assessor's Map # _____, Parcel _____, and said land is free of encumbrances except for the following: CUSTOMARY UTILITY EASEMENTS AND ONE COVENANT IN FAVOR OF NANTUCKET LAND COUNCIL (ATTACHED)

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

The undersigned hereby applies for the approval of said **definitive** plan 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 of a trust or partners of a partnership)

RICHMOND GREAT POINT DEVELOPMENT LLC
PHILIP PASTAN, ITS MANAGER

Contact Phone #: (978) 988-3900 Fax #: (978) 988-3950 E-mail: ppastan@richmondco.com

Name of owner(s): ^{x16} RICHMOND GREAT POINT DEVELOPMENT LLC

Address of owner(s): 23 CONCORD ST., WILMINGTON MA 01887

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

Owner's signature PHILIP PASTAN, ITS MANAGER.

(Handwritten initials and date)
12/4/15

Received by Town Clerk:

Date: Jan. 11, 2016
Time: 1:19 p.m. 1/11/16

Received by Board of Health:

Date: 1-11-2016
Time: 1:15 pm

(Handwritten initials 'AR' circled)

Planning Board File # _____

Attachment 1 to Form B / Application for Approval of a Definitive Subdivision Plan (AR)

Additional Space Needed to Provide Derivation of Title to Land

“Definitive Plan, Clay Street, Nantucket Mass”

42 (Rear), 48 (Rear), and 54 (Rear) Skyline Drive and 20 Davkim Lane

The title to the land included in the Application for Approval of a Definitive Subdivision Plan is derived as follows:

As to the Owner of One Hundred Percent (100%) of the 42 (Rear) Skyline Drive Property
RICHMOND GREAT POINT DEVELOPMENT LLC

“Deed” dated August 7, 2013, recorded at the Nantucket County Registry of Deeds, in Book # 01397, Page # 312, recorded on August 8, 2013 (referred to as “Recorded Land – Parcel Seventy” on Page 14 of the “Deed”).

As to the Owner of One Hundred Percent (100%) of the 48 (Rear) Skyline Drive Property
RICHMOND GREAT POINT DEVELOPMENT LLC

“Deed” dated July 25, 2014, recorded at the Nantucket County Registry of Deeds, in Book # 1443, Page # 213, recorded on July 25, 2014.

As to the Owner of the One Hundred Percent (100%) of the 54 (Rear) Skyline Drive Property
RICHMOND GREAT POINT DEVELOPMENT LLC

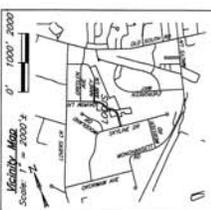
“Quitclaim Deed” recorded as Document # 00002834, recorded on October 10, 2014 at the Nantucket Registry of Deeds (as to a 25% interest in the property).

“Deed” dated December 11, 2015, recorded at the Nantucket County Registry of Deeds, in Book # 1515, Page # 1, recorded on December 14, 2015 (as to a 50% interest in the property).

“Deed” dated November 30, 2015, recorded at the Nantucket County Registry of Deeds, in Book # 1514, Page # 343, recorded on December 14, 2015 (as to a 25% interest in the property).

As to the Owner of One Hundred Percent (100%) of the 20 Davkim Lane Property
RICHMOND GREAT POINT DEVELOPMENT LLC

“Deed” dated August 7, 2013, recorded at the Nantucket County Registry District, as Certificate # 24872, recorded on August 8, 2013 (referred to as “Registered Land – Parcel Thirty-Two” on Page 7 of the “Deed”).



Vertical Axis
Scale 1" = 2000'
Horizontal Axis
Scale 1" = 2000'

IDENTIFY THAT I HAVE CONFORMED WITH ALL REQUIREMENTS OF THE RESISTERS OF DEEDS IN PREPARING THIS PLAN.

HAZES ENGINEERING, INC.

Coordinate System
N 92.833.98
111.111.111
Massachusetts State Plane
Coordinate System Zone 18
North
Datum: North American
Central Projection
Datum: 1983
Zone: 18
Units: Feet
MAD 83(2011) position

LEGEND
CONCRETE ROAD WITH GRIFF HOLE
(R) - FOUND
LC - LAND COURT
R - RESILIENCY FACTOR
B - PROPOSED
CONCRETE ROAD SET BY OWNER UNLESS OTHERWISE NOTED

OWNERS:
RICHMOND GREAT POINT DEVELOPMENT, LLC
633 South Street
21 Concord Street
WALTON, MA 01887

Engineer:
Hazes Engineering, Inc.
633 South Street
21 Concord Street
Walton, MA 01887
www.hazeseng.com

Scale: 1" = 100'

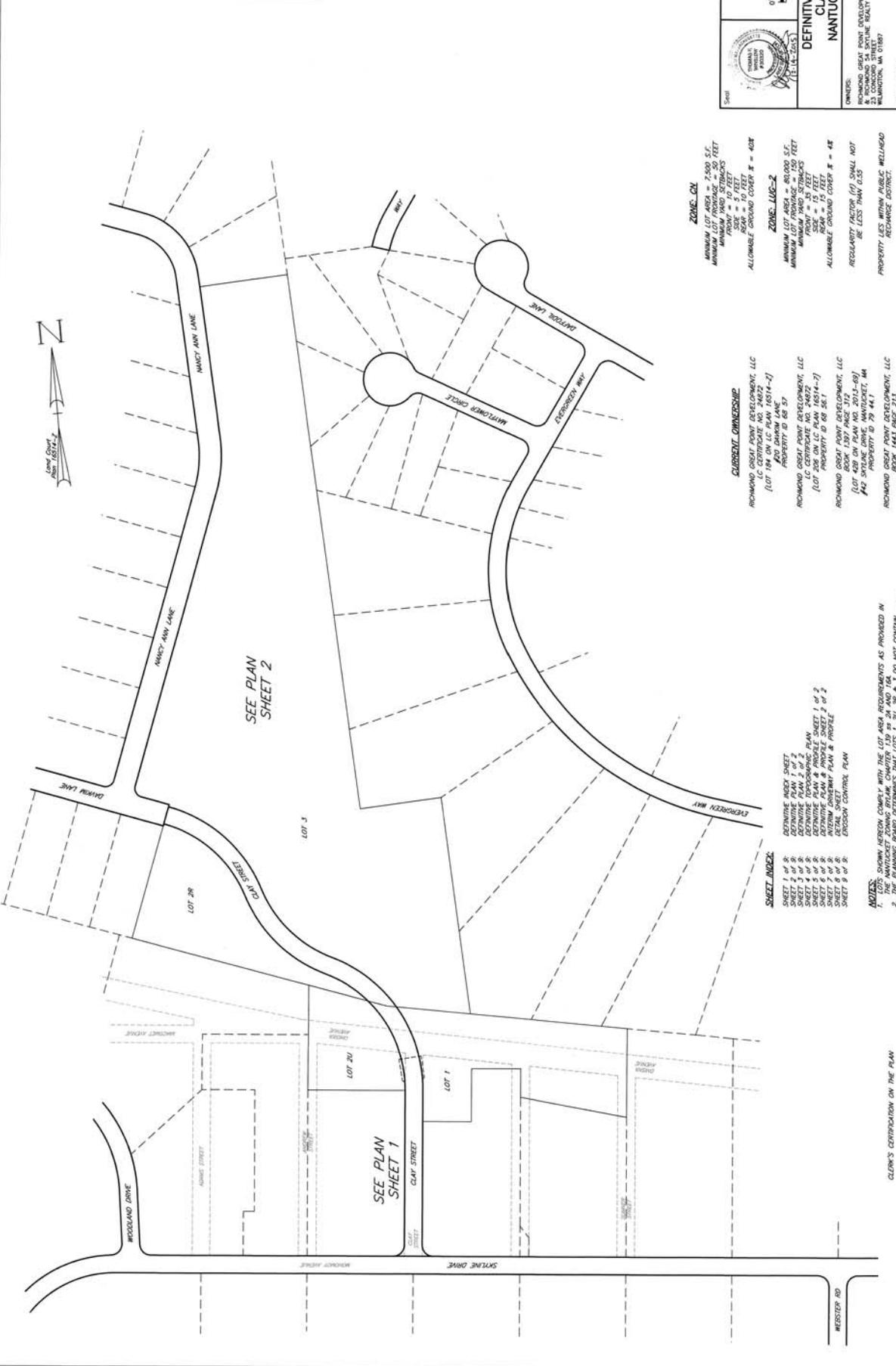
December 11, 2015

DEFINITIVE INDEX SHEET
CLAY STREET
MASS.
NANTUCKET,

Application File: _____
Planning Board: _____
Meeting Date: _____
Plan Approval: _____
Plan Sign-off: _____

INDEX SHEET

10	DATE	
9	REVISION	
8		
7		
6		
5		
4		
3		
2		
1		



SEE PLAN SHEET 2

SEE PLAN SHEET 1

ZONE - CN
MINIMUM LOT AREA = 2,500 S.F.
MINIMUM LOT FRONTAGE = 50 FEET
MINIMUM LOT DEPTH = 10 FEET
MINIMUM FRONT YARD SETBACK = 5 FEET
MINIMUM SIDE YARD SETBACK = 5 FEET
MINIMUM REAR YARD SETBACK = 5 FEET
ALLOWABLE GROUND COVER = 40%

ZONE - LUG-2
MINIMUM LOT AREA = 80,000 S.F.
MINIMUM LOT FRONTAGE = 100 FEET
MINIMUM LOT DEPTH = 20 FEET
MINIMUM FRONT YARD SETBACK = 15 FEET
MINIMUM SIDE YARD SETBACK = 15 FEET
MINIMUM REAR YARD SETBACK = 15 FEET
ALLOWABLE GROUND COVER = 4%

REGULATORY FACTOR (F) SHALL NOT BE LESS THAN 0.25
PROPERTY LIES WITHIN PUBLIC WELLHEAD RECHARGE DISTRICT

CURRENT OWNERSHIP
RICHMOND GREAT POINT DEVELOPMENT, LLC
LC CERTIFICATE NO. 24872 [LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14]
PROPERTY ID 69 57

RICHMOND GREAT POINT DEVELOPMENT, LLC
LC CERTIFICATE NO. 24872 [LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14]
PROPERTY ID 69 57

RICHMOND GREAT POINT DEVELOPMENT, LLC
LC CERTIFICATE NO. 24872 [LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14]
PROPERTY ID 69 57

SHEET INDEX
SHEET 1 OF 9
SHEET 2 OF 9
SHEET 3 OF 9
SHEET 4 OF 9
SHEET 5 OF 9
SHEET 6 OF 9
SHEET 7 OF 9
SHEET 8 OF 9
SHEET 9 OF 9

NOTES:
1. LOT 10 WITHIN SECTION CONFORMS WITH THE LOT AREA REQUIREMENTS AS PROVIDED IN THE PLANNING BOARD DETERMINES THAT LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 DO NOT CONFORM WITH THE REQUIREMENTS OF THE ZONING ORDINANCE AND ARE TO BE EXCLUDED FROM THE MAP UNDER THE ANTI-LOT AREA WHICH BY-LAW BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL CONSERVATION COMMISSION. DESIGN MAY BE GRANTED THROUGH APPLICATION TO THE CONSERVATION COMMISSION. DESIGN MAY BE GRANTED THROUGH APPLICATION TO THE CONSERVATION COMMISSION WITH ADDITIONAL LOTS TO BE EXCLUDED FROM THE MAP. (TOTAL PARCEL AREA = 112,468 S.F., OR 2.581 ACRES)

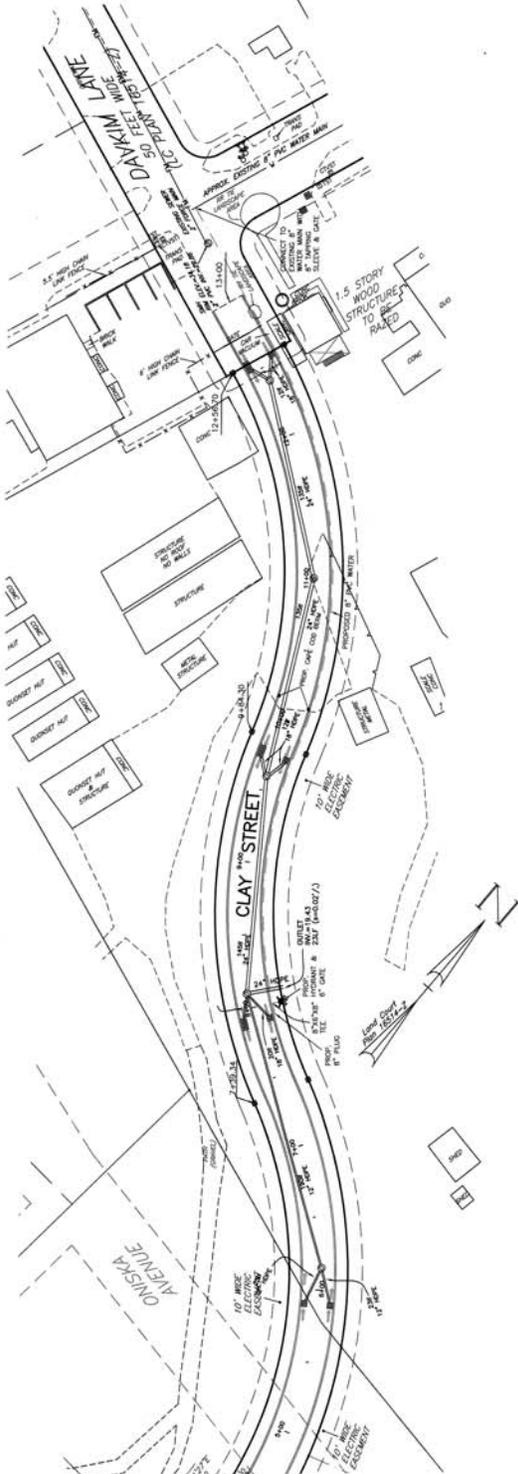
CLERK'S CERTIFICATION ON THE PLAN
DATE: _____

TO BE FILED WITH THE CLERK OF THE TOWN OF NANTUCKET, MASSACHUSETTS. THE PLANNING BOARD HAS REVIEWED AND APPROVED THIS PLAN BY THE PLANNING BOARD HAS REVIEWED AND APPROVED THIS PLAN BY OFFICE AND NO APPEAL HAS BEEN RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK

I CERTIFY THAT I HAVE CONFORMED TO THE RULES AND REGULATIONS OF THE RECORDERS OF DEEDS IN PREPARING THIS PLAN.

HAYES ENGINEERING, INC.



CLERK'S CERTIFICATION ON THE PLAN

DIME:

I, _____, CLERK OF THE TOWN OF NANTUCKET, MASSACHUSETTS, DO HEREBY CERTIFY THAT THE PLANNING BOARD HAS BEEN RECORD AND RECORDED IN MY OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK

- LEGEND**
- CON - CONCRETE BOUND WITH GABL PAVL
 - FR - FROG
 - LC - LAND COURT
 - R - REGULARITY FACTOR
 - AP - APPROVED
 - CONC - CONCRETE BOUND WITH GABL PAVL SET BY OWNER. ANALYSIS UNIFORMITY NOTED

ZONE: OL
 MINIMUM LOT AREA = 7,500 S.F.
 MINIMUM LOT FRONTAGE = 50 FEET
 MINIMUM LOT DEPTH = 25 FEET
 FRONT = 10 FEET
 REAR = 10 FEET
 ALLOWABLE GROUND COVER # = AGE

ZONE: LUGC-2
 MINIMUM LOT AREA = 60,000 S.F.
 MINIMUM LOT FRONTAGE = 100 FEET
 MINIMUM LOT DEPTH = 100 FEET
 FRONT = 25 FEET
 REAR = 15 FEET
 ALLOWABLE GROUND COVER # = 4%

REGULARITY FACTOR (R) SHALL NOT BE LESS THAN 0.35

PROPERTY LIES WITHIN PUBLIC WELLSHEAD RESERVE DISTRICT.



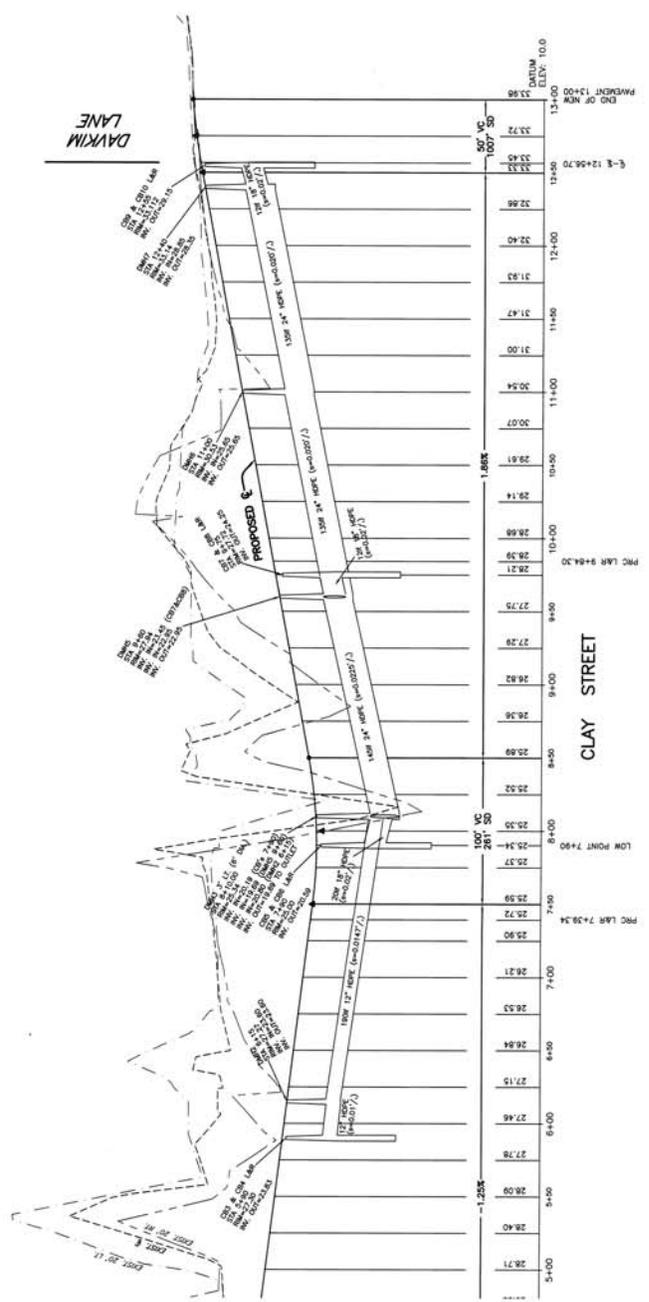
DEFINITIVE PLAN & PROFILE
CLAY STREET
NANTUCKET, MASS.

Engineer
 Hayes Engineering, Inc.
 603 Main Street
 Nantucket, MA 01987
 www.hayeseng.com

December 11, 2015

10	PLANNING BOARD	Application File:	
9		Final Plan File:	
8		Hearing Date:	
7		Plan Approval:	
6		Plan Signed:	
5			
4			
3			
2			
1			

PROFILE SHEET 2 OF 2
 SHEET 6 OF 9



12/11/2015 10:45:32 AM

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL ENGINEERS IN PREPARING THIS PLAN.

HAYES ENGINEERING, INC.

DATE: _____
 FROM: CLERK

CLERK'S CERTIFICATION ON THE PLAN

DATE: _____
 FROM: CLERK

I, CLERK OF THE TOWN OF NANTUCKET, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE BOARD OF PROFESSIONAL ENGINEERS HAS BEEN RECEIVED AND RECORDED IN THE TOWNY CLERK'S OFFICE AND APPROVALS HAS BEEN RECEIVED ALONG WITH THE NECESSARY FEES. THIS CERTIFICATION IS VALID FOR 90 DAYS FROM THE DATE OF THIS NOTICE.

OWNERS:
 RICHMOND GREAT GOLF DEVELOPMENT, LLC
 23 CONCORD STREET
 NANTUCKET, MA 01905

Scale: 1" = 11.125'

Application Filed: _____
 Final Plan Filed: _____
 Hearing Date: _____
 Plan Approved: _____
 Plan Signed: _____

DETAIL SHEET 1 OF 1
 SHEET 8 OF 9

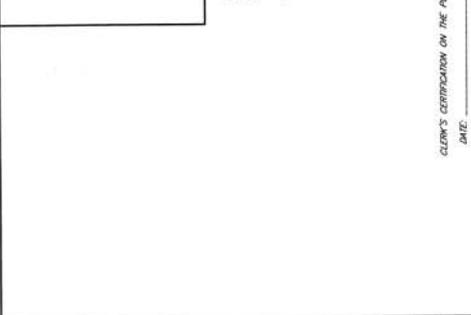


DATE: 04/19/2015

DETAIL SHEET
 CLAY STREET
 NANTUCKET,
 MASS.

Engineer:
 Hayes Engineering, Inc.
 100 State Street
 Nantucket, MA 01905
 www.hayeseng.com

December 11, 2015



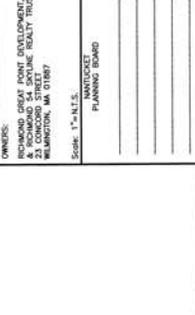
DOUBLE FRAME & GRATE
 NOT TO SCALE



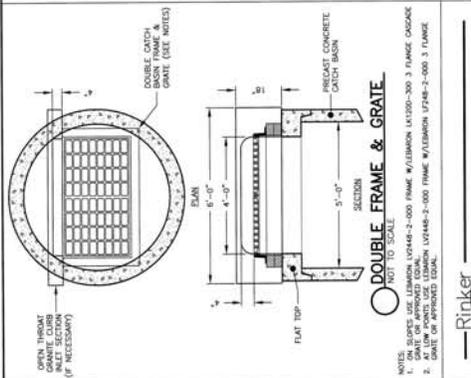
STORMCEPTOR STC 900
 NOT TO SCALE



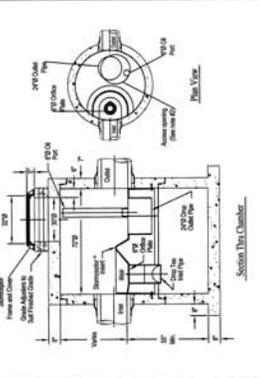
TYPICAL TRENCH IN SHOULDER (GOOD)
 NOT TO SCALE



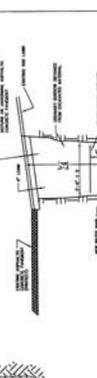
TYPICAL SERVICE CONNECTION
 NOT TO SCALE



PRE-CAST CATCH BASIN
 NOT TO SCALE



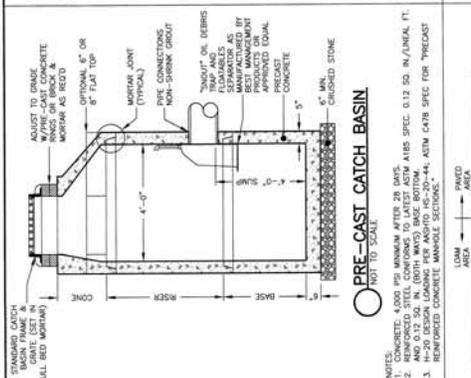
DRAIN TRENCH
 NOT TO SCALE



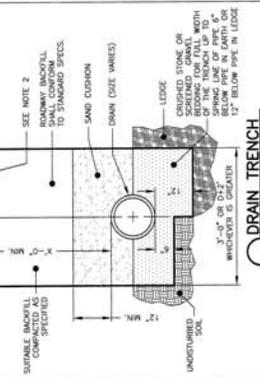
TYPICAL CURB BLOCK DETAILS
 NOT TO SCALE



TYPICAL CROSS-TRENCH IN ROADWAY (SUBSAFE)
 (SHOW RIGHT SIDE INSTALLATION (LEFT SIDE SIMILAR))
 NOT TO SCALE



PRE-CAST DRAIN MANHOLE 6' I.D.
 NOT TO SCALE



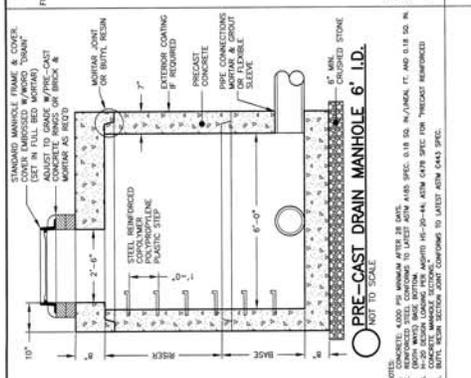
MC-3500 CROSS-SECTION
 NOT TO SCALE



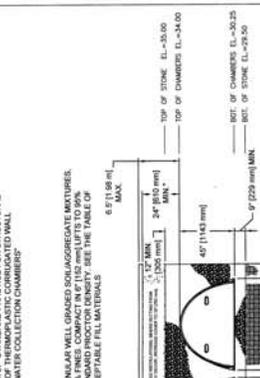
TYPICAL HYDRANT ASSEMBLY INSTALLATION
 NOT TO SCALE



CAPE COD CURB
 NOT TO SCALE



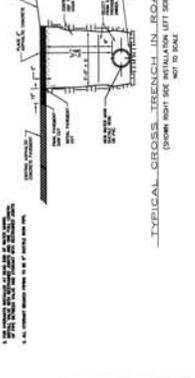
PRE-CAST DRAIN MANHOLE 6' I.D.
 NOT TO SCALE



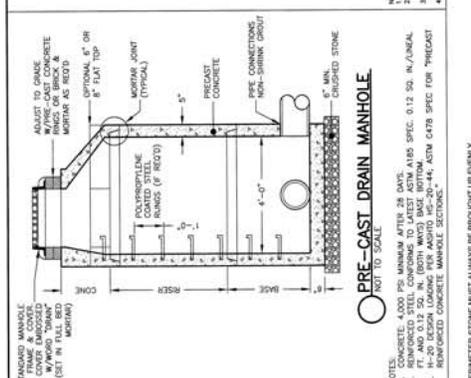
MC-3500 CROSS-SECTION
 NOT TO SCALE



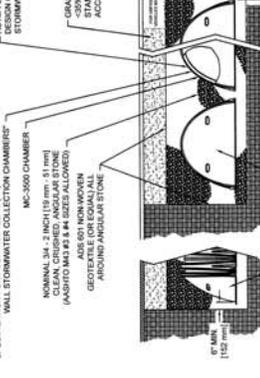
TYPICAL HYDRANT ASSEMBLY INSTALLATION
 NOT TO SCALE



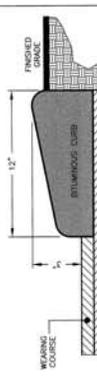
CAPE COD CURB
 NOT TO SCALE



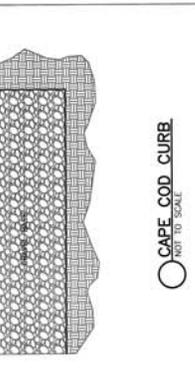
PRE-CAST DRAIN MANHOLE 6' I.D.
 NOT TO SCALE



MC-3500 CROSS-SECTION
 NOT TO SCALE



TYPICAL HYDRANT ASSEMBLY INSTALLATION
 NOT TO SCALE



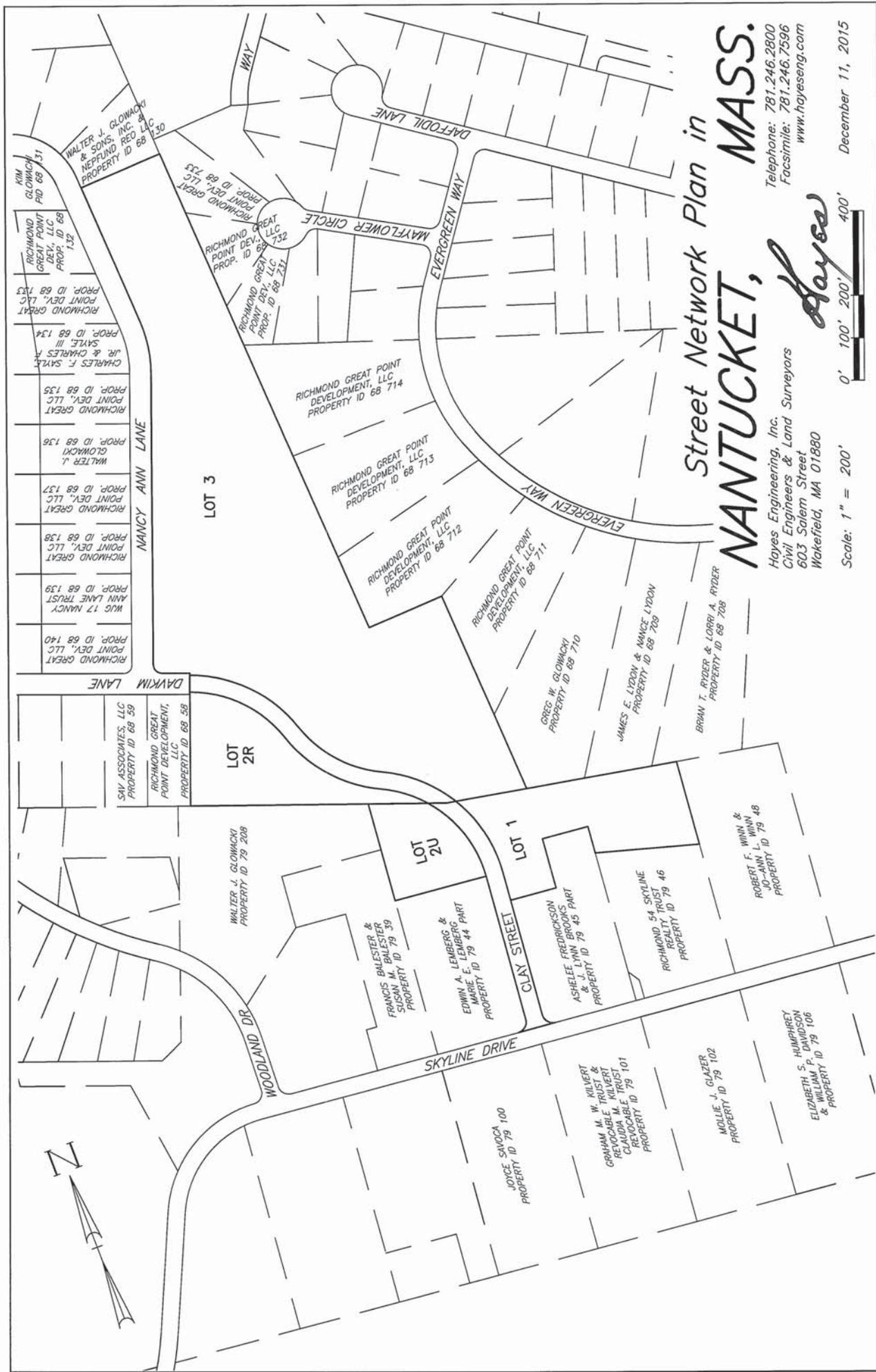
CAPE COD CURB
 NOT TO SCALE

**REQUESTED WAIVERS
CLAY STREET
NANTUCKET, MASSACHUSETTS**

December 2015

Town of Nantucket Rules and Regulations

- | | |
|----------------------|---|
| Section 2.06b(10) | The elevations shown on the plan are NAVD88 rather than half-tide datum. |
| Section 2.06b(14)(a) | Landscape Plan to be provided prior to Planning Board approval. |
| Section 2.06b(14)(b) | Existing trees to be saved will be decided during construction. |
| Section 4.06(b)(3) | Stormtech® MC-3500 stormwater chambers to be substituted for the leaching basin (Appendix A, Plate No. 12) |
| Section 4.13 | Dry sewer lines are not proposed to be installed. |
| Section 4.16 | Same as Section 2.06b(14)(a) & (b) above. |
| Section 4.18 | No sidewalks are proposed along the sides of the proposed roadway Clay Street. There are no sidewalks on the adjacent streets, Skyline Drive and Davkim Lane. |
| Section 4.23 | Soil tests will be provided prior to Planning Board approval. |



Street Network Plan in NANTUCKET, MASS.

Hayes
 Hayes Engineering, Inc.
 Civil Engineers & Land Surveyors
 603 Salem Street
 Wakefield, MA 01880

Telephone: 781.246.2800
 Facsimile: 781.246.7596
 www.hayeseng.com

Scale: 1" = 200' 0' 100' 200' 400'

December 11, 2015



PESCE ENGINEERING & ASSOCIATES, INC.

**451 Raymond Road
Plymouth, MA 02360**

Phone: 508-743-9206 Cell: 508-333-7630
epesce@comcast.net

February 4, 2016

Nantucket Planning Board
Attn: Ms. Leslie Snell, AICP, LEED® AP
Deputy Director, Planning & Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

**RE: Engineering Review of the Proposed Clay Street (Rear of Skyline Drive)
Definitive Subdivision**

Dear Mrs. Snell & Members of the Board:

Pesce Engineering & Associates, Inc. is pleased to provide you this engineering review of the proposed Clay Street Definitive Subdivision, located off Skyline Drive, Nantucket, MA. We have evaluated the plans for consistency with the Town's Zoning Bylaw, the Nantucket Rules and Regulations Governing the Subdivision of Land (SR&R), and general conformance with the Massachusetts Stormwater Management Regulations.

Along with a site visit conducted on January 15, 2016, we have reviewed the following information to prepare this letter report:

- Letter from The Richmond Company to the Town of Nantucket Planning Board, Subject: Submittal of a Definitive Plan of a Subdivision Plan, 42 (Rear) 48 (Rear) and 54 (Rear) Skyline Drive Properties and 20 Davkim Lane Property, with application package and enclosures including the Form B Application for Approval of a Definitive Subdivision Plan, dated January 6, 2016, and list of requested waivers.
- Site Development Plans; Definitive Plan, Clay Street, Nantucket, MA, 9 sheets, prepared by Hayes Engineering, Inc., dated December 11, 2015.
- Site Analysis Report, Clay Street, and Street Network Plan, prepared by Hayes Engineering, Inc., dated December 2015.
- Storm Water Management Report, Definitive Subdivision, Clay Street, Nantucket, MA, prepared by Hayes Engineering, Inc., dated December 11, 2015.

The proposed development is located on approximately 18.3 acres of land (comprising multiple parcels) situated between Skyline Drive (including portions of the rear of the lots for #42, 48 & 54 Skyline Drive), and the intersection of Nancy Ann Lane & Davkim Lane.

See the Street Network Plan for an overall view of this area. The site is located in both the Land Use General 2 (LUG-2) and Commercial Neighborhood (CN) Zoning Districts and the Public Wellhead Recharge Overlay District. No wetland areas are located on the subject parcels.

Several buildings exist on the property, which is the site of the former Glowacki commercial operations. The applicant proposes to develop this parcel by creating 4 new lots (Lots 1, 2U, 2R & 3) and a roadway lot (designated as 2 roadway lots; Road-U and Road-R). The proposed subdivision road is a 22-ft. wide paved surface, with 1 ft. Cape Cod berms, within a 40-ft. layout, and with 10 ft. wide electric easements on each side. The new subdivision road is approximately 1,300 feet long. Municipal water service is planned for only part of the subdivision (an extension of a water main for the northerly 500 ft. of the road) with the remainder serviced by private wells. Title 5 septic systems are planned to be installed for the new lots.

The following are our review comments:

Definitive Plans, Utilities, and Site Layout

1. We recommend that the applicant discuss with the Board the justification and explanation for the waivers requested. From our review of these waivers, we find they do not present any major additional engineering issues or concerns.
2. While we note that a waiver for submission of a Landscaping Plan (at this time) has been requested. We recommend that when it is submitted to the Board for review, that if street lighting is proposed, that this lighting be specified as “Dark Sky Compliant” with vertical cutoff shielding to mitigate impacts to abutters.
3. The applicant is requesting that the subdivision road be built in phases, and as such is proposing to build the first approximately 450 ft. of the new subdivision road, as a 12 ft. wide gravel driveway to allow access to Lot 1. If the Board chooses to approve this request, we recommend the following conditions:
 - a. All proposed drainage piping/structures and utilities should be installed up to the proposed 450 ft. length of the driveway.
 - b. A paved asphalt apron should be installed at the intersection with Skyline Drive.
 - c. Discussion of the “triggering” event (or date) that will require the upgrade of this driveway to subdivision standards.

4. If it has not already been received, we recommend that the applicant receive approval from the Nantucket Fire Department on the proposed fire hydrant location, with a written report (or e-mail message) to the Planning Board. We also note that only one fire hydrant is proposed (near Station 8+00) along the entire new subdivision road. This may be insufficient for the future use of this property (for fire protection) if the property is further subdivided, and future residences are located more than 300 ft. from a fire hydrant.
5. We recommend that some additional signage be added to the plans as follows:
 - a. Street signs at the intersections at each end of Clay Street.
 - b. Stop signs (with pavement stop line) at the intersections at Skyline Drive and after the end of Clay Street, on Davkim Lane at the intersection with Nancy Ann Lane.
6. The proposed grading appears to cut through and affect the foundation of the metal structure near Station 10+25. We recommend that the grading at this location be modified or the structure removed/relocated.
7. We recommend that proposed driveway aprons (in conceptual locations), with appropriate driveway detail, be shown on the plans.
8. The roadway cross section detail on sheet 5 indicates *“6” Compacted Sub Base With Gravel Hardening.* We recommend that this roadway base material be specified with a design sieve specification (such as MA DOT M2.01.7, M1.03.0 or similar).
9. The plans show Lots 2U & 2R labeled as “Not a Separate Building Lot” with a “paper” street, Oniska Avenue, located between them. We recommend that the applicant clarify the intent for these lots, and the intended disposition (or relevance) of the apparent paper streets labeled as Summer Street, Andrew Street and Oniska Avenue.

Stormwater Management

This project proposes to mitigate post-development runoff for the new subdivision roadway by collecting runoff flow into a series of new catch basins and drain manholes, followed by discharge to 2 locations:

- A Stormceptor® treatment unit (at the intersection with Skyline Drive), which will discharge to a subsurface infiltration area in the subdivision road.

- A sediment forebay, which overflows to the existing gravel pit area east of the proposed subdivision road, which will act as a large infiltration area.

This stormwater management system will remove the Total Suspended Solids (TSS) in the stormwater, and recharge the stormwater to the aquifer. The proposed design also reduces the peak rate of runoff as compared to the existing conditions, and is additionally designed for the 100-yr. storm.

We have the following stormwater management comments:

1. The applicant proposes to use the existing gravel pit area as a big detention basin/infiltration area – designed for the volume up to the 20 ft. contour level. While this method will work well, it is not the conventional approach, since there are multiple sheds and structures in this area. For the proper use of stormwater management area, these structures should be removed to prevent the storage of materials/contaminants in the stormwater, or a re-design of this area (with no structures in the infiltration area) should be provided.
2. We recommend that the plans (sheets 4 & 8) show the gross length and width of the proposed infiltration bed with the MC-3500 StormTech™ chambers, for clarity during construction.
3. No soil test pit data was provided to evaluate the separation distance from the bottom of the StormTech™ chambers from the estimated seasonal high groundwater elevation. Subject to the approval of the Board, we recommend that the requirement to provide test pit data be added as a condition of the Decision; to conduct these test pits and provide this information to the Board prior to the construction start.
4. We recommend that inspection ports (2 minimum, per row of chambers), with covers brought to finish grade, be added to the plans.
5. The sediment forebay should have the following design features added to the plans:
 - a. A flared end section with rip-rap apron for the inlet pipe.
 - b. A rip-rap overflow spillway & apron at the 18.5 ft. elevation
 - c. Construction Details for the above
6. The following comment pertains to the Stormwater Report:

- a. Page 63 of the report in Appendix B (HydroCAD® calculations): The elevations shown for the subsurface infiltration chambers are different from those shown in the “MC-3500 Typical Cross-Section” detail on sheet 8. Please clarify and revise accordingly.
- b. Page 2 of the report in Appendix D “Checklist for Stormwater Report”: The Checklist should be stamped, signed, and dated by the engineer.

Thank you again for this opportunity to assist the Planning Board in their review of this project. As always, please call if you have any questions or comments.

Sincerely,

PESCE ENGINEERING & ASSOCIATES, INC.



Edward L. Pesce., P.E., LEED® AP
Principal

David Armanetti, The Richmond Co.
John Ogren, P.E., Hayes Engineering, Inc.

2/1/16

To The Nantucket Planning Board,

I am writing this letter in regards to the proposal put forth by Richmond Great Point Development, LLC (#7918) for the approval of a defining subdivision plan regarding 42, 46, 48, 54 Skyline Drive and 20 Davkim Lane. 48 and 54 Skyline Dr. already have access to Skyline Drive. 42 and 46 appear to be entitled to driveways on Skyline as long as they comply with existing zoning laws.

The proposed new road, Clay Street, would connect Davkim Lane to Skyline Dr.. Skyline is a private road that has constant repair issues. The proposed road would connect Skyline Dr. to a large commercial tract zoned RC2. 20 Davkim already has large amounts of frontage on Nancy Ann Lane and Davkim Lane. The proposed new road would only increase traffic and wear-and-tear on a private road and entirely change the nature of the Skyline neighborhood. Every property on Skyline is zoned LUG2. There is no access to any RC2 properties on Skyline, nor should there be. The proposed road only serves the commercial interests of Richmond Great Point Development, LLC and will burden the residents of not only Skyline Drive, but Webster Rd. and Woodland Dr. as well. The road will bring to Skyline Drive much commercial traffic, traffic that does not currently exist. It will also connect the other development of Richmond Great Point Development, LLC to Skyline Drive. Richmond Great Point Development, LLC has plenty of other options for their lot on 20 Davkim Lane.

I urge you to reject the proposed road, Clay St., and help maintain the quiet neighborly feel of Skyline Drive.

Sincerely,

William P. Davidson
(Resident of 61 Skyline Drive for 21 years)

NET MARINE

BOAT STREET

MA 02654

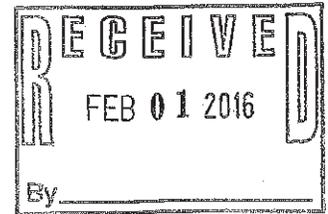
88-8294

PLANNING BOARD

2751
ET MA

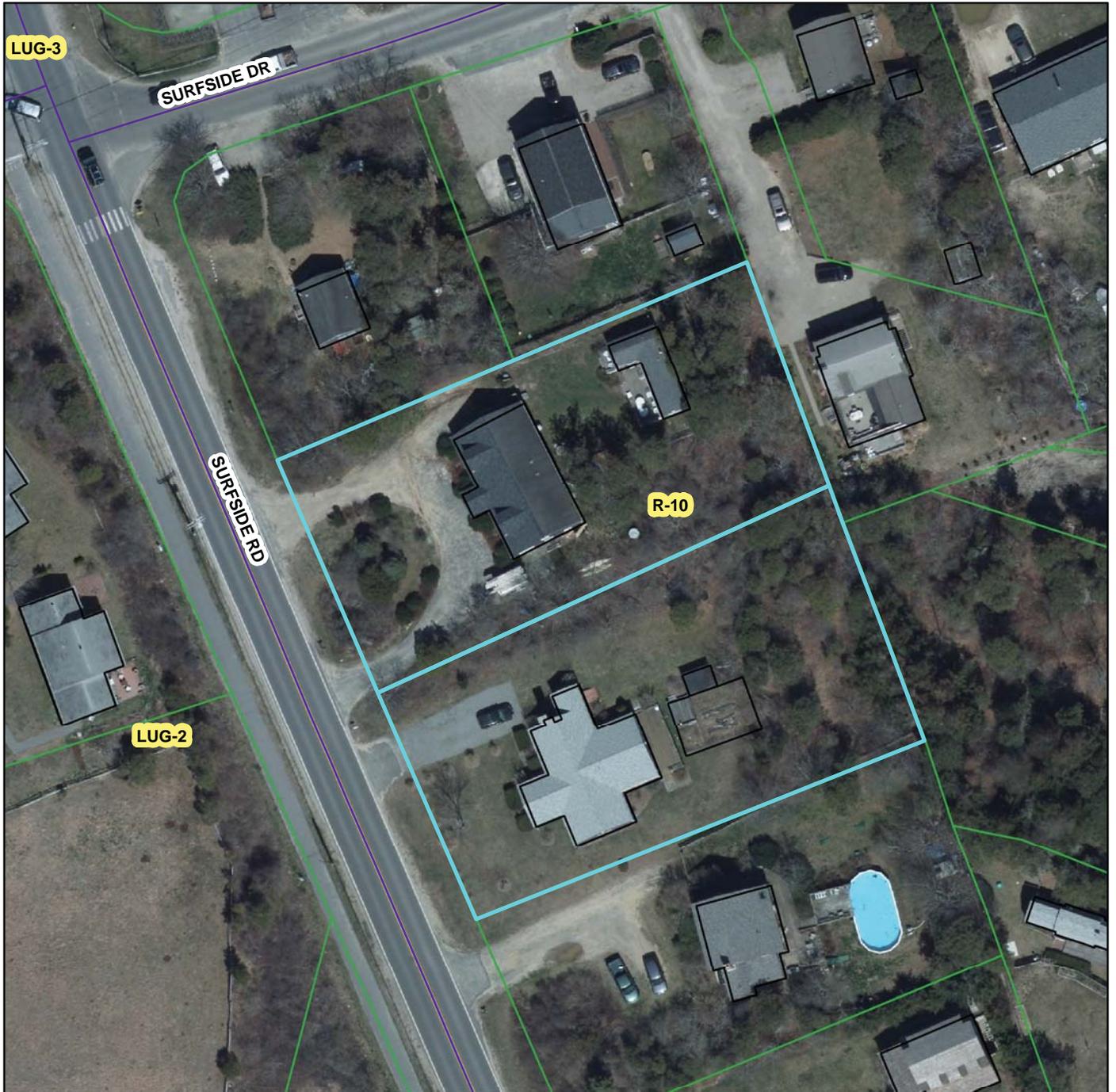
FOR MEETING ON 2/8/16

CASE # 2918





#7919 Hatikva Way Subdivision
Definitive Subdivision Plan
82 & 84 Surfside Road
Map 67 Parcels 193 & 343



January 11, 2016

SDE No. 15137

Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

**Subject: Hatikva Way Subdivision
Definitive Subdivision Plan Application
82 & 84 Surfside Road
Assessors Map 67 Parcels 193 & 343**

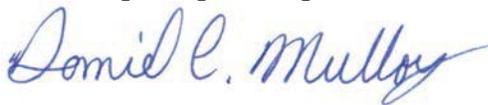
Dear Members of the Board:

The owners of property located at 82 and 84 Surfside Road are requesting your approval of a 3 lot definitive subdivision application. The applicant proposes to subdivide the existing 37,705± sf parcel into 3 building lots. The property is zoned Residential 10 (R-10) with a minimum lot size requirement of 10,000 sf. The property currently contains two dwellings that will remain and be reconfigured in accordance with the proposed subdivision layout.

Access to the property will be provided from Surfside Road via a proposed 14 foot gravel roadway. The roadway is proposed as a rural road alternative in keeping with the surrounding area. The roadway will have 1 foot shoulders for a total accessible width of 16 feet. Turnaround areas are provided at driveway aprons and at the end of the 142 foot long road. A paved apron will be provided at the intersection with Surfside Road in accordance with the Zoning Bylaw. The property will be serviced by municipal water and sewer systems and all utilities will be underground. There are no known wetland areas within 100 feet of the proposed roadway and the property is not located within endangered species habitat.

We ask that this application be placed on the agenda for the Boards February 8, 2016, meeting. Please call me with any questions at (508) 503-3500 or email dmulloy@sitedesigneng.com.

Respectfully,
Site Design Engineering, LLC.



Daniel C. Mulloy, PE.

Enclosures:

Form B Definitive Plan Application, Hatikva Way, 82 & 84 Surfside Road, 1/11/2016
Hatikva Way Subdivision waiver requests
82 & 84 Surfside Road certified abutters list and mailing labels
Subdivision application fee of \$546.50
Engineering peer review of \$5,000.00
Abutter certified mailing fee of \$121.32
82 & 84 Surfside Road Definitive Subdivision Plans, sheets 1-5, dated 1/11/2016



Nantucket Planning Board

Form B

Application for Approval of a Definitive Subdivision Plan (AR)

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

Date: January 11, 2016

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 shown on a plan entitled Hatikva Way Subdivision designed by Site Design Engineering LLC dated January 11, 2016, and described as follows: located on 82 and 84 Surfside Road, number of lots proposed 4 (3 buildable), total acreage of tract 0.866, hereby submits said plan as a **definitive** plan 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 plan.

The undersigned's title to said land is derived from Platt & O'Neil by deed dated _____ and recorded in the Nantucket Registry of Deeds Book _____, Page _____, registered in the Nantucket Registry District of the Land Court, Certificate of Title # 25603 & 25820 and shown on Nantucket Assessor's Map # 67, Parcel 193 & 343, and said land is free of encumbrances except for the following: _____

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 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 of a trust or partners of a partnership)

82 Surfside: Surf ACK, LLC, c/o Cohen & Cohen Law PC, 34 Main Street, 2nd Flr., Nantucket, MA 02554

84 Surfside: 84 Surf ACK, LLC c/o Cohen & Cohen Law PC, 34 Main Street, 2nd Flr., Nantucket, MA 02554

#7919 Hatikva Way Subdivision - 82 & 84 Surfside Road

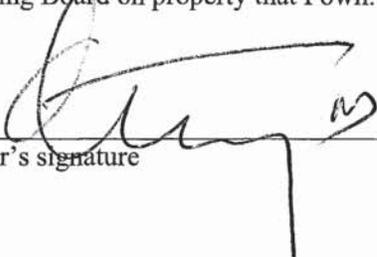
Planning Board, Form B, page 2

Contact Phone #: (508) 228-0337 Fax #: () E-mail: steven@cohenlegal.net

Name of owner(s): Surf ACK, LLC & 84 Surf ACK, LLC

Address of owner(s): c/o Steven L. Cohen, Cohen & Cohen Law PC, 34 Main Street, 2nd Fl.,
Nantucket, MA 02554

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


Owner's signature

Received by Town Clerk:

Date: _____

Time: _____

Received by Board of Health:

Date: _____

Time: _____

Planning Board File # _____



January 11, 2016

SDE No. 15137

HATIKVA WAY SUBDIVISION

82 & 84 SURFSIDE ROAD

Waiver Requests

The land on the accompanying plans, shall comply with the rules and regulations of the Nantucket Planning Board Rules and Regulations Governing the Subdivision of Land as amended through December 20, 1999, except for the following enumerated regulations which the applicant requests the Planning Board waive or alter in the manner specified:

SECTION 4.03a(1) – STREETS

Request the Board waive the requirement for a 20 foot paved roadway and allow the use of a 14-foot wide gravel roadway with 1-foot shoulders for a total width of 16 feet. The proposed roadway will provide access to only 3 building lots and be in keeping with the area. The waiver is requested through section 4.05a Rural Road Alternative.

SECTION 4.03e – MINIMUM STREET DESIGN STANDARDS

Request the Board waive the requirement of a 40 foot wide layout and allow a 20 foot layout with an abutting 10 foot access and utility easement. The low density of the development does not necessitate a 40 foot roadway layout.

Request the Board waive the requirement of a 20 foot width of roadway and allow use of a 14-foot wide gravel roadway.

Request the Board waive the requirement of a rounding of the right-of-way at its intersection with Surfside Road. The roadway will provide the required 15 foot curb/edge of pavement radius. The edge of pavement within Surfside Road is setback over 15 feet from the property line so the right-of-way rounding's would not serve any function.

SECTION 4.04b – DEAD-END STREET

Request the Board waive the requirement of a 60-foot cul-de-sac right-of-way radius and allow a 35-foot radius. The subdivision consists of only 3 building lots and the proposed roadway will provide adequate access as well as vehicle turnaround area.

Request the Board waive the requirement of a 50-foot roadway radius and a landscape island in the center of the cul-de-sac.

SECTION 4.05a(3) – STREET CONSTRUCTION

Request the Board allow the proposed roadway to be constructed under the provisions of a rural road with a 20 foot wide layout.

SECTION 4.09 – SHOULDERS

Request the Board waive the requirement of 4 foot shoulders and allow the use of 1 foot shoulders. The subdivision will only provide access to 3 lots with construction as a rural road alternative to be more in keeping with the area.

SECTION 4.16 - LANDSCAPING

Request that the Board waive the requirement of a formal landscape plan. The applicant will plant street trees as required by the Regulations and will also maintain existing on-site vegetation where possible.

SECTION 4.18 - SIDEWALKS

Request that the Board waive the requirement of sidewalks.

SECTION 4.19 – BICYCLE PATHS

Request that the Board waive the requirements for bicycle paths.

SECTION 4.22 – CURBING & BERMS

Request the Board waive the requirement for curbing.

SITE DESIGN ENGINEERING, LLC.
 11 USHMAN STREET
 MIDDLEBORO MA 02746
 T: 508-987-9373 F: 508-987-7874
 WWW.SITEDESIGNENGINEERING.COM

NO.	DATE	DESCRIPTION
1	JANUARY 11, 2016	PRELIMINARY
2	APRIL 15, 2016	REVISED PER SURF. ACK. L.L.C. & 84 SURF. ACK. L.L.C.
3	APRIL 15, 2016	REVISED PER SURF. ACK. L.L.C. & 84 SURF. ACK. L.L.C.
4	APRIL 15, 2016	REVISED PER SURF. ACK. L.L.C. & 84 SURF. ACK. L.L.C.
5	APRIL 15, 2016	REVISED PER SURF. ACK. L.L.C. & 84 SURF. ACK. L.L.C.
6	APRIL 15, 2016	REVISED PER SURF. ACK. L.L.C. & 84 SURF. ACK. L.L.C.
7	APRIL 15, 2016	REVISED PER SURF. ACK. L.L.C. & 84 SURF. ACK. L.L.C.
8	APRIL 15, 2016	REVISED PER SURF. ACK. L.L.C. & 84 SURF. ACK. L.L.C.
9	APRIL 15, 2016	REVISED PER SURF. ACK. L.L.C. & 84 SURF. ACK. L.L.C.
10	APRIL 15, 2016	REVISED PER SURF. ACK. L.L.C. & 84 SURF. ACK. L.L.C.

DATE: JANUARY 11, 2016
 DRAWN BY: J. L. LEE
 PROJECT NO: 15137
 ISSUED FOR: APPROVAL

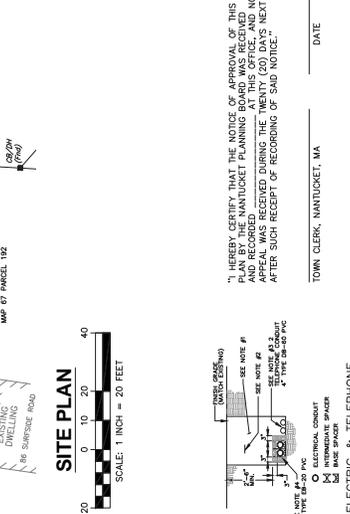
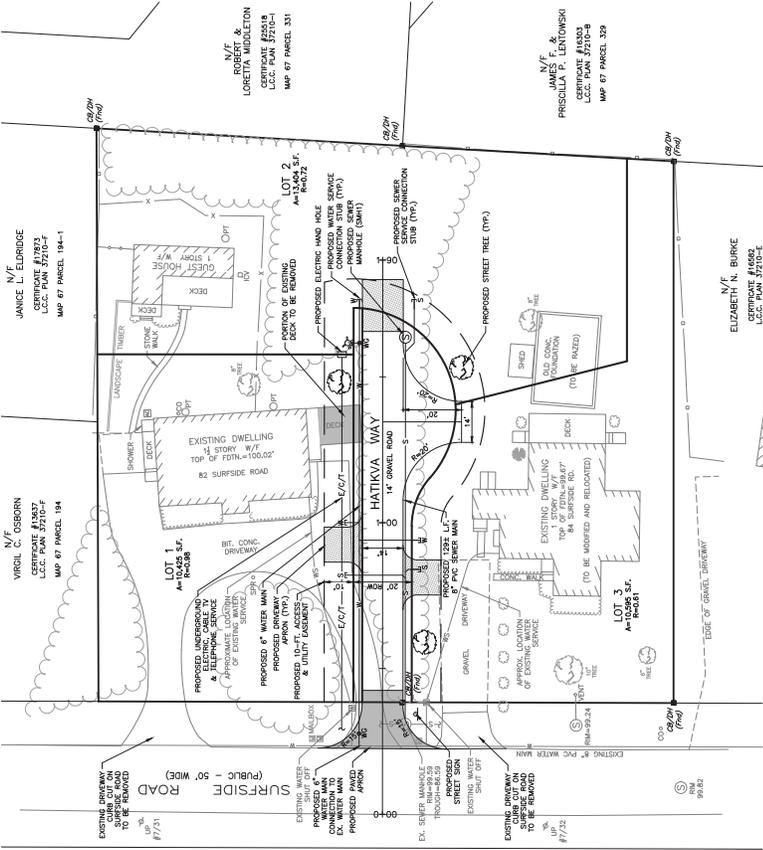
82 & 84 SURF. ACK. L.L.C. & 84 SURF. ACK. L.L.C.
 ASSESSOR'S MAP 67, PARCELS 193 & 434
 NANTUCKET, MASSACHUSETTS

HATKIVA WAY SUBDIVISION

DATE: _____ DATE: _____
 TOWN CLERK, NANTUCKET, MA

SCALE: 1" = 20'
 SHEET NO: **3 of 5**

SITE LAYOUT & UTILITY PLAN



"I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE NANTUCKET PLANNING BOARD WAS RECEIVED AND APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE."

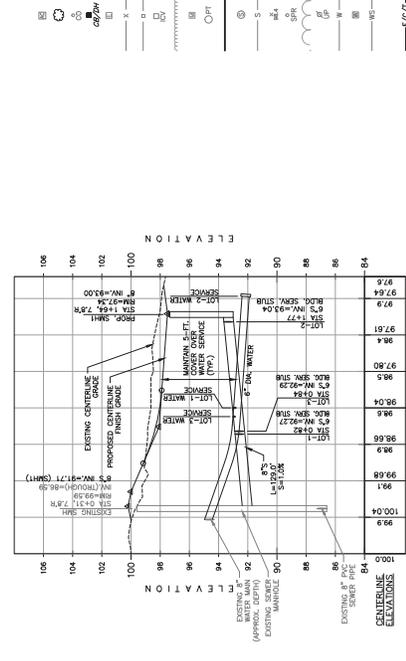
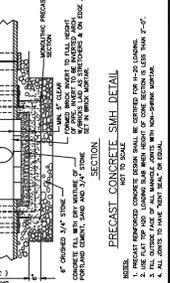
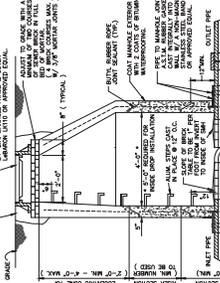
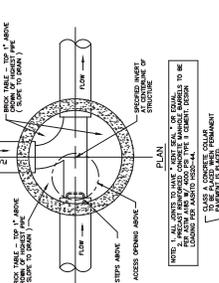
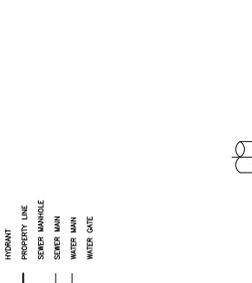
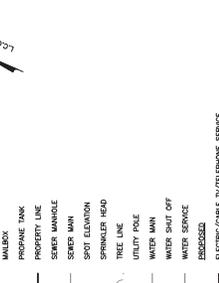
TOWN CLERK, NANTUCKET, MA

APPROVED UNDER THE SUBDIVISION CONTROL LAW REQUIRED BY NANTUCKET PLANNING BOARD

APPROVED (DATE): _____
 ENDORSED (DATE): _____
 P.B. FILE NO.: _____

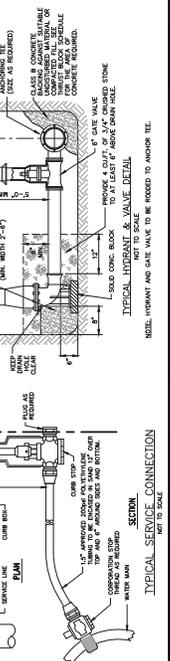
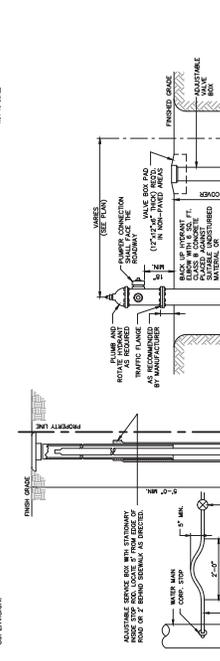
LEGEND

EXISTING	NEW
AR: AIR CONDITIONING UNIT	1/2" DIA. WATER
BSH/SMBR: BUSH/SHRUB	3" DIA. WATER
CL: CLEAN OUT	6" DIA. WATER
CM: CONCRETE METER	8" DIA. WATER
CP: CONCRETE PAVEMENT	12" DIA. WATER
CS: CONCRETE SLAB	18" DIA. WATER
CSH: CONCRETE SIDEWALK	24" DIA. WATER
CSM: CONCRETE SIDEWALK MANTLE	30" DIA. WATER
CSW: CONCRETE SIDEWALK WALK	36" DIA. WATER
CSX: CONCRETE SIDEWALK CROSSING	42" DIA. WATER
CSY: CONCRETE SIDEWALK YARD	48" DIA. WATER
CSZ: CONCRETE SIDEWALK ZONE	54" DIA. WATER
CSA: CONCRETE SIDEWALK AREA	60" DIA. WATER
CSB: CONCRETE SIDEWALK BENCH	66" DIA. WATER
CSC: CONCRETE SIDEWALK CURB	72" DIA. WATER
CSD: CONCRETE SIDEWALK DRAIN	78" DIA. WATER
CSF: CONCRETE SIDEWALK FENCE	84" DIA. WATER
CSG: CONCRETE SIDEWALK GATE	90" DIA. WATER
CSH: CONCRETE SIDEWALK HOLE	96" DIA. WATER
CSI: CONCRETE SIDEWALK ISLAND	102" DIA. WATER
CSJ: CONCRETE SIDEWALK JUNCTION	108" DIA. WATER
CSK: CONCRETE SIDEWALK KIOSK	114" DIA. WATER
CSL: CONCRETE SIDEWALK LAMP	120" DIA. WATER
CSM: CONCRETE SIDEWALK MANTLE	126" DIA. WATER
CSN: CONCRETE SIDEWALK NEST	132" DIA. WATER
CSO: CONCRETE SIDEWALK OIL	138" DIA. WATER
CSP: CONCRETE SIDEWALK PAVEMENT	144" DIA. WATER
CSQ: CONCRETE SIDEWALK QUARRY	150" DIA. WATER
CSR: CONCRETE SIDEWALK RAMP	156" DIA. WATER
CSX: CONCRETE SIDEWALK CROSSING	162" DIA. WATER
CSY: CONCRETE SIDEWALK YARD	168" DIA. WATER
CSZ: CONCRETE SIDEWALK ZONE	174" DIA. WATER
CSA: CONCRETE SIDEWALK AREA	180" DIA. WATER
CSB: CONCRETE SIDEWALK BENCH	186" DIA. WATER
CSC: CONCRETE SIDEWALK CURB	192" DIA. WATER
CSD: CONCRETE SIDEWALK DRAIN	198" DIA. WATER
CSF: CONCRETE SIDEWALK FENCE	204" DIA. WATER
CSG: CONCRETE SIDEWALK GATE	210" DIA. WATER
CSH: CONCRETE SIDEWALK HOLE	216" DIA. WATER
CSI: CONCRETE SIDEWALK ISLAND	222" DIA. WATER
CSJ: CONCRETE SIDEWALK JUNCTION	228" DIA. WATER
CSK: CONCRETE SIDEWALK KIOSK	234" DIA. WATER
CSL: CONCRETE SIDEWALK LAMP	240" DIA. WATER
CSM: CONCRETE SIDEWALK MANTLE	246" DIA. WATER
CSN: CONCRETE SIDEWALK NEST	252" DIA. WATER
CSO: CONCRETE SIDEWALK OIL	258" DIA. WATER
CSP: CONCRETE SIDEWALK PAVEMENT	264" DIA. WATER
CSQ: CONCRETE SIDEWALK QUARRY	270" DIA. WATER
CSR: CONCRETE SIDEWALK RAMP	276" DIA. WATER
CSX: CONCRETE SIDEWALK CROSSING	282" DIA. WATER
CSY: CONCRETE SIDEWALK YARD	288" DIA. WATER
CSZ: CONCRETE SIDEWALK ZONE	294" DIA. WATER
CSA: CONCRETE SIDEWALK AREA	300" DIA. WATER
CSB: CONCRETE SIDEWALK BENCH	306" DIA. WATER
CSC: CONCRETE SIDEWALK CURB	312" DIA. WATER
CSD: CONCRETE SIDEWALK DRAIN	318" DIA. WATER
CSF: CONCRETE SIDEWALK FENCE	324" DIA. WATER
CSG: CONCRETE SIDEWALK GATE	330" DIA. WATER
CSH: CONCRETE SIDEWALK HOLE	336" DIA. WATER
CSI: CONCRETE SIDEWALK ISLAND	342" DIA. WATER
CSJ: CONCRETE SIDEWALK JUNCTION	348" DIA. WATER
CSK: CONCRETE SIDEWALK KIOSK	354" DIA. WATER
CSL: CONCRETE SIDEWALK LAMP	360" DIA. WATER
CSM: CONCRETE SIDEWALK MANTLE	366" DIA. WATER
CSN: CONCRETE SIDEWALK NEST	372" DIA. WATER
CSO: CONCRETE SIDEWALK OIL	378" DIA. WATER
CSP: CONCRETE SIDEWALK PAVEMENT	384" DIA. WATER
CSQ: CONCRETE SIDEWALK QUARRY	390" DIA. WATER
CSR: CONCRETE SIDEWALK RAMP	396" DIA. WATER
CSX: CONCRETE SIDEWALK CROSSING	402" DIA. WATER
CSY: CONCRETE SIDEWALK YARD	408" DIA. WATER
CSZ: CONCRETE SIDEWALK ZONE	414" DIA. WATER
CSA: CONCRETE SIDEWALK AREA	420" DIA. WATER
CSB: CONCRETE SIDEWALK BENCH	426" DIA. WATER
CSC: CONCRETE SIDEWALK CURB	432" DIA. WATER
CSD: CONCRETE SIDEWALK DRAIN	438" DIA. WATER
CSF: CONCRETE SIDEWALK FENCE	444" DIA. WATER
CSG: CONCRETE SIDEWALK GATE	450" DIA. WATER
CSH: CONCRETE SIDEWALK HOLE	456" DIA. WATER
CSI: CONCRETE SIDEWALK ISLAND	462" DIA. WATER
CSJ: CONCRETE SIDEWALK JUNCTION	468" DIA. WATER
CSK: CONCRETE SIDEWALK KIOSK	474" DIA. WATER
CSL: CONCRETE SIDEWALK LAMP	480" DIA. WATER
CSM: CONCRETE SIDEWALK MANTLE	486" DIA. WATER
CSN: CONCRETE SIDEWALK NEST	492" DIA. WATER
CSO: CONCRETE SIDEWALK OIL	498" DIA. WATER
CSP: CONCRETE SIDEWALK PAVEMENT	504" DIA. WATER
CSQ: CONCRETE SIDEWALK QUARRY	510" DIA. WATER
CSR: CONCRETE SIDEWALK RAMP	516" DIA. WATER
CSX: CONCRETE SIDEWALK CROSSING	522" DIA. WATER
CSY: CONCRETE SIDEWALK YARD	528" DIA. WATER
CSZ: CONCRETE SIDEWALK ZONE	534" DIA. WATER
CSA: CONCRETE SIDEWALK AREA	540" DIA. WATER
CSB: CONCRETE SIDEWALK BENCH	546" DIA. WATER
CSC: CONCRETE SIDEWALK CURB	552" DIA. WATER
CSD: CONCRETE SIDEWALK DRAIN	558" DIA. WATER
CSF: CONCRETE SIDEWALK FENCE	564" DIA. WATER
CSG: CONCRETE SIDEWALK GATE	570" DIA. WATER
CSH: CONCRETE SIDEWALK HOLE	576" DIA. WATER
CSI: CONCRETE SIDEWALK ISLAND	582" DIA. WATER
CSJ: CONCRETE SIDEWALK JUNCTION	588" DIA. WATER
CSK: CONCRETE SIDEWALK KIOSK	594" DIA. WATER
CSL: CONCRETE SIDEWALK LAMP	600" DIA. WATER
CSM: CONCRETE SIDEWALK MANTLE	606" DIA. WATER
CSN: CONCRETE SIDEWALK NEST	612" DIA. WATER
CSO: CONCRETE SIDEWALK OIL	618" DIA. WATER
CSP: CONCRETE SIDEWALK PAVEMENT	624" DIA. WATER
CSQ: CONCRETE SIDEWALK QUARRY	630" DIA. WATER
CSR: CONCRETE SIDEWALK RAMP	636" DIA. WATER
CSX: CONCRETE SIDEWALK CROSSING	642" DIA. WATER
CSY: CONCRETE SIDEWALK YARD	648" DIA. WATER
CSZ: CONCRETE SIDEWALK ZONE	654" DIA. WATER
CSA: CONCRETE SIDEWALK AREA	660" DIA. WATER
CSB: CONCRETE SIDEWALK BENCH	666" DIA. WATER
CSC: CONCRETE SIDEWALK CURB	672" DIA. WATER
CSD: CONCRETE SIDEWALK DRAIN	678" DIA. WATER
CSF: CONCRETE SIDEWALK FENCE	684" DIA. WATER
CSG: CONCRETE SIDEWALK GATE	690" DIA. WATER
CSH: CONCRETE SIDEWALK HOLE	696" DIA. WATER
CSI: CONCRETE SIDEWALK ISLAND	702" DIA. WATER
CSJ: CONCRETE SIDEWALK JUNCTION	708" DIA. WATER
CSK: CONCRETE SIDEWALK KIOSK	714" DIA. WATER
CSL: CONCRETE SIDEWALK LAMP	720" DIA. WATER
CSM: CONCRETE SIDEWALK MANTLE	726" DIA. WATER
CSN: CONCRETE SIDEWALK NEST	732" DIA. WATER
CSO: CONCRETE SIDEWALK OIL	738" DIA. WATER
CSP: CONCRETE SIDEWALK PAVEMENT	744" DIA. WATER
CSQ: CONCRETE SIDEWALK QUARRY	750" DIA. WATER
CSR: CONCRETE SIDEWALK RAMP	756" DIA. WATER
CSX: CONCRETE SIDEWALK CROSSING	762" DIA. WATER
CSY: CONCRETE SIDEWALK YARD	768" DIA. WATER
CSZ: CONCRETE SIDEWALK ZONE	774" DIA. WATER
CSA: CONCRETE SIDEWALK AREA	780" DIA. WATER
CSB: CONCRETE SIDEWALK BENCH	786" DIA. WATER
CSC: CONCRETE SIDEWALK CURB	792" DIA. WATER
CSD: CONCRETE SIDEWALK DRAIN	798" DIA. WATER
CSF: CONCRETE SIDEWALK FENCE	804" DIA. WATER
CSG: CONCRETE SIDEWALK GATE	810" DIA. WATER
CSH: CONCRETE SIDEWALK HOLE	816" DIA. WATER
CSI: CONCRETE SIDEWALK ISLAND	822" DIA. WATER
CSJ: CONCRETE SIDEWALK JUNCTION	828" DIA. WATER
CSK: CONCRETE SIDEWALK KIOSK	834" DIA. WATER
CSL: CONCRETE SIDEWALK LAMP	840" DIA. WATER
CSM: CONCRETE SIDEWALK MANTLE	846" DIA. WATER
CSN: CONCRETE SIDEWALK NEST	852" DIA. WATER
CSO: CONCRETE SIDEWALK OIL	858" DIA. WATER
CSP: CONCRETE SIDEWALK PAVEMENT	864" DIA. WATER
CSQ: CONCRETE SIDEWALK QUARRY	870" DIA. WATER
CSR: CONCRETE SIDEWALK RAMP	876" DIA. WATER
CSX: CONCRETE SIDEWALK CROSSING	882" DIA. WATER
CSY: CONCRETE SIDEWALK YARD	888" DIA. WATER
CSZ: CONCRETE SIDEWALK ZONE	894" DIA. WATER
CSA: CONCRETE SIDEWALK AREA	900" DIA. WATER
CSB: CONCRETE SIDEWALK BENCH	906" DIA. WATER
CSC: CONCRETE SIDEWALK CURB	912" DIA. WATER
CSD: CONCRETE SIDEWALK DRAIN	918" DIA. WATER
CSF: CONCRETE SIDEWALK FENCE	924" DIA. WATER
CSG: CONCRETE SIDEWALK GATE	930" DIA. WATER
CSH: CONCRETE SIDEWALK HOLE	936" DIA. WATER
CSI: CONCRETE SIDEWALK ISLAND	942" DIA. WATER
CSJ: CONCRETE SIDEWALK JUNCTION	948" DIA. WATER
CSK: CONCRETE SIDEWALK KIOSK	954" DIA. WATER
CSL: CONCRETE SIDEWALK LAMP	960" DIA. WATER
CSM: CONCRETE SIDEWALK MANTLE	966" DIA. WATER
CSN: CONCRETE SIDEWALK NEST	972" DIA. WATER
CSO: CONCRETE SIDEWALK OIL	978" DIA. WATER
CSP: CONCRETE SIDEWALK PAVEMENT	984" DIA. WATER
CSQ: CONCRETE SIDEWALK QUARRY	990" DIA. WATER
CSR: CONCRETE SIDEWALK RAMP	996" DIA. WATER
CSX: CONCRETE SIDEWALK CROSSING	1002" DIA. WATER
CSY: CONCRETE SIDEWALK YARD	1008" DIA. WATER
CSZ: CONCRETE SIDEWALK ZONE	1014" DIA. WATER
CSA: CONCRETE SIDEWALK AREA	1020" DIA. WATER
CSB: CONCRETE SIDEWALK BENCH	1026" DIA. WATER
CSC: CONCRETE SIDEWALK CURB	1032" DIA. WATER
CSD: CONCRETE SIDEWALK DRAIN	1038" DIA. WATER
CSF: CONCRETE SIDEWALK FENCE	1044" DIA. WATER
CSG: CONCRETE SIDEWALK GATE	1050" DIA. WATER
CSH: CONCRETE SIDEWALK HOLE	1056" DIA. WATER
CSI: CONCRETE SIDEWALK ISLAND	1062" DIA. WATER
CSJ: CONCRETE SIDEWALK JUNCTION	1068" DIA. WATER
CSK: CONCRETE SIDEWALK KIOSK	1074" DIA. WATER
CSL: CONCRETE SIDEWALK LAMP	1080" DIA. WATER
CSM: CONCRETE SIDEWALK MANTLE	1086" DIA. WATER
CSN: CONCRETE SIDEWALK NEST	1092" DIA. WATER
CSO: CONCRETE SIDEWALK OIL	1098" DIA. WATER
CSP: CONCRETE SIDEWALK PAVEMENT	1104" DIA. WATER
CSQ: CONCRETE SIDEWALK QUARRY	1110" DIA. WATER
CSR: CONCRETE SIDEWALK RAMP	1116" DIA. WATER
CSX: CONCRETE SIDEWALK CROSSING	1122" DIA. WATER
CSY: CONCRETE SIDEWALK YARD	1128" DIA. WATER
CSZ: CONCRETE SIDEWALK ZONE	1134" DIA. WATER
CSA: CONCRETE SIDEWALK AREA	1140" DIA. WATER
CSB: CONCRETE SIDEWALK BENCH	1146" DIA. WATER
CSC: CONCRETE SIDEWALK CURB	1152" DIA. WATER
CSD: CONCRETE SIDEWALK DRAIN	1158" DIA. WATER
CSF: CONCRETE SIDEWALK FENCE	1164" DIA. WATER
CSG: CONCRETE SIDEWALK GATE	1170" DIA. WATER
CSH: CONCRETE SIDEWALK HOLE	1176" DIA. WATER
CSI: CONCRETE SIDEWALK ISLAND	1182" DIA. WATER
CSJ: CONCRETE SIDEWALK JUNCTION	1188" DIA. WATER
CSK: CONCRETE SIDEWALK KIOSK	1194" DIA. WATER
CSL: CONCRETE SIDEWALK LAMP	1200" DIA. WATER
CSM: CONCRETE SIDEWALK MANTLE	1206" DIA. WATER
CSN: CONCRETE SIDEWALK NEST	1212" DIA. WATER
CSO: CONCRETE SIDEWALK OIL	1218" DIA. WATER
CSP: CONCRETE SIDEWALK PAVEMENT	1224" DIA. WATER
CSQ: CONCRETE SIDEWALK QUARRY	1230" DIA. WATER
CSR: CONCRETE SIDEWALK RAMP	1236" DIA. WATER
CSX: CONCRETE SIDEWALK CROSSING	1242" DIA. WATER
CSY: CONCRETE SIDEWALK YARD	1248" DIA. WATER
CSZ: CONCRETE SIDEWALK ZONE	1254" DIA. WATER
CSA: CONCRETE SIDEWALK AREA	1260" DIA. WATER
CSB: CONCRETE SIDEWALK BENCH	1266" DIA. WATER
CSC: CONCRETE SIDEWALK CURB	1272" DIA. WATER
CSD: CONCRETE SIDEWALK DRAIN	1278" DIA. WATER
CSF: CONCRETE SIDEWALK FENCE	1284" DIA. WATER
CSG: CONCRETE SIDEWALK GATE	1290" DIA. WATER
CSH: CONCRETE SIDEWALK HOLE	1296" DIA. WATER
CSI: CONCRETE SIDEWALK ISLAND	1302" DIA. WATER
CSJ: CONCRETE SIDEWALK JUNCTION	1308" DIA. WATER
CSK: CONCRETE SIDEWALK KIOSK	1314" DIA. WATER
CSL: CONCRETE SIDEWALK LAMP	1320" DIA. WATER
CSM: CONCRETE SIDEWALK MANTLE	1326" DIA. WATER
CSN: CONCRETE SIDEWALK NEST	1332" DIA. WATER
CSO: CONCRETE SIDEWALK OIL	1338" DIA. WATER
CSP: CONCRETE SIDEWALK PAVEMENT	1344" DIA. WATER
CSQ: CONCRETE SIDEWALK QUARRY	1350" DIA. WATER
CSR: CONCRETE SIDEWALK RAMP	1356" DIA. WATER
CSX: CONCRETE SIDEWALK CROSSING	1362" DIA. WATER
CSY: CONCRETE SIDEWALK YARD	1368" DIA. WATER
CSZ: CONCRETE SIDEWALK ZONE	1374" DIA. WATER
CSA: CONCRETE SIDEWALK AREA	1380" DIA. WATER
CSB: CONCRETE SIDEWALK BENCH	1386" DIA. WATER
CSC: CONCRETE SIDEWALK CURB	1392" DIA. WATER
CSD: CONCRETE SIDEWALK DRAIN	1398" DIA. WATER
CSF: CONCRETE SIDEWALK FENCE	1404" DIA. WATER
CSG: CONCRETE SIDEWALK GATE	1410" DIA. WATER
CSH: CONCRETE SIDEWALK HOLE	1416" DIA. WATER
CSI: CONCRETE SIDEWALK ISLAND	1422" DIA. WATER
CSJ: CONCRETE SIDEWALK JUNCTION	1428" DIA. WATER
CSK: CONCRETE SIDEWALK KIOSK	1434" DIA. WATER
CSL: CONCRETE SIDEWALK LAMP	1440" DIA. WATER
CSM: CONCRETE SIDEWALK MANTLE	1446" DIA. WATER
CSN: CONCRETE SIDEWALK NEST	1452" DIA. WATER
CSO: CONCRETE SIDEWALK OIL	1458" DIA. WATER
CSP: CONCRETE SIDEWALK PAVEMENT	1464" DIA. WATER
CSQ: CONCRETE SIDEWALK QUARRY	1470" DIA. WATER
CSR: CONCRETE SIDEWALK RAMP	1476" DIA. WATER
CSX: CONCRETE SIDEWALK CROSSING	1482" DIA. WATER
CSY: CONCRETE SIDEWALK YARD	1488" DIA. WATER
CSZ: CONCRETE SIDEWALK ZONE	1494" DIA. WATER
CSA: CONCRETE SIDEWALK AREA	1500" DIA. WATER



WATER MAIN CONSTRUCTION NOTES

- THE CONTRACTOR SHALL MAINTAIN CLEARANCE BETWEEN THE NEW WATER MAIN AND OTHER EXISTING UTILITIES OF AT LEAST (12) TWELVE INCHES OR AS DETERMINED BY THE TOWN'S WATER DEPARTMENT AND THE PROJECT ENGINEER PRIOR TO FABRICATION AND INSTALLATION.
- ALL CONSTRUCTION METHODS AND MATERIALS, AS WELL AS ALL MATERIALS, SHALL BE PRESURE TESTED AND ENDORSED IN WRITING BY THE TOWN'S WATER DEPARTMENT AND THE PROJECT ENGINEER PRIOR TO FABRICATION AND INSTALLATION.
- THE CONTRACTOR SHALL MAINTAIN CLEARANCE BETWEEN THE NEW WATER MAIN AND OTHER EXISTING UTILITIES OF AT LEAST (12) TWELVE INCHES OR AS DETERMINED BY THE TOWN'S WATER DEPARTMENT AND THE PROJECT ENGINEER PRIOR TO FABRICATION AND INSTALLATION.
- ALL COMPLETED SECTIONS OF THE PROPOSED SYSTEM SHALL BE PRESURE TESTED AND ENDORSED IN WRITING BY THE TOWN'S WATER DEPARTMENT AND THE PROJECT ENGINEER PRIOR TO FABRICATION AND INSTALLATION.
- THE TOWN'S WATER DEPARTMENT AND THE PROJECT ENGINEER SHALL APPROVE ALL FIELD CHANGES IN THE WORK AREA TO MAINTAIN CLEARANCE BETWEEN THE NEW WATER MAIN AND OTHER EXISTING UTILITIES OF AT LEAST (12) TWELVE INCHES OR AS DETERMINED BY THE TOWN'S WATER DEPARTMENT AND THE PROJECT ENGINEER PRIOR TO FABRICATION AND INSTALLATION.
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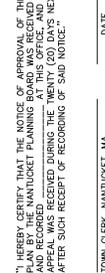
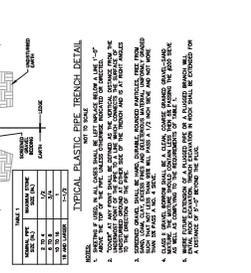
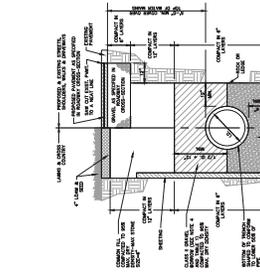


NO.	DATE	DESCRIPTION	APPROVED

DATE: JANUARY 11, 2016
 PROJECT NO: 15137
 ISSUED FOR: APPROVAL

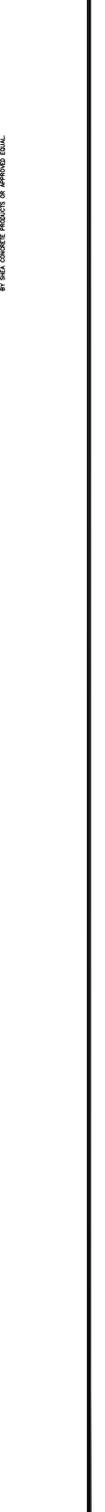
PREPARED FOR: SURF ACK, LLC, & SURF ACK, LLC.
 ASSESSOR'S MAP #7, PARCELS 193 & 434
 NANTUCKET, MASSACHUSETTS
 82 & 84 SURF SIDE ROAD
HATIKVA WAY SUBDIVISION
 DEFINITIVE SUBDIVISION PLANS

DRAWING TITLE: CONSTRUCTION DETAILS
 SCALE: NOT TO SCALE
 SHEET NO: 5 OF 5



CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL MAKE APPLICATIONS FOR AND PAY ALL FEES FOR PERMITS REQUIRED TO CONSTRUCT THIS PROJECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE PREPARATION NECESSARY FOR THE COMPLETE INSTALLATION OF THE PRODUCT FACILITY DURING CONSTRUCTION.
3. THE LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES ARE APPROXIMATE ONLY. THE ENGINEER DOES NOT WARRANT THE LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES ARE APPROXIMATE ONLY. THE ENGINEER DOES NOT WARRANT THE LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES ARE APPROXIMATE ONLY. THE ENGINEER DOES NOT WARRANT THE LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES ARE APPROXIMATE ONLY.
4. ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITIONS OF THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS (DPW) CONSTRUCTION STANDARDS, AND THE MFPW EDITION OF THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS (DPW) CONSTRUCTION STANDARDS, AND THE MFPW EDITION OF THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS (DPW) CONSTRUCTION STANDARDS, AND THE MFPW EDITION OF THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS (DPW) CONSTRUCTION STANDARDS.
5. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING AND NEWLY INSTALLED UTILITIES IN GOOD WORKING ORDER AND SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES UNTIL THE WORK IS COMPLETED AND ACCEPTED BY THE OWNER.
6. THE WATER SUPPLY SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE TOWN'S WATER SUPPLY SYSTEM. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING AND NEWLY INSTALLED UTILITIES IN GOOD WORKING ORDER AND SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES UNTIL THE WORK IS COMPLETED AND ACCEPTED BY THE OWNER.
7. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING AND NEWLY INSTALLED UTILITIES IN GOOD WORKING ORDER AND SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES UNTIL THE WORK IS COMPLETED AND ACCEPTED BY THE OWNER.
8. THE SANITARY SEWER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE TOWN'S SANITARY SEWER SYSTEM. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING AND NEWLY INSTALLED UTILITIES IN GOOD WORKING ORDER AND SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES UNTIL THE WORK IS COMPLETED AND ACCEPTED BY THE OWNER.
9. ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION UTILITY CONNECTIONS AND SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY.
10. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING AND NEWLY INSTALLED UTILITIES IN GOOD WORKING ORDER AND SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES UNTIL THE WORK IS COMPLETED AND ACCEPTED BY THE OWNER.
11. DRAINAGE OPERATORS SHALL BE PROVIDED, IF REQUIRED, ALL INFORMATION SHALL PASS THROUGH DRAINAGE OPERATORS. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING AND NEWLY INSTALLED UTILITIES IN GOOD WORKING ORDER AND SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES UNTIL THE WORK IS COMPLETED AND ACCEPTED BY THE OWNER.
12. UNLESS OTHERWISE NOTED, ALL DISTURBED AREAS SHALL BE DRESSED WITH A MINIMUM OF FOUR INCHES (4") OF TOP SOIL. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING AND NEWLY INSTALLED UTILITIES IN GOOD WORKING ORDER AND SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES UNTIL THE WORK IS COMPLETED AND ACCEPTED BY THE OWNER.
13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RECORD IN A NOTE FORM (PREFERABLY IN A SURVEY FIELD NOTEBOOK) THE LOCATION OF ALL UTILITIES INSTALLED WHEN SURVEYORS ARE NOT AT JOB SITE. THESE NOTES WILL BE THE BASIS FOR THE PLANNING BOARD FOR REQUIRED INSPECTIONS AS PER SECTION OF THE PLANNING BOARD RULES AND REGULATIONS, LATEST EDITION.
14. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AND/OR SURVEYOR FOR PROPER LOCATION OF PROPOSED UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
15. THE CONTRACTOR MUST PREPARE ALL GRADE STAKES SET BY SURVEYOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE LOCAL ELECTRIC COMPANY FOR CONSTRUCTION SPECIFICATIONS, STANDARDS AND RESPONSIBILITIES.
16. ALL PROPOSED UTILITY CONNECTIONS (WATER, SEWER, ELECTRIC, ETC.) TO SERVICE ALL LOTS SHALL BE EXTENDED A MINIMUM OF 10 FEET FROM THE PROPERTY LINE TO THE CURB OR TO THE PROPERTY LINE TO THE CURB OR TO THE PROPERTY LINE TO THE CURB.
17. ALL DRAINAGE PIPES ARE TO BE 8-INCH AND 12-INCH DIAMETER WITH SMOOTH INTERIOR WALL. ALL DRAINAGE PIPES ARE TO BE 8-INCH AND 12-INCH DIAMETER WITH SMOOTH INTERIOR WALL. ALL DRAINAGE PIPES ARE TO BE 8-INCH AND 12-INCH DIAMETER WITH SMOOTH INTERIOR WALL.



DRAINAGE ANALYSIS

**HATIKVA WAY SUBDIVISION
82 & 84 SURFSIDE ROAD
NANTUCKET, MASSACHUSETTS**

JANUARY 11, 2016

Prepared for

SURF ACK

Prepared by:

**SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346**

JOB NUMBER 15137

INTRODUCTION

This drainage report was prepared for a proposed subdivision at 82 and 84 Surfside Road in Nantucket, Massachusetts. The purpose of this report is to demonstrate compliance of the proposed drainage system with Nantucket Planning Board Regulations and the Massachusetts Stormwater Management Policy (SMP). The project site is approximately 0.86± acres and is made up of two developed residential lots. Existing development consists of 3 dwellings, outbuildings, driveways onto Surfside Road and various site utilities and landscaping. The site is fronted by Surfside Road to the west and residential development on the three remaining sides.

The site is proposed to be subdivided into three residential lots. The lots are shaped around existing dwellings to the extent possible with one of the dwellings proposed to be moved onto one of the new lots. The site will largely maintain its present landscape and topographical characteristics at the completion of the project. The development will be accessed by a new 14-foot gravel road. The three existing driveways onto Surfside Road are proposed to be closed as part of this subdivision.

Existing stormwater runoff mainly flows towards the easterly property line and also within some low lying areas within the property. The subdivision roadway will include a stormwater system consisting of an oil/water separator and underground infiltration system. New dwellings are proposed to include roof drain collection and infiltration systems.

METHODOLOGY

The proposed drainage system was designed according to the requirements of the Nantucket Planning Board Regulations. The following policies and design aides were also referred to for the design of the proposed drainage improvements:

- Department of Environmental Protection Stormwater Management Policy.
- Artificial Recharge: Evaluation and Guidance to Municipalities: A Guide to Stormwater Infiltration Practice in Public Water Supply Areas of Massachusetts, as prepared by the Pioneer Valley Planning Commission.

The drainage system for this project was designed using the following methods: the HydroCad® Stormwater Modeling System and the Manning's Equation.

The HydroCad® Stormwater Modeling System was used to quantify stormwater runoff conditions. The HydroCad® program utilizes Natural Resource Conservation Service (NRCS) techniques (TR-20) to predict stormwater runoff for given design storms. The calculations performed by HydroCad® are based on the NRCS model return frequency Type III distribution and a 25-year design storm. The analysis is performed by modeling the drainage areas as subcatchments. A subcatchment is an area that produces runoff that drains into a pond. A pond can be a natural depression, wetland, or manmade structure that detains or retains stormwater runoff.

DRAINAGE SYSTEM DESIGN

For this analysis only one post-development subcatchment was modeled. The pre-development condition was not modeled nor a more detailed post-development condition due to the extent of the existing and proposed development. The proposed drainage system will infiltrate all runoff within its subcatchment for a 25-year storm event and proposed dwellings will incorporate roof drain collection systems thereby negating any potential increase in stormwater runoff.

Flows from HydroCad® subcatchment model S1 are routed to the proposed infiltration system via an oil/water separator and then recharged. The proposed drainage system is designed to store and recharge the entire 25-year 24-hour stormwater runoff generated within the subcatchment.

The HydroCad® pond model for the proposed underground storage system consists of the following information: the volume available for storage and a stage discharge curve. The stone void ratio is accounted to be 40 percent. A stage discharge curve is created for the storage and recharge systems based on the infiltration rate taken from local soil information and percolation rates. Based on the soil type within the area, the rate is assumed to be 8.27 in./hr. based on *Rawls Rate* for a soil class-"A" sand. After entering the required data, the model is complete and the program is executed to determine if the size of the stormwater storage BMPs to attenuate the storm runoff is adequate. The HydroCad® pond models provide the maximum water elevation, volume stored, and infiltration rate attained.

SUMMARY

This drainage analysis was performed to determine and analyze the stormwater runoff characteristics resulting from the proposed subdivision. The drainage system will utilize underground storage and recharge systems to store and infiltrate the projected 25-year storm runoff volume increase from the new road. By storing and infiltrating runoff the design ensures that recharge and treatment are provided while at the same time eliminating potential off site stormwater impacts.

HATIKVA WAY
STORMWATER OPERATION AND MAINTENANCE PLAN
JANAURY 11, 2016

Facility Owner

The facility owner will be the contractor during construction and the Home Owner's Association upon completion and acceptance of construction activities.

Parties Responsible For Maintenance

The maintenance of the proposed drainage system will change as the project moves through development and ownership stages. The maintenance of the drainage system will be the responsibility of the contractor during construction. After construction the maintenance of the system will be the responsibility of the Home Owner's Association.

Drainage System Maintenance

The proposed drainage system consists of an oil/water separator and subsurface storage and infiltration system. These facilities shall be inspected and maintained according to the following schedule:

Oil & Water Separator

Inspections shall be performed two times per year. The unit shall be cleaned at least once a year or more frequently whenever the depth of sediment is greater than 24 inches or equal to half the sump depth. All sediment, debris, floatables, contaminants shall be disposed of to a landfill or other permitted facility.

Subsurface Storage & Infiltration System

The subsurface storage & infiltration system shall be inspected 24 hours after major rainfall events for retention of liquid. The inspection shall be by means of the inspection manhole or inspection ports. If liquid is found, the depth shall be recorded and a check of recent storm events and rainfall totals shall be obtained. A follow up inspection within twenty-four (24) hours shall be conducted. The depth of liquid shall be re-measured and the current acceptance rate of the infiltration bed shall be determined. When the infiltration rate exceeds twenty (20) minutes per inch, replacement of the system shall be scheduled. The chamber units should be inspected annually.

HATIKVA WAY SUBDIVISION
STORMWATER MANAGEMENT
TSS REMOVAL CALCULATION WORKSHEET

SDE Job No.: 15137
Prepared by: DCM

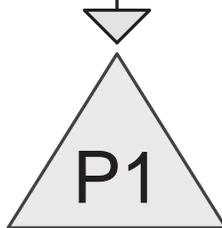
Date: 1/11/16
Checked by: DCM

A BMP	B TSS Removal Rate	C Starting TSS Load*	D Amount Removed (BxC)	E Remaining Load (C-D)
Oil water separator	25.0%	1.000	0.250	0.750
Underground Storage & Recharge	80.0%	0.750	0.600	0.150
	0.0%	0.150	0.000	0.150
Total TSS Removal =			85.0%	

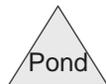
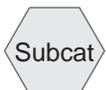
* Equals remaining load from previous BMP (E) which enters the BMP



POST (eS1)- Roadway
drainage system, site
runoff flowing to
proposed basin



Underground Storage



Routing Diagram for 15137 HydroCad
Prepared by {enter your company name here}, Printed 1/19/2016
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15137 HydroCad

Prepared by {enter your company name here}

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82 & 84 Surfside Road, Nantucket
 Type III 24-hr 25-year Rainfall=5.80"

Printed 1/19/2016

Page 2

Summary for Subcatchment S1: POST (eS1)- Roadway drainage system, site runoff flowing to proposed

Runoff = 0.42 cfs @ 12.01 hrs, Volume= 1,414 cf, Depth> 2.20"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Type III 24-hr 25-year Rainfall=5.80"

	Area (sf)	CN	Description
*	2,200	98	Roadway, Proposed
*	500	98	Access, Driveway, Proposed
*	5,000	39	Lawn, Landscaping
	7,700	60	Weighted Average
	5,000	39	64.94% Pervious Area
	2,700	98	35.06% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.5	12	0.5000	0.43		Sheet Flow, SEGMENT AB Grass: Short n= 0.150 P2= 3.60"
0.4	114	0.0470	4.40		Shallow Concentrated Flow, SEGMENT BC Paved Kv= 20.3 fps
0.9	126	Total			

15137 HydroCad

Prepared by {enter your company name here}
HydroCAD® 10.00-11 s/n 05085 © 2014 HydroCAD Software Solutions LLC

Summary for Pond P1: Underground Storage

Inflow Area = 7,700 sf, 35.06% Impervious, Inflow Depth > 2.20" for 25-year event
Inflow = 0.42 cfs @ 12.01 hrs, Volume= 1,414 cf
Outflow = 0.08 cfs @ 12.43 hrs, Volume= 1,414 cf, Atten= 81%, Lag= 25.2 min
Discarded = 0.08 cfs @ 12.43 hrs, Volume= 1,414 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 94.13' @ 12.43 hrs Surf.Area= 238 sf Storage= 317 cf
Flood Elev= 95.50' Surf.Area= 238 sf Storage= 472 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 22.7 min (789.0 - 766.3)

Volume	Invert	Avail.Storage	Storage Description
#1A	92.00'	240 cf	6.25'W x 38.04'L x 3.50'H Field A 832 cf Overall - 233 cf Embedded = 600 cf x 40.0% Voids
#2A	92.50'	233 cf	ADS_StormTech SC-740 x 5 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 1 rows
		472 cf	Total Available Storage

Storage Group A created with Chamber Wizard

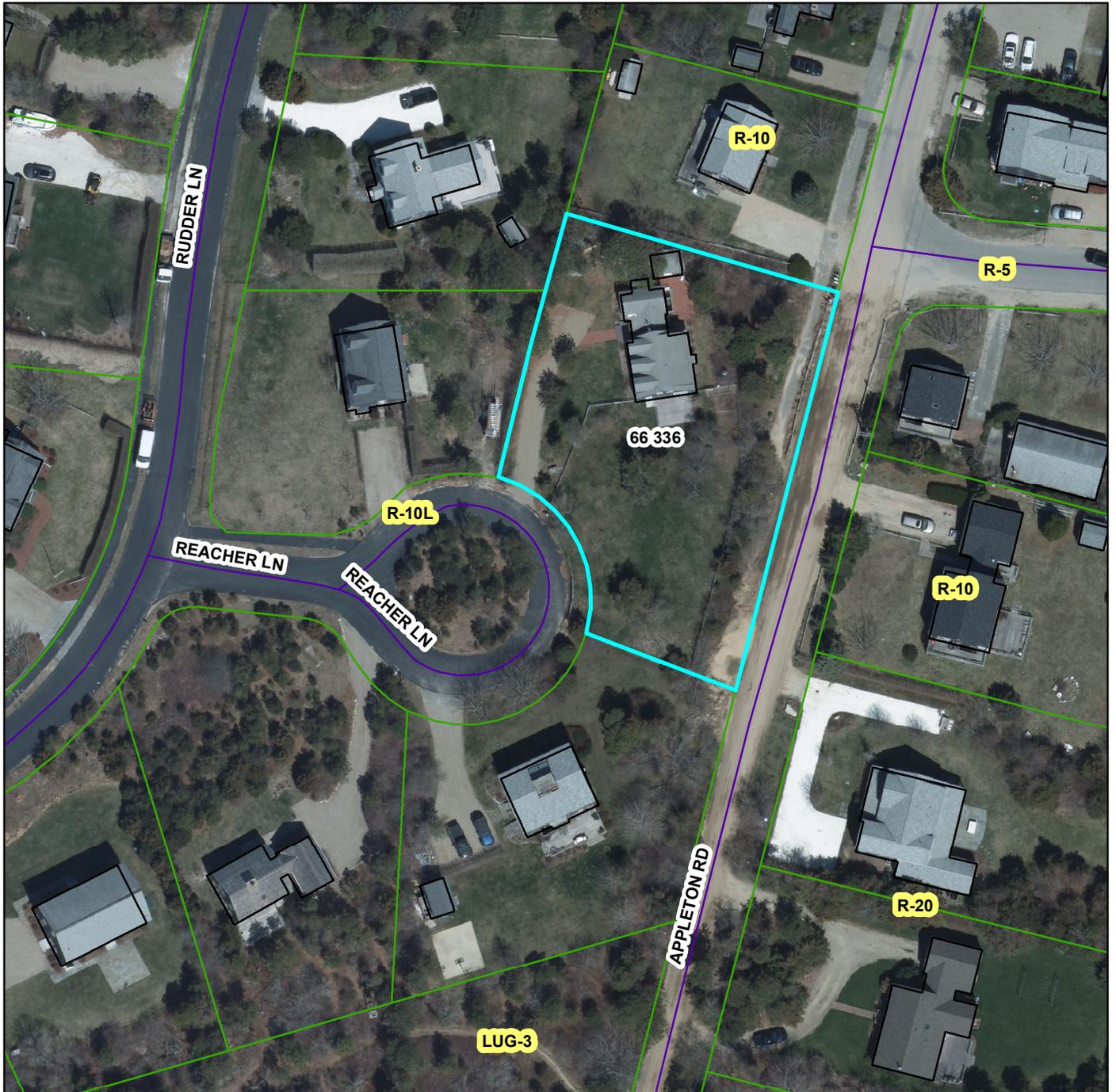
Device	Routing	Invert	Outlet Devices
#1	Discarded	92.00'	8.270 in/hr Exfiltration over Wetted area
#2	Primary	97.00'	24.0" x 24.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.08 cfs @ 12.43 hrs HW=94.13' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.08 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=92.00' (Free Discharge)
↑**2=Orifice/Grate** (Controls 0.00 cfs)



ANR #7822 ~~—~~ #7922
Michael Sullivan
4 Reacher Lane
Map 68 Parcel 336





JAN 27 2016 AM 11:19

PB # 7822

Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

Nantucket Planning Board

Form A Application for Endorsement of a Plan Believed Not to Require Approval (ANR)

Date: 1/27/16 *Name of Owner(s)/Applicant(s): MICHAEL SULLIVAN

*Owner's/Applicant's address: c/o MARKLINGER 3 GROVE LANE
State: MA Zip Code: 02557

*(include all names and addresses of the principals of the owner entity such as principal officer of corporation, trustees of the trust and partners of the partnership)

Location of Property (Street or Area): 4 REACHER LANE

Name of Registered Land Surveyor: JOSEPH MARKLINGER
Surveyor's address: 3 GROVE LANE

The owner's title to the land derived under deed from _____, date _____
And recorded in Nantucket Registry of Deed, Book _____ Page _____ or Land Court Certificate of
Title # 23389, registered in Nantucket District Book _____, Page _____ and shown on
Assessor's Map# 68, Parcel # 386
To the Planning Board of the Town of Nantucket:

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (check all that apply)

- The accompanying plan is not a subdivision because it does not show a division of land (perimeter plan).
- The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of at least such distance as is presently required by the *Nantucket Zoning By-Law* under Section 5 which requires 75' feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

A. a public way or a way which the City or Town Clerk certifies is maintained and used as a Public way, namely _____; OR

B. a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely _____ on _____ (date) and Subject to the following conditions _____; OR

C. a way in existence on _____ (date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient

Nantucket Planning and Land Use Services ▪ 2 Fairgrounds Road ▪ Nantucket ▪ MA ▪ 02554 ▪ (508) 325-7587

relation to the proposed use of the land abutting thereon or served thereby, and for the provision of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.

- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely _____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____ feet.
- The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically _____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____

Other reasons or comments: (see M.G.L., Chapter 41, Section 81-L)

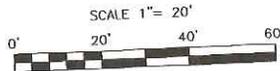
I hereby certify that the applicant(s) listed above have been authorized by me to file a plan with the Planning Board of Nantucket on property that I own.


 Owner's Signature _____ AGENT.

Planning Board File # 7822

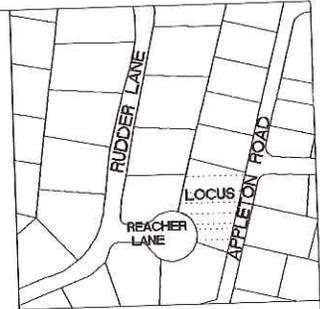
Endorsement Date: _____

EDM ACCURACY ± (2MM + 2 PPM)
 TRAVERSE PRECISION = 1 IN
 LINEAR ERROR OF CLOSURE =
 DIRECTIONAL ERROR OF CLOSURE =



DATE: _____
 PROFESSIONAL LAND SURVEYOR

I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON OR BETWEEN THE DATES DECEMBER 10, 2015 AND JANUARY 23, 2016



LOCUS MAP
 NOT TO SCALE

JOSEPH MARCKLINGER P.L.S. DATE: _____

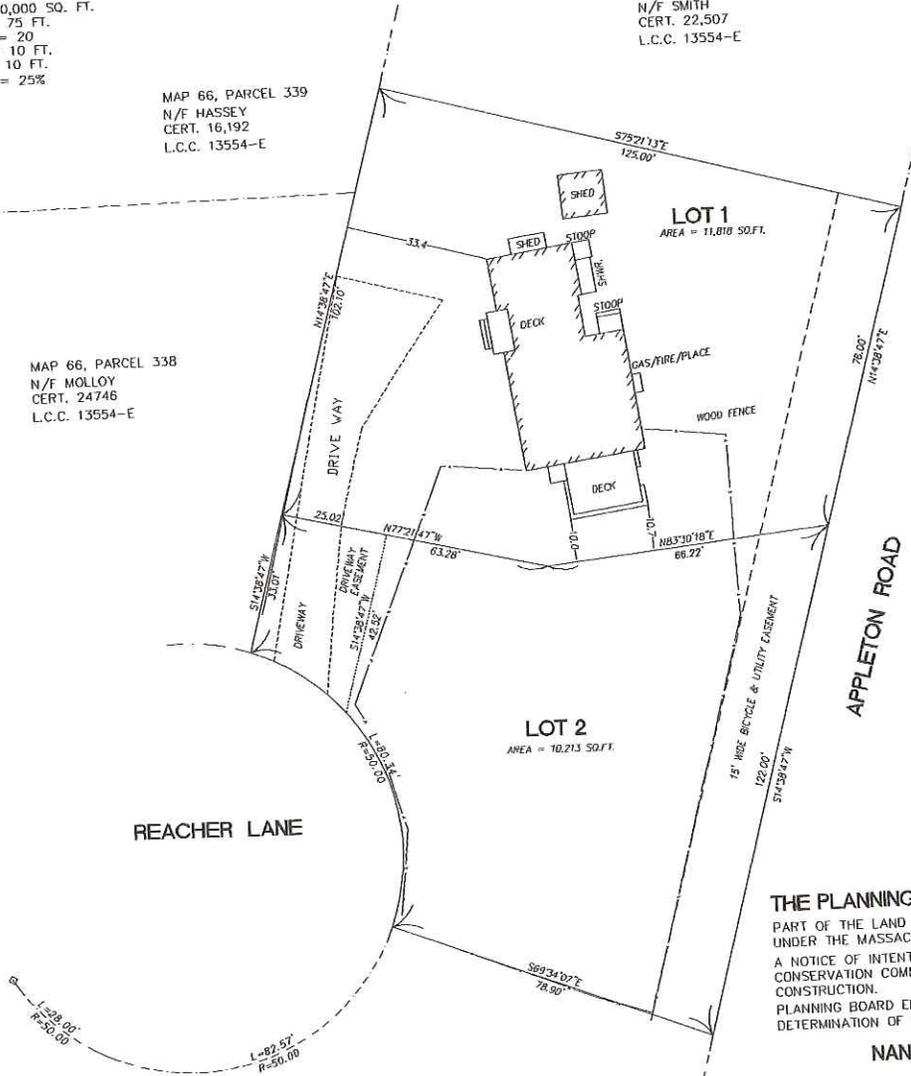
ZONING CLASSIFICATION: R-10

MINIMUM LOT SIZE = 10,000 SQ. FT.
 MINIMUM FRONTAGE = 75 FT.
 FRONT YARD SETBACK = 20'
 REAR YARD SETBACK = 10 FT.
 SIDE YARD SETBACK = 10 FT.
 GROUND COVER RATIO = 25%

MAP 66, PARCEL 402
 N/F SMITH
 CERT. 22,507
 L.C.C. 13554-E

MAP 66, PARCEL 339
 N/F HASSEY
 CERT. 16,192
 L.C.C. 13554-E

MAP 66, PARCEL 338
 N/F MOLLOY
 CERT. 24,746
 L.C.C. 13554-E



THE PLANNING BOARD DETERMINES THAT,
 PART OF THE LAND SHOWN IS NOT SUBJECT IN TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT. A NOTICE OF INTENT MAY BE FILED WITH THE NANTUCKET CONSERVATION COMMISSION WITH REGARD TO PROPOSED CONSTRUCTION.
 PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE DETERMINATION OF CONFORMANCE TO ZONING

NANTUCKET PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.

**SUBDIVISION PLAN
 IN
 NANTUCKET MA.**

DIVIDING LOT 68, L.C.C. 13554 -E
 (NANTUCKET COUNTY)

SCALE 1 IN. = 20 FT
 JANUARY 24, 2016

PREPARED FOR: MICHAEL SULLIVAN
 OWNED BY: MICHAEL AND JENNIFER SULLIVAN
 CERT.: 23,839 MAP 68, PARCEL 336

JOSEPH MARCKLINGER P.L.S.
 J. MARCKLINGER & ASSOC.
 PROFESSIONAL LAND SURVEYORS
 P.O. BOX 896
 NANTUCKET, MA. 02554
 (310) 945-7054

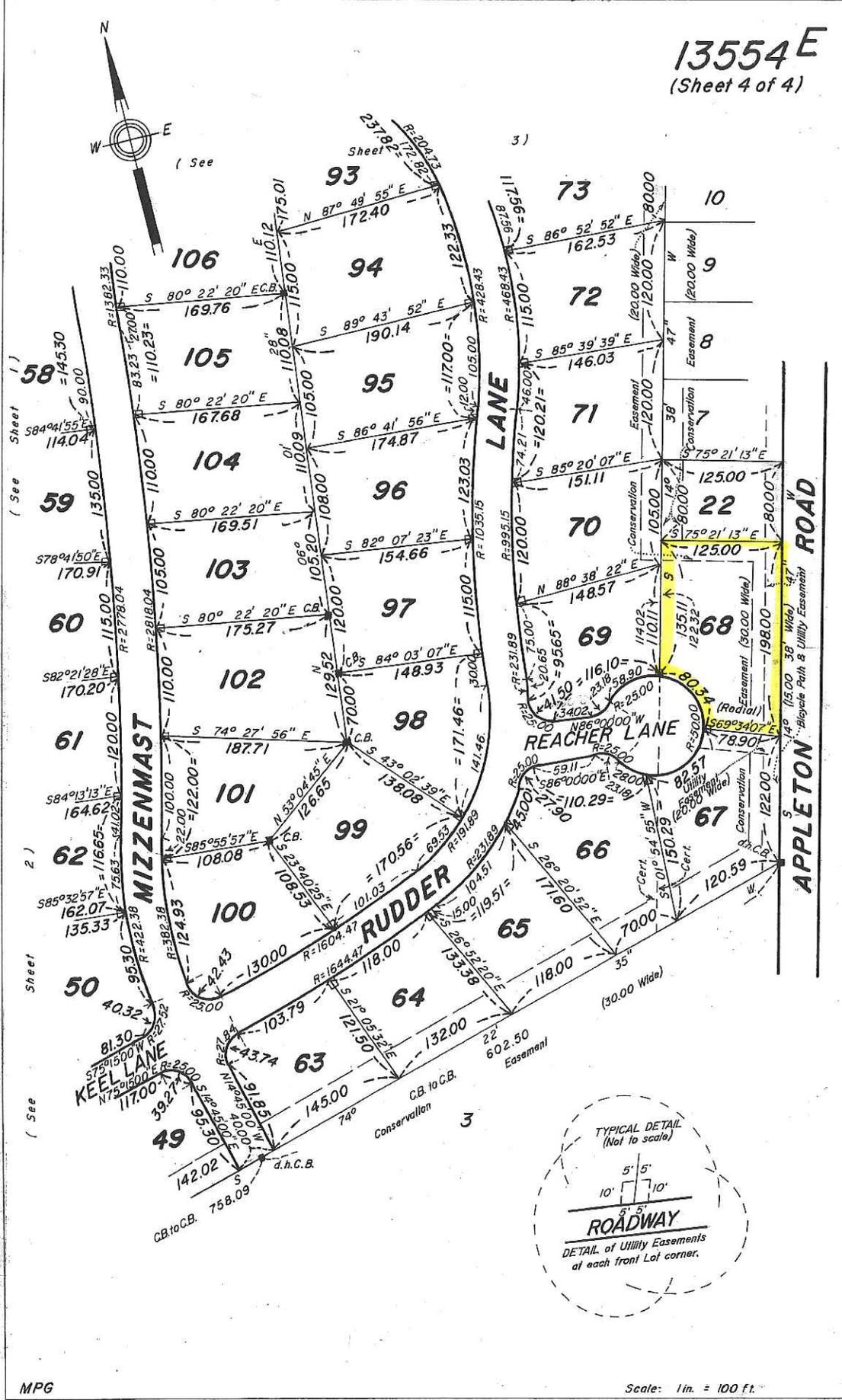
DATE SIGNED

FILE NUMBER

(See order Doc. 45470 re: conservation easement)

13554 E

(Sheet 4 of 4)



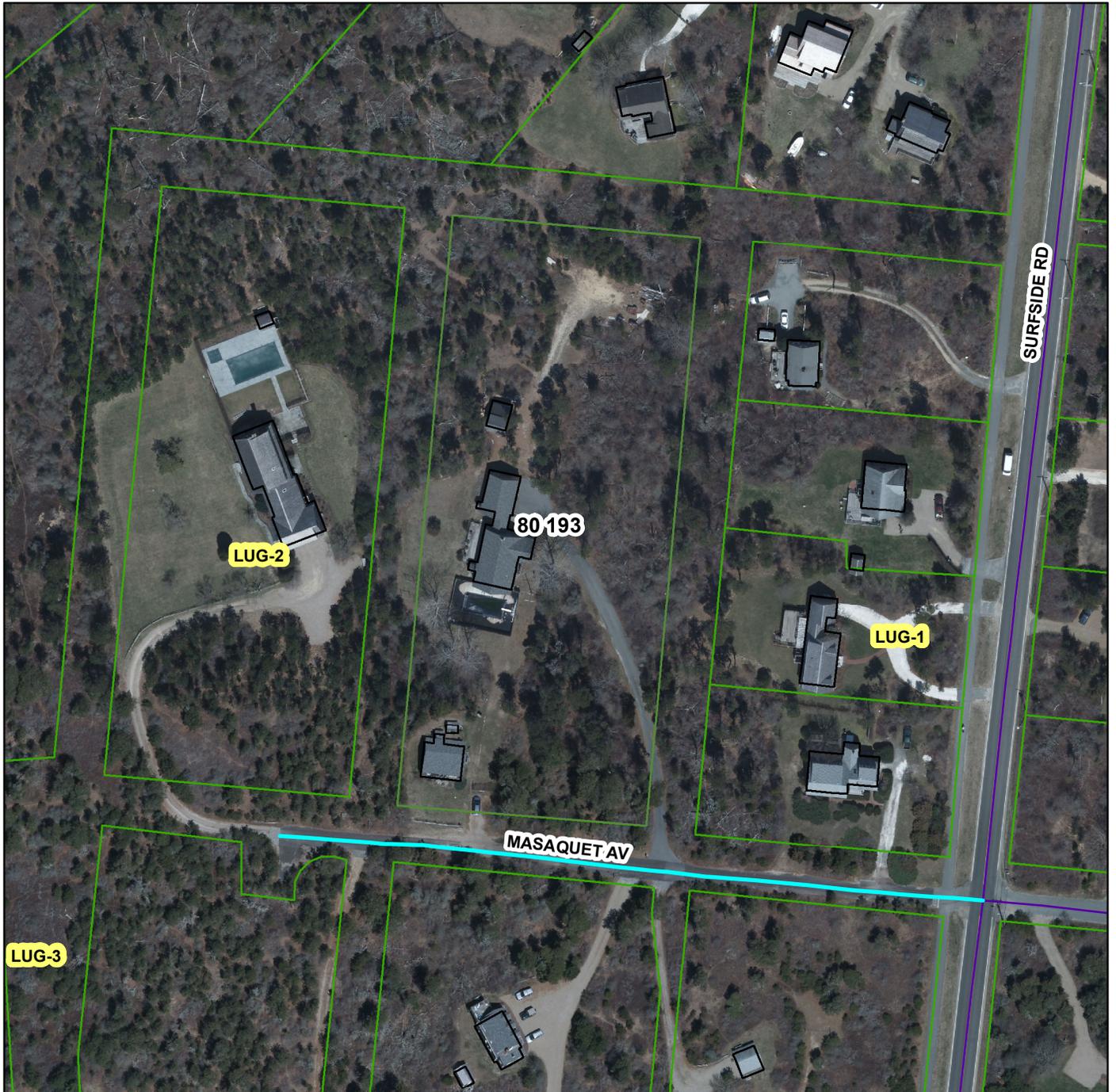
THIS PLAN FILED WITH CERTIFICATE NO. 11,402

MPG

Scale: 1 in. = 100 ft.



ANR #7823
Town of Nantucket
"Roadway Acquisition Plan"
Map 80





FEB 1 2016 AM 10:13

PB

WJH

Nantucket Planning Board

Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

Form A

Application for Endorsement of a Plan Believed Not to Require Approval (ANR)

Date: January 28, 2016

*Name of Owner(s)/Applicant(s): Town of Nantucket

*Owner's/Applicant's address: 16 Broad Street State: MA Zip Code: 02554

*(include all names and addresses of the principals of the owner entity such as principal officer of corporation, trustees of the trust and partners of the partnership)

Location of Property (Street or Area): Mequash Av., Laurel St., School St., & Copeland St.

Name of Registered Land Surveyor: BRACKEN ENGINEERING, INC.

Surveyor's address: 19 OLD SOUTH ROAD, NANTUCKET, MA 02554

The owner's title to the land derived under deed from _____ date _____ and recorded in Nantucket Registry of Deed, Books _____ Pages _____ or Land Court Certificate of Title # _____ registered in Nantucket Document Number _____, and shown on Assessor's Maps # 80 Parcels _____.

To the Planning Board of the Town of Nantucket:

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (check all that apply)

- The accompanying plan is not a subdivision because it does not show a division of land (perimeter plan).
- The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of at least such distance as is presently required by the *Nantucket Zoning By-Law* under Section 5 which requires _____ feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

A. a public way or a way which the City or Town Clerk certifies is maintained and used as a Public way, namely _____; OR

B. a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely _____ on _____ (date) and Subject to the following conditions _____; OR

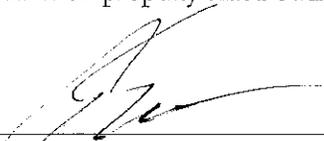
C. a way in existence on _____ (date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.

- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely _____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____ feet.
- The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically _____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____

- Other reasons or comments: (see M.G.L., Chapter 41, Section 81-L)

Roadway Acquisition

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



Owner's Signature

Planning Board File # _____

Endorsement Date: _____



ANR #7824 **#7924**
EBAYLISS, LLC
52 Eel Point Road
Map 32 Parcel 25



PAID
FEB 01 2016
BY: DS CK# 3468 150



PB# 7824

TOWN CLERK
Town & County Building
16 Broad St
Nantucket, MA 02554

12/16

FEB 1 2016 AM 10:37

Nantucket Planning Board

Form A

Application for Endorsement of a Plan Believed Not to Require Approval (ANR)

Date: January 25, 2016 *Name of Owner(s)/Applicant(s): Ebayliss LLC

*Owner's/Applicant's address: 140 East 72nd Street, Apartment 21A, New York

State: NY Zip Code: 10021

*(include all names and addresses of the principals of the owner entity such as principal officer of corporation, trustees of the trust and partners of the partnership)

Location of Property (Street or Area): 52 Eel Point Road

Name of Registered Land Surveyor: Site Design Engineering & J. Marcklinger & Associates, Inc.

Surveyor's address: 11 Cushman Street, Middleboro, MA 02346

The owner's title to the land derived under deed from Edward Bayliss, date 11/25/15

And recorded in Nantucket Registry of Deed, Book _____ Page _____ or Land Court Certificate of

Title # 25878, registered in Nantucket District Book _____, Page _____ and shown on

Assessor's Map# 32, Parcel # 25

To the Planning Board of the Town of Nantucket:

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (check all that apply)

- The accompanying plan is not a subdivision because it does not show a division of land (perimeter plan).
- The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of at least such distance as is presently required by the *Nantucket Zoning By-Law* under Section 5 which requires 150 feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

A. a public way or a way which the City or Town Clerk certifies is maintained and used as a Public way, namely Eel Point Road; OR

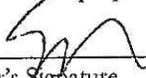
B. a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely _____ on _____ (date) and Subject to the following conditions _____; OR

C. a way in existence on _____ (date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient

width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.

- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely _____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____ feet.
 - The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically _____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____
- _____
- _____
- Other reasons or comments: (see M.G.L., Chapter 41, Section 81-L)
- _____
- _____

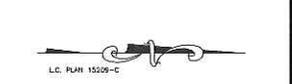
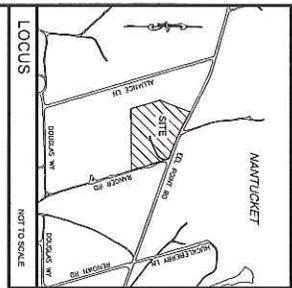
I hereby certify that the applicant(s) listed above have been authorized by me to file a plan with the Planning Board of Nantucket on property that I own.



Owner's Signature

Planning Board File # 7824

Endorsement Date: _____



L.C. PLAN 15209-C

- NOTES:**
1. THIS PLAN REPRESENTS A SUBDIVISION OF MAP 32, PARCEL 25 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE TOWN OF NANTUCKET.
 2. THIS PLAN REPRESENTS A SUBDIVISION OF LOTS 37, 38, 56 & 67 SHOWN ON LAND COURT CASE PLAN #15239-C.
 3. THE SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS AS INDICATED BY THE FLOOD HAZARD ZONING MAPS OF THE TOWN OF NANTUCKET. THE FLOOD HAZARD ZONING MAP IS A PUBLIC RECORD AND IS AVAILABLE FOR REVIEW AT THE NANTUCKET TOWN ENGINEERING DEPARTMENT, 20020 DUNDY C DRIVE, NANTUCKET, MA 02546.
 4. THIS SITE IS LOCATED WITHIN THE WETLANDS RESTORATION SPACES PROGRAM (WRSP) PROPERTY HABITATS OF PRAIRIE WETLANDS AND NEAR ESTUARINE WETLANDS. A SYSTEM OF WETLANDS PROTECTION ORDINANCES IS IN EFFECT IN THE TOWN OF NANTUCKET, MASSACHUSETTS. THE WRSP PROPERTY HABITATS OF PRAIRIE WETLANDS AND NEAR ESTUARINE WETLANDS ARE REGULATED BY THE NANTUCKET TOWN ENGINEERING DEPARTMENT, 20020 DUNDY C DRIVE, NANTUCKET, MA 02546.
 5. THIS PLAN AND ANY ACCOMPANYING COMPROMISES DO NOT CONSTITUTE A GUARANTEE OF ANY KIND. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE LOTUS AND ADJUTINE PROPERTIES AS SHOWN ACCORDING TO CURRENT TOWN ASSESSOR'S RECORDS.

LOT COMPLIANCE TABLE

LOT NO.	REGULATORY FACTOR	COMPLIANCE
1	MINIMUM LOT AREA	142,826 S.F. TO 341,377 S.F.
2	MINIMUM LOT WIDTH	80.119 S.F. TO 82.2 S.F.
3	MINIMUM LOT DEPTH	134.1 S.F. TO 134.1 S.F.
4	MINIMUM LOT FRONT YARD SETBACK	15 FT.
5	MINIMUM LOT SIDE YARD SETBACK	15 FT.
6	MINIMUM LOT REAR YARD SETBACK	15 FT.
7	MINIMUM LOT FRONT DRIVE RATIO	4 %

CURRENT OWNER

SEAVISS, LLC
140 EAST 72ND STREET
NEW YORK, NY 10021
TEL: (212) 692-1000
L.C. CERTIFICATE #28789

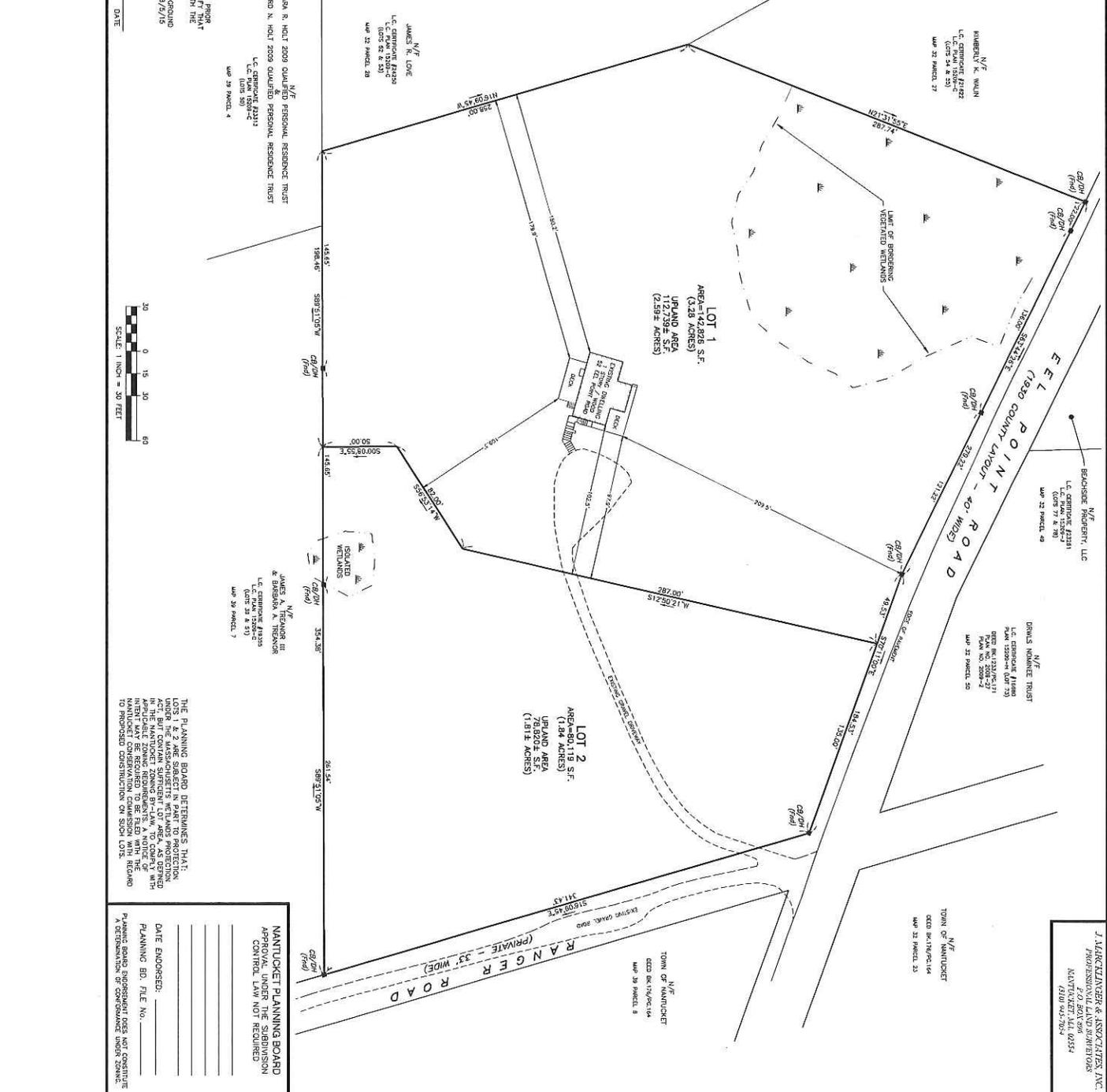
PLAN REFERENCES:
L.C. PLAN #28789-C
L.C. PLAN #28789-D
L.C. PLAN #28789-E
L.C. PLAN #28789-F
L.C. PLAN #28789-G
L.C. PLAN #28789-H
L.C. PLAN #28789-I
L.C. PLAN #28789-J
L.C. PLAN #28789-K
L.C. PLAN #28789-L
L.C. PLAN #28789-M
L.C. PLAN #28789-N
L.C. PLAN #28789-O
L.C. PLAN #28789-P
L.C. PLAN #28789-Q
L.C. PLAN #28789-R
L.C. PLAN #28789-S
L.C. PLAN #28789-T
L.C. PLAN #28789-U
L.C. PLAN #28789-V
L.C. PLAN #28789-W
L.C. PLAN #28789-X
L.C. PLAN #28789-Y
L.C. PLAN #28789-Z

ZONING REQUIREMENTS

THE SITE IS ZONED R-1 (RESIDENTIAL SINGLE-FAMILY).

PROFESSIONAL LAND SURVEYOR

DATE



J. MARCELINBERG & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
NAVY CENTER, SUITE 02551
1000 NANTUCKET ST.
NANTUCKET, MA 02546

SITE DESIGN ENGINEERING, LLC.
1000 NANTUCKET ST.
NANTUCKET, MA 02546
TEL: 508-548-1000
WWW.SITEDSIGNENGINEERING.COM

PLAN OF LAND
BEING A SUBDIVISION OF LOTS 37, 38, 56 & 67
SHOWN ON LAND COURT PLAN 15209-C

52 EEL POINT ROAD
NANTUCKET, MASSACHUSETTS
ASSESSOR'S MAP 32, PARCEL 25

PREPARED FOR
EDWARD BAYLISS

DATE: JANUARY 25, 2016
DRAWN BY: [REDACTED] CHECKED BY: [REDACTED]
SCALE: [REDACTED]
PROJECT NO.: 15099
SHEET NO.: [REDACTED]

DATE ENDED: _____
PLANNING BOARD FILE NO. _____
PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF COMPLIANCE UNDER ZONING ACT BUT CONSTITUTES AFFIRMATION OF INTENT THAT INTENT MAY BE REQUIRED TO BE FILED WITH THE TOWN ENGINEERING DEPARTMENT FOR REVIEW.

APPROVAL NOT REQUIRED PLAN
1 OF 1



2015 00149981

Cert: 25871 Doc: DD
Registered: 11/20/2015 01:41 PM

STATUTORY QUITCLAIM DEED

WE, WILLIAM M. SCHAEFER, JR. of 18 Fenway Drive, Loudonville, New York 12211 and JOY C. TEAL, of 17 Wildwood Drive, Loudonville, New York 12211, for consideration paid and in full consideration of THREE MILLION FIVE HUNDRED THOUSAND and 00/100 (\$3,500,000.00) DOLLARS, the receipt of which is hereby acknowledged, grant to EDWARD BAYLISS of 140 East 72nd Street, Apt. 21A, New York, New York, 10021, individually, with QUITCLAIM COVENANTS,

Those certain parcels of land, together with the buildings and improvements thereon, situate in Nantucket Town and County, Commonwealth of Massachusetts, now known and numbered as 52 Eel Point Road and bounded and described as follows:

PARCEL ONE

NORTHERLY by Eel Point Road, one hundred thirty-six (136.00) feet;

NORTHWESTERLY by Lot 56 on plan hereinafter mentioned, eighty-five and 34/100 (85.34) feet;

WESTERLY by said Lot 56, four hundred forty-three and 50/100 (443.50) feet;

SOUTHERLY by a portion of Lot 51 on said plan, one hundred and forty-five and 65/100 (145.65) feet; and

EASTERLY by Lots 37 and 38 on said plan, four hundred fifty-nine and 76/100 (459.76) feet.

All of said boundaries are determined by the Court to be located as shown upon Land Court Plan No. 15209-C, drawn by Schofield Brothers, Inc., Surveyors, dated July 7, 1970, and filed with Certificate of Title No. 6077 at the Registry District of Nantucket County. Said land is shown thereon as Lot 57.

PARCEL TWO

NORTHERLY by Eel Point Road, three hundred five and 75/100 (305.75) feet;

WESTERLY by Lot 57 on plan hereinafter mentioned, two hundred sixty-four and 76/100 (264.76) feet;

SOUTHERLY by Lot 38 on said plan, two hundred sixty-one and 54/100 (261.54) feet; and

EASTERLY by a Proprietors Road as shown on said plan, one hundred forty-six and 43/100 (146.43) feet.

Said land is shown on plan hereinafter mentioned as Lot 37.

PARCEL THREE

NORTHERLY by Lot 37 on plan hereinafter mentioned, two hundred sixty-one and 54/100 (261.54) feet;

WESTERLY by Lot 57 on said plan, one hundred ninety-five (195.00) feet;

SOUTHERLY by Lot 39 and a portion of Lot 51 on said plan, two hundred sixty-one and 54/100 (261.54) feet; and

EASTERLY by a Proprietors Road as shown on said plan, one hundred ninety-five (195.00) feet.

Said land is shown on plan hereinafter mentioned as Lot 38.

PARCEL FOUR

NORTHERLY by Eel Point Road, twenty-two (22.00) feet;

NORTHWESTERLY by Lot 55 on plan hereinafter mentioned, two hundred eighty-seven and 74/100 (287.74) feet;

WESTERLY by Lot 53 on said plan, thirty-five and 50/100 (35.50) feet and by Lot 52 on said plan, two hundred twenty-two and 50/100 (222.50) feet;

SOUTHERLY by portions of Lots 50 and 51 on said plan, one hundred forty-five and 65/100 (145.65) feet;

EASTERLY by said Lot 57, four hundred forty-three and 50/100 (443.50) feet; and

SOUTHEASTERLY by said Lot 57, eighty-five and 34/100 (85.34) feet.

Said land is shown on plan hereinafter mentioned as Lot 56.

All of said boundaries are determined by the court to be located as shown upon Land Court Plan No. 15209-C, drawn by Schofield Brothers, Inc., Surveyors, dated July 7, 1970, and filed with Certificate of Title No. 6077 at the Registry District of Nantucket County.

For title, see Certificate of Title No. 22709 at the Registry District of Nantucket County.

WITNESS our hands and seals this 9th day of November 2015.

William M. Schaefer, Jr.
WILIAM M. SCHAEFER, JR. by
Gwendolyn J. Schaefer attorney-in-fact u/p/a
dated October 20, 2009

MASSACHUSETTS EXCISE TAX
Nantucket County ROD #16 001
Date: 11/20/2015 01:41 PM
Ctrl# 462043 21410 Doc# 00149981
Fee: \$15,960.00 Cons: \$3,500,000.00

Joy C. Teal
JOY C. TEAL by Gwendolyn J. Schaefer
attorney-in-fact u/p/a dated October 20, 2009

STATE OF NEW YORK

COUNTY OF ALBANY ss. November 9, 2015

On this 9th day of November 2015, before me, the undersigned notary public, personally appeared Gwendolyn J. Schaefer attorney-in-fact for William M. Schaefer, Jr. by u/p/a dated October 20, 2009 and proved to me through satisfactory evidence of identification, which were drivers license to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose on behalf of William M. Schaefer, Jr.

William M. Harris
NOTARY PUBLIC
My Commission Expires:
WILLIAM M. HARRIS
Notary Public, State of New York
No. 4620778
Qualified in Albany County
Commission Expires 4-30-2019

STATE OF NEW YORK

COUNTY OF ALBANY ss. November 9, 2015

On this 9th day of November 2015, before me, the undersigned notary public, personally appeared Gwendolyn J. Schaefer attorney-in-fact for Joy C. Teal by u/p/a dated October 20, 2009 and proved to me through satisfactory evidence of identification, which were drivers license to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose on behalf of Joy C. Teal.

William M. Harris
NOTARY PUBLIC
My Commission Expires:
WILLIAM M. HARRIS
Notary Public, State of New York
No. 4620778
Qualified in Albany County
Commission Expires 4-30-2019

NANTUCKET LAND BANK
CERTIFICATE
 Paid \$ 70000.00
 Exempt
 Non-applicable
No. 36924 Date 11/20/15
Authorization 824



ANR #7825 ~~_____~~ #7925

James P. Manchester
1 Manchester Circle
Map 56 Parcel 94.1





Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

FEB 1 2016 PM 2:31

PB #7925



Nantucket Planning Board

Form A

Application for Endorsement of a Plan Believed Not to Require Approval (ANR)

Date: _____ *Name of Owner(s)/Applicant(s): JAMES P. MANCHESTER +

HELEN B. MANCHESTER

*Owner's/Applicant's address: 1A MANCHESTER CIRCLE, NANTUCKET

State: MA Zip Code: 02554

*(include all names and addresses of the principals of the owner entity such as principal officer of corporation, trustees of the trust and partners of the partnership)

Location of Property (Street or Area): #1 MANCHESTER CIRCLE

Name of Registered Land Surveyor: STEPHEN J. SULLIVAN/EARLE + SULLIVAN, INC.

Surveyor's address: 6 YOUNG'S WAY, NANTUCKET

The owner's title to the land derived under deed from JAMES + HELEN MANCHESTER, date MAR. 19, 2007

And recorded in Nantucket Registry of Deed, Book 1089 Page 255 or Land Court Certificate of

Title # _____, registered in Nantucket District Book _____, Page _____ and shown on

Assessor's Map# 56, Parcel # 94.1

To the Planning Board of the Town of Nantucket:

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (check all that apply)

- The accompanying plan is not a subdivision because it does not show a division of land (perimeter plan).
- The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of at least such distance as is presently required by the *Nantucket Zoning By-Law* under Section 5 which requires 75' feet for erection of a building on such lot; and every lot shown on the plan has such frontage on: 20' * 1EE CH. 139-8C, SECONDARY RESIDENTIAL LOTS

A. a public way or a way which the City or Town Clerk certifies is maintained and used as a Public way, namely _____; OR

(B) a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely MANCHESTER CIRCLE on 1994 (date) and Subject to the following conditions _____; OR

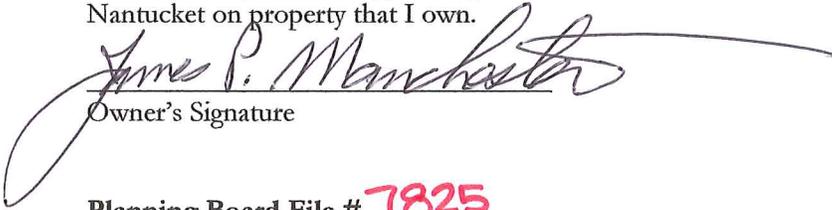
C. a way in existence on _____ (date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient

width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.

#7925 James P. Manchester & Helen B. Manchester, 1 Manchester Circle

- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely _____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____ feet.
- The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically _____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____
- Other reasons or comments: (see M.G.L., Chapter 41, Section 81-L)

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



Owner's Signature

Planning Board File # 7825

Endorsement Date: _____

NANTUCKET REGISTRY OF DEEDS

Date _____
 Time _____
 Plan No. _____
 Attach: _____
 Register _____

RESERVED FOR REGISTRY USE ONLY

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

PROFESSIONAL LAND SURVEYOR
 DATE _____

25 James P. Manchester & Helen B. Manchester, 1 Manchester Circle

LOTS SHOWN HEREON COMPLY WITH THE MINIMUM LOT REQUIREMENTS AS PROVIDED BY THE NANTUCKET ZONING BYLAW, CH. 229-9 C, SECONDARY RESIDENTIAL LOTS.

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

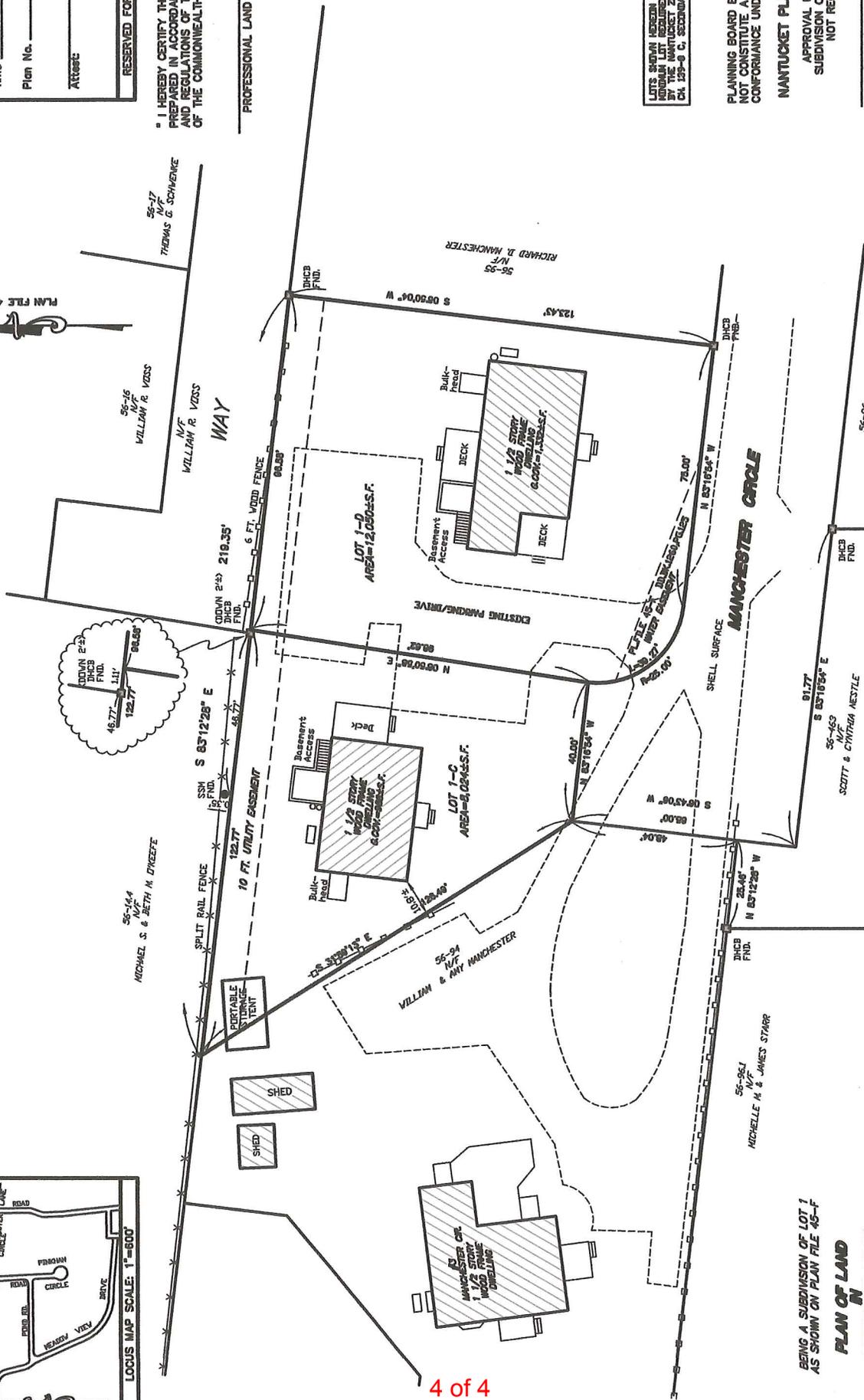
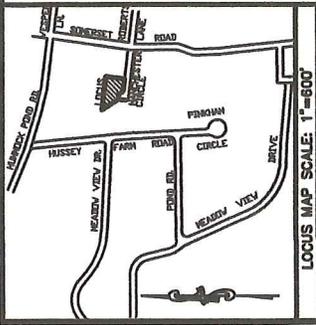
NANTUCKET PLANNING BOARD
 APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE SIGNED _____
 FILE NO. _____

ES-410



R-20
 20,000 S.F.
 MINIMUM LOT SIZE:
 75 FT.
 FRONTYARD SETBACK:
 30 FT.
 SIDE AND REAR SETBACK:
 10 FT.
 ALLOWABLE G.C.R.:
 12.5%



REFERENCES:
 DEED REF: D0.BK.1099 PG. 285
 PLAN REF: PLAN FILE 45-F PARCEL 94.1
 ASSESSORS REF: MAP 90 PARCEL 94.1

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PRELIMINARY PLAN SHOWN ON THIS PLAN AND LOCATED WITHIN ZONE X AS DELINEATED BY THE NANTUCKET ZONING BYLAW, CH. 229-9 C, MASS. EFFECTIVE JUNE 8, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

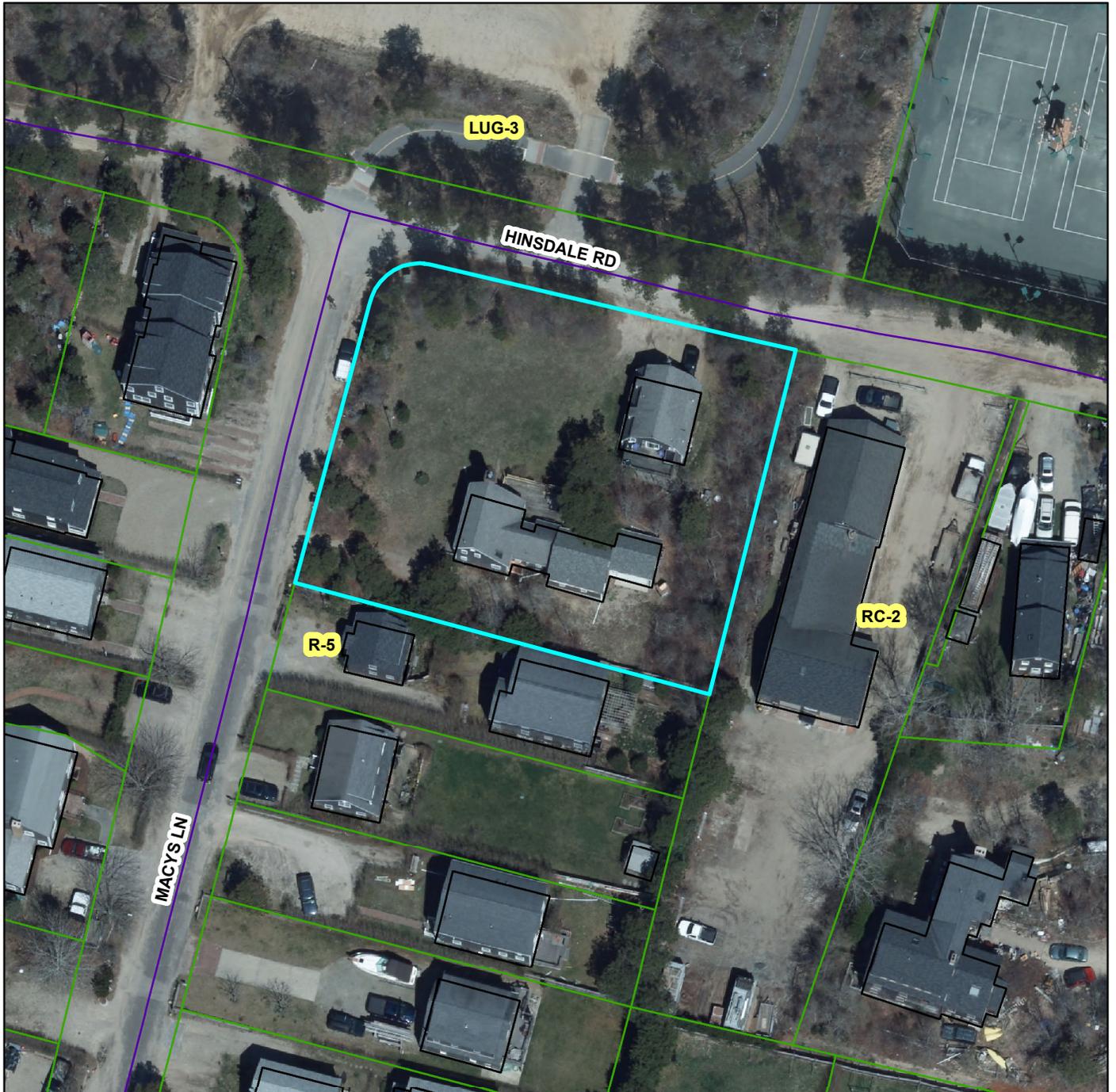
THE PLANNING BOARD DETERMINES THAT:
 LOT(S) 1-C & 1-D DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE NANTUCKET WETLAND PROTECTION ACT OF 1971, BUT MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BYLAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE COMMISSION.

BEING A SUBDIVISION OF LOT 1 AS SHOWN ON PLAN FILE 45-F
PLAN OF LAND IN NANTUCKET, MASS.
 SCALE: 1"=20' DATE: DEC. 7, 2015
 PREPARED FOR: JAMES P. MANCHESTER and HELEN B. MANCHESTER
 EAGLE & SULLIVAN INC. PROFESSIONAL LAND SURVEYORS
 100 STATE STREET
 NANTUCKET, MA 02554
 508-548-7629





ANR #7926
Richard & Elizabeth Anderson
45 Macy's Lane
Map 68 Parcel 33



PAID PAID PAID
FEB 01 2016
CK# 1967
BY: DB \$225



TOWN CLERK
Town & County Building
16 Broad St
Nantucket, MA 02554
FEB 1 2016 PM 1:08

Nantucket Planning Board

Form A Application for Endorsement of a Plan Believed Not to Require Approval (ANR)

Date: FEB. 1, 2016 *Name of Owner(s)/Applicant(s): RICHARD & ELIZABETH ANDERSON

*Owner's/Applicant's address: 14 SOUTH DRIVE, MIDDLETON
State: RI Zip Code: 02840

*(include all names and addresses of the principals of the owner entity such as principal officer of corporation, trustees of the trust and partners of the partnership)

Location of Property (Street or Area): 45 MACY'S LAKE

Name of Registered Land Surveyor: MICHAEL E. CONNOLLY
Surveyor's address: 149 SURESIDE ROAD NANTUCKET MA. 02554

The owner's title to the land derived under deed from _____, date _____
And recorded in Nantucket Registry of Deed, Book _____ Page _____ or Land Court Certificate of
Title # _____, registered in Nantucket District Book _____, Page _____ and shown on
Assessor's Map# _____, Parcel # _____
To the Planning Board of the Town of Nantucket:

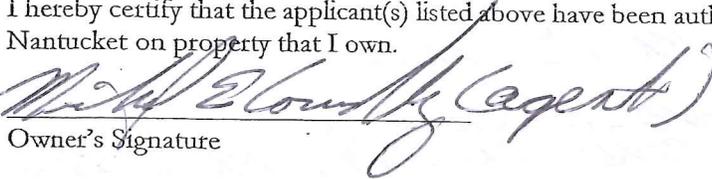
The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (check all that apply)

- The accompanying plan is not a subdivision because it does not show a division of land (perimeter plan).
- The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of at least such distance as is presently required by the *Nantucket Zoning By-Law* under Section 5 which requires 50 feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:
 - A. a public way or a way which the City or Town Clerk certifies is maintained and used as a Public way, namely MACY'S LAKE; OR HINSDALE ROAD
 - B. a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely _____ on _____ (date) and Subject to the following conditions _____; OR
 - C. a way in existence on _____ (date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____

- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely _____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____ feet.
- The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically _____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____

- Other reasons or comments: (see M.G.L., Chapter 41, Section 81-L)

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


Owner's Signature

Planning Board File # _____

Endorsement Date: _____

This application must be stamped at the Town Clerk's Office prior to bringing to the Planning Office (must provide two copies of the application).

LEGEND

- DHCB FND.
 - SPIKE FND.
- DENOTES DRILL HOLE IN CONCRETE BOUND FOUND
 DENOTES SURVEY SPIKE FOUND

69-1 N/F
 NANTUCKET ISLANDS LAND BANK
 BK. 865 PG. 255
 PLAN FL. 52-A, LOT 1

69-81 N/F
 GREAT HARBOR YACHT CLUB, INC.
 BK. 1082 PG. 335
 PLAN FL. 53-M, LOT 15

CURRENT ZONING CLASSIFICATION:
 Residential-Commercial 2 (RC-2)
 MINIMUM LOT SIZE: 5,000 S.F.
 MINIMUM FRONTAGE: 40 FT.
 FRONT YARD SETBACK: 10 FT.
 SIDE/REAR SETBACK: 5 FT.
 GROUND COVER %: 50%

CURRENT ZONING CLASSIFICATION:
 Residential 5 (R-5)
 MINIMUM LOT SIZE: 5,000 S.F.
 MINIMUM FRONTAGE: 50 FT.
 FRONT YARD SETBACK: 10 FT.
 SIDE SETBACK: 10 FT. ONE SIDE
 REAR SETBACK: 5 FT. THEREAFTER
 GROUND COVER %: 40%

TOTAL AREA
 23,151±S.F.

BEING A DIVISION OF LOT 99
 SHOWN ON LAND COURT PLAN 16514-U
 CREATING 3 LOTS

**SUBDIVISION
 PLAN OF LAND**
 IN
NANTUCKET, MA.

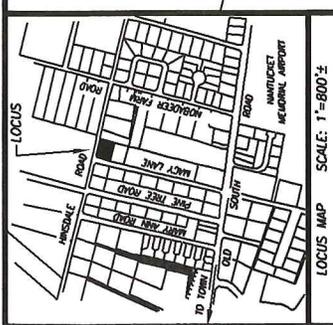
PREPARED FOR:

RICHARD WILLIAM & ELIZABETH ANN MACY ANDERSON
 CERT. 6714

SCALE: 1"=20' DATE: FEBRUARY 1, 2016
MICHAEL CONNOLLY & ASSOCIATES INC.
 PROFESSIONAL LAND SURVEYORS
 149 SURFSIDE ROAD
 NANTUCKET, MA. 02554
 (508) 228-8910

Nantucket Planning Board
 APPROVAL UNDER THE
 SUBDIVISION CONTROL LAW
 NOT REQUIRED

DATE SIGNED _____ FILE # **C-7705**



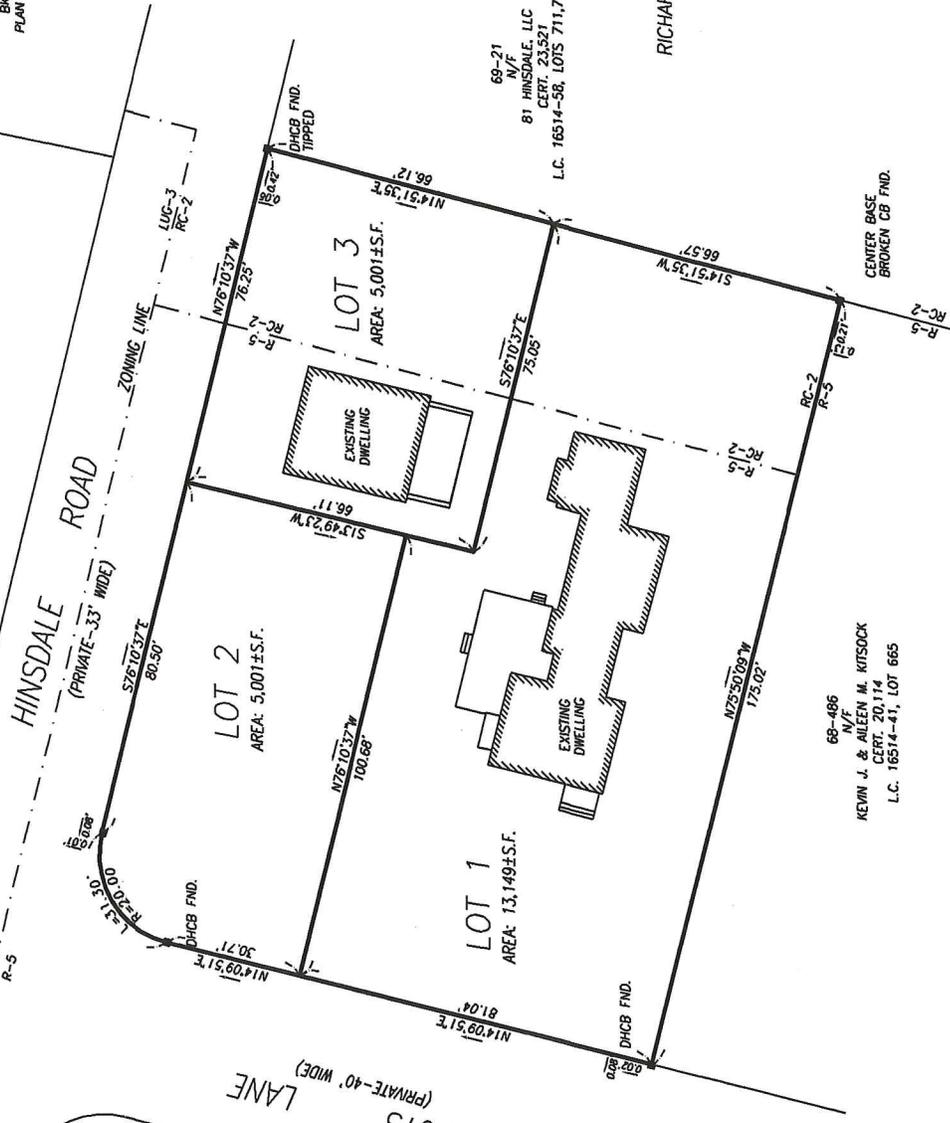
68-32 N/F
 48 MACYS LANE CONDOMINIUM
 CERT. 21,905
 L.C. 16514-64, LOT 744

I CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE MONUMENTS CONTROLLING PRIOR PLANS ARE IN THE GROUND AS SHOWN AND DESCRIBED HEREON. I FURTHER CERTIFY THAT ANY ADDITIONAL MONUMENTS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE INSTRUCTIONS OF 2006 AS OF THE DATE OF THIS SURVEY.

PROFESSIONAL LAND SURVEYOR DATE

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 _____ AND _____

PROFESSIONAL LAND SURVEYOR DATE



THE PLANNING BOARD DETERMINES THAT:

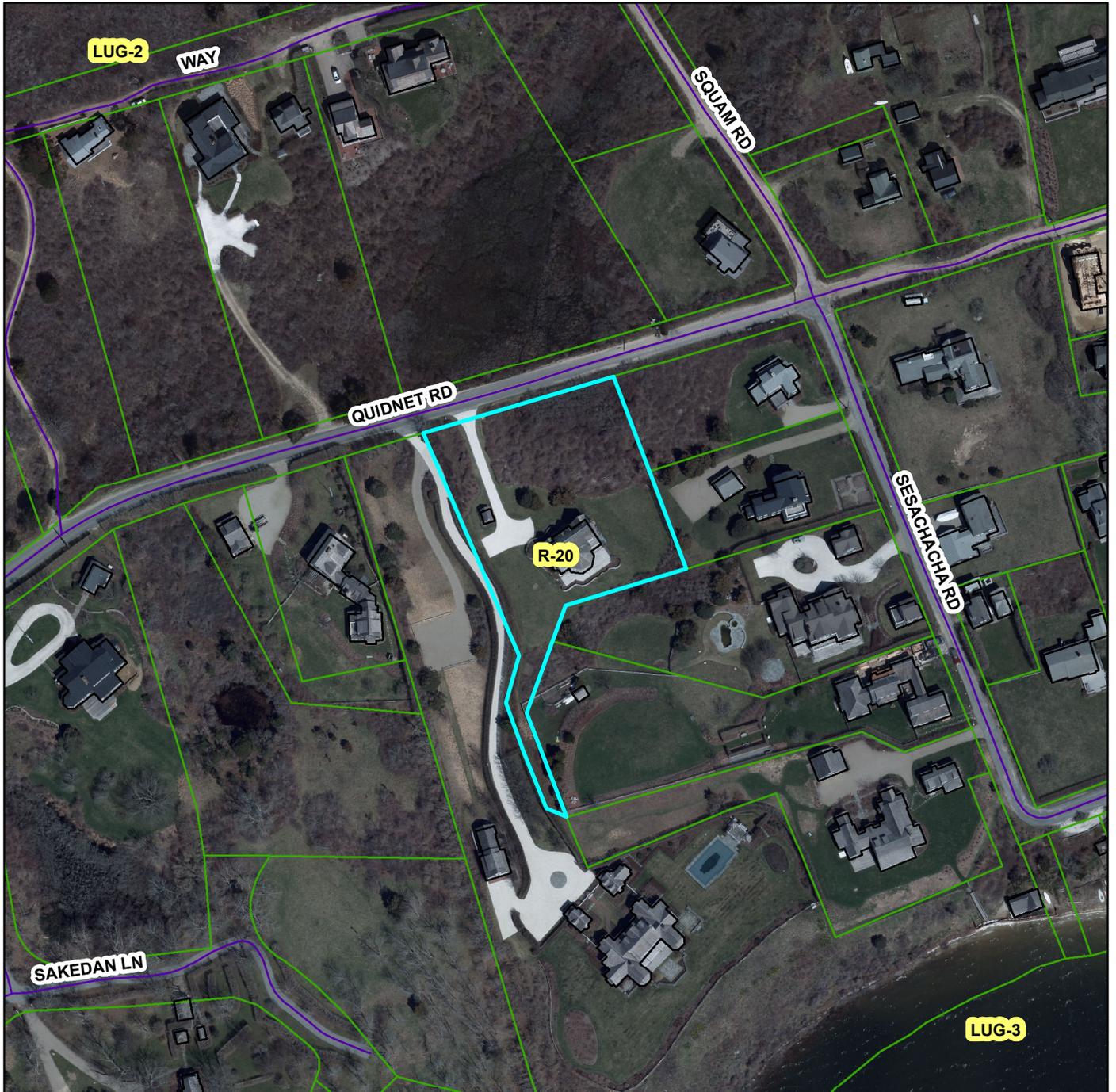
(b) LOT(S) 1 & 2 & 3 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY-LAW BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BY-LAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

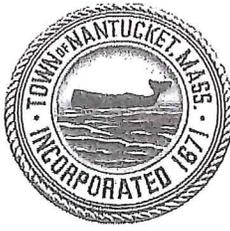
GRAPHIC SCALE





ANR #7927
Steven W. Burbage & Susan C. Burbage
47 Quidnet Road
Map 21 Parcel 143

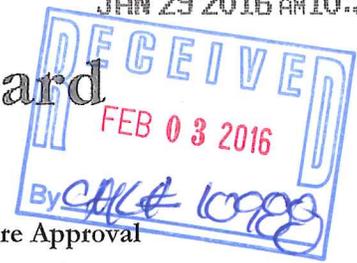




Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

MAB

JAN 29 2016 AM 10:35



Nantucket Planning Board

Form A

Application for Endorsement of a Plan Believed Not to Require Approval (ANR)

Date: 1/27/16 *Name of Owner(s)/Applicant(s): STEVEN W. BURBAGE & SUSAN C. BURBAGE

*Owner's/Applicant's address: 54 GLEZEN LANE WAYLAND State: MA Zip Code: 01778

*(include all names and addresses of the principals of the owner entity such as principal officer of corporation, trustees of the trust and partners of the partnership)

Location of Property (Street or Area): 47 QUIDNET ROAD

Name of Registered Land Surveyor: ALAN M. GRADY, BRACKEN ENGINEERING, INC.

Surveyor's address: 19 OLD SOUTH ROAD NANTUCKET, MA 02554

The owner's title to the land derived under deed from Lynne P. Thomson & Robert G. Thomson, dated 6/14/2004 and recorded at the Nantucket Registry of Deeds as Certificate of Title # 21285 and shown on Assessor's Map 21, Parcel 143.

To the Planning Board of the Town of Nantucket:

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (check all that apply)

- The accompanying plan is not a subdivision because it does not show a division of land (perimeter plan).
- The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of at least such distance as is presently required by the *Nantucket Zoning By-Law* under Section 5 which requires _____ feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

A. a public way or a way which the City or Town Clerk certifies is maintained and used as a Public way, namely _____; OR

B. a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely _____ on _____ (date) and Subject to the following conditions _____; OR

C. a way in existence on _____ (date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient

width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.

- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely _____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____ feet.
- The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically _____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____

- Other reasons or comments: (see M.G.L., Chapter 41, Section 81-L)

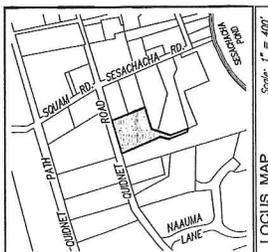
PERIMETER PLAN, NO DIVISION LINES.

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

Alan M Gandy, AGENT
Agent's Signature

Planning Board File # _____

Endorsement Date: _____



LOCUS MAP
Scale: 1" = 400'

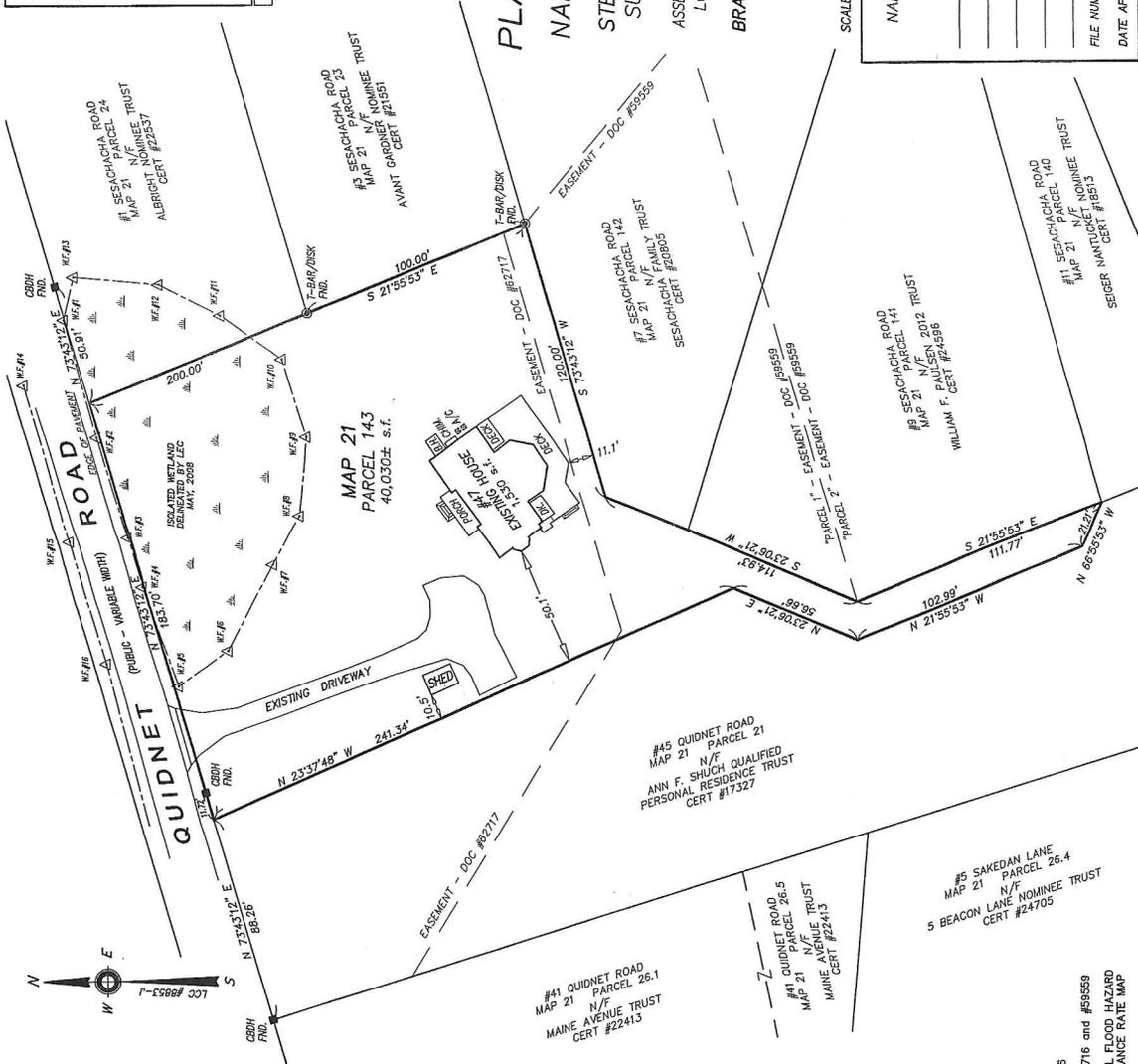
ZONE: R-20 REQUIRED
 LOT AREA: 20,000 ± s.f.
 FRONTAGE: 75'
 FRONT YARD: 30'
 SIDE YARD: 10'
 REAR YARD: 10'
 GROUND COVER: 12.5% (MAX)

PLAN OF LAND
 IN
NANTUCKET, MASS.
 PREPARED FOR
STEPHEN W. BURBAGE
SUSAN C. BURBAGE
 #47 QUIDNET ROAD
 ASSESSORS MAP 21 - PARCEL 143
 LOT 21 of LCC #8853-J
 PREPARED BY
BRACKEN ENGINEERING, INC.
 19 OLD SOUTH ROAD
 NANTUCKET, MA 02554
 tel: (508) 325-0044
 fax: (508) 833-2282

SCALE: 1" = 30'
 JANUARY 27, 2016

APPROVAL BY THE
 NANTUCKET PLANNING BOARD
 NOT REQUIRED

FILE NUMBER: _____
 DATE APPROVED: _____

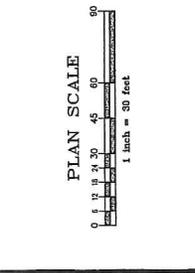


RESERVED FOR REGISTRY USE

"I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS."

"I CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THAT THE LINES SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR STREETS OR WAYS ARE SHOWN, OR FOR NEW WAYS ARE SHOWN."

ALAN M. GRADY, PLS
 MASSACHUSETTS REG.
 No. 37732



- NOTES:**
1. LOCUS: #47 QUIDNET ROAD MAP 21 PARCEL 143
 2. OWNER: STEPHEN W. BURBAGE and SUSAN C. BURBAGE 54 CLEZEN LANE WATLING, MA 01778
 3. DEED: CERT #21285 (DOC #07782)
 4. PLAN: LCC #8853-J (LOT 21)
 5. AGREEMENTS: DOC #07751 and #60046
 6. EASEMENTS: DOC #69146, #62717, #62716 and #69559
 7. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0111-G dated 09/09/2014.



ANR #7928
Robert T. Petrini
22 Quidnet Path
Map 21 Parcel 151





Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

Nantucket Planning Board

JAN 29 2016 AM 10:37

Form A

Application for Endorsement of a Plan Believed Not to Require Approval (ANR)

Date: 1/27/16 *Name of Owner(s)/Applicant(s): ROBERT T. PETRINI, TRUSTEE OF THE ROBERT T. PETRINI REVOCABLE TRUST

*Owner's/Applicant's address: 25 Thunder Mountain Road Greenwich State: CT Zip Code 06831

*(include all names and addresses of the principals of the owner entity such as principal officer of corporation, trustees of the trust and partners of the partnership)

Location of Property (Street or Area): 22 QUIDNET PATH

Name of Registered Land Surveyor: ALAN M. GRADY, BRACKEN ENGINEERING, INC.

Surveyor's address: 19 OLD SOUTH ROAD NANTUCKET, MA 02554

The owner's title to the land derived under deed from Quidnet Development, LLC, dated 4/7/2014 and recorded at the Nantucket Registry of Deeds as Certificate of Title # 25171 and shown on Assessor's Map 21, Parcel 151.

To the Planning Board of the Town of Nantucket:

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (check all that apply)

- The accompanying plan is not a subdivision because it does not show a division of land (perimeter plan).
- The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of at least such distance as is presently required by the *Nantucket Zoning By-Law* under Section 5 which requires _____ feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

A. a public way or a way which the City or Town Clerk certifies is maintained and used as a Public way, namely _____; OR

B. a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely _____ on _____ (date) and Subject to the following conditions _____; OR

C. a way in existence on _____ (date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient

width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.

- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely _____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____ feet.
- The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically _____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____

- Other reasons or comments: (see M.G.L., Chapter 41, Section 81-L)

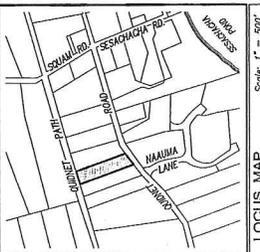
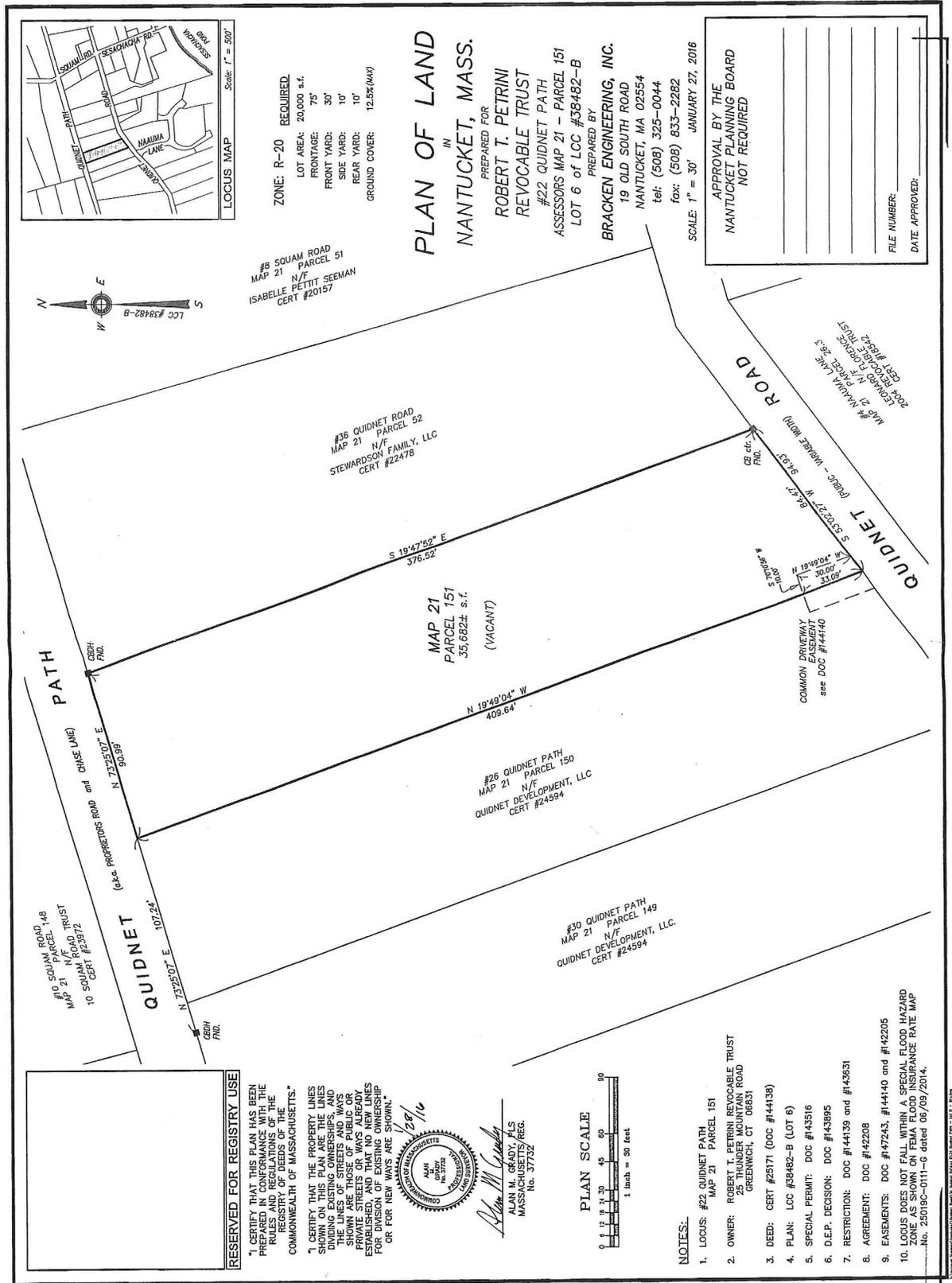
PERIMETER PLAN, NO DIVISION LINES.

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

Alan M. Grady, AGENT
Agent's Signature

Planning Board File # _____

Endorsement Date: _____



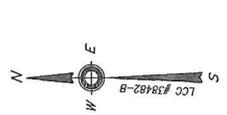
ZONE: R-20 REQUIRED
 LOT AREA: 20,000 s.f.
 FRONTAGE: 75'
 FRONT YARD: 30'
 SIDE YARD: 10'
 REAR YARD: 10'
 GROUND COVER: 12.5%(MAX)

PLAN OF LAND
 IN
NANTUCKET, MASS.

PREPARED FOR
ROBERT T. PETRINI
REVOCABLE TRUST
 #22 QUIDNET PATH
 ASSESSORS MAP 21 - PARCEL 151
 LOT 6 of LCC #38482-B
 PREPARED BY
BRACKEN ENGINEERING, INC.
 19 OLD SOUTH ROAD
 NANTUCKET, MA 02554
 tel: (508) 325-0044
 fax: (508) 833-2282
 SCALE: 1" = 30'
 JANUARY 27, 2016

APPROVAL BY THE
 NANTUCKET PLANNING BOARD
 NOT REQUIRED

FILE NUMBER: _____
 DATE APPROVED: _____



#8 SOUAM ROAD
 MAP 21 PARCEL 51
 N/F
 ISABELLE PETIT SEEMAN
 CERT #20157

#36 QUIDNET ROAD
 MAP 21 PARCEL 52
 N/F
 STEWARDSON FAMILY, LLC
 CERT #22478

MAP 21
 PARCEL 151
 35,682± s.f.
 (VACANT)

#26 QUIDNET PATH
 MAP 21 PARCEL 150
 N/F
 QUIDNET DEVELOPMENT, LLC
 CERT #24594

#30 QUIDNET PATH
 MAP 21 PARCEL 149
 N/F
 QUIDNET DEVELOPMENT, LLC.
 CERT #24594

#10 SOUAM ROAD 48
 MAP 21 N/F PARCEL 148
 10 SOUAM ROAD TRUST
 CERT #23972

MAP # MAHAMA LANE
 200' RECORD EASEL
 200' RECORD EASEL
 200' RECORD EASEL

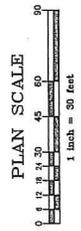
COMMON DRIVEWAY
 EASEMENT
 see DOC #14140

RESERVED FOR REGISTRY USE

"I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS."

I CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THAT THE LINES SHOWN AS THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR STREETS OR WAYS ARE SHOWN, OR FOR NEW WAYS ARE SHOWN."

ALAN M. GRADY, PLS
 MASSACHUSETTS REG.
 No. 3773Z

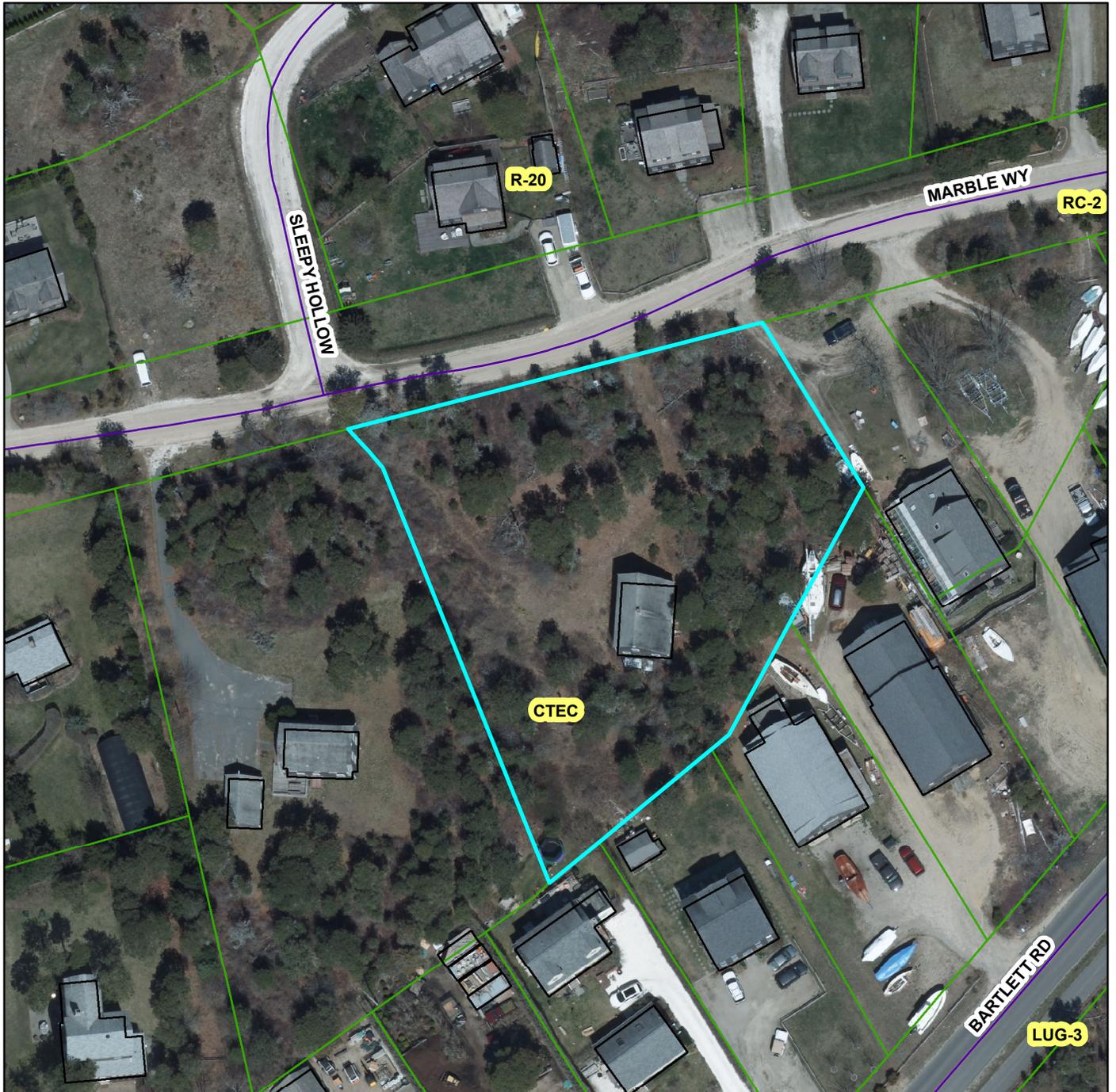


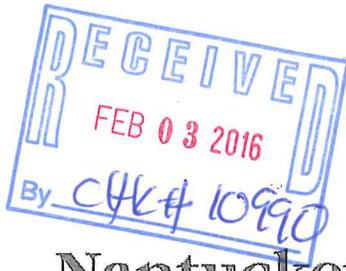
- NOTES:**
1. LOCUS: #22 QUIDNET PATH MAP 21 PARCEL 151
 2. OWNER: ROBERT T. PETRINI REVOCABLE TRUST 25 THUNDER MOUNTAIN ROAD GREENWICH, CT 06831
 3. DEED: CERT #25171 (DOC #14139)
 4. PLAN: LCC #38482-B (LOT 6)
 5. SPECIAL PERMIT: DOC #143516
 6. D.E.P. DECISION: DOC #143895
 7. RESTRICTION: DOC #14139 and #143631
 8. AGREEMENT: DOC #142208
 9. EASEMENTS: DOC #147243, #14140 and #142205
 10. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0111-G dated 05/05/2014.



ANR #7929
Russell Simpson
6 Marble Way
Map 66 Parcel 103

not accurately reflected on the GIS map





#7929 Russell Simpson, 6 Marble Way

Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

MSJ

Nantucket Planning Board

JAN 29 2016 AM 10:36

Form A Application for Endorsement of a Plan Believed Not to Require Approval (ANR)

Date: 1/27/16 *Name of Owner(s)/Applicant(s): RUSSELL SIMPSON

*Owner's/Applicant's address: 2 CYNTHIA LANE NANTUCKET State: MA Zip Code: 02554

*(include all names and addresses of the principals of the owner entity such as principal officer of corporation, trustees of the trust and partners of the partnership)

Location of Property (Street or Area): 6 MARBLE WAY

Name of Registered Land Surveyor: ALAN M. GRADY, BRACKEN ENGINEERING, INC.

Surveyor's address: 19 OLD SOUTH ROAD NANTUCKET, MA 02554

The owner's title to the land derived under deed from Jeffrey Kaschuluk and Anne Cawley O'Rourke, Trustees of 6 Marble Way Nominee Trust, dated 3/4/2015 and recorded at the Nantucket Registry of Deeds as Certificate of Title # 25547 and shown on Assessor's Map 66, Part of Parcel 103.

To the Planning Board of the Town of Nantucket:

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (check all that apply)

- The accompanying plan is not a subdivision because it does not show a division of land (perimeter plan).
- The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of at least such distance as is presently required by the *Nantucket Zoning By-Law* under Section 5 which requires _____ feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

A. a public way or a way which the City or Town Clerk certifies is maintained and used as a Public way, namely _____; OR

B. a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely _____ on _____ (date) and Subject to the following conditions _____; OR

C. a way in existence on _____ (date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient

width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely

_____.

- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely _____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____ feet.
- The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically _____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____

- Other reasons or comments: (see M.G.L., Chapter 41, Section 81-L)

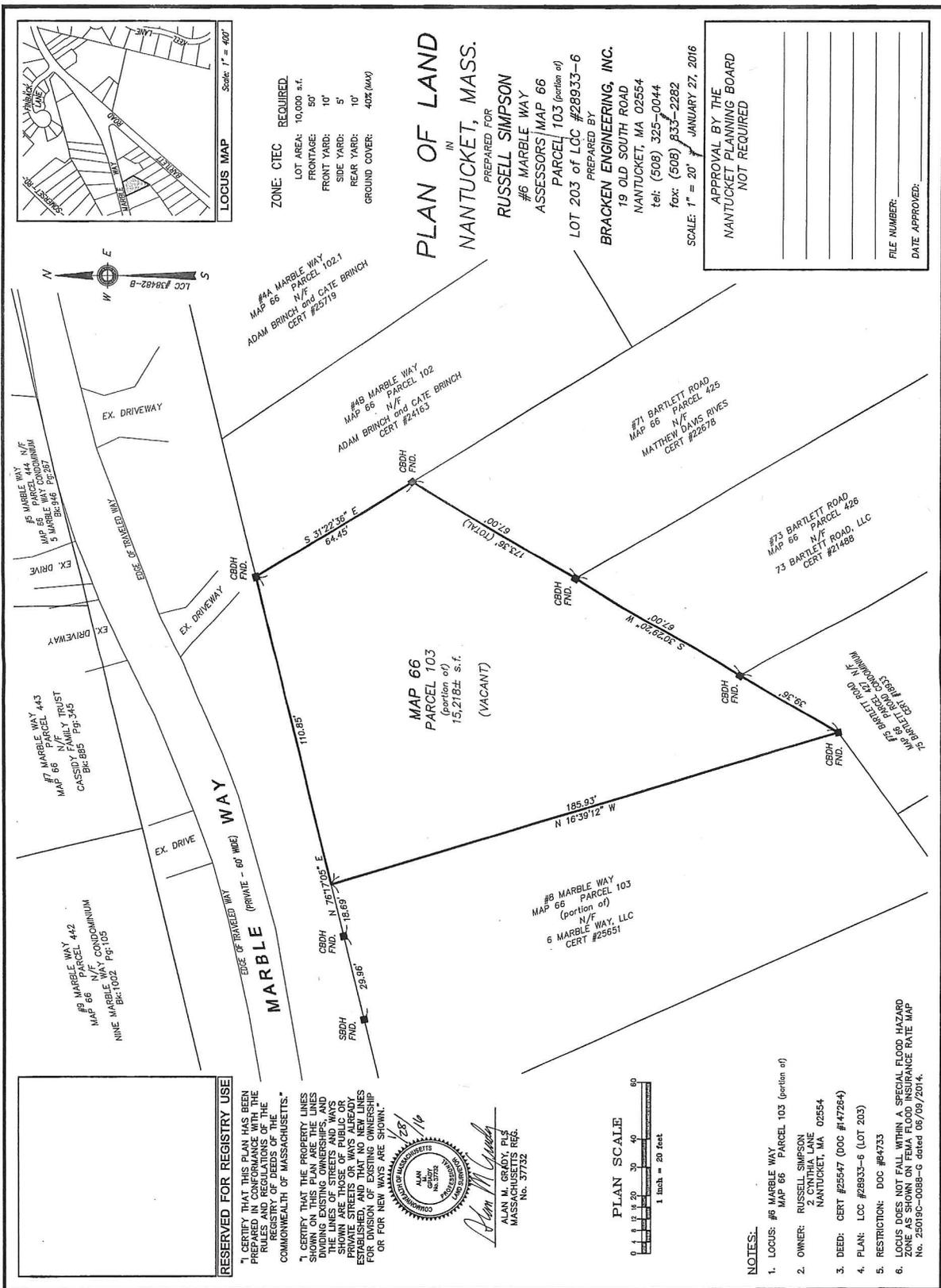
PERIMETER PLAN, NO DIVISION LINES.

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

Alan M Gandy, AGENT
Agent's Signature

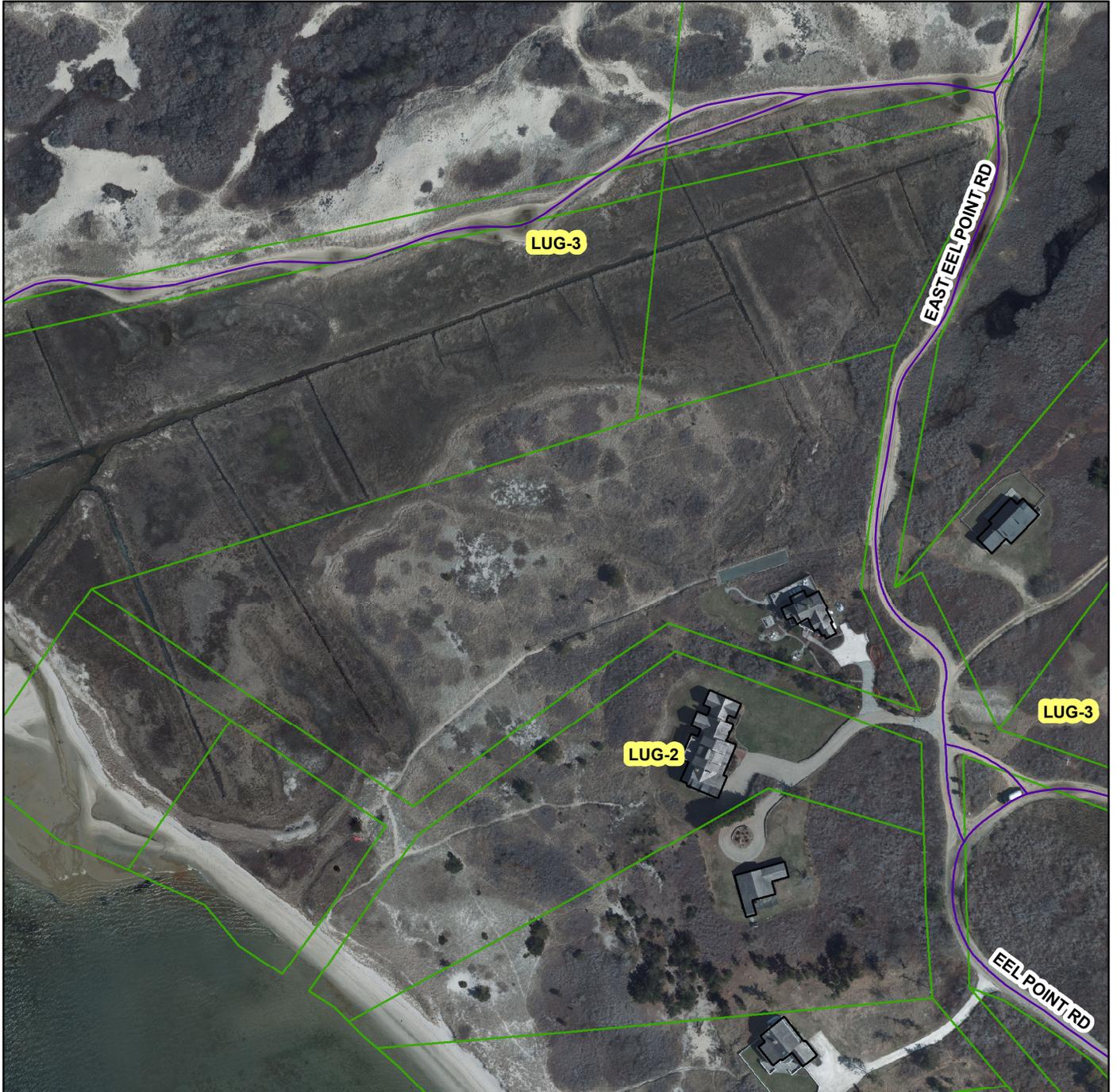
Planning Board File # _____

Endorsement Date: _____





ANR #7930
Town of Nantucket
Unnamed Way between Eel Point & Madaket Road
Map 33





Nantucket Planning Board

Form A

Application for Endorsement of a Plan Believed Not to Require Approval (ANR)

Date: February 3, 2016

*Name of Owner(s)/Applicant(s): Town of Nantucket

*Owner's/Applicant's address: 16 Broad Street State: MA Zip Code: 02554

*(include all names and addresses of the principals of the owner entity such as principal officer of corporation, trustees of the trust and partners of the partnership)

Location of Property (Street or Area): Unnamed Ways between Eel Point Road & Madaket Road

Name of Registered Land Surveyor: Nantucket Surveyors, LLC

Surveyor's address: 5 Windy Way, Nantucket, MA 02554

The owner's title to the land derived under deed from _____ date Article 102 of ATM April 6, 2015 and recorded in Nantucket Registry of Deed, Books _____ Pages _____ or Land Court Certificate of Title # _____ registered in Nantucket Document Number _____, and shown on Assessor's Maps # 33 Parcels _____.

To the Planning Board of the Town of Nantucket:

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (check all that apply)

- The accompanying plan is not a subdivision because it does not show a division of land (perimeter plan).
- The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of at least such distance as is presently required by the *Nantucket Zoning By-Law* under Section 5 which requires _____ feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:
 - A. a public way or a way which the City or Town Clerk certifies is maintained and used as a Public way, namely _____; **OR**
 - B. a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely _____ on _____ (date) and Subject to the following conditions _____; **OR**
 - C. a way in existence on _____ (date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.

- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely _____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____ feet.

- The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically _____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____

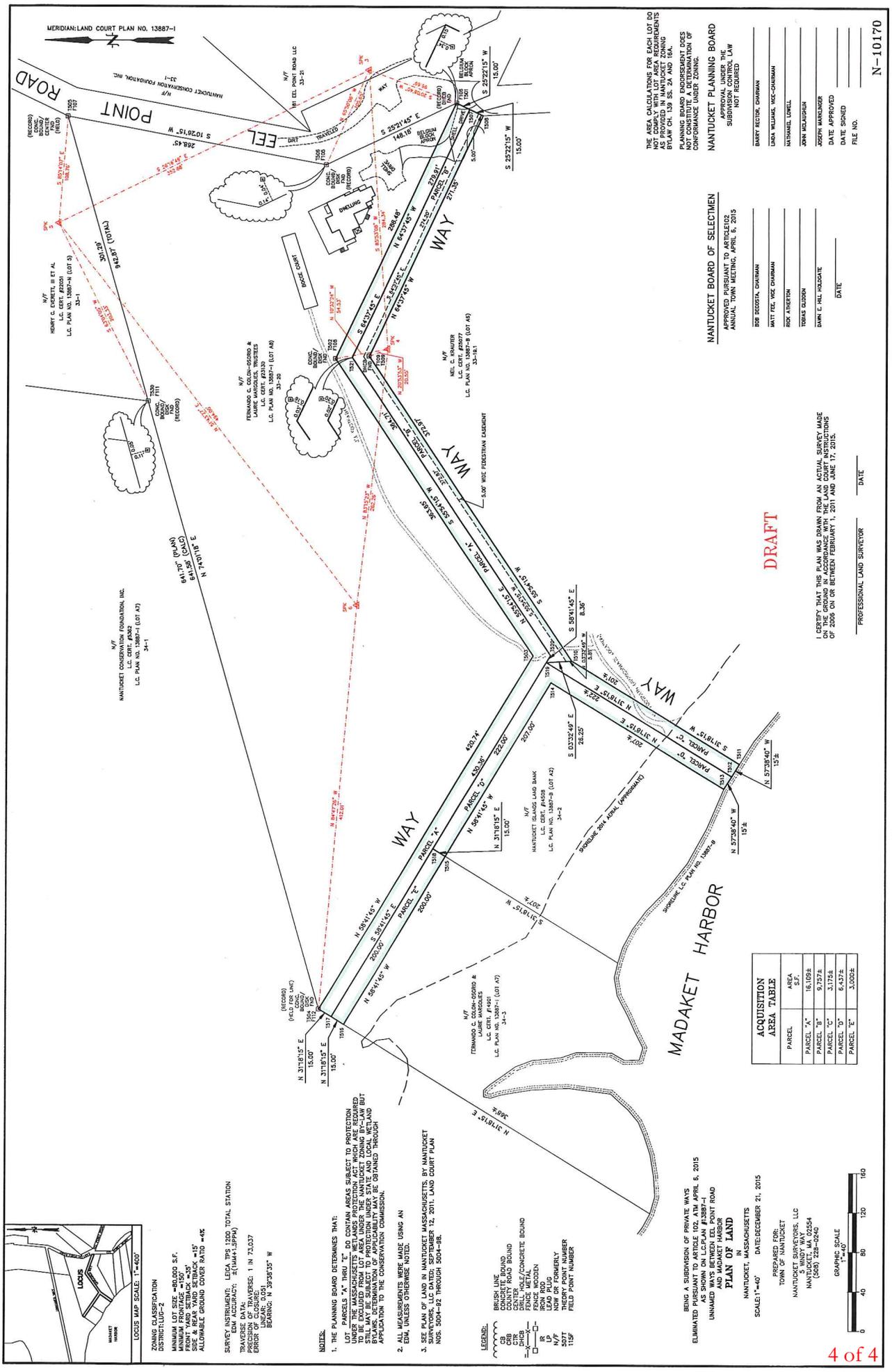
- Other reasons or comments: (see M.G.L., Chapter 41, Section 81-L)

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

Owner's Signature

Planning Board File # _____

Endorsement Date: _____



ZONING CLASSIFICATION
 DISTRICT LUG-2
 LOT 105
 LOT 106
 LOT 107
 LOT 108
 LOT 109
 LOT 110
 LOT 111
 LOT 112
 LOT 113
 LOT 114
 LOT 115
 LOT 116
 LOT 117
 LOT 118
 LOT 119
 LOT 120

NOTES:
 1. THE PLANNING BOARD DETERMINES THAT:
 PARCELS "A", "THRU", "E" OR "G" ARE 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
 BEING DETERMINED BY THE NANTUCKET PLANNING BOARD. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH
 APPLICATION TO THE CONSERVATION COMMISSION.
 2. ALL MEASUREMENTS WERE MADE USING AN
 EDM UNLESS OTHERWISE NOTED.
 3. SEE PLAN OF LAND IN NANTUCKET MASSACHUSETTS, BY NANTUCKET
 SURVEYORS, LLC DATED: SEPTEMBER 12, 2011, LAND COURT PLAN
 NOS. 5004-92 THROUGH 5004-98.

LEGEND:
 BRUSH LINE
 CONCRETE
 COUNTY ROAD BOUND
 DISTRICT/POLE/CONCRETE BOUND
 FENCE METAL
 FENCE WOODEN
 IRON ROD
 LEAD PILE
 LEAD PILE NUMBER
 SOTT
 THEORY POINT NUMBER
 115'

ACQUISITION AREA TABLE

PARCEL	AREA S.F.
PARCEL "A"	16,1094
PARCEL "B"	9,7574
PARCEL "C"	31,7554
PARCEL "D"	6,4374
PARCEL "E"	3,0024

PLAN OF LAND
 IN
 NANTUCKET, MASSACHUSETTS
 SCALE: 1"=40' DATE: DECEMBER 21, 2015
 PREPARED FOR:
 TOWN OF NANTUCKET
 NANTUCKET SURVEYORS, LLC
 NANTUCKET, MA 02554
 (508) 228-0240

GRAPHIC SCALE
 0 40 80 120 160

PROFESSIONAL LAND SURVEYOR _____ DATE _____
DRAFT
 I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE
 OF THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS
 OF 2004 ON APRIL 28, 2011, FEBRUARY 1, 2011 AND JUNE 17, 2011.

NANTUCKET BOARD OF SELECTMEN
 APPROVED PURSUANT TO ARTICLE 102
 ANNUAL TOWN MEETING, APRIL 9, 2015

NANTUCKET PLANNING BOARD
 APPROVAL UNDER THE
 SUBDIVISION CONTROL LAW
 NOT REQUIRED

BARB REGGIA, CHAIRMAN
 WATT FEE, VICE-CHAIRMAN
 RICK ANTONIO
 THOMAS OGDON
 DANIEL L. HILL, CLERK

DATE APPROVED _____
 DATE SIGNED _____
 FILE NO. _____

N-10170

THE AREA CALCULATIONS FOR EACH LOT DO NOT
 NECESSARILY EQUAL THE TOTAL LOT AREA
 AS PROVIDED IN NANTUCKET ZONING
 BY-LAW CH. 139 SS. 2A AND 16A.
 PLANNING BOARD ENDORSEMENT DOES
 NOT CONSTITUTE A GUARANTEE OF
 CONFORMANCE UNDER ZONING.

NOTES:
 1. SEE PLAN OF LAND IN NANTUCKET MASSACHUSETTS, BY NANTUCKET
 SURVEYORS, LLC DATED: SEPTEMBER 12, 2011, LAND COURT PLAN
 NOS. 5004-92 THROUGH 5004-98.

LEGEND:
 BRUSH LINE
 CONCRETE
 COUNTY ROAD BOUND
 DISTRICT/POLE/CONCRETE BOUND
 FENCE METAL
 FENCE WOODEN
 IRON ROD
 LEAD PILE
 LEAD PILE NUMBER
 SOTT
 THEORY POINT NUMBER
 115'

ACQUISITION AREA TABLE

PARCEL	AREA S.F.
PARCEL "A"	16,1094
PARCEL "B"	9,7574
PARCEL "C"	31,7554
PARCEL "D"	6,4374
PARCEL "E"	3,0024

PLAN OF LAND
 IN
 NANTUCKET, MASSACHUSETTS
 SCALE: 1"=40' DATE: DECEMBER 21, 2015
 PREPARED FOR:
 TOWN OF NANTUCKET
 NANTUCKET SURVEYORS, LLC
 NANTUCKET, MA 02554
 (508) 228-0240

GRAPHIC SCALE
 0 40 80 120 160

PROFESSIONAL LAND SURVEYOR _____ DATE _____
DRAFT
 I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE
 OF THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS
 OF 2004 ON APRIL 28, 2011, FEBRUARY 1, 2011 AND JUNE 17, 2011.



Nantucket Planning Board

SECONDARY DWELLING REPORT

Prepared by: Holly E. Backus, Land Use Specialist

Meeting Date: February 8, 2016

27 Monomoy Road
Assessors Map #54 Parcel # 207

Applicant

Jeffrey Spelker – JMS Architecture

Owner

Ram Island, LLC



The applicant is proposing to construct a 998 square foot secondary dwelling. The proposed secondary dwelling will be located on the northwest portion of the site, which has approximately 52,544 square feet of lot area and is zoned LUG-1. The proposed secondary dwelling will be accessed off of Monomoy Road. Five (5) exterior parking spaces and (2) two interior parking spaces are shown on the proposed site plan.

Planning staff recommends approval of this application with the following conditions:

- (1) That the apron at the intersection with Monomoy Road shall be constructed with a minimum depth of ten (10) feet and a maximum width of fifteen (15) feet, flared to a width not to exceed nineteen (19) feet, pursuant to Nantucket Zoning Bylaw Section 139-20.1(B)(2)(d);
- (2) That any future landscaping at the driveway entrance be limited to low growing plant material not to exceed three (3) feet in height;
- (3) That the driveway shall be cleared free of vegetation and obstruction to a minimum width of twelve (12) feet and a height of thirteen (13) feet; and
- (4) That the applicant shall submit an As-Built prior to the final inspection by staff which shall take place prior to the issuance of a Certificate of Occupancy.



JMS Architecture
 P.O. Box 791
 Ardmore, PA
 P: (215) 200-3269

Monomoy Residence
 27 Monomoy Road
 Nantucket, MA

Site Plan
 Secondary Dwelling

Date: 02.04.16

Revisions:

1.	
2.	
3.	

Scale: 1" = 30'-0"

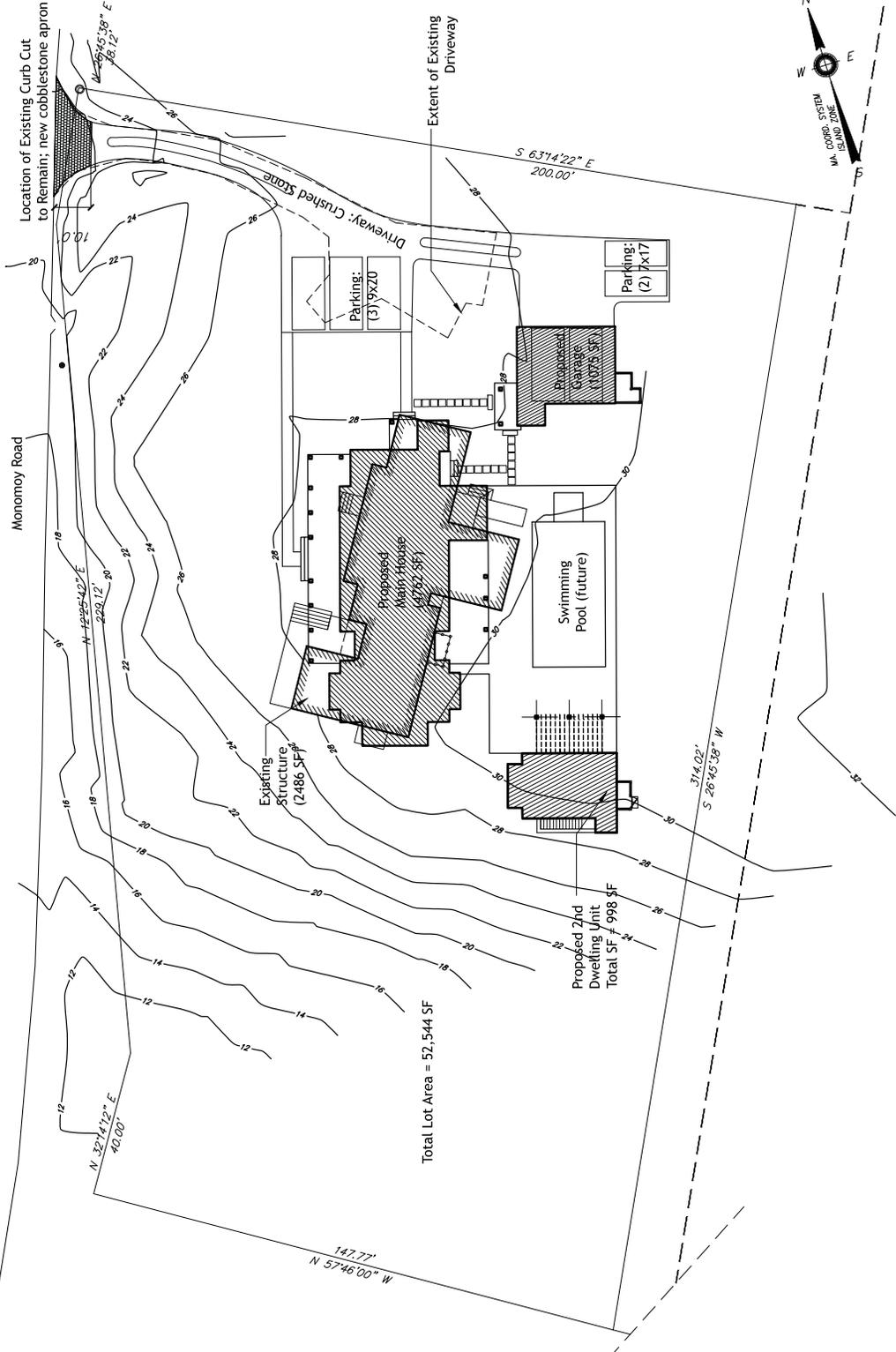
Drawn By: JMS

Project No.: 151001

File Name: 27Mon-AL1

AC-1.1

COPYRIGHT © JMSArchitecture



Holly Backus

From: JMS Architecture [jeff@jmsarchitecture.com]
Sent: Thursday, February 04, 2016 2:17 PM
To: Holly Backus
Cc: Catherine Ancero
Subject: Re: Secondary Dwelling Permit Application for 27 Monomoy Road, Nantucket
Attachments: 160204-27Mon-2nd Dwelling Plan.pdf; pastedGraphic.tiff

Thanks. Sorry for the back and forth. See my responses in red below along with the attached revised site plan per request. Hopefully this will work for the submission/meeting.

Jeff

Jeffrey M. Spoelker AIA
Principal
c:|215.200.3269
www.jmsarchitecture.com

On Feb 4, 2016, at 1:08 PM, Holly Backus <hbackus@nantucket-ma.gov> wrote:

Thank you for your response. My comments are below in blue:

Holly E. Backus
Land Use Specialist
Town of Nantucket

From: JMS Architecture [<mailto:jeff@jmsarchitecture.com>]
Sent: Thursday, February 04, 2016 12:48 PM
To: Holly Backus
Cc: Catherine Ancero
Subject: Re: Secondary Dwelling Permit Application for 27 Monomoy Road, Nantucket

Hi, Holly.

Thanks for following up with me. I'm happy to answer your questions:

1. Existing curb cut is old asphalt in disrepair; see attached photo. Hope to have a Belgian block material for the apron (or whatever material the Commission requires)
Thank you. The Bylaw requires the proposed apron to be shown on the site plan, along with the proposed material (cobblestone, Belgium block, concrete, asphalt.)
Please show, along with dimensions.

See Attached Site Plan with Proposed Apron shown



2. Proposed SF of Second Dwelling:

First Floor: 530 SF

Second Floor: 468 SF

Total: 998 SF

Please show the total square footage of all existing and proposed structures.

3. Existing House SF = 2,486 SF (based on Site Survey by Bracken Engineering dated 07.23.15)

NOTE: Demolition of Existing House has been approved by the HDC

If the HDC approved demolition of the existing house, what is the proposed square footage of the proposed primary dwelling? That will need to be identified.

4. Garage is to be used for storage (vehicular and otherwise); second floor has a studio and bath. Not being treated as a "dwelling unit" according to code (no cooking facilities)

Thank you.

5. Lot SF = 52,544 SF (based on Site Survey by Bracken Engineering dated 07.23.15)

Please provide on the site plan.

Please let me know if you need any additional information. Thanks again and we look forward to being on next week's agenda.

If you could revise the site plan addressing these comments and email back today, we can get you on the agenda.

I appreciate your quick response to this request.

<image001.jpg>

2. Proposed SF of Second Dwelling:

First Floor: 530 SF
Second Floor: 468 SF
Total: 998 SF

Please show the total square footage of all existing and proposed structures.

See Attached Site Plan with Proposed and Existing Structures

Main House SF:

1st Floor:
2534 SF
2nd Floor:
2098 SF
Total SF:
4762 SF

Garage SF:

1st Floor:
610 SF (garage)
2nd Floor:
465 SF (studio)
Total SF:
1075 SF

3. Existing House SF = 2,486 SF (based on Site Survey by Bracken Engineering dated 07.23.15)

NOTE: Demolition of Existing House has been approved by the HDC

If the HDC approved demolition of the existing house, what is the proposed square footage of the proposed primary dwelling? That will need to be identified.

See above.

4. Garage is to be used for storage (vehicular and otherwise); second floor has a studio and bath. Not being treated as a "dwelling unit" according to code (no cooking facilities)

Thank you.

5. Lot SF = 52,544 SF (based on Site Survey by Bracken Engineering dated 07.23.15)

Please provide on the site plan.

Noted. See Attached.

Please let me know if you need any additional information. Thanks again and we look forward to being on next week's agenda.

If you could revise the site plan addressing these comments and email back today, we can get you on the agenda.

I appreciate your quick response to this request.

Please let me know if you have any questions.

Thanks!!!

Regards,

Jeff

<image002.png>

Jeffrey M. Spoelker AIA
Principal
c: | 215.200.3269
www.jmsarchitecture.com

On Feb 4, 2016, at 12:12 PM, Holly Backus <hbackus@nantucket-ma.gov> wrote:

Good Morning Jeff,

Staff is currently reviewing your Second Dwelling Permit Application and have some questions:

- (1) What is the existing surface of the existing curb-but? Please note that unpaved driveways connecting to paved roads require construction of a driveway apron. Please clarify.
- (2) What is the proposed square footage of the proposed 2nd dwelling?
- (3) What is the square footage of the existing house?
- (4) What is the plan for the proposed garage? Just a garage? Please clarify.
- (5) What is the square footage of the lot?

Please refer to <http://ecode360.com/11471477> for assistance.

Staff greatly appreciates this information being addressed *no later than this afternoon* in order to be on the agenda for next Monday, February 8th.

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

Thank you,

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



PAID
PAID
JAN 28 2016
BY: CHE# 2442

Nantucket Planning Board

Nantucket Planning Board

Application for a Secondary Dwelling Permit

Applicant: Emeritus Development

Mailing address: 8 Williams Lane - Nantucket, MA 02554

Daytime phone number: (508) 325-4995 Fax: (508) 325-8960

E-mail Address: DKapalis@emeritusdevelopment.com

Owner (if other than applicant): Peter Wise

Mailing address: 547 Lake Avenue, Greenwich, CT 06830

Location of proposed secondary dwelling:

Street Address: 16 Cliff Road

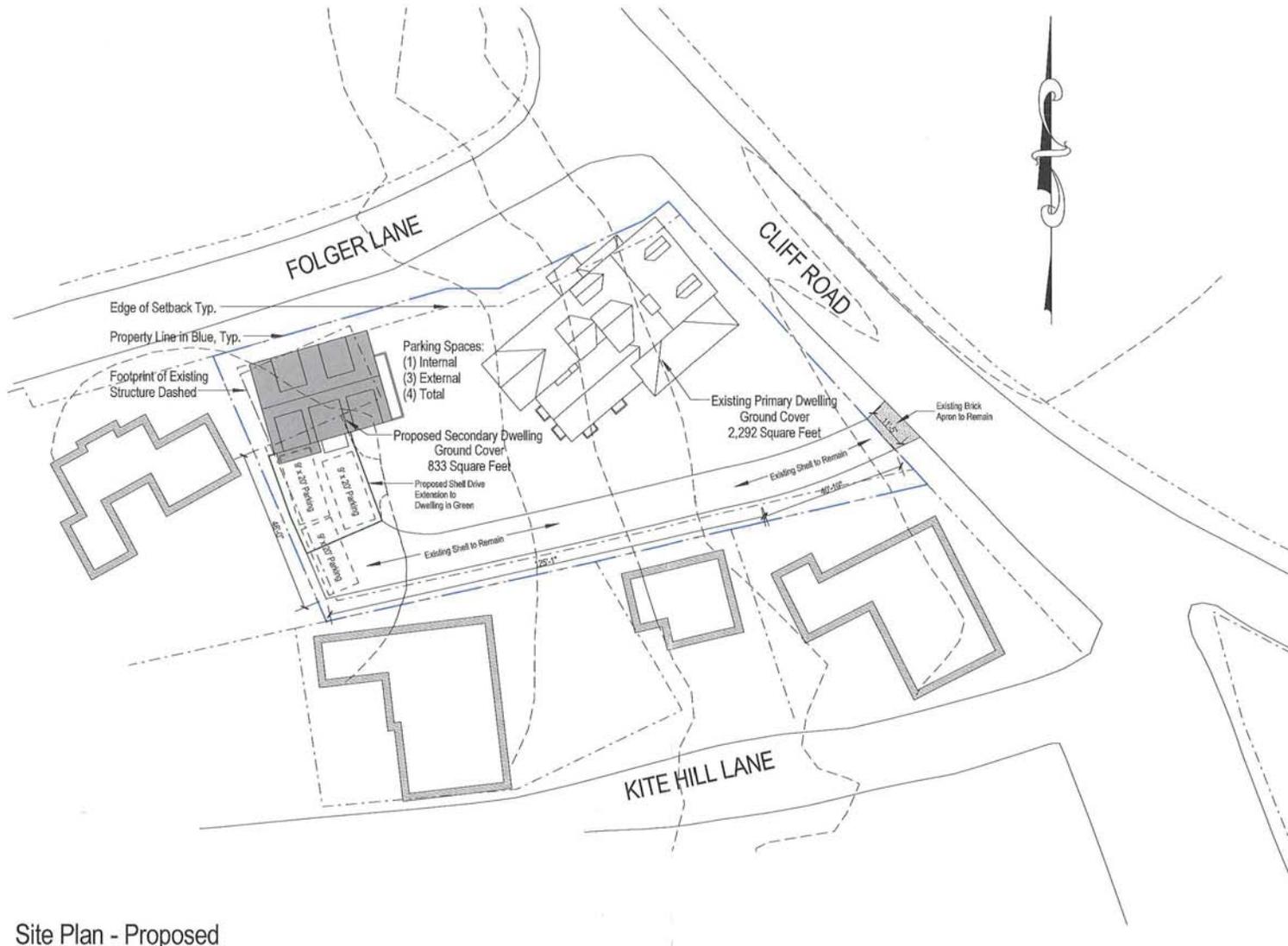
Assessors Tax Map #: 42.4.4 Parcel #: 69

Size of Parcel: 14,876 SF 0.342 AC Zoning District: ROH

Secondary Dwelling # of Bedrooms: 3 Primary Dwelling # of Bedrooms: 7

*****Submission Requirements:

See attached checklist dated January 15, 2015.



Site Plan - Proposed

1" = 30'-0"

1523

Wise Residence
16 Cliff Road Nantucket
MA 02554

Site Information

Map & Parcel:	42.4.69	Lot Size:	14,876 Square Feet
Current Zoning:	ROH	Min. Lot Size:	5,000 Square Feet
Front/Side Setback:	0 Feet	Allowable G.C.:	50%
Rear Setback:	5 Feet / 5 Feet	Proposed G.C.:	112 Square Feet

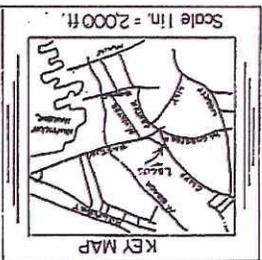
Note: This drawing is for the sole purpose of feasibility/Design Development and is not a contract drawing.

Secondary Dwelling Permit

01/27/16



8 Williams Lane Nantucket, MA 02554
P: 508.325.4995
F: 508.325.6590
www.emeritusdevelopment.com



Zone
 Minimum lot size: 5000 sq. ft.
 Minimum frontage: 50 ft.
 Frontyard setback: none
 Sideline setback: 5 ft.

LEGEND

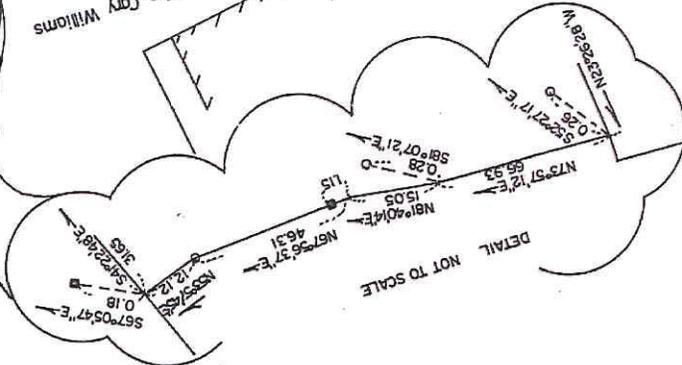
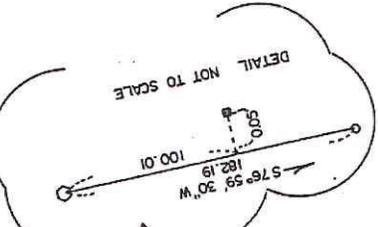
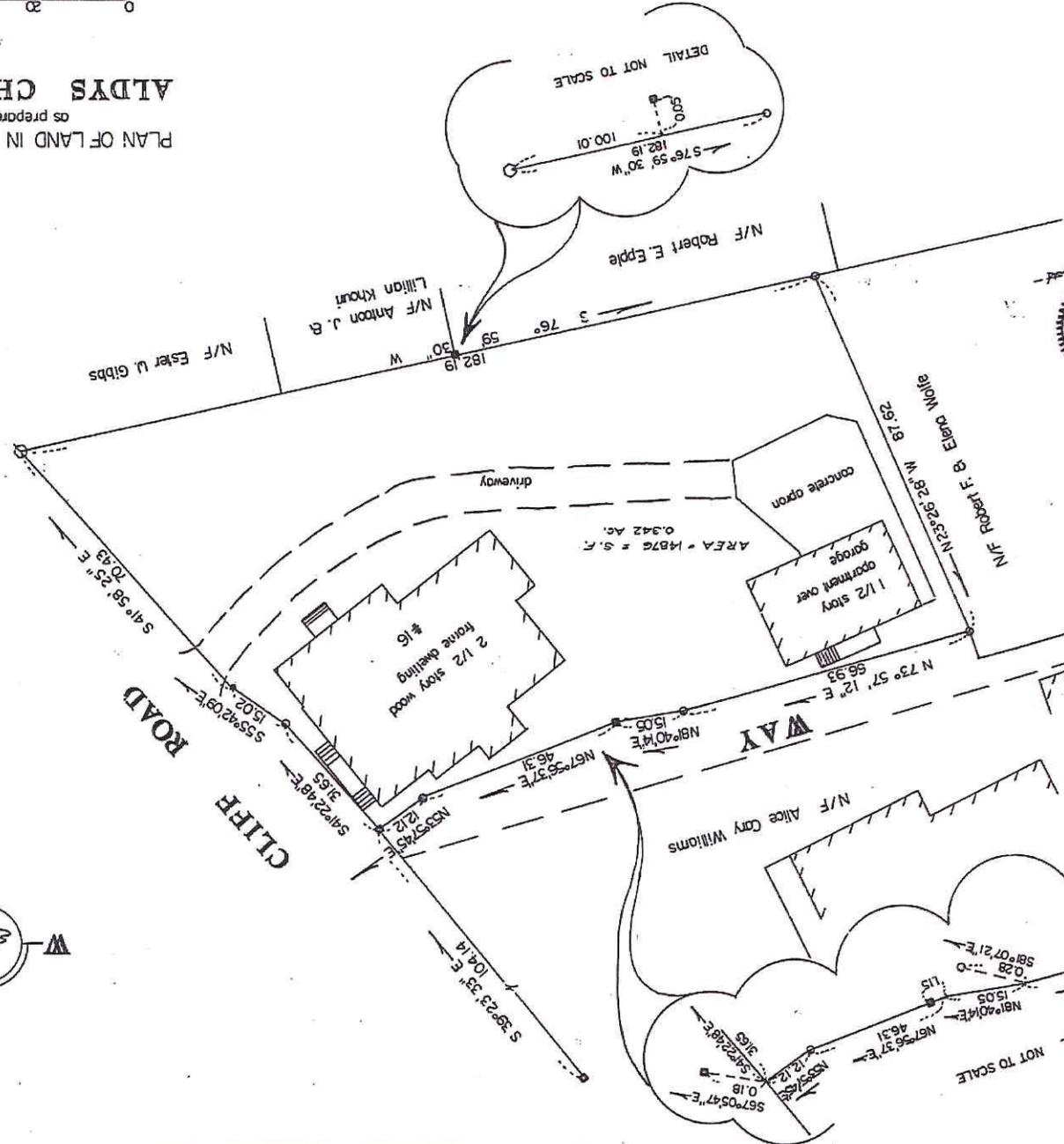
- Denotes CB found.
- Denotes IP found.
- Denotes SM found.
- Denotes Ship spike set.

I hereby certify that the property lines shown on this plan are those lines dividing existing ownerships and the lines of the streets and ways shown are those of public or private streets or ways already established and that no new lines for division of existing ownerships or for new ways are shown. I certify that this plan was prepared in accordance with the rules and regulations of the Registers of Deeds as adopted June 19, 1975.
 Date: 1-2-85

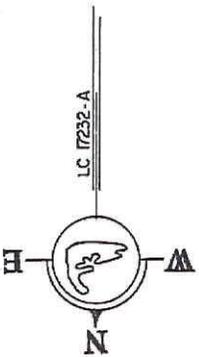
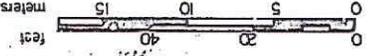


Registered Land Surveyor
 J. Barrett

JUN 17 1985
 3:13 PM
 RECEIVED AND ENTERED WITH
 NANTUCKET COUNTY DEEDS BOOK OF
 PLANS No. 23 PAGE 32
 ATTEST
 Margaret C. Barrett
 REGISTER



PLAN OF LAND IN NANTUCKET, MASS.
 as prepared for
ALDYS CHAPMAN
 Scale 1 in. = 20 ft.
 December 21, 1984
 HART - BLACKWELL & ASSOCIATES, INC.
 5 Sports Avenue, Nantucket, Mass. 02554



Holly Backus

From: Dmitri Kapalis [DKapalis@emeritusdevelopment.com]
Sent: Tuesday, January 19, 2016 2:44 PM
To: Holly Backus
Cc: John Hayford; Brianna Kocka
Subject: RE: 16 Cliff Road Second Dwelling Approval

Hi Holly,

We will need to get this moving quickly so I will be circling back with appropriate documents for the planning board.

Our demolition permit indicates 721 sf demolished. The proposed footprint area calculation is currently 833 sf. The difference is a 112 sf proposed increase.

We are not encroaching the setbacks, hence ZBA not required.

Dmitri Kapalis, AIA, LEED AP
Emeritus Development Ltd.
P: 617.236.4927

From: Holly Backus [mailto:hbackus@nantucket-ma.gov]
Sent: Tuesday, January 19, 2016 1:44 PM
To: Dmitri Kapalis <DKapalis@emeritusdevelopment.com>
Cc: John Hayford <John@emeritusdevelopment.com>; Brianna Kocka <admin@emeritusdevelopment.com>
Subject: RE: 16 Cliff Road Second Dwelling Approval

Hi Dmitri,

Yes, the garage apartment will require a Second Dwelling Building Permit to the Planning Board.

Looking at the site plan, it doesn't seem you are keeping any existing non-conforming setbacks. If there were, a variance to the ZBA would be required prior-to demolition and Planning Board submittal. Any non-conformities to be kept will require ZBA approval.

What is the existing ground cover for the existing 1 1/2 story garage apartment? The plan states 3,013 total square feet with only showing the proposed 112 square feet garage. Please clarify.

Thanks,

Holly E. Backus
Land Use Specialist
Town of Nantucket

From: Dmitri Kapalis [mailto:DKapalis@emeritusdevelopment.com]
Sent: Tuesday, January 19, 2016 12:42 PM
To: Holly Backus
Cc: John Hayford; Brianna Kocka
Subject: RE: 16 Cliff Road Second Dwelling Approval

Hi Holly,

Attached is the cover sheet for the previous HDC submission. On it is the site plan to scale. The site plan identifies the existing structure outline as a dashed line (demo). The proposed structure is very close to the existing location but will respect the setbacks which the existing building currently encroaches?

If you have any other questions or requests just let us know.

Regards,

Dmitri Kapalis, AIA, LEED AP
Emeritus Development Ltd.
P: 617.236.4927

From: Holly Backus [mailto:hbackus@nantucket-ma.gov]
Sent: Tuesday, January 19, 2016 12:34 PM
To: Dmitri Kapalis <DKapalis@emeritusdevelopment.com>
Cc: John Hayford <John@emeritusdevelopment.com>; Brianna Kocka <admin@emeritusdevelopment.com>
Subject: RE: 16 Cliff Road Second Dwelling Approval

Hi Dmitri,

Could you send me a PDF of the proposed site plan with proposed footprint?

Thanks,

Holly E. Backus
Land Use Specialist
Town of Nantucket

From: Dmitri Kapalis [mailto:DKapalis@emeritusdevelopment.com]
Sent: Tuesday, January 19, 2016 12:04 PM
To: Holly Backus
Cc: John Hayford; Brianna Kocka
Subject: 16 Cliff Road Second Dwelling Approval

Hello Holly,

We currently have a project in the HDC review process that we anticipate approval for in the upcoming weeks. Our Client has commissioned us to replace an existing secondary garage structure with a residential dwelling unit, with a modern structure of similar use and size. The main dwelling will remain unchanged. They would like to move through the building permit process immediately after HDC approval.

Would this require planning board second dwelling review and approval for this pre-existing condition? We will also be checking the Permit File on record at the building department.

Thank you for your time.

Dmitri Kapalis, AIA, LEED AP
Emeritus Development Ltd.
236 Huntington Avenue
Boston, MA 02115
P: 617.236.4927
www.emeritusdevelopment.com



Nantucket Planning Board

SECONDARY DWELLING REPORT

Prepared by: Holly E. Backus, Land Use Specialist

Meeting Date: February 8, 2016

15 Gingly Lane
Assessors Map #: 41 Parcel #: 849

Applicant
Sarah Minella

Owner
Same

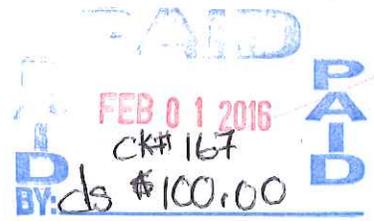


The applicant is proposing to construct a 1,175 square foot secondary dwelling. The proposed secondary dwelling will be located on the northwest portion of the site, which has approximately 11,000 square feet of lot area and is zoned R-1.

The proposed second dwelling will be accessed from Gingy Lane. The proposed driveway will be constructed with brick and Belgian block. Two (2) exterior parking spaces are shown on the site plan.

Planning staff recommends approval of this application with the following conditions:

- (1) That any future landscaping at the driveway entrance be limited to low growing plant material not to exceed three (3) feet in height;
- (2) That the applicant shall submit an As-Built prior to the final inspection by staff which shall take place prior to the issuance of a Certificate of Occupancy.



Nantucket Planning Board

Nantucket Planning Board

Application for a Secondary Dwelling Permit

Applicant: Sarah Minella

Mailing address: 72 North Liberty St

Daytime phone number: 508-246-6063 Fax: _____

E-mail Address: sarahminella@yahoo.com

Owner (if other than applicant): _____

Mailing address: _____

Location of proposed secondary dwelling:

Street Address: 15 Gingy Ln

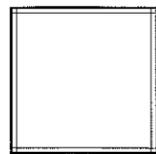
Assessors Tax Map #: 41 Parcel #: 849

Size of Parcel: 11,000 sq. ft. Zoning District: R-1

Secondary Dwelling # of Bedrooms: 4 Primary Dwelling # of Bedrooms: 5

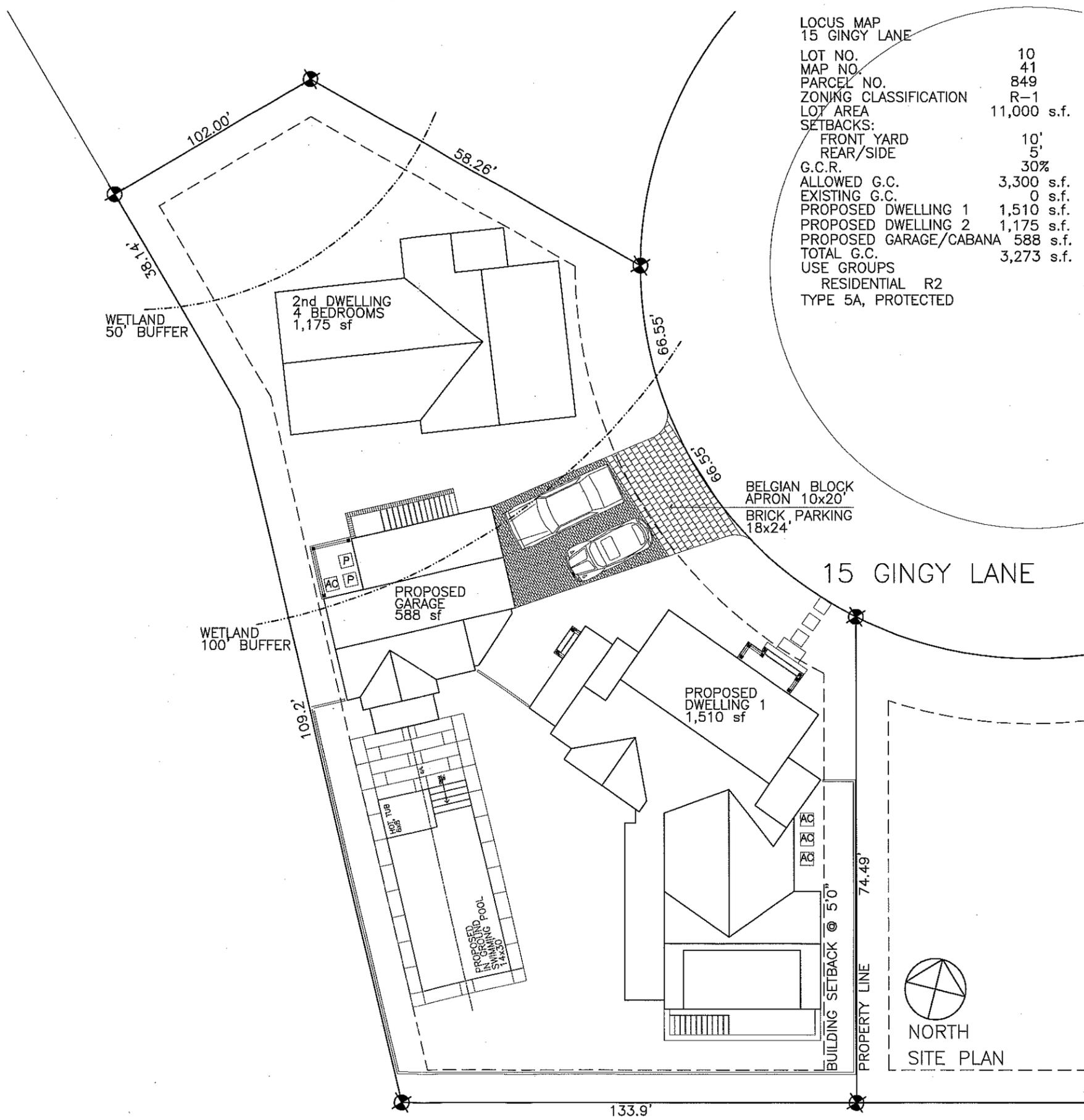
*****Submission Requirements:

See attached checklist dated January 15, 2015.



1

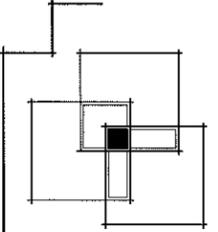
DRAWING INDEX
SITE PLAN



SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS

P.O. BOX 2113
NANTUCKET, MA
02584

508.228.8050



PROJECT
SARAH MINELLA RESIDENCE
15 GINGY LANE
NANTUCKET, MA

JOB NO
PLANNING BOARD
SECONDARY DWELLING

NOTES
HDC
CERT. NO.

TITLE
DRAWING INDEX
SITE PLAN
ZONING INFO.

DATE
01-30-16

SCALE
NS

1



Nantucket Planning Board

TERTIARY DWELLING REPORT

Prepared by: Holly E. Backus, Land Use Specialist

Meeting Date: February 8, 2016

15 Helens Drive

Assessors Map: #66 Parcel: #46

Applicant
John Roberts

Owner
Same



The Applicant is proposing to construct a one 1-bedroom tertiary dwelling with a gross floor area of 549 square feet. The site, 15 Helens Drive, contains an existing 1,225 foot primary dwelling unit that is owner occupied. The proposed tertiary dwelling will be located within the basement of the primary structure, located at the northeast of the site, which has approximately 17,092 square feet in lot area and is zoned R-20. The Applicant is proposing to have a total of 6 bedrooms on site, pursuant to the requirements of the Zoning Bylaw.

Access to the site is from Helens Drive; a paved roadway. The Applicant proposes a total of five (5) exterior parking spaces and proposes to construct a concrete apron. The site plan, as submitted, meets all of the requirements of Zoning Bylaw Sections 139-18 and 139-20.1.

Planning staff recommends conditional approval of this application with the following conditions:

- (1) That one of the three (3) dwellings on the site will be owner occupied;
- (2) That an apron at the driveway entrance shall be constructed to a minimum depth of ten (10) feet, to be installed from the edge of pavement and in accordance with the provisions of Nantucket Zoning Bylaw Section 139-20.1(B)(2)(d);
- (3) That the driveway entrance be cleared free of vegetation and obstruction to a width of twelve (12) feet and a height of thirteen (13) feet;
- (4) That any landscaping at the driveway entrance be limited to low growing plant material not to exceed three (3) feet in height; and,
- (5) That the applicant shall submit an As-Built prior to the final inspection by staff which shall take place prior to the issuance of a Certificate of Occupancy.



Nantucket Planning Board

APPLICATION FOR A TERTIARY (3rd) DWELLING PERMIT

Date Submitted: 1/22/16 Fee Amount: \$100 Number: 2

Applicant: John Roberts

Mailing address: 15 Helens Dr.

Daytime phone number: 508-228-9610 Fax: _____

E-mail Address: cjns15@yahoo.com

Owner (if other than applicant): _____

Mailing address: _____

Signature of Property Owner(s) John Roberts

LOCATION OF PROPOSED TERTIARY (3RD) DWELLING:

Street Address: 15 Helens Drive

Assessors Tax Map #: 66 Parcel #: 46

Size of Parcel: +/- 17,092 S.F. Zoning District: R-2

Tertiary Dwelling # of Bedrooms: 1

Secondary Dwelling # of Bedrooms: 2

Primary Dwelling # of Bedrooms: 3

OWNERSHIP TITLE REFERENCES:

RECORDED LAND (Registry of Deeds Title References)

DEED noted in Book 306, Page 172
Lot(s) # 15 shown on Plan File 4-E

REGISTERED LAND (Land Court Title References)

Certificate of Title Number _____
Lot (s) # _____ shown on Land Court Plan# _____

OCCUPANCY: (Circle which unit will be owner occupied)

Primary

Secondary

Tertiary

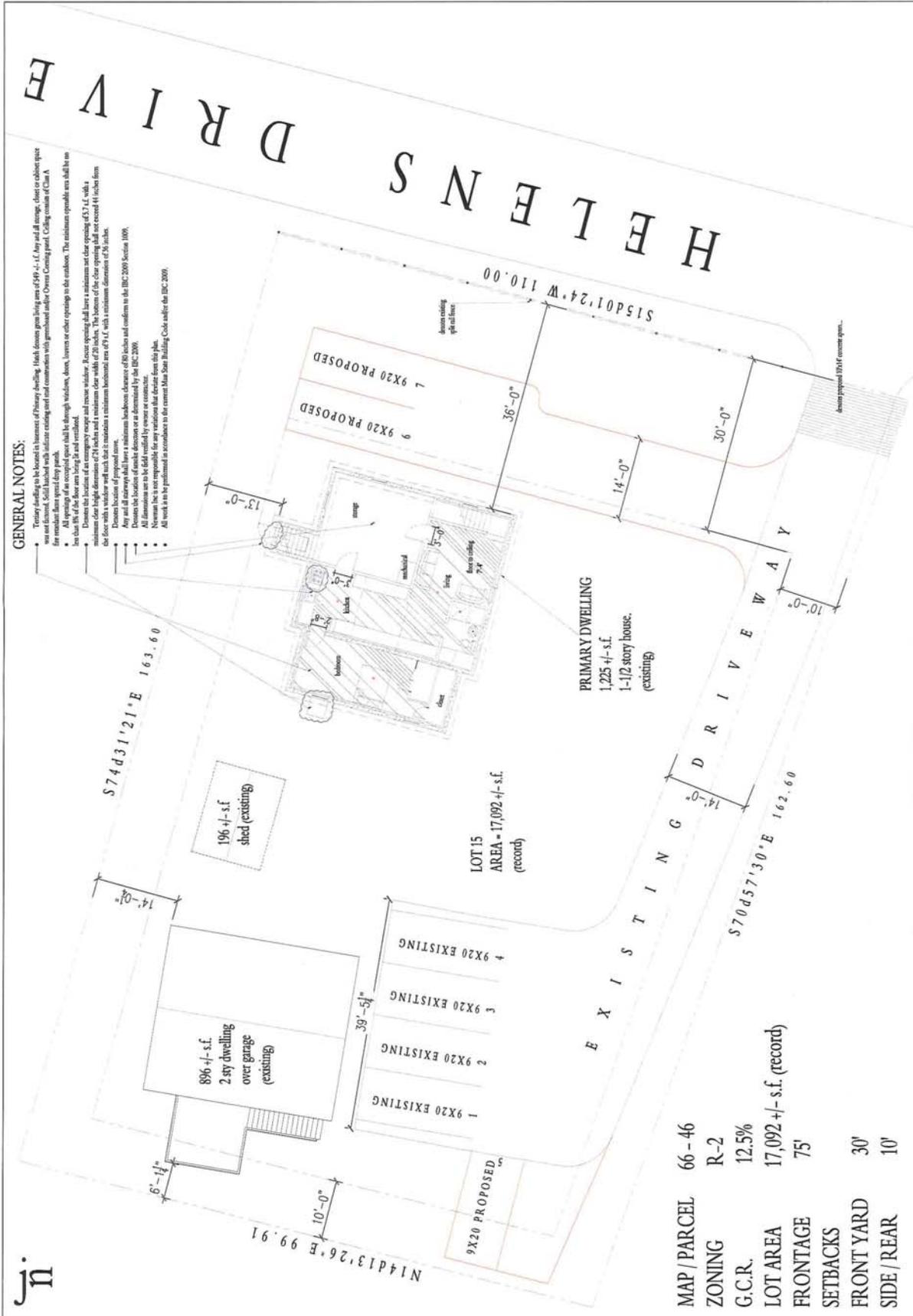
508.228.3671

John & Sally Roberts
15 Helens Drive
Nantucket, Ma 02554

02554

John & Sally Roberts
15 Helens Drive
Nantucket, Ma 02554

SITE PLAN
scale:
1/8" = 1'
1.19.16



GENERAL NOTES:

- Temporary buildings to be located in basement of Primary Dwelling. Height limiting sign being over 5'6" +/- s.f. Any and all signs, sheds or other open space structures shall be constructed with materials meeting and meet construction with groundboard and/or Open Cell Concrete pavers. Colling location of Class A fire retardant fibers spray epoxy panels.
- All openings of an occupied space shall be through windows, doors, louvers or other openings to the outdoors. The minimum operable area shall be no less than 1% of the floor area being lit and ventilated.
- All openings of an occupied space shall be through windows, doors, louvers or other openings to the outdoors. The minimum operable area shall be no less than 1% of the floor area being lit and ventilated.
- Minimum clear height dimensions of 7'6" and 8'0" shall be maintained. The minimum clear width of 30" inches. The minimum clear height of 7'6" shall be maintained. The minimum clear width of 30" inches shall be maintained. The minimum clear height of 7'6" shall be maintained. The minimum clear width of 30" inches shall be maintained.
- Minimum location of proposed stone.
- Any and all structures shall have a minimum foundation clearance of 800 inches and conform to the IRC-2009 Section 1809.
- All structures shall be constructed in accordance with the current Massachusetts Building Code and/or the IRC-2009.
- All work to be performed in accordance with the current Massachusetts Building Code and/or the IRC-2009.

MAP / PARCEL	66 - 46
ZONING	R-2
G.C.R.	12.5%
LOT AREA	17,092 +/- s.f. (record)
FRONTAGE	75'
SETBACKS	30'
FRONT YARD	10'
SIDE / REAR	10'

TOWN OF NANTUCKET, MASS.

Certificate of Occupancy No. 6168-89

This certifies that the..... STRUCTURE....., located at No. 15 HELEN'S

~~Street~~..... WAY, NANTUCKET..... Zone..... R-2..... conforms substantially to the approved

lot plan and detailed statements for which Building Permit No. 6168-88 was issued

JULY 6, 19 88 Nantucket

This certificate therefore is issued to JOHN AND SALLY ROBERTS to occupy or

use said premises or building or part thereof for the following purpose.....

..... 3 BEDROOM SINGLE FAMILY DWELLING - SECOND DWELLING ON LOT

subject to and in accordance with all the provisions of the Zoning By-Law of the Town of Nantucket.

Dated..... SEPTEMBER 26, 1989.....

Ronald Jan
.....
Building Inspector.

ZONING: R-2
 MIN. AREA : 20000 S.F.
 FRONTAGE : 75 FT.
 FRONT YARD : 30 FT.
 G.C.R. : 12.5%
 SIDE & REAR : 10 FT.
 SETBACK

N/F
 J.F. TIERNEY
 LOT 8

N/F
 R. M. CARY
 LOT 14

LOT 15
 AREA =
 17092 ± S.F.
 (RECORD)

162.60

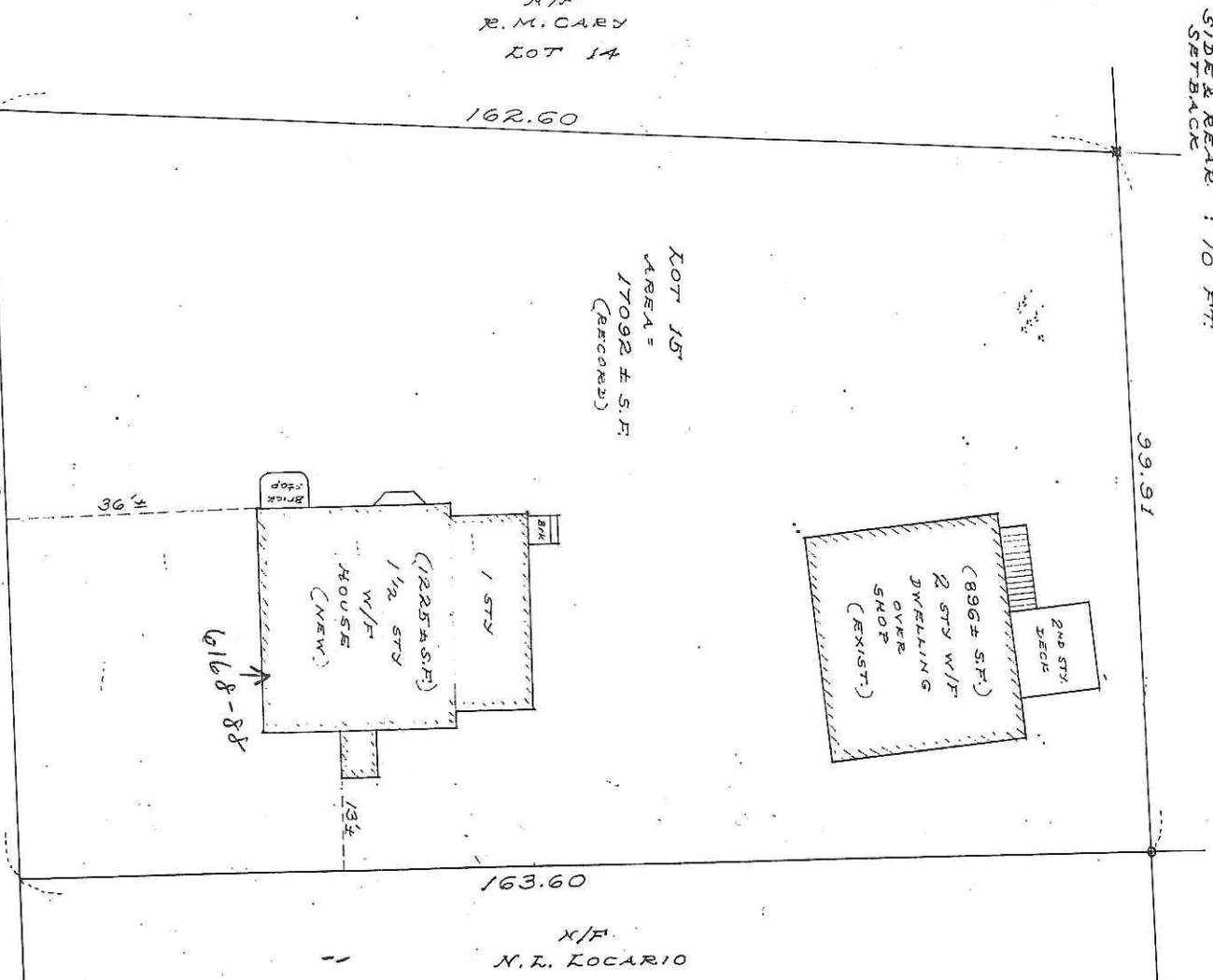
99.91

163.60

N/F
 N. L. LOCARIO
 LOT 16

110.00

H E L E N ' S D R.



66-46

COMMONWEALTH OF MASSACHUSETTS

TOWN OF NANTUCKET BUILDING DEPARTMENT

No. 6168-88

Office of the Building Inspector

FEE \$ 453.00

July 6 1988

BUILDING PERMIT

THIS PERMIT CERTIFIES THAT John + Sally Roberts HAS
PERMISSION TO Construct second dwelling LOCATED
ON 15 HELEN'S way

PROVIDED THAT
THE PERSON ACCEPTING THIS PERMIT SHALL CONFORM TO THE TERMS OF THE APPLICATION
ON FILE IN THE BUILDING DEPARTMENT AND TO THE PROVISIONS OF THE STATUTES AND THE
ORDINANCES RELATING TO THE CONSTRUCTION, MAINTENANCE AND INSPECTION OF BUILDINGS
IN THE TOWN OF NANTUCKET, AND THE MASSACHUSETTS STATE BUILDING CODE 780 CMR.

A CERTIFICATE OF OCCUPANCY WILL BE ISSUED UPON RETURN OF THIS PERMIT ONLY AFTER
ALL REQUIRED INSPECTIONS HAVE BEEN SIGNED AND DATED BY THE APPROPRIATE INSPECTOR.

THIS PERMIT SHALL BECOME INVALID 6 MONTHS FROM THE DATE OF ISSUE IF THE WORK PER-
MITTED HAS NOT COMMENCED OR IS NOT PROCEEDING CONTINUOUSLY TO COMPLETION AS
FAR AS REASONABLY PRACTICABLE.

THIS CARD MUST BE DISPLAYED IN A CONSPICUOUS PLACE ON THE REMISES.

Ronald G. [Signature]

BUILDING INSPECTOR

CERTIFICATE OF OCCUPANCY NO

SCOPED AS BUILT

DEPARTMENT

PERMIT NO.

INSPECTOR

DATE

HEALTH

Richard J. Roy

9-28-89

DPW

PLUMBING

ROUGH

FINAL

Bob Bell

2/13/89

Henry Wainwright

8/28/89

WIRING

TEMPORARY

SERVICE

ROUGH

FINAL

Angela C. Matheson

9/16/89

GAS

ROUGH

FINAL

Henry Wainwright

9/25/89

HDC

FINAL

Mad Math Works

8/22/89

BUILDING

FOOTINGS

FOUNDATION

ROUGH

FIREPLACE

FINAL

Bob Bell

2/13/89

Henry Wainwright

8/28/89

OK

Head of Dept. 8/28/89

#7084 WB Holdings (Arrowhead Subdivision) - Release of Escrow Funds

2/5/2016

#7084 ArrowheadDriveSub. - Coffin

Nantucket Planning Board Engineering Escrow Account Arrowhead Drive Sub.-WB Nantucket Holdings

File No.	Development	Date	Engineer	Invoice No.	Debit	Credit	Balance
7084	WB Holdings (Arrowhead Sub.)	3/10/2008	Ed Pesce	2008532	\$1,519.77		(\$1,519.77)
7084	WB Holdings (Arrowhead Sub.)	7/29/2008	Ed Pesce	2008577	\$833.75		(\$2,353.52)
7084	WB Holdings (Arrowhead Sub.)	8/12/2008	Ed Pesce	2008584	\$906.25		(\$3,259.77)
7084	WB Holdings (Arrowhead Sub.)	11/13/2008	Ed Pesce	2008604	\$1,232.50		(\$4,492.27)
7084	WB Holdings (Arrowhead Sub.)	4/16/2009	Chk#7180	Deposit		\$6,992.27	\$2,500.00
7084	WB Holdings (Arrowhead Sub.)	10/21/2009	Ed Pesce	2009-696	\$1,450.00		\$1,050.00
7084	WB Holdings (Arrowhead Sub.)	12/8/2010	Ed Pesce	2010-779	\$978.75		\$71.25
7084	WB Holdings (Arrowhead Sub.)	8/5/2013	Ed Pesce	2013-993	\$2,535.80		(\$2,464.55)
7084	WB Holdings (Arrowhead Sub.)	8/26/2013	Chk # 9289			\$4,964.55	\$2,500.00
7084	WB Holdings (Arrowhead Sub.)	9/4/2013	Ed Pesce	2013-1006	\$5,791.05		(\$3,291.05)
7084	WB Holdings (Arrowhead Sub.)	11/7/2013	K. Coffin Inc.	Ck # 9407		\$5,791.05	\$2,500.00
7084	WB Holdings (Arrowhead Sub.)	12/10/2013	Ed Pesce	2013-1012	\$3,962.51		(\$1,462.51)
7084	WB Holdings (Arrowhead Sub.)	4/9/2014	Ed Pesce	2014-1018	\$1,452.94		(\$2,915.45)
7084	WB Holdings (Arrowhead Sub.)	5/13/2014	Ed Pesce	2014-1028	\$1,466.41		(\$4,381.86)
7084	WB Holdings (Arrowhead Sub.)	5/30/2014	K. Coffin Inc.	ck # 9638		\$6,881.86	\$2,500.00
7084	WB Holdings (Arrowhead Sub.)	6/30/2014	Ed Pesce	2014-1042	\$924.38		\$1,575.62
7084	Kenneth Coffin, Inc.	8/3/2014	Pesce Eng.	2014-1047	\$2,983.11		(\$1,407.49)
7084	Kenneth Coffin, Inc.	9/16/2014	K. Coffin Inc.	Ck # 9764		\$3,907.49	\$2,500.00
7084	Kenneth Coffin, Inc.	9/23/2014	Pesce Eng.	2014-1062	\$483.33		\$2,016.67
7084	Kenneth Coffin, Inc.	12/31/2014	Pesce Eng.	2014-1100	\$647.17		\$1,369.50
7084	Kenneth Coffin, Inc.	4/14/2015	Pesce Eng.	2015-1144	\$507.50		\$862.00
7084	Kenneth Coffin, Inc.	6/26/2015	Pesce Eng.	2015-1178	\$404.06		\$457.94
7084	Kenneth Coffin, Inc.	9/25/2015	Pesce Eng.	2015-1211	\$326.25		\$131.69
7084	Kenneth Coffin, Inc.	10/26/2015	Check #10109			\$2,368.31	\$2,500.00
						Total Balance:	\$2,500.00

ORG: 04121

VAUGHAN, DALE, HUNTER AND BEAUDETTE

PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

WHALER'S LANE

P.O. BOX 659

NANTUCKET, MASSACHUSETTS 02554

TEL: (508) 228-4455

FAX: (508) 228-3070

WILLIAM F. HUNTER
OF COUNSEL

EDWARD FOLEY VAUGHAN

KEVIN F. DALE

RICHARD P. BEAUDETTE

LORI D'ELIA

BRYAN J. SWAIN

January 27, 2016

BY HAND DELIVERY

Barry Rector, Chairman
Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

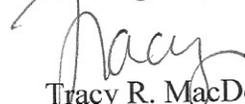
*Re: GG Development, LLC;
11 Mill Hill Lane, Nantucket, MA 02554
Planning Board File No. 7661*

Dear Barry:

Enclosed herewith is a Form J Release for Lot 10 in the Woodland Hill subdivision, Planning Board File No. 7661. Please schedule this matter for the next scheduled Planning Board meeting.

Thank you. Please contact me at 508-228-4455 with any questions or concerns.

Best regards,



Tracy R. MacDonald
Paralegal

Enc.



Nantucket Planning Board

Form J Certificate of Completion and Release of Municipal Interest in Subdivision Performance Security

Date: January 27, 2016 Planning Board File # 7661

Subdivision Name: Woodland Hill Subdivision

Owner: GG Development, LLC

Owner's Address: c/o Vaughan, Dale, Hunter and Beaudette, P.C., 2 Whaler's Lane, PO Box 659, Nantucket, MA 02554

Phone number: 508-228-4455 Fax number: 508-228-3070 E-mail: rick@vdhlaw.com

Applicant, (if other than owner): Vaughan, Dale, Hunter and Beaudette, P.C.

Applicant's Address: 2 Whaler's Lane, P.O. Box 659, Nantucket, MA 02554

Phone number: 508-228-4455 Fax number: 508-228-3070 E-mail: rick@vdhlaw.com

Date of Subdivision Plan: March 10, 2014

Land Location: 11 Mill Hill

Plan Recorded: Nantucket Registry of Deeds Plan Book _____ Page _____

Plan Registered: Nantucket Land Registry, Land Court Plan Number 12559-G

Type of Performance Security:

Covenant dated: 8/11/2014
Covenant recorded: Nantucket Registry of Deeds, Book _____ Page _____

or
Covenant registered: Nantucket Land Registry District as Document # 145372 and noted on
Certificate of Title # 22778 in Registration Book _____ Page _____

Deposit of money, agreement dated: _____
Bank (if bank passbook): _____
Address of Bank: _____

Other Security, agreement dated: _____

Letter of credit, agreement dated: _____

Nantucket Planning and Land Use Services ▪ 2 Fairgrounds Road ▪ Nantucket ▪ MA ▪ 02554 ▪ (508) 325-7587

Nantucket Planning Board, Form J, page 2

Bank: _____

Address of Bank: _____

The undersigned, being a majority of the Planning Board of Nantucket, have determined that the construction of ways and installation of municipal services in the subdivision referred to above have been completed partially completed by the applicant in accordance with the Board's rules and regulations to adequately serve the following enumerated lots:

Lot 10

Pursuant to Section 81.U of Chapter 41, M.G.L. and in consideration of said construction and installation, the Town of Nantucket, a Massachusetts corporation, acting through its Planning Board, hereby releases its interest in the Performance Security referred to above, as to the lots enumerated in the preceding paragraph only.

Duly executed as a sealed instrument this _____ day of _____, _____ .
(Date) (Month) (Year)

Barry G. Rector

Nat Lowell

Linda Williams

John McLaughlin

Sylvia Howard

Signed by a Majority of the Town of Nantucket Planning Board

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS _____, 2016

On the _____ day of _____, 2016 before me, the undersigned notary public,

Personally appeared _____, one of the above-named members of the Planning Board of Nantucket, Massachusetts, personally known to me to be the person whose name is signed on the preceding document, and acknowledge that he/she signed the foregoing instrument voluntarily for the purposes therein expressed.

Notary Public

My commission expires:

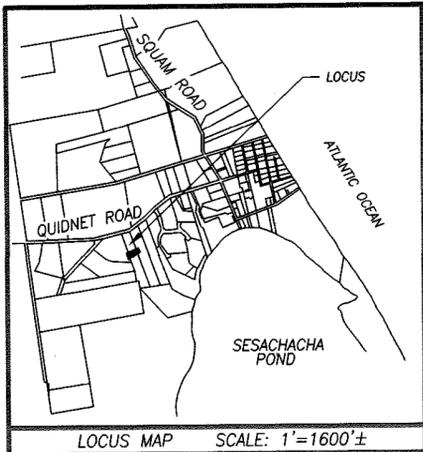
Nantucket Planning and Land Use Services ▪ 2 Fairgrounds Road ▪ Nantucket ▪ MA ▪ 02554 ▪ (508) 325-7587

#7824 Zeke Dog Subdivision - Endorse plan



#7824 Zeke Dog, LLC
Definitive Subdivision
31 Quidnet Road
Map 21 Parcel 27.1





CURRENT ZONING CLASSIFICATION:
Residential 20 (R-20)

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%

SURVEY PRECISION : 1:42,827
LINEAR ERROR OF CLOSURE : 0.02
DIRECTIONAL ERROR OF CLOSURE : N38°22'37.8"E
INSTRUMENT/ACCURACY : WILD TC800 ±(3mm+2ppm)

"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 11-23-2014 AND 4-6-2015"

DATE: 4/14/2015

EDWARD F. KING, JR.
PROFESSIONAL LAND SURVEYOR



LEGEND

- dhCB FND. DENOTES DRILL HOLE IN CONCRETE BOUND FOUND
- MAG FND. DENOTES MAG NAIL FOUND

"I, CATHERINE STOVER, 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 TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE."

TOWN CLERK

DATE: _____

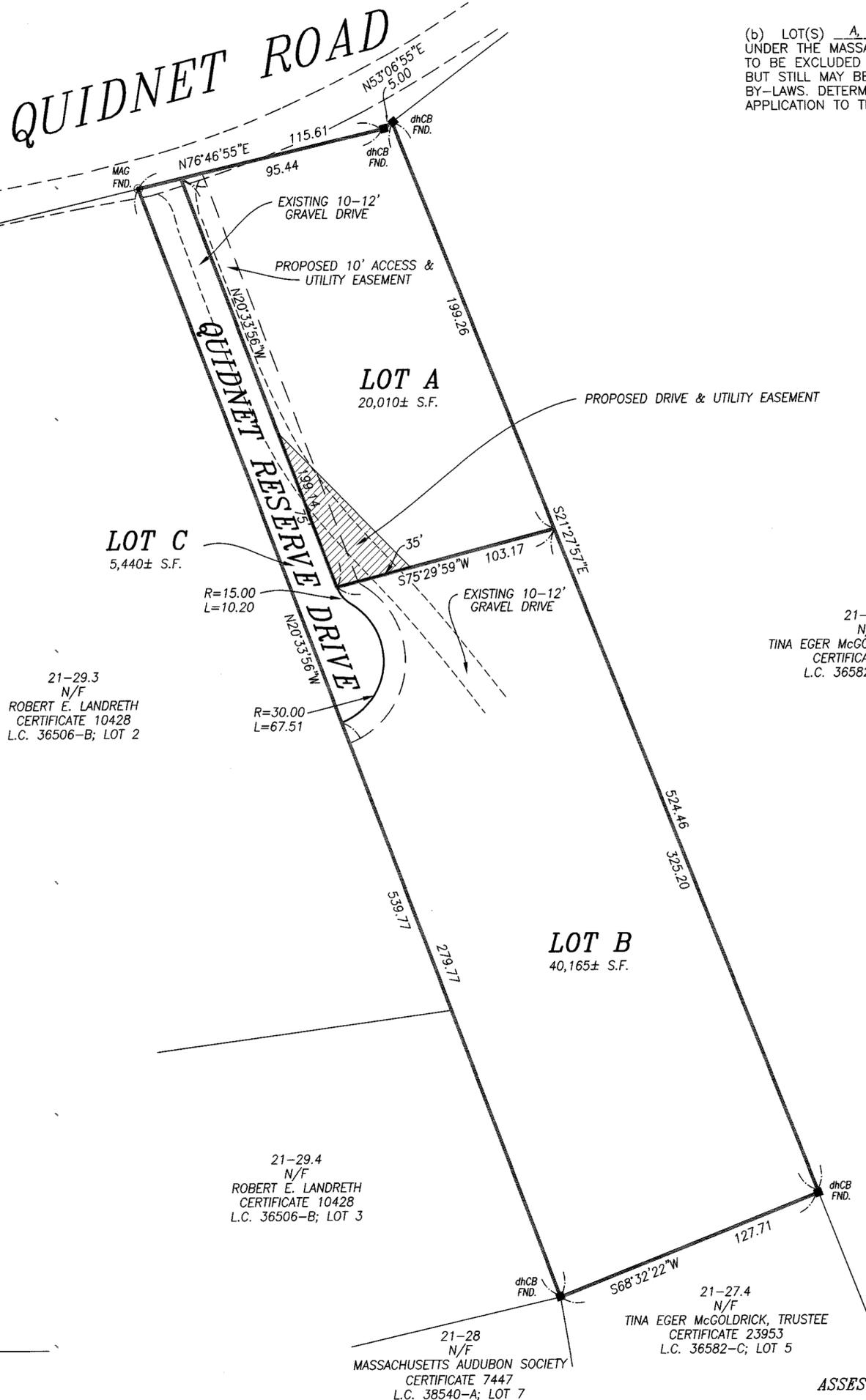
21-29.3
N/F
ROBERT E. LANDRETH
CERTIFICATE 10428
L.C. 36506-B; LOT 2

21-29.4
N/F
ROBERT E. LANDRETH
CERTIFICATE 10428
L.C. 36506-B; LOT 3

21-28
N/F
MASSACHUSETTS AUDUBON SOCIETY
CERTIFICATE 7447
L.C. 38540-A; LOT 7

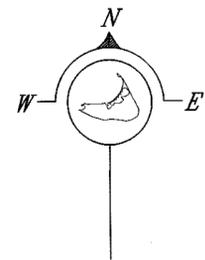
21-27.4
N/F
TINA EGER McGOLDRICK, TRUSTEE
CERTIFICATE 23953
L.C. 36582-C; LOT 5

21-27.2
N/F
TINA EGER McGOLDRICK, TRUSTEE
CERTIFICATE 21942
L.C. 36582-B; LOT 2



THE PLANNING BOARD DETERMINES THAT:

(b) LOT(S) A, B & C 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.



BEING A SUBDIVISION OF LOT 4
SHOWN ON LAND COURT PLAN 36582-C

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

PREPARED FOR

ZEKE DOG, LLC
CERTIFICATE 25032
L.C. 36582-C; LOT 4
31 QUIDNET ROAD

SCALE: 1" = 40' DATE: APRIL 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

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

ASSESSORS MAP 21 PARCEL 27.1

K-408



RECEIVED

2015 SEP 2 AM 10 16

Nantucket Planning Board

Apartment Building Special Permit Decision

Planning Board File # 26 - 15

1, 3, and 5 Greglen Avenue

Owner: Richmond Great Point Development LLC

Nantucket Tax Assessors Map # 68, Lots # 198, 197, and 194
Land Court Plan # 16514-Z, Lots # 158, 157, and 156 (Land Court Certificate # 24872)

A u g u s t 1 0 , 2 0 1 5

The Planning Board of the Town of Nantucket held public hearings at its July 13, 2015 and August 10, 2015 meetings to consider a request by The Richmond Company, Inc. (as applicant) for an Apartment Building Special Permit pursuant to the following sections of the Zoning Bylaw: Section 139-7(A) (Use Chart – Residential Use / Apartment Building in the Commercial Neighborhood Zoning District), Section 139-2(A) (Definitions / Apartment Building), and Section 139-18(D) Off Street Parking Requirements.

Pursuant to Section 139-30(A) of the Zoning Bylaw (Special Permits) the Planning Board is the special permit granting authority for all special permit relief in connection with this application and decision (due to the proposed use of the property as multiple apartment buildings).

The applicant's request would allow for the development and construction of a total of twenty-eight (28) rental apartment units, allocated in a series of six (6) [two story] buildings, located on a +/- 1.64 acre site, comprised of an assemblage of three existing lots located at 1, 3, and 5 Greglen Avenue, +/- 0.10 miles south of Old South Road, at the southwest corner of the intersection of Greglen Avenue and Nancy Ann Lane.

The three existing lots have been subdivided into a series of six (6) lots by an Approval Not Required (ANR) Plan which has been endorsed by the Planning Board.

Relief by way of the issuance of an additional Special Permit is being requested from the provisions of Section 139-18(A)(4) of the Zoning Bylaw in conjunction with the proposal. The applicant has requested relief from the requirement that “all off street parking spaces shall be provided on the same lot as the principal or accessory use they are required to serve”. Such relief is allowed, subject to the issuance of a Special Permit, as set forth in Section 139-18(D) of the Zoning Bylaw.

Proposal:

The proposed project is comprised of a total of twenty eight (28) rental apartments, allocated within a series of six (6) two story “garden” style buildings. The proposed unit breakdown includes four (4) studio units, four (4) one bedroom units, and twenty (20) two bedroom units (the studio and one bedroom units include one bathroom each, all of the two bedroom units include two bathrooms each. Two of the buildings contain six (6) units each; the other four buildings contain four (4) units each.

The entirety of the 1.64 acre site is designated within the Commercial-Neighborhood (CN) zoning district, which permits the development of multi-family residential apartment buildings, subject to the issuance of a Special Permit by the Planning Board, and subject to compliance with the applicable intensity and dimensional criteria set forth in Section 139-16 of the Zoning Bylaw, and including the units per lot, bedrooms per lot, and units per land square foot requirements (limitations) prescribed within the definition of “Apartment Building” as set forth in the “Definitions and Word Usage” section, Section 139-2(A) of the Zoning Bylaw.

Each of the six (6) buildings is located on a separate buildable as shown upon the Approval Not Required (ANR) Plan).

The proposal meets or exceeds all of the applicable intensity and dimensional criteria set forth in the Zoning Bylaw, including: minimum lot size, minimum lot frontage, all yard setbacks (front, side, and rear), maximum building height, maximum ground cover ratio, minimum open area, and the minimum lot regularity factor.

For the purposes of calculation relative to the maximum ground cover, it is noted that each (and all) of the buildings have a building footprint that measures 72 feet wide by 29 feet deep, resulting in a building footprint that is equal to 2,088 square feet. Based on this, the total proposed ground cover equals +/- 12,530 square feet, equal to seventeen and one half percent (17.5%), which is well below the maximum ground cover of forty percent (40%) permitted within the Commercial Neighborhood (CN) zoning district.

A total of fifty (50) off street parking spaces have been proposed to serve the project, which is a surplus of two (2) spaces relative to the minimum parking requirements of one (1) parking space per bedroom, as set forth in Section 139-18 of the Zoning Bylaw (Off Street Parking Requirements).

As proposed, relief from one parking-related provision is requested, from Section 139-18(A)(4) of the Zoning Bylaw, from the requirement that “all off street parking spaces shall be provided on the same lot as the principal or accessory use they are required to serve”. For design efficiency, in order to meet the subdivision and frontage requirements, and to allow for greater open space and a better aesthetic layout, the parking lots serving several of the buildings have been consolidated. As a result, an increment of fifteen (15) of the fifty (50) total parking spaces overlap into adjacent (interior) lots.

The site currently contains a series of four different residential structures, all of which will be razed in conjunction with the development of the proposed apartment buildings.

Access to the site will be provided through a series of two driveways, one of which will be located along the Greglen Avenue frontage and one of which will be located along the Nancy Ann Lane frontage. The drive aisles between the two parking areas to be provided within the site will be interconnected, in order to provide “cross access” within and through the site to both of these driveways, thereby enhancing vehicular circulation in and around the site.

Basis for Findings:

The Planning Board evaluated this application in its capacity as the Special Permit granting authority for this application and decision, as set forth in Zoning Bylaw Section 139-30(A), in accordance with the provisions of Massachusetts General Laws, Chapter 40(A), in accordance with Zoning Bylaw Sections 139-2(A), 139-7(A), 139-18(A)(4), and by reviewing the proposed existing conditions plan, lot layout plan, site plan, utility & layout plan, and detail sheet, as well as the stormwater report, all of which were duly submitted to and reviewed by the Planning Board, the Town Planning and Land Use Services (PLUS) staff, and its consulting engineer, Pesce Engineering & Associates, Inc. It is noted that the application is also subject to Minor Site Plan Review in accordance with Zoning Bylaw Section 139-23(D).

The materials and information that were submitted to the Planning Board in conjunction with this application included the following:

- An “Application for a Special Permit” form, dated June 15, 2015.
- A cover letter including descriptive / technical information entitled “Submittal of Application for Special Permit (Multi-Family Residential), dated June 15, 2015.
- Plans including an “Existing Conditions Plan (Drawing No. C1)”, a “Lot Layout Plan (Drawing No. LL1)”, a “Site Plan (Drawing No. SP1)”, a Utility & Layout Plan (Drawing No. UL1)” and a “Detail Sheet (Drawing No. DT1)” all as prepared by Hayes Engineering, originally dated June 11, 2015, and revised through the date hereof.
- A “Stormwater Report 1,3&5 Greglen Avenue Nantucket MA, as prepared by Hayes Engineering, Inc., dated June 11, 2015, with a revision dated August 6, 2015.

- Letter report entitled “Engineering Review of the Proposed 1,3&5 Greglen Avenue Apartments”, as prepared by Pesce Engineering & Associates, Inc., dated July 9, 2015
- Representation, testimony, and correspondence received and made part of the record in connection with the public hearings held on July 13, 2015 and August 10, 2015.
- Assorted documents that are on file with the Planning Board.

Public hearings were held by the Planning Board on July 13, 2015 and on August 10, 2015, at which time the Planning Board heard testimony from the applicant and the general public. The Planning Board closed the public hearing on August 10, 2015.

Findings:

- a. The Planning Board finds that the proposed development is consistent with the provisions of Chapter 40(A) of the Massachusetts General Laws and the provisions of the Zoning Bylaw of the Town of Nantucket;
- b. The Planning Board finds that the proposed development is consistent with the applicable provisions of the “*Nantucket Master Plan*” as approved at the April 6, 2009 Nantucket Annual Town Meeting and the applicable provisions of the “*Naushop Crossing Area Plan*” (NCAP) as adopted by the Nantucket Planning & Economic Development Commission in December of 2013.
- c. The Planning Board finds that the proposed use (apartment building) and the proposed structures are in harmony with the general purpose and intent of the Zoning Bylaw and comply with the provisions of Section 139-2(A) of the Zoning Bylaw by limiting the number of units to no more than six (6) units on a single lot and by limiting the number of bedrooms to no more than eight (8) bedrooms on a single lot.
- d. The Planning Board finds that the site plan of the proposed development, as revised through the date hereof, is substantially in compliance with the Minor Site Plan Review provisions of Section 139-23 of the Zoning Bylaw, including the specific requirements and criteria related to: (a) Contents, (b) Review Objectives, and (c) Performance Standards. This finding is made after review of the site plan by the Planning Board and its staff;
- e. The Planning Board finds that the requirements of Section 139-18 of the Zoning Bylaw have been met by the provision of a total of fifty (50) off street parking spaces, thereby exceeding the minimum required number of off street parking spaces of one (1) space per bedroom, equal to forty-eight (48) spaces, resulting in an increment of two (2) surplus parking spaces.

- f. The Planning Board finds that the relief to be granted from the requirement set forth in Section 139-18(A)(4) of the Zoning Bylaw - to provide all off street parking spaces “within the same lot as the principal or accessory use they are required to serve” meets the criteria for the granting of such relief, as set forth in Section 139-18(D) of the Zoning Bylaw.
- g. The Planning Board finds that the traffic and safety impacts of the proposed development upon public and private rights-of-way have been minimized.
- h. The Planning Board finds that the sewer and water supply systems serving the proposed development are adequate. The site is served by municipal sewer and water services (including a new sewer funded by and installed within the Greglen Avenue right of way by the project proponent).
- i. The Planning Board finds that the proposed development will not place excessive demands on the services or infrastructure of the Town of Nantucket.
- j. The Planning Board finds no evidence that any public amenity of the Town of Nantucket will be adversely affected by the proposed development.

Decision / Conditions of Approval:

Based on the foregoing findings, the Planning Board, on August 10, 2015, voted 5-0 to **APPROVE** the following described Special Permit:

- Special Permit issued to allow for the development of (six) apartment buildings, in accordance with Section 139-7(A) and Section 139-2(A) of the Zoning Bylaw.
- Special Permit issued to grant relief from Section 139-18(A)(4) of the Zoning Bylaw, in accordance with and as a result of the findings required under Section 139-18(D) of the Zoning Bylaw, to allow for the provision of a portion of the required off street parking on different (adjacent) lots from the principal or accessory use that they are required to serve.

Approval of the above-referenced Special Permit shall be subject to implementation and compliance with the following conditions:

1. The project must be developed and constructed expressly in accordance with the plans referenced herein, as revised through the date of approval. Any substantial modification(s) thereto must be submitted to and referred back to the Planning Board for further review and action.
2. Any prospective modification to the building configuration and / or exterior design of the project that result from the ongoing review of the project by the Nantucket Historic District Commission (HDC) shall not be deemed substantial

- under Condition # 1 (above) and shall not require submittal and referral back to the Planning Board unless such modification increases the total ground cover to a total in excess of twenty percent (20%), or reduces any yard setbacks (front, rear, or sides) by an increment of five (5) linear feet or more.
3. Consistent with Condition # 1 (above) at no time shall the development have more than twenty-eight (28) total apartment units, in the aggregate, more than eight (8) bedrooms on a single lot, or more than six (6) units on a single lot.
 4. Prior to the issuance of any Building Permit(s) for the project, a lighting plan for the development that complies with all of the provisions of Chapter 102 (Outdoor Lighting) of the Code of the Town of Nantucket shall be submitted for review and approval to the satisfaction of the Town Lighting Enforcement Officer.
 5. Prior to the issuance of any Building Permit(s) for the project, a landscaping plan for the development shall be submitted for review and approval to the satisfaction of the Town Planning Director. At the discretion of the Town Planning Director, the landscaping plan may be referred back to the Planning Board for further review and approval.
 6. Prior to the issuance of any Building Permit(s) for the project, a Certificate of Water Quality Compliance (CWQC) shall be obtained from the Wannacomet Water Company.
 7. Prior to the issuance of any Certificate(s) of Occupancy for the project, a covenant in favor of the Town of Nantucket must be filed with the Nantucket Registry District of the Land Court, which provides that at any time when any of the lots comprising the project are conveyed into separate ownership, an easement will be established by duly-registered instrument in the chain of title for each lot, providing for common vehicular access, common pedestrian access, and common parking rights by and between all of the respective lots within the project, to ensure that such rights are binding and of record. Prior to filing with the Nantucket Registry District of the Land Court, said covenant must be submitted for review and approval to the satisfaction of the Town Planning Director.
 8. That parking shall be prohibited outside of the designated spaces as shown on the approved plan. The applicant shall either install signs to this effect or include language within leases notifying tenants of this prohibition.
 9. That parking shall be prohibited on the surrounding roadways. The applicant shall install signs to this effect and include language within leases notifying tenants of this prohibition.

RECORD OF VOTE AND SIGNATURE PAGE FOLLOWS

Record of Vote:

On August 10, 2015 the Planning Board voted 5-0 to **CLOSE** the public hearing, to **APPROVE** this Special Permit, and to **ENDORSE** this decision.



Barry G. Rector APPROVED



Nathaniel Lowell APPROVED



Linda Williams APPROVED



Joseph Marcklinger APPROVED

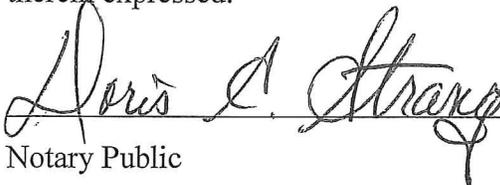
Diane Coombs APPROVED

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS

_____ 8/24 _____, 2015

On the 24th day of August, 2015, before me, the undersigned notary public, personally appeared Nathaniel Lowell, one of the above-named members of the Planning Board of Nantucket, Massachusetts, personally known to me to be the person whose name is signed on the preceding document, and acknowledged that he/she signed the foregoing instrument voluntarily for the purposes therein expressed.



Notary Public

_____ October 9, 2020 _____
My Commission Expires

