Nantucket Planning Board

SPECIAL MEETING
Nantucket Planning Board Agenda

Thursday, March 17, 2016
12:00 PM
2 Fairgrounds Road
Conference Room
www.nantucket-ma.gov

(AGENDA SUBJECT TO CHANGE)

The complete text, plans, application, or other material relative to each agenda items are available for inspection at the Planning Office at 2 Fairgrounds Road between the hours of 8:30 AM and 4:30 PM

I. Call to order:

II. Approval of the agenda:

III. Second Dwellings:

- **Net Zero LLC, 10 Eat Fire Spring Road (Map 80Paracel 51) RE-AFFIRM VOTE**
  *****This item was not anticipated by the Chairman 48 hours in advance.*

IV. Previous Plans:

- **#11-15, Stop & Shop, WJG Realty Company LLC,** *status update* **RE-AFFIRM VOTE**
  *****This item was not anticipated by the Chairman 48 hours in advance.*

V. Public Hearings:

- **#7917 4 North Mill Court LLC, 11 Mill Hill**
- **#09-16 Sanford Boat Building Condominium Amendment, 2C Sanford Road, Unit 6**

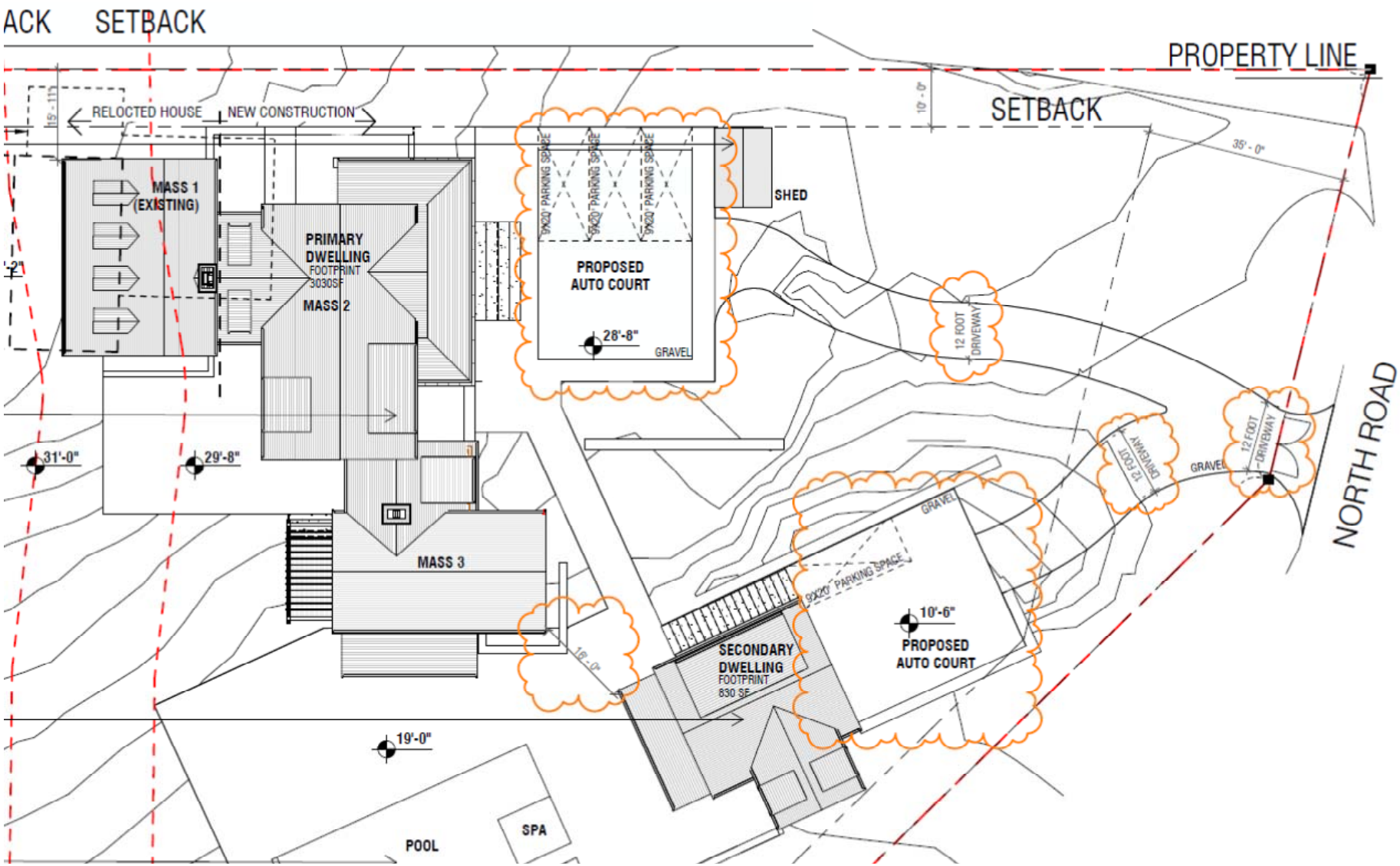
- **WARRANT ARTICLES for 2016 ANNUAL TOWN MEETING:** ***This is to ratify the votes that were taken at the March 3, 2016, and March 7, 2016 meetings.***

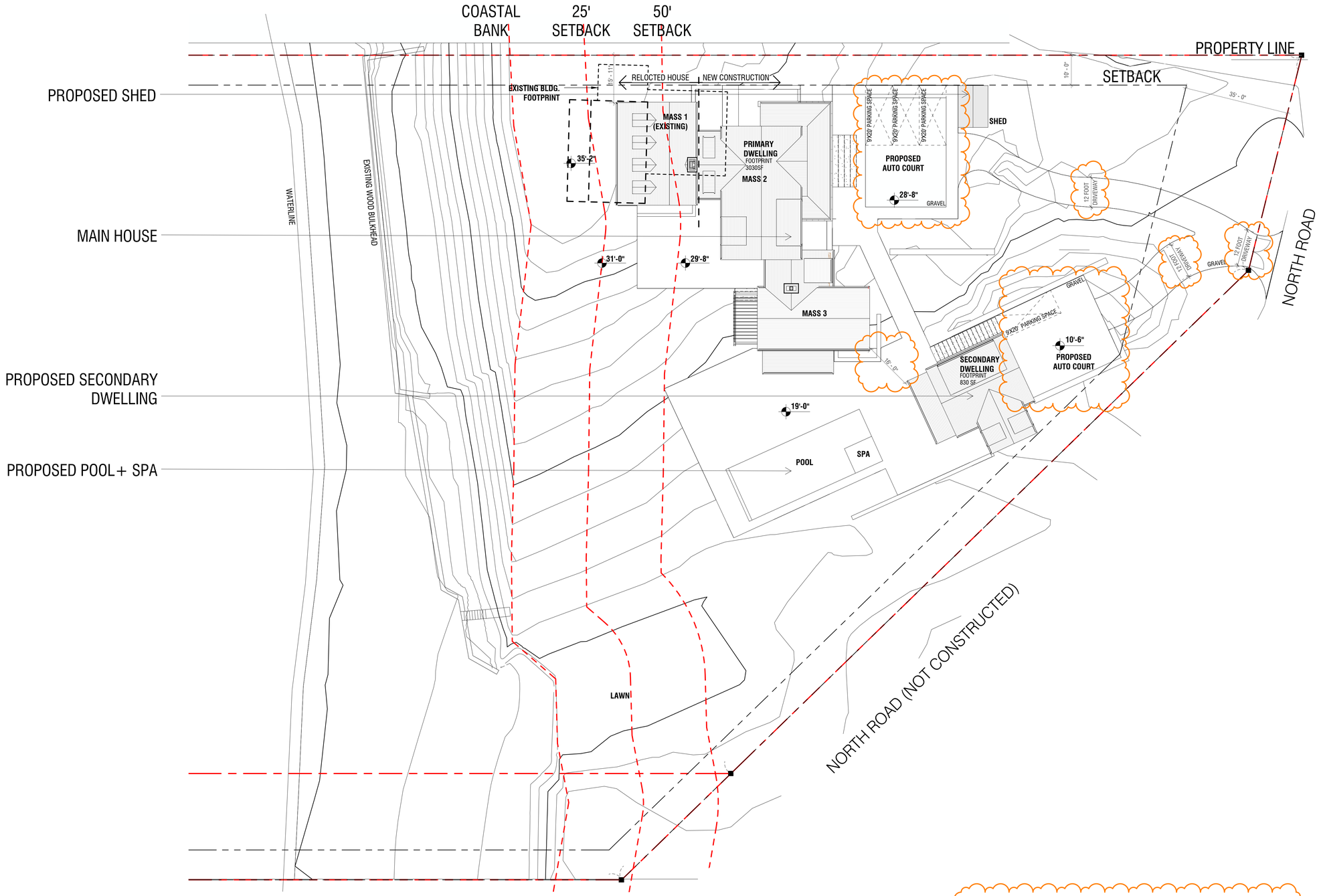
  - **ARTICLE #33:** Zoning Bylaw amendment to Chapter 139 section 26 to add restrictions for new dwelling units on or within 200 feet of shorefront land;
  - **ARTICLE #34:** Zoning Map change from Residential Commercial (RC) to Commercial Mid-Island (CMI) for properties off of Sparks Avenue, Hooper Farm Road, Sanford Road, Pleasant Street, Freedom Square, Bayberry Court, West Creek Road, Chin's Way, Orange Street, Cherry Street, and Dave Street;
  - **ARTICLE #36:** Zoning Bylaw amendment to Chapter 139 sections 2, 7A, 8D, and 17A to amend the apartment building, structure height, and workforce housing regulations for the Commercial Mid-Island (CMI) district;
  - **ARTICLE #37:** Zoning Map change from Residential Commercial 2 (RC-2) to Residential-5 (R-5) and Commercial Trade, Entrepreneurship, and Craft (CTEC) for properties off of Bartlett Road and Marble Way;
  - **ARTICLE #38:** Zoning Map change from Residential Commercial 2 (RC-2) and Commercial Trade, Entrepreneurship, and Craft (CTEC) to Residential 10 (R-10) or Residential 20 (R-20) for properties off Marble Way (citizen petition);
  - **ARTICLE #40:** Zoning Map change from Residential-1 (R-1) to Residential Old Historic (ROH) for properties off of Cliff Road, Easton Street, North Avenue, Prospect Street, Joy Street, Milk Street, Mt. Vernon Street, Quaker Road, Main Street, Lowell Place, Madaket Road, and Vestal Street;
  - **ARTICLE #43:** Zoning Map change from Residential 20 (R-20) to Residential 40 (R-40) or Limited Use General 1 (LUG-1) for properties off of Crooked Lane, Grove Lane, and Madaket Road;
  - **ARTICLE #49:** Zoning Map change from Limited Use General 2 (LUG-2) to Limited Use General 1 (LUG-1) for property at 8 Masaquet Avenue (citizen petition);
  - **ARTICLE #50:** Zoning Map change from Limited Use General 2 (LUG-2) to Limited Use General 1 (LUG-1) for properties off Lovers Lane, Boulevarde, and Okorwaw Avenue (citizen petition);
  - **ARTICLE #52:** Zoning Bylaw amendment to Chapter 139, sections 2, 7, and 18, of the Code of the Town of Nantucket to allow the creation of a tiny house unit (citizen petition);
  - **ARTICLE #53:** Zoning Bylaw amendment to Chapter 139, sections 2, 7, and 18, of the Code of the Town of Nantucket to allow the creation of a tiny house village (citizen petition);
  - **ARTICLE #55:** Zoning Bylaw amendment to Chapter 139, sections 2 and 8, of the Code of the Town of Nantucket to allow secondary lots to be sold to qualified family members without being subject to the Nantucket Housing Needs Covenant Ownership Form (citizen petition);
  - **ARTICLE #56:** Zoning Bylaw amendment to Chapter 139, sections 2 and 8, of the Code of the Town of Nantucket to allow secondary lots to be sold to qualified family members without being subject to the Nantucket Housing Needs Covenant Ownership Form (citizen petition);
  - **ARTICLE #57:** Zoning Bylaw amendment to Chapter 139, section 11, to amend the major commercial development regulations;
  - **ARTICLE #59:** Zoning Bylaw amendment to Chapter 139 section 7B to amend the prohibition of abandoned vehicles; AND
  - **ARTICLE #60:** Zoning Bylaw amendment to Chapter 139, sections 2, 16, 17, 29, 30, and 33, to make various technical amendments.

VI. Public Comments:

VII. Other Business:

VIII. Adjourn:


ACK
SETBACK
PROPERTY LINE
SETBACK
RELOCTED HOUSE
NEW CONSTRUCTION
15' - 11"
10' - 0"
35' - 0"
MASS 1
(EXISTING)
PRIMARY
DWELLING
FOOTPRINT
3030SF
MASS 2
9X20' PARKING SPACE
9X20' PARKING SPACE
9X20' PARKING SPACE
PROPOSED
AUTO COURT
28'-8"
GRAVEL
SHED
12 FOOT
DRIVEWAY
12 FOOT
DRIVEWAY
GRAVEL
12 FOOT
DRIVEWAY
NORTH ROAD
31'-0"
29'-8"
MASS 3
GRAVEL
9X20' PARKING SPACE
10'-6"
PROPOSED
AUTO COURT
SECONDARY
DWELLING
FOOTPRINT
830 SF
18' - 0"
19'-0"
POOL
SPA



PROPOSED TOTAL GROUND COVER: 3,860 SF

1 **PROPOSED SITE PLAN**
1/16" = 1'-0"

10N
RESIDENCE
10 NORTH ROAD, NANTUCKET, MA 02554

OWNER
SIP N SEA TRUST
P.O. Box 786
Nantucket, MA 02554

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 West 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
J. BROWN BUILDERS
142 Old South Road
Nantucket, MA 02554
T: (508) 228-8799

STRUCTURAL ENGINEER
CRAFT - ENGINEERING STUDIO
39 West 38th Street, 6th Floor
New York, NY 10018
T: (646) 912-9867

SURVEYOR
BLACKWELL & ASSOCIATES, INC.
20 Teasdale Circle
Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT
AHERN LANDSCAPE DESIGN STUDIO, LLC
P.O. BOX 2213
Nantucket, MA 02554
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

01	10/05/2015	HDC REVISION (MAIN)
02	10/21/2015	HDC REVISION (MAIN)
03	11/04/2015	HDC REVISION (MAIN)
04	01/27/2016	HDC STAFF REVISION (MAIN)
05	02/19/2016	HDC STAFF REV (2ND DWELLING)
06	03/14/2016	SECONDARY DWELLING APP.

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

01	08/26/2015	HDC SUBMISSION (MAIN)
02	01/27/2016	HDC SUB (2ND DWELLING)
03	02/23/2016	PERMIT SET (MAIN)
04	03/04/2016	PERMIT SET (2ND DWELLING)

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MLW/CPM/WJP
CHECKED BY:	ADK/AFH
DATE:	AUGUST 26, 2015
SCALE:	1/4" = 1'-0"
PROJ. NO.	10N - 315021

PROPOSED SITE PLAN

L-100.02

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#7917 Woodland Hill Definitive Subdivision
4 North Mill Court, LLC
4 Old Mill Court (Lot 15)
Map 55 Parcel 925

#7917 Woodland Hill
Definitive Subdivision
4 North Mill Court, LLC
Map 55 Parcels 919 through 928

PB# 7917

TOWN CLERK

NANTUCKET

24AM10:14:46

DEC 24 2015

RECEIVED
DEC 24 2015
CK# 2786
By ds

Nantucket Planning Board

Form B1
Application for Approval of a Definitive Subdivision Modification

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

Date: December 24, 2015 File #: 7661

To the Planning Board of Nantucket:

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision *modification* shown on a plan entitled plan of land in Nantucket designed by Bracken Engineering, Inc dated March 10, 2014, and described as follows: located on 11 Mill Hill, Lot 7-20 Inclusive on Land Court Plan No. 1255-G _____, number of lots proposed _____, total acreage of tract _____, hereby submits said plan as a **definitive plan modification** in accordance with the *Rules and Regulations Governing the Subdivision of Land* of the Nantucket Planning Board and makes application to the Board for approval of said modification.

The undersigned's title to said land is derived from Dorthy Harrison Egan Foundation by deed dated June 23, 2014 and recorded in the Nantucket Registry of Deeds Book _____, Page _____, registered in the Nantucket Registry District of the Land Court, Certificate of Title # 25308 and shown on Nantucket Assessor's Map # 55, Parcel 919-928, 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 May 12, 2014 (date).

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

To further amend Paragraph 12 of the Decision to allow minor encroachment into the 10' buffer on Lot 15 Land Court Plan No. 12559-G

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

Planning Board, Form B, page 2
of a trust or partners of a partnership)

4 North Mill Court LLC

Contact Phone #: 508-228-0337 Contact Fax #: 508-228-0970

Name of owner(s): 4 North Mill Court LLC

Address of owner(s): c/o Cohen & Cohen, PO Box 786, Nantucket, MA 02554

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

4 North Mill Court, LLC
By [signature] esq.
Owner's signature

Received by Town Clerk:

Date: _____

Time: _____

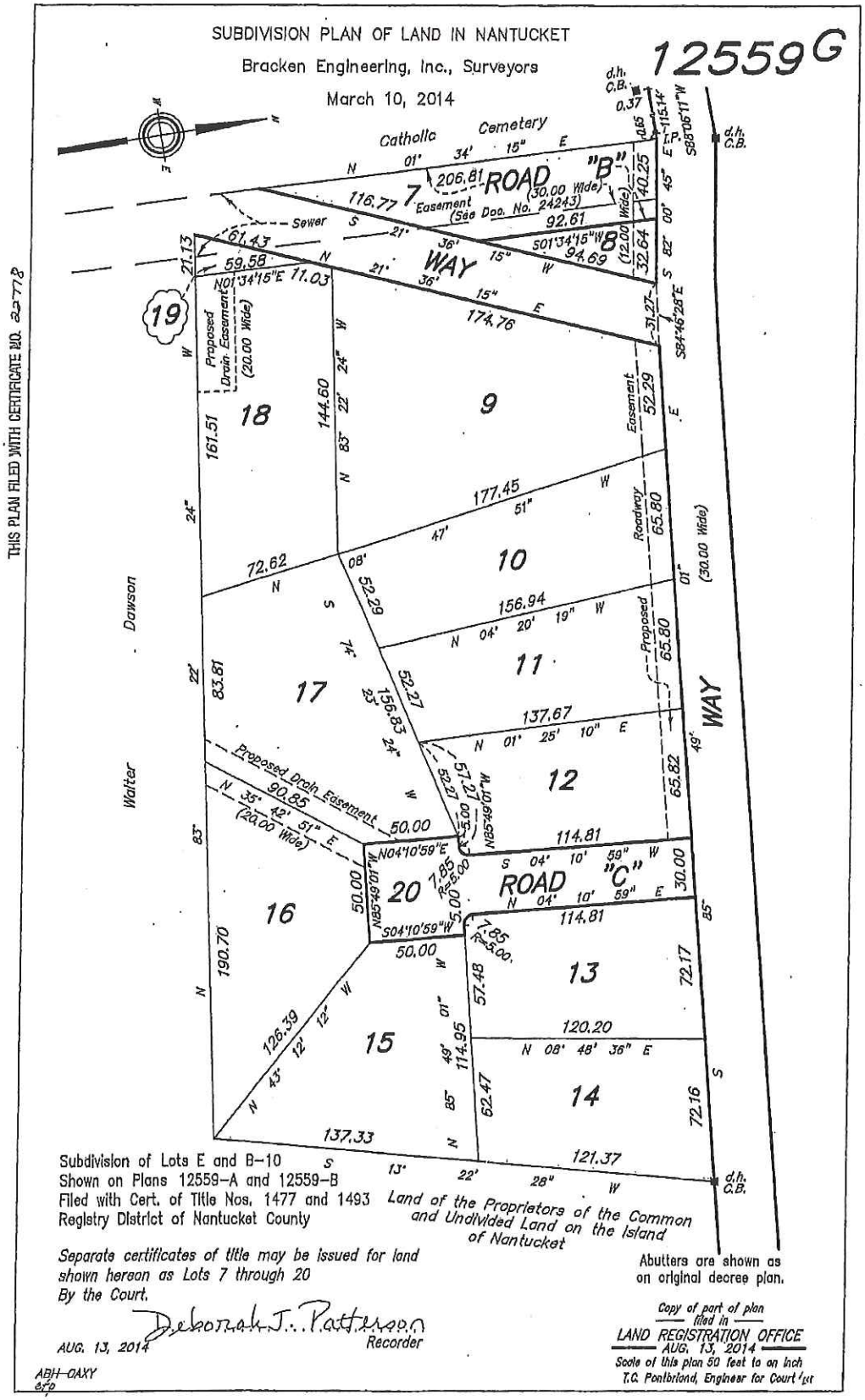
Received by Board of Health:

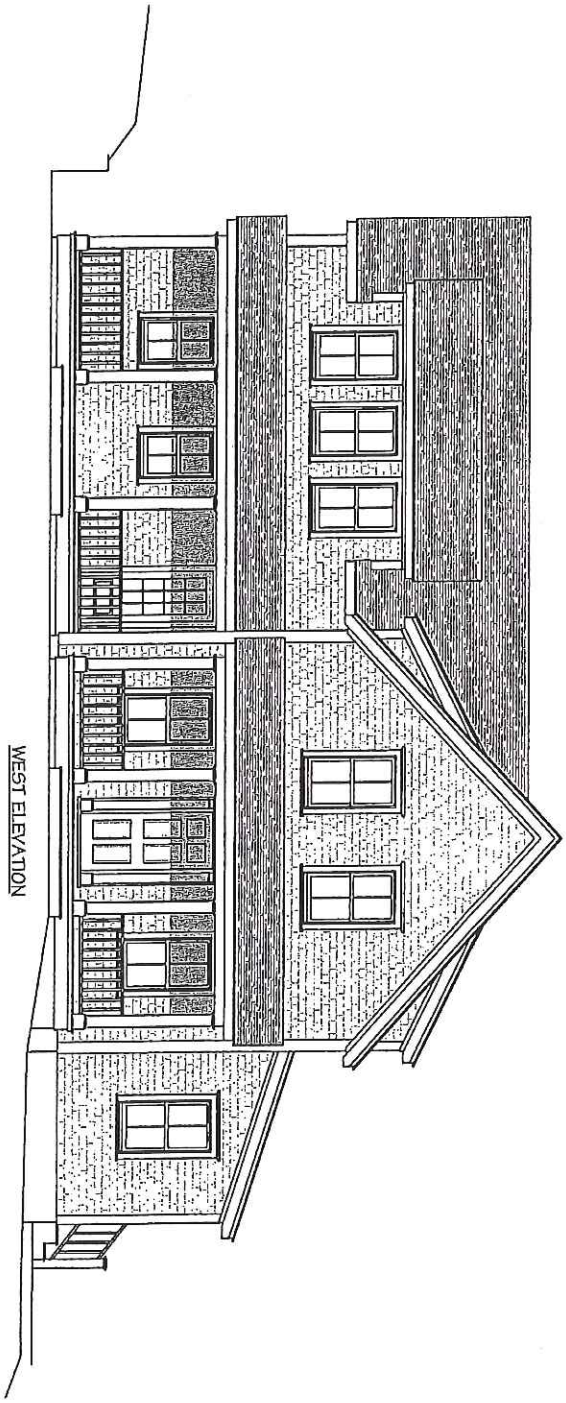
Date: _____

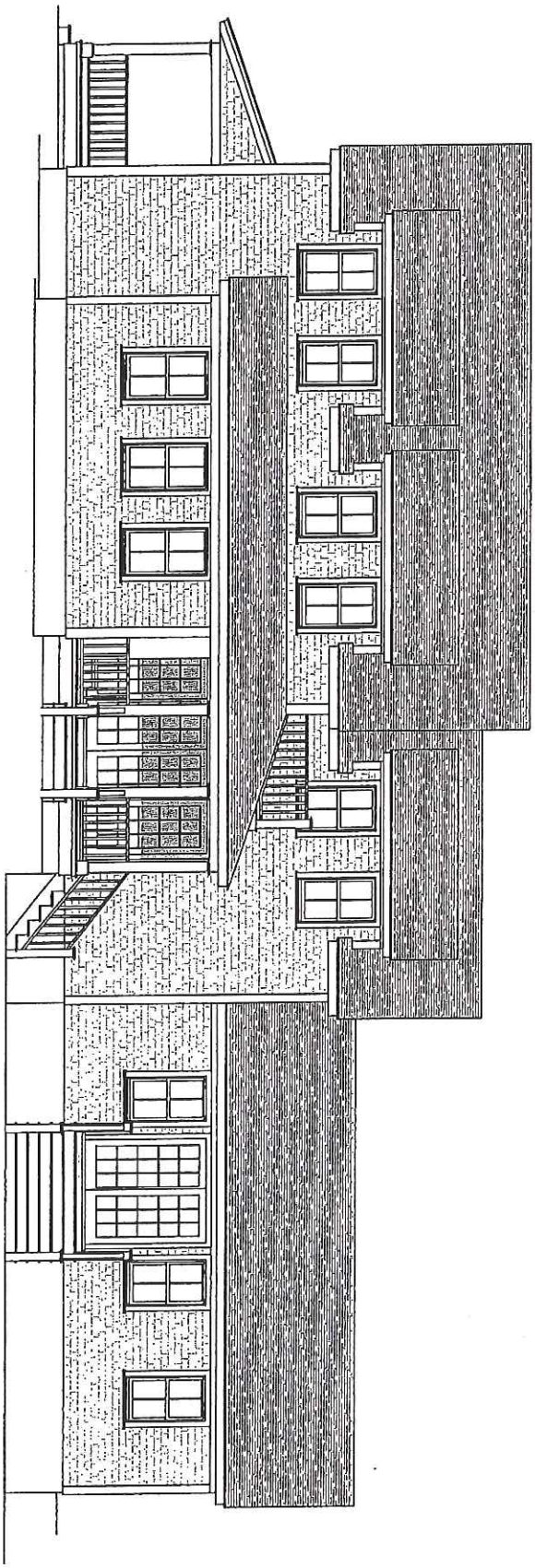
Time: _____

Planning Board File #: 7917

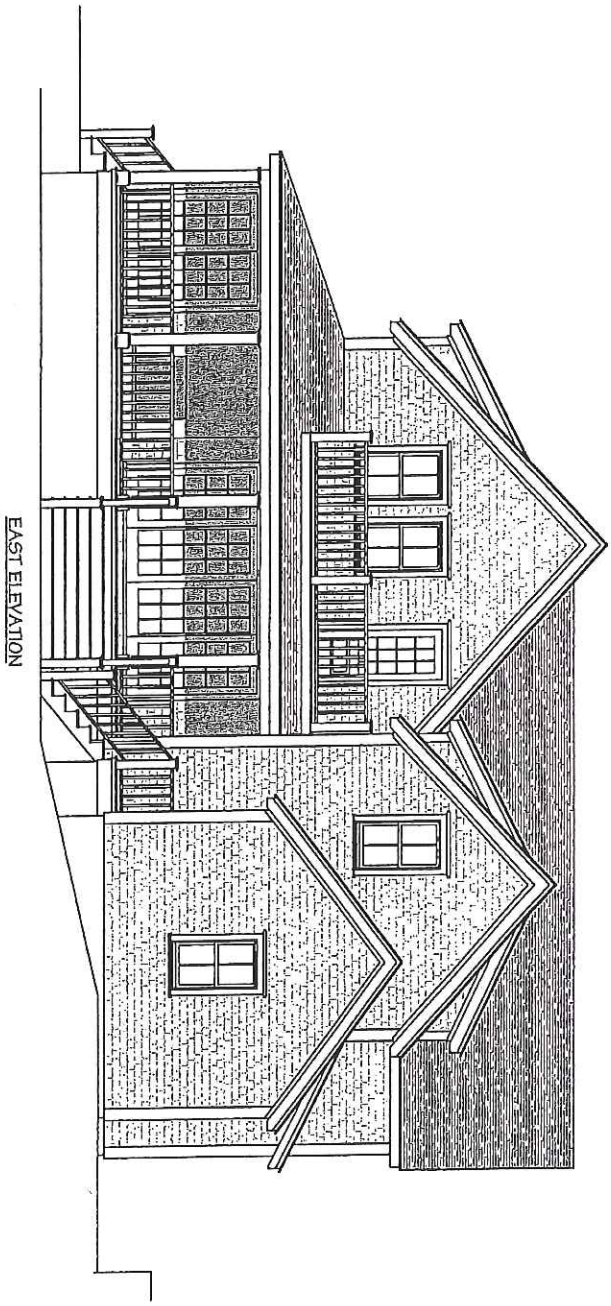
POOL
18 X 30
COVERED PORCH
3 FT RETAINING WALL

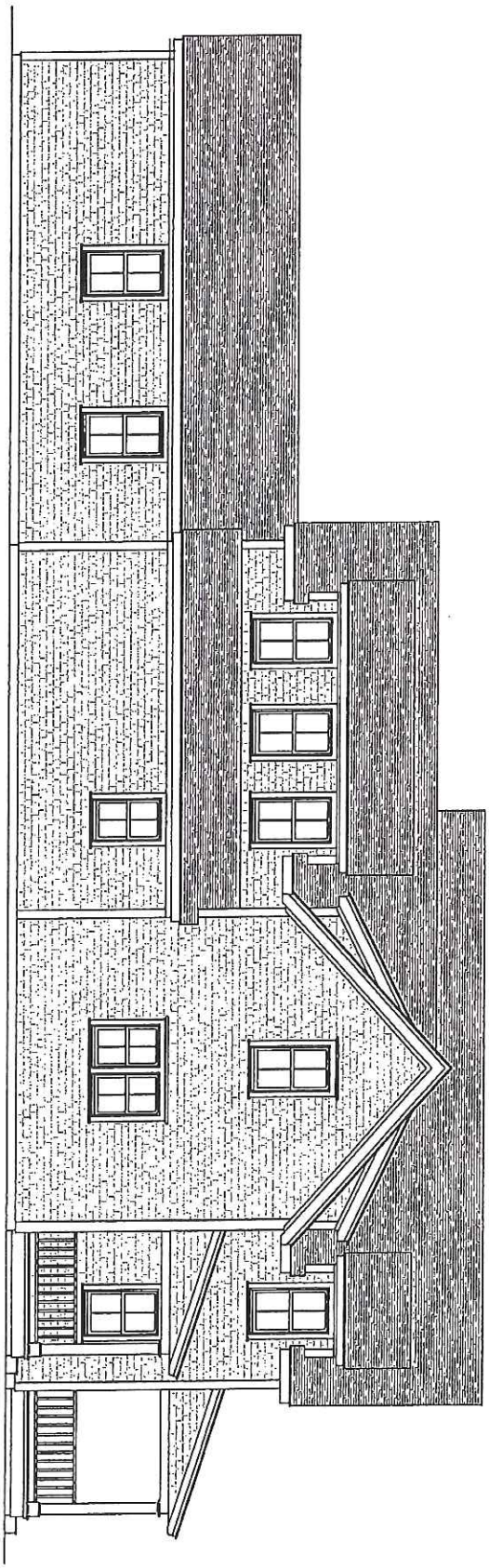

SUBDIVISION PLAN OF LAND IN NANTUCKET
Bracken Engineering, Inc., Surveyors
March 10, 2014
12559G
THIS PLAN FILED WITH CERTIFICATE NO. 22778
Catholic Cemetery
ROAD "B"
(30.00 Wide)
Easement (See Doc. No. 24243)
WAY
Sewer
Proposed Drain Easement (20.00 Wide)
Dawson
Walter
Proposed Drain Easement (20.00 Wide)
Easement
Roadway
Proposed
WAY
(30.00 Wide)
ROAD "C"
Land of the Proprietors of the Common and Undivided Land on the Island of Nantucket
Subdivision of Lots E and B-10
Shown on Plans 12559-A and 12559-B
Filed with Cert. of Title Nos. 1477 and 1493
Registry District of Nantucket County
Separate certificates of title may be issued for land shown hereon as Lots 7 through 20
By the Court.
Deborah J. Patterson
Recorder
AUG. 13, 2014
Abutters are shown as on original decree plan.
Copy of part of plan filed in
LAND REGISTRATION OFFICE
AUG. 13, 2014
Scale of this plan 50 feet to an inch
T.C. Pontbriand, Engineer for Court
ABH-OAXY


WEST ELEVATION

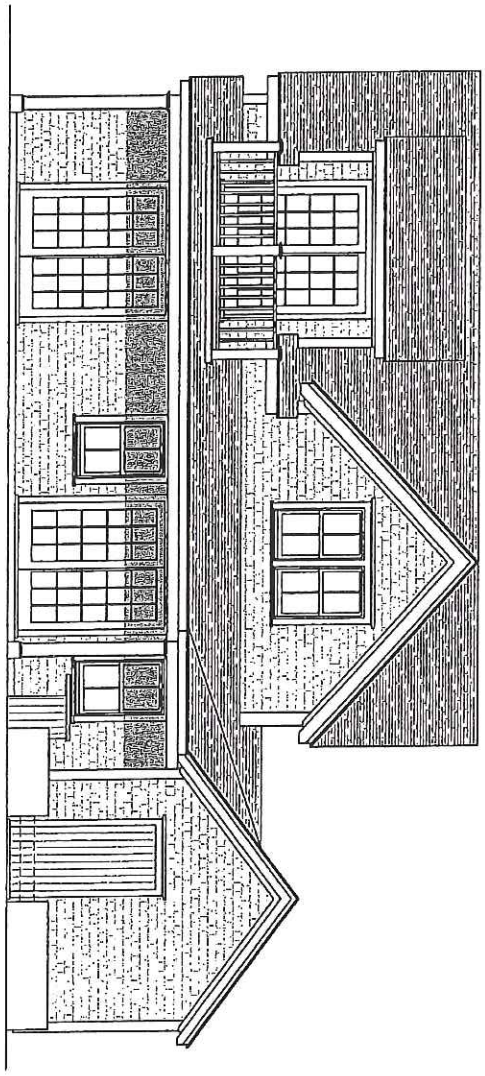


SOUTH ELEVATION

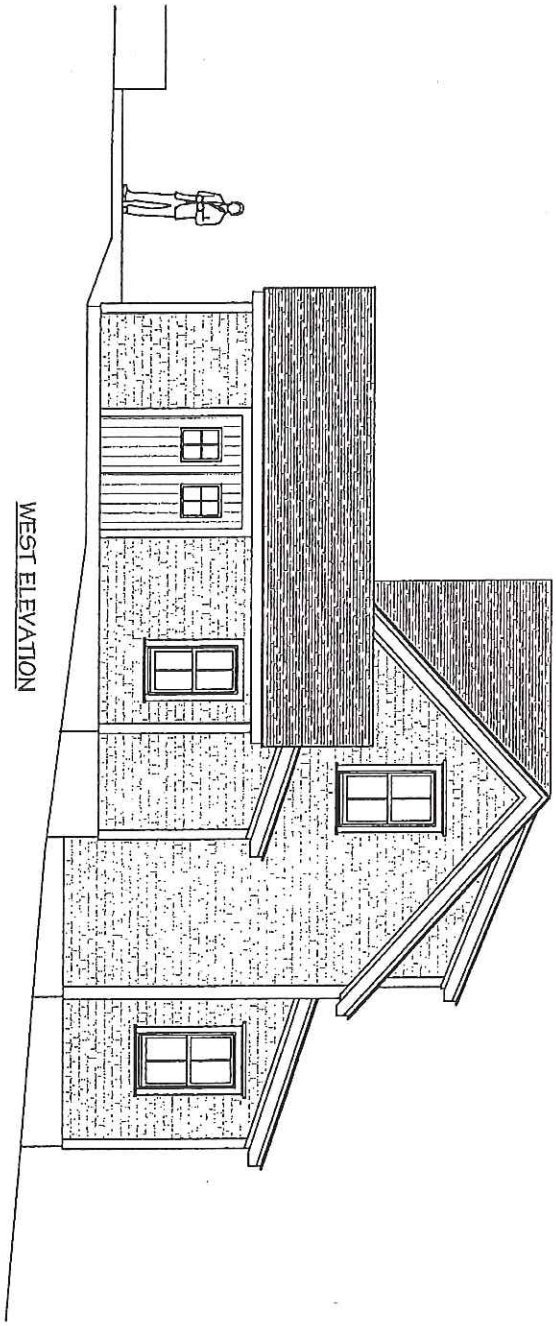

EAST ELEVATION



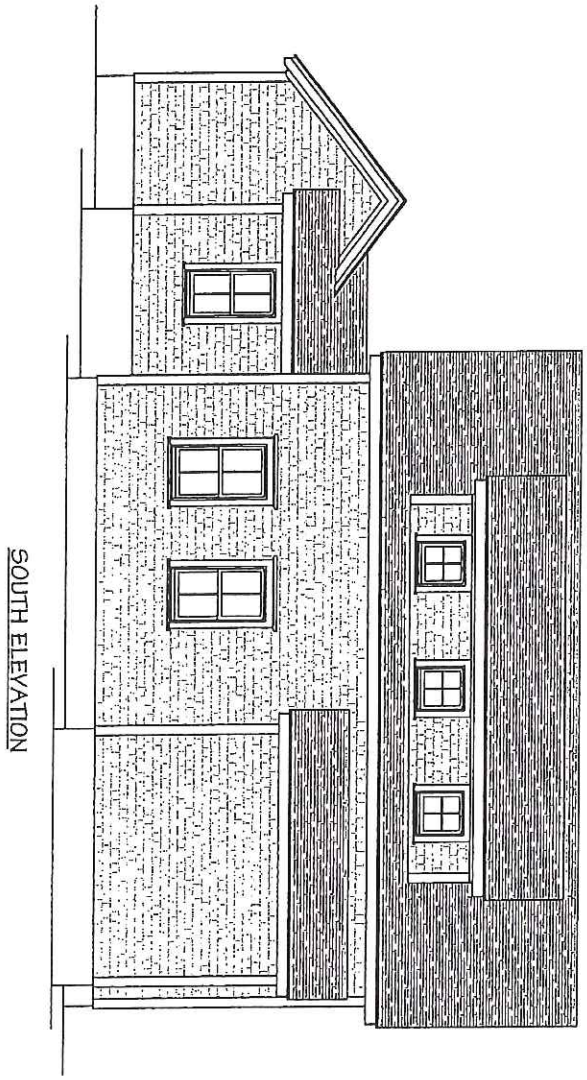
NORTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



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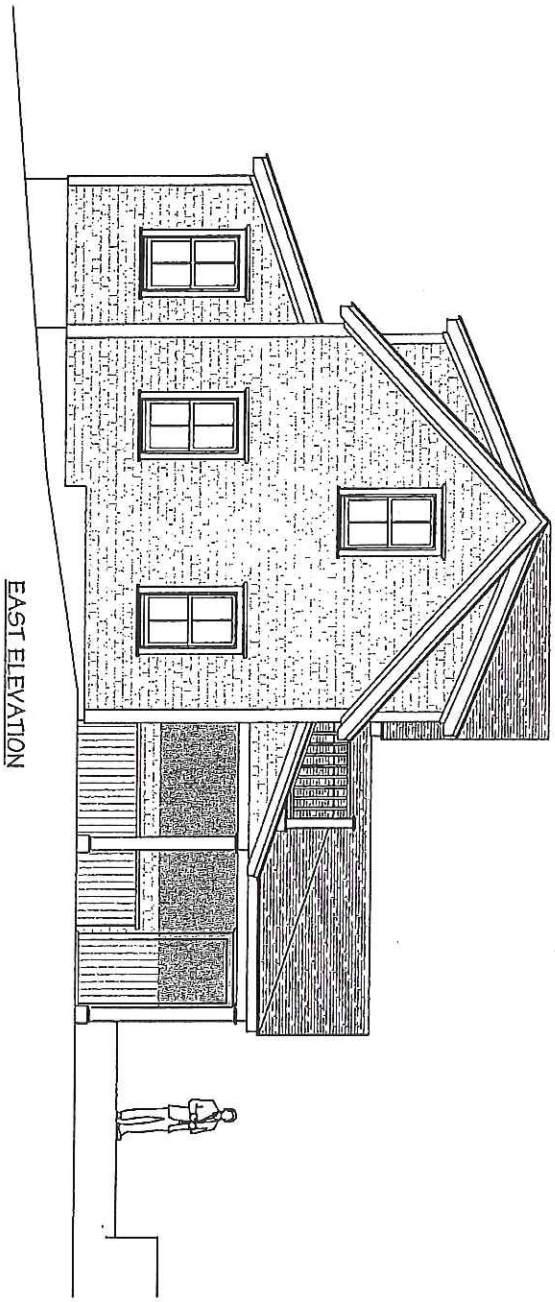

EAST ELEVATION

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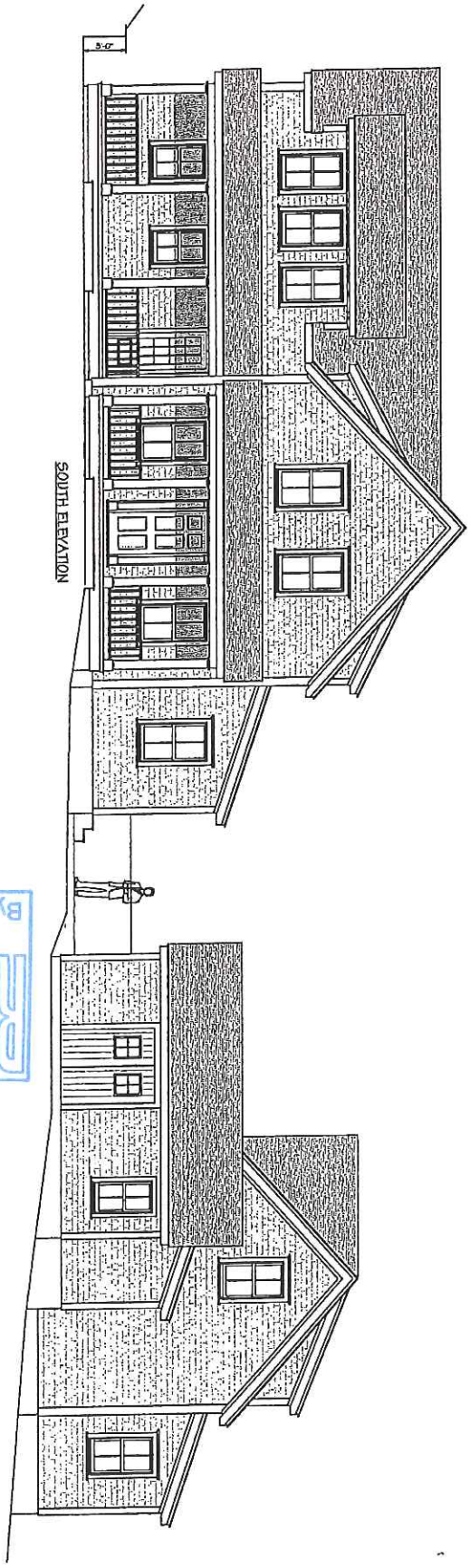

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By

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2015 JUN 23 PM 3 46
NANTUCKET TOWN CLERK

Nantucket Planning Board

APPROVAL OF A DEFINITIVE SUBDIVISION PLAN (AR)

Woodland Hill Subdivision
Planning Board File #7661

Current Owner & Applicant: GG Development, LLC

Prior Owner: Dorothy Harrison Egan Foundation

Property located off of an Unnamed Way off of Mill Hill

Registered in the Nantucket Registry District of the Land Court, Certificate of Title ~~#19810 and #22778~~ 25308

Parcels 314, 316, 317, 318 shown on Nantucket Tax Assessors Map 55
Parcel 26 shown on Nantucket Tax Assessors Map 55.4.4

May 12, 2014

TECHNICAL CORRECTIONS
(to reflect renumbering of lots and transfer of ownership)
June 23, 2015

The applicant is proposing an Approval Required (AR) subdivision on a 2.8 acre parcel with frontage on an unnamed way in t he vicinity of Hummock Pond Road and Mill Hill Lane. There are a total of ten (10) buildable lots in the subdivision, all of which meet or exceed the minimum lot size, frontage, and upland requirements. In addition, Lot ~~2~~ 9 (buildable) and Lots ~~14~~ 8 and 15, **now known as the "Way"** (unbuildable) are anticipated to be combined and reconfigured in the future to result in a total of three (3) buildable lots, shown as Future Lot A, B, and C on sheet 5 of the plans. A maximum of twelve (12) buildable total lots may result from the proposal.

Three (3) roadways will provide access and frontage to the lots within the subdivision. Roadway A is an existing unnamed road that will provide the primary access from Hummock Pond Road to the proposed Roadway C, Roadway B will connect to the proposed 1950's Cato Lane roadway layout that was never established as a public way, and Roadway C is a dead-end street within the subdivision. The specific proposal for each of these roads is as follows:

- Roadway A will be paved to a width of eighteen (18) feet between Hummock Pond Road and Roadway B, and between Roadway C and the terminus of the paved portion of the roadway as shown on the proposed plans. Between Roadway B and Roadway C, the pavement width will be increased twenty-seven (27) feet to accommodate on-street parking spaces of nine (9) feet in width. Six (6) inch vertical granite curbing will be installed along the edge of the roadway and associated parking spaces. Roadway A will provide driveway access to two (2) lots within the subdivision;

- Roadway B will be paved to a width of eighteen (18) feet and will terminate in a "Turning L" configuration. Cape Cod berms will be installed along the edge of the roadway. Roadway C will provide driveway access to a maximum of four (4) lots within the subdivision;
- Roadway C will be paved to a width of eighteen (18) feet and will terminate in a "Turning T" configuration. Cape Cod berms will be installed along the edge of the roadway. Roadway C will provide driveway access to five (5) lots within the subdivision.

Stormwater runoff from the proposed roadway construction will collected by deep sump catch basins, which will discharge to subsurface infiltration systems designed to contain and infiltrate up to the twenty-five (25) year storm event. All lots within the proposed subdivision will be serviced by municipal water and sewer.

The Nantucket Planning Board at its May 12, 2014 meeting voted 5-0 to close the public hearing and voted 5-0 to **APPROVE** the Definitive Subdivision Plan (AR) for the subject property. The application for approval of this definitive subdivision plan was received by the Planning Board on March 11, 2014 and approval of the subdivision was based on the following documents:

- A letter from Bracken Engineering, Inc. dated March 10, 2014. This letter includes the requests for waivers from the "Rules and Regulations Governing the Subdivision of Land";
- Plans entitled "Definitive Subdivision Plan Set of "Woodland Hill" in Nantucket, Massachusetts", sheets 1 through 11, prepared by Bracken Engineering, Inc., dated March 10, 2014;
- A document entitled "Supplemental Information" prepared by Bracken Engineering Inc., dated March 10, 2014;
- Engineering review reports from Pesce Engineering & Associates, Inc., engineering consultants for the Planning Board, dated April 11, 2014;
- A 2013 Preliminary Plan approval issued by the Planning Board;
- Representation and testimony received in connection with the public hearings held April 16, 2014 and May 12, 2014. Minutes of these meetings are on file with the Planning Board; and
- Other assorted documents (including correspondence from various Town departments) that are on file with the Planning Board.

Approval of the subdivision is granted conditionally upon the aforementioned documents, compliance with the Planning Board's *Rules and Regulations Governing the Subdivision of Land* (as amended through December 20, 1999), and on the following additional requirements and agreements:

1. That the applicant be granted the following waivers from the *Rules and Regulations Governing the Subdivision of Land*:

4.03a(1)	Streets	Waiver Granted – the finished roadway width of eighteen (18) feet for the travel lanes is appropriate for the scale of this subdivision;
4.03(e)	Streets	Waiver Granted – the existing width of the roadway layout for Roadway A is thirty (30) feet. This roadway is shown on a 1928 Land Court Plan. The proposal includes an additional twelve (12) foot easement for a total of forty (42) feet to be dedicated to roadway purposes. Roadway C will have a layout of thirty (30) feet total. This is an interior roadway and additional width is not required for infrastructure improvements.
4.09	Shoulders	Waiver Granted – to reduce the width of the shoulder along the north side of Roadway A from four (4) feet to one (1) foot. This waiver is appropriate based on the roadway construction including vertical curbing. No pedestrian infrastructure will be affected. Waiver Granted – to reduce the width of the shoulder along both sides of Roadway B and Roadway C from four (4) feet to two (2) feet. This waiver is appropriate based on the number of lots served by these dead-end roadways and the lack of affect on any pedestrian infrastructure.

4.18 Sidewalks

Waiver Granted – the applicant has agreed to construct a bike path connection between the terminus of Roadway A and Mill Hill Lane. Sidewalks for the proposed roadways are unnecessary due to the scale and location of this subdivision. The bike path connection will positively impact the ability to access the existing pedestrian network in proximity to this subdivision;

4.19 Bicycle Paths

Waiver Granted – the applicant has agreed to construct a bike path connection between the terminus of Roadway A and Mill Hill Lane. The bike path connection will positively impact the ability to access the existing pedestrian network in proximity to this subdivision, and will provide a much needed connection between Prospect Street and Hummock Pond and Madaket Roads;

4.20 Street Lights

Waiver Granted – street lighting in this located would be inconsistent with the semi-rural landscape of the surrounding open space.

2. That the interior roadway and associated infrastructure improvements shall not commence until the definitive plans have been endorsed by the Planning Board. The definitive plans shall be presented to the Planning Board within six (6) months of the date of this decision (November 12, 2014) and shall incorporate any changes required by Pesce Engineering & Associates;
3. That recorded copies of all legal documents (Homeowners Association documents, Statement of Conditions, Grant of Right of Enforcement, Declaration of Restrictions and Easements for Access, Driveways, Utilities, and Drainage, and Covenant) shall be presented to the Planning Board prior to the release of any lot from the Covenant or within six (6) months from the date of this decision (November 12, 2014);
4. That a Homeowners Association be established by the applicant, along with a Road Maintenance Endowment Fund for the maintenance of all required improvements to the interior roadway including the drainage structures, grading, utilities, etc.. The Association shall be initially endowed at $1000 per buildable lot ($10,000.00 total). This fund shall be administered by the Homeowners Association with the Planning Board named as a third party enforcing agent. Proof of this endowment shall be provided prior to the release of any lot from the covenant;
5. That the roadway layout for the interior roadway be transferred to the Homeowners Association. Evidence of the conveyance shall be presented to the Planning Board prior to the release of any lot from the covenant;
6. That the following easements shall be granted to the Town/County of Nantucket upon installation of the binder course of pavement, and prior to the release of any lots thereafter:
    a. Bicycle and pedestrian access shall be granted within Roadway A, within the land east of the terminus of Roadway A at Roadway C to Mill Hill Lane, and Roadway B. Applicant has agreed to prepared the plan showing these easements;
    b. Vehicular access shall be granted within Roadway A between Hummock Pond Road and a line extending the eastern sideline of Roadway B, and through Roadway B. Applicant has agreed to prepared the plan showing these easements;
    c. Vehicular access shall be granted from the southern sideline of Roadway A to the property line separating the land within this subdivision from land owned by the Town of Nantucket. Applicant has agreed to prepared the plan showing these easements;
    d. Water and sewer easements within Roadway A, B, and C and within the land east of the terminus of Roadway A at Roadway C to Mill Hill Lane. Applicant has agreed to prepared the plan showing these easements;
    e. To the extent necessary, an easement shall also be granted for the existing sewer in ~~Lots 12 and 15~~ the **"Way"** as shown on the plans referenced in this decision. Applicant has agreed to prepared the plan showing these easements;
7. That the applicant has agreed to offer as a gift to the Town the construction of the turn-around at the terminus of Roadway B and within land owned by the Town of Nantucket as shown on the plans referenced in this decision. This gift shall be offered prior to the construction of the turn-around and shall be completed prior to the release of the final lot from the covenant;

8. That all lots within the subdivision be restricted to no further division, with the exception of Lot ~~2~~ 9. Minor lot line adjustments shall be permitted through the submission of an Approval Not Required (ANR) plan, however, no additional building lots shall be created;
9. That five (5) lots shall be restricted to a single dwelling unit. Studios, garages, sheds, outbuildings, or other accessory structures that do not contain dwelling units shall be permitted;
10. That access to Lots ~~5, 6, and 7~~ **12, 13, and 14** shall be prohibited from Roadway A. Lots 5 and 6 shall be accessed from Roadway C and Lot 7 shall be accessed from Mill Hill Lane;
11. That access to ~~Lots 15, 14, and 2~~ **the "Way", Lots 8 and 9** (which are anticipated to be combined and reconfigured to create future Lots A, B, and C) shall be prohibited from Roadway A;
12. That a ten (10) foot wide, densely vegetated buffer including a mixture of coniferous and deciduous plant material, shall be established and permanently maintained along the southern and eastern limits of the subdivision, specifically affecting Lots ~~1, 7, 8, 9, and 10~~ **18, 14, 15, 16, and 17**, but excluding the drainage easement area within Lots ~~1, 9, and 10~~ **18, 16, and 17**. This restriction shall be included in future deeds and included within the legal documents, with enforcement granted to the Town of Nantucket. On an as-needed basis, plantings shall be replaced within a year of their removal/deterioration/demise;
13. That one (1) lot shall be released upon endorsement of the definitive plans. Other lots shall be released as infrastructure improvements are completed. At anytime, the applicant shall have the right to obtain release(s) of the lots from the covenant in return for a deposit of money or negotiable securities with the Planning Board sufficient, in the opinion of the Board, to secure performance of the construction of ways and the installation of municipal services required for lots in the subdivision shown on the plan as set forth in the covenant, and the Planning Board may require that the applicant specify the time within which such construction shall be completed, all in accordance with Section 20.6f(2) of Rules & Regulations Governing the Subdivision of Land, Nantucket Island, Massachusetts, as amended;
14. That a dense gravel tracking pad shall be installed at the entrance to the site from Hummock Pond Road during the construction period to remove construction debris from the tires of construction vehicles, as shown on the plans;
15. That all utilities shall be installed underground in accordance with the requirements of the respective utility;
16. That all required infrastructure improvements be completed within two (2) years from the date of definitive plan endorsement;
17. That the Planning Board may grant extensions of deadlines stated herein without holding a public hearing;
18. The failure or refusal of any Town board, commission, agency, or department, including, but not limited to the Nantucket Board of Selectmen, Nantucket Islands Land Bank, and the Wannacomet Water Department to accept any easement, gift, contribution, improvement, or the like, shall not affect the intent or findings of this decision, the applicant's ability to proceed under the other provisions of this decision, or the special permits and waivers granted in this decision.

SIGNATURE PAGE TO FOLLOW

Nantucket Planning Board

RECEIVED
2015 JUN 23 PM 3 48
NANTUCKET TOWN CLERK

MEMORANDUM

Date: **June 23, 2015**

To: **Town Clerk**

From: **Eleanor Weller Antonietti, Zoning Administrator**

Re: Planning Board File #7661 – TECHNICAL CORRECTION

The above referenced Planning Board Decision regarding APPROVAL OF THE DEFINITIVE WOODLAND HILL SUBDIVISION, filed with the Town Clerk on June 3, 2014 requires a modification to reflect a recent re-numbering of the subject lots. A corrected decision is filed herewith. This minor modification will neither effect the content of the decision nor the completed appeal period.

Eleanor W. Antonietti,
Zoning Administrator

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss
On the 23 day of June, 2015, before me, the undersigned notary public, personally appeared Eleanor Antonietti, the above-named Zoning Administrator of Nantucket, Massachusetts, personally known to me to be the person whose name is signed on the preceding document, and acknowledged that she signed the foregoing instrument voluntarily for the purposes therein expressed.

Notary Public:
My Commission Expires:

LESLIE WOODSON SNELL
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Comm. Expires Sept. 28, 2018

Town and County of Nantucket
Board of Selectmen • County Commissioners

Robert R. DeCosta, Chairman
Rick Atherton
Matt Fee
Tobias Glidden
Dawn E. Hill Holdgate

16 Broad Street
Nantucket, Massachusetts 02554

Telephone (508) 228-7255
Facsimile (508) 228-7272
www.nantucket-ma.gov

C. Elizabeth Gibson
Town & County Manager

July 2, 2015

Rick Beaudette, Esq.
Vaughan, Dale, Hunter and Beaudette
PO Box 659
Nantucket, MA 02554

Dear Rick:

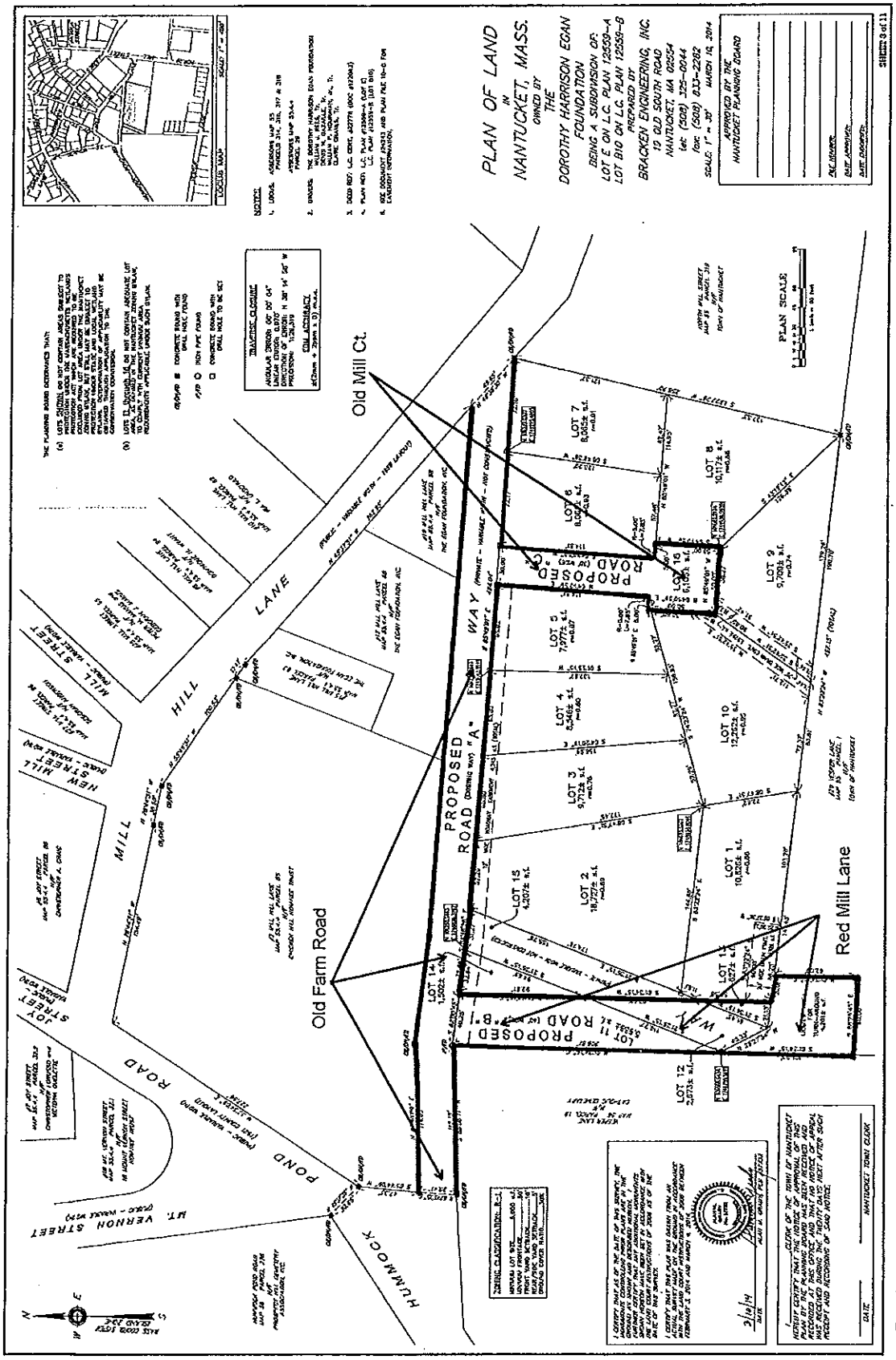
At its June 17, 2015 meeting, the Board of Selectmen voted to approve the request of GG Development, LLC to name the roads in the Woodland Hill Subdivision "Old Farm Road," "Red Mill Lane" and "Old Mill Court", as identified on the attached plan.

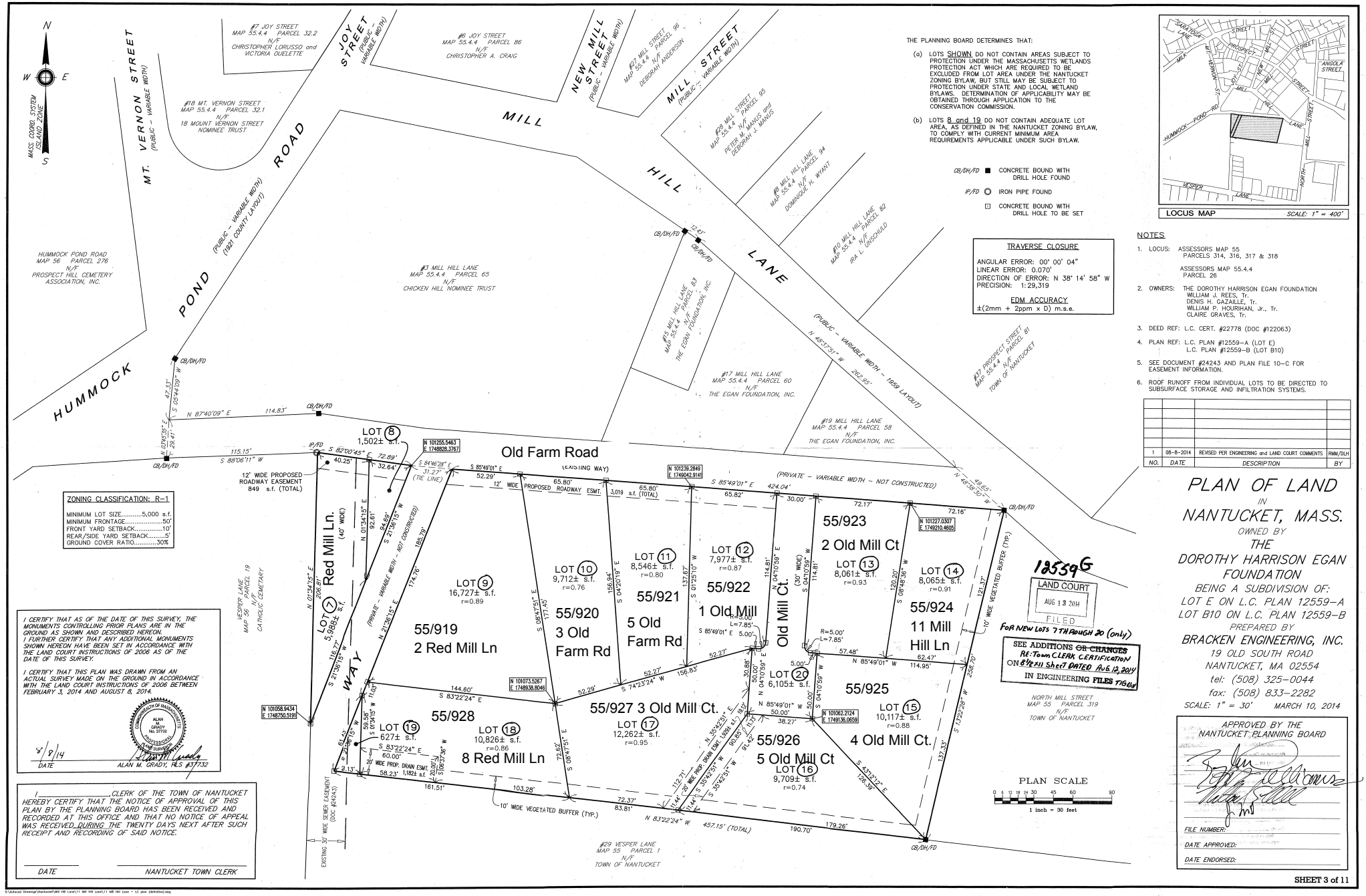
Sincerely,

Erika

Erika D. Mooney
Project Administrator

Cc: Assessor
Police Department
Leslie Snell, PLUS
Fire Department
DPW
GIS

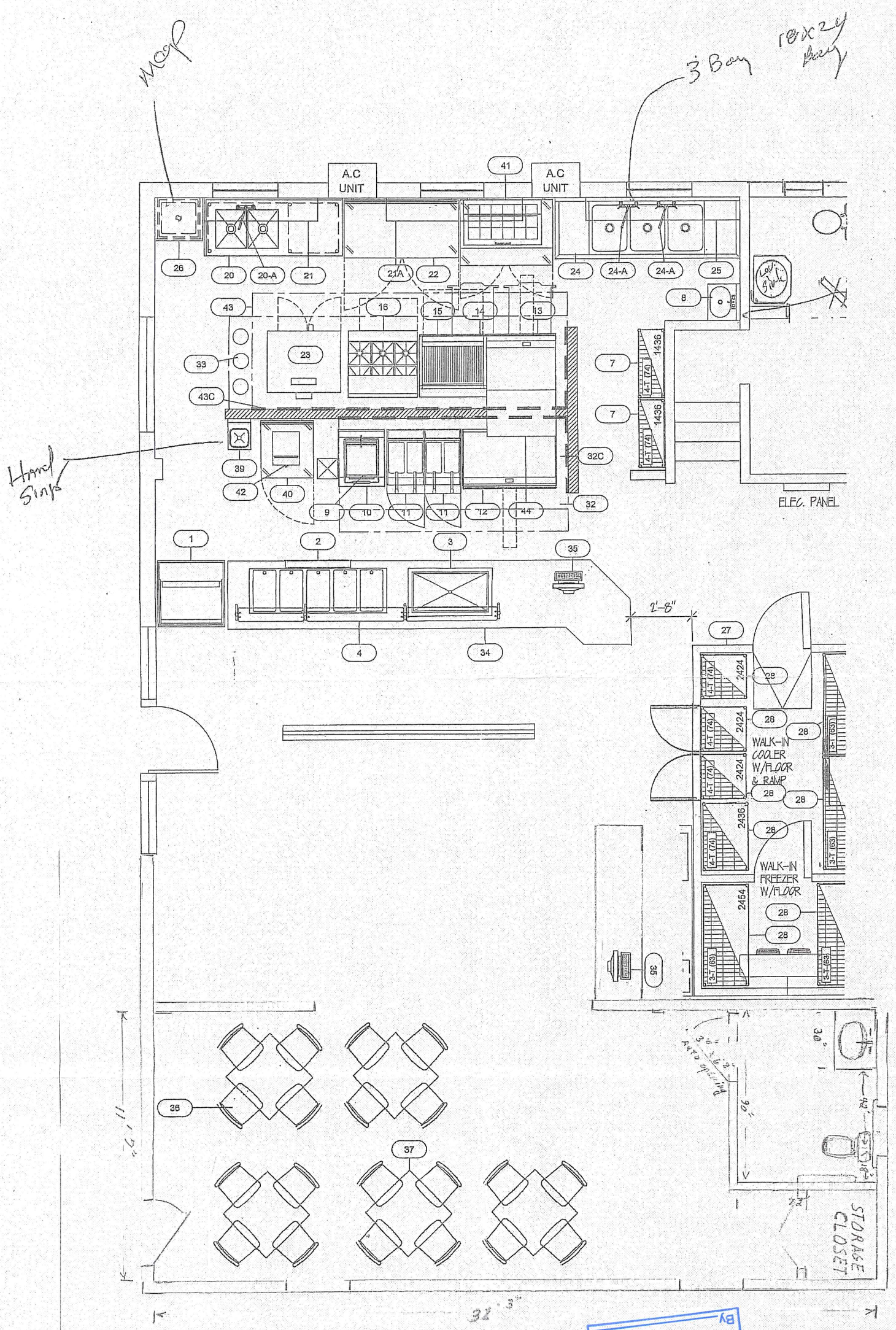

PLAN OF LAND
IN
NANTUCKET, MASS.
OWNED BY
THE
DOROTHY HARRISON EGAN
FOUNDATION
BEING A SUBDIVISION OF:
LOT E ON L.C. PLAN 12559-A
LOT B10 ON L.C. PLAN 12559-B
PREPARED BY
BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
tel: (508) 325-0044
fax: (508) 825-2262
SCALE: 1" = 30'
MARCH 18, 2014
APPROVED BY THE
NANTUCKET PLANNING BOARD
SHEET 3 of 11
PLAN SCALE
Old Mill Ct.
Old Farm Road
Red Mill Lane
PROPOSED ROAD "A"
PROPOSED ROAD "B"
PROPOSED ROAD "C"
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
MILL HILL LANE
NEW MILL STREET
JOY STREET
POND ROAD
HUMMOCK WAY
MT. VERNON STREET
TRAVERSE CLOSURE
COIL ACCURACY
ZONING CLASSIFICATION: R-3
MINIMUM LOT SIZE 6,000 s.f.
MINIMUM FRONTAGE 50'
FRONT YARD SETBACK 15'
SIDE YARD SETBACK 10'
GROUND COVER RATIO 10%
3/18/14
DATE
NANTUCKET TOWN CLERK
DATE
Road Names: A. Old Farm Road B. Red Mill Lane C.; Old Mill Ct.


N
W
E
S
MASS. COORD. SYSTEM ISLAND ZONE
MT. VERNON STREET (PUBLIC – VARIABLE WIDTH)
JOY STREET (PUBLIC – VARIABLE WIDTH)
NEW MILL STREET (PUBLIC – VARIABLE WIDTH)
MILL STREET (PUBLIC – VARIABLE WIDTH)
MILL HILL LANE
HUMMOCK POND ROAD (PUBLIC – VARIABLE WIDTH) (1921 COUNTY LAYOUT)
#7 JOY STREET MAP 55.4.4 PARCEL 32.2 N/F CHRISTOPHER LORUSSO and VICTORIA OUELETTE
#6 JOY STREET MAP 55.4.4 PARCEL 86 N/F CHRISTOPHER A. CRAIG
#7 MILL STREET MAP 55.4.4 PARCEL 96 N/F DEBORAH ANDERSON
#8 MILL STREET MAP 55.4.4 PARCEL 95 PETER M. MANUS and DEBORAH J. MANUS
#9 MILL HILL LANE MAP 55.4.4 PARCEL 94 N/F DOMINIQUE H. WYANT
#10 MILL HILL LANE MAP 55.4.4 PARCEL 82 N/F IRA L. UNSCHULD
#18 MT. VERNON STREET MAP 55.4.4 PARCEL 32.1 N/F 18 MOUNT VERNON STREET NOMINEE TRUST
HUMMOCK POND ROAD MAP 56 PARCEL 276 N/F PROSPECT HILL CEMETERY ASSOCIATION, INC.
#3 MILL HILL LANE MAP 55.4.4 PARCEL 65 N/F CHICKEN HILL NOMINEE TRUST
#15 MILL HILL LANE MAP 55.4.4 PARCEL 83 N/F THE EGAN FOUNDATION, INC.
#17 MILL HILL LANE MAP 55.4.4 PARCEL 60 N/F THE EGAN FOUNDATION, INC.
#19 MILL HILL LANE MAP 55.4.4 PARCEL 58 N/F THE EGAN FOUNDATION, INC.
#27 PROSPECT STREET MAP 55.4.4 PARCEL 81 N/F TOWN OF NANTUCKET
(PUBLIC – VARIABLE WIDTH – 1859 LAYOUT)
N 48°57'51" W 262.95'
CB/DH/FD
IP/FD
N 87°40'09" E 114.83'
S 88°06'11" W 115.15'
S 03°44'09" W 47.33'
N 13°53'53" E 22.47'
S 82°00'45" E 72.89'
40.25'
32.64'
12' WIDE PROPOSED ROADWAY EASEMENT 849 s.f. (TOTAL)
N 101255.5463 E 1748828.3767
S 84°46'28" E 31.27' (TIE LINE)
Old Farm Road
(EXISTING WAY)
S 85°49'01" E 52.29'
12' WIDE PROPOSED ROADWAY ESMT. 65.80' 3,019 s.f. (TOTAL)
N 101239.2849 E 1749042.9141
S 85°49'01" E 65.82'
(PRIVATE – VARIABLE WIDTH – NOT CONSTRUCTED)
424.04'
30.00'
72.17'
72.16'
N 48°59'50" W 49.63'
N 101227.0307 E 1749210.4605
LOT 8 1,502± s.f.
LOT 7 5,986± s.f.
Red Mill Ln. (40' WIDE)
WAY
N 01°34'15" E 206.81'
N 01°34'15" E 92.61'
S 21°36'15" W 84.69'
S 21°36'15" W 165.79'
S 21°36'15" W 118.77'
S 21°36'15" W 174.76'
(PRIVATE – VARIABLE WIDTH – NOT CONSTRUCTED)
VESPER LANE MAP 55 PARCEL 19 N/F CATHOLIC CEMETERY
LOT 9 16,727± s.f. r=0.89
55/919 2 Red Mill Ln
LOT 10 9,712± s.f. r=0.76
55/920 3 Old Farm Rd
S 08°47'51" E 177.45'
156.94'
S 04°20'19" E
LOT 11 8,546± s.f. r=0.80
55/921 5 Old Farm Rd
137.67'
S 01°25'10" W
LOT 12 7,977± s.f. r=0.87
55/922 1 Old Mill Ct.
114.81'
N 04°10'59" E
S 85°49'01" E 5.00'
R=5.00' L=7.85'
Old Mill Ct. (30' WIDE)
S 04°10'59" W
55/923 2 Old Mill Ct
LOT 13 8,061± s.f. r=0.93
114.81'
120.20'
S 08°48'58" W
LOT 14 8,065± s.f. r=0.91
55/924 11 Mill Hill Ln
121.37'
10' WIDE VEGETATED BUFFER (TYP.)
52.27'
156.83'
52.27'
144.60'
S 83°22'24" E
N 101073.5267 E 1749938.8046
52.29'
S 74°23'24" W
30.88'
50.00'
N 04°10'59" E
LOT 20 6,105± s.f.
R=5.00' L=7.85'
57.48'
N 85°49'01" W 114.95'
62.47'
55/925
LOT 15 10,117± s.f. r=0.88
N 101062.2124 E 1749136.0659
N 85°49'01" W 50.00'
38.27'
50.00'
S 04°10'59" W
236.70'
S 13°22'28" W
132.33'
S 43°12'12" E 126.39'
N 101058.9434 E 1748750.5191
LOT 19 627± s.f.
59.58'
S 01°34'15" W 11.03'
S 21°36'15" W 61.40'
2.13'
S 83°22'24" E 60.00'
20' WIDE PROP. DRAIN ESMT. 1,182± s.f. 20.00'
S 08°37'36" W
58.23'
161.51'
55/928
LOT 18 10,826± s.f. r=0.86
8 Red Mill Ln
103.28'
72.37'
83.81'
S 08°47'51" E
55/927 3 Old Mill Ct.
LOT 17 12,262± s.f. r=0.95
N 35°42'51" E
S 35°42'51" W
20' WIDE PROP. DRAIN ESMT. 1,098± s.f. 18.17'
90.85'
S 35°42'51" W 94.42'
112.71'
11.44'
11.41'
55/926 5 Old Mill Ct
LOT 16 9,709± s.f. r=0.74
N 83°22'24" W 457.15' (TOTAL)
190.70'
179.26'
4 Old Mill Ct.
EXISTING 30' WIDE SEWER EASEMENT (DOC #24243)
10' WIDE VEGETATED BUFFER (TYP.)
#29 VESPER LANE MAP 55 PARCEL 1 N/F TOWN OF NANTUCKET
NORTH MILL STREET MAP 55 PARCEL 319 N/F TOWN OF NANTUCKET
PLAN SCALE
0 6 12 18 24 30 45 60 90
1 inch = 30 feet
12559G
LAND COURT
AUG 13 2014
FILED
FOR NEW LOTS 7TH ROUGH 20 (only)
SEE ADDITIONS ~~OR CHANGES~~ RE: Town CLERK CERTIFICATION ON 8½x11 Sheet DATED Aug 12, 2014 IN ENGINEERING FILES TIG/DLH
THE PLANNING BOARD DETERMINES THAT:
(a) LOTS SHOWN 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 BYLAW, BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BYLAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.
(b) LOTS 8 and 19 DO NOT CONTAIN ADEQUATE LOT AREA, AS DEFINED IN THE NANTUCKET ZONING BYLAW, TO COMPLY WITH CURRENT MINIMUM AREA REQUIREMENTS APPLICABLE UNDER SUCH BYLAW.
CB/DH/FD ■ CONCRETE BOUND WITH DRILL HOLE FOUND
IP/FD ○ IRON PIPE FOUND
⊡ CONCRETE BOUND WITH DRILL HOLE TO BE SET
TRAVERSE CLOSURE
ANGULAR ERROR: 00° 00' 04"
LINEAR ERROR: 0.070'
DIRECTION OF ERROR: N 38° 14' 58" W
PRECISION: 1:29,319
EDM ACCURACY
±(2mm + 2ppm x D) m.s.e.
ZONING CLASSIFICATION: R–1
MINIMUM LOT SIZE.....5,000 s.f.
MINIMUM FRONTAGE.....50'
FRONT YARD SETBACK.....10'
REAR/SIDE YARD SETBACK.....5'
GROUND COVER RATIO.....30%
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 LAND COURT INSTRUCTIONS OF 2006 AS OF THE DATE OF THIS SURVEY.
I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 BETWEEN FEBRUARY 3, 2014 AND AUGUST 8, 2014.
COMMONWEALTH OF MASSACHUSETTS ALAN M. GRADY No. 37732 PROFESSIONAL LAND SURVEYOR
8/8/14
DATE
ALAN M. GRADY, PLS #37732
I ,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 THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.
DATE
NANTUCKET TOWN CLERK
LOCUS MAP
SCALE: 1" = 400'
SEA ROCKS LANE
MILK STREET
PROSPECT STREET
MT. VERNON ST
JOY ST
NEW MILL STREET
MILL STREET
ANGOLA STREET
HUMMOCK POND RD
MILL HILL LANE
NORTH MILL STREET
VESPER LANE
NOTES
1. LOCUS: ASSESSORS MAP 55 PARCELS 314, 316, 317 & 318
ASSESSORS MAP 55.4.4 PARCEL 26
2. OWNERS: THE DOROTHY HARRISON EGAN FOUNDATION WILLIAM J. REES, Tr. DENIS H. GAZAILLE, Tr. WILLIAM P. HOURIHAN, Jr., Tr. CLAIRE GRAVES, Tr.
3. DEED REF: L.C. CERT. #22778 (DOC #122063)
4. PLAN REF: L.C. PLAN #12559–A (LOT E) L.C. PLAN #12559–B (LOT B10)
5. SEE DOCUMENT #24243 AND PLAN FILE 10–C FOR EASEMENT INFORMATION.
6. ROOF RUNOFF FROM INDIVIDUAL LOTS TO BE DIRECTED TO SUBSURFACE STORAGE AND INFILTRATION SYSTEMS.
1 08–8–2014 REVISED PER ENGINEERING and LAND COURT COMMENTS RMM/DLH
NO. DATE DESCRIPTION BY
PLAN OF LAND
IN
NANTUCKET, MASS.
OWNED BY
THE
DOROTHY HARRISON EGAN FOUNDATION
BEING A SUBDIVISION OF:
LOT E ON L.C. PLAN 12559–A
LOT B10 ON L.C. PLAN 12559–B
PREPARED BY
BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
tel: (508) 325–0044
fax: (508) 833–2282
SCALE: 1" = 30'
MARCH 10, 2014
APPROVED BY THE NANTUCKET PLANNING BOARD
FILE NUMBER:
DATE APPROVED:
DATE ENDORSED:
SHEET 3 of 11

#09-16 Sanford Boat Building Condo - Amendment to #17-11
Vanilla Day, LLC
2C Sanford Road, Unit 6
Map 55 Parcel 267

2 SANFORD RD
EAST
SITE OF BARCOSY
TACOS DUMPSTER

RECEIVED
MAR 09 2016
By



RECEIVED MAR 9 2016 By

2 SANFORD RD
UNITS 4-6
BARCOS Y TACOS
DUMPSTER ENCLOSURE

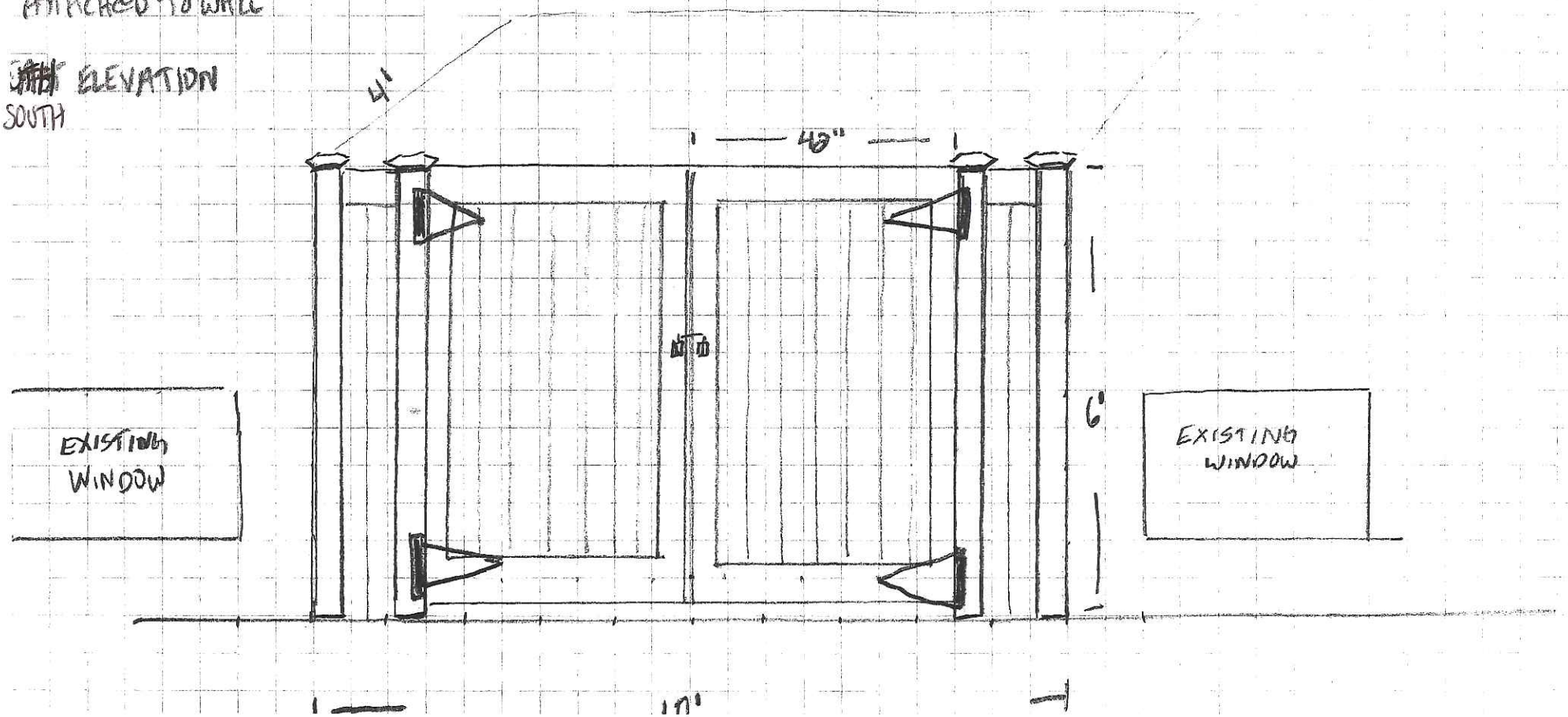
3/9/16

SKIP CABOT -
508-364-1408
508-228-7078
jenncabot@yahoo.com

RECEIVED
MAR 10 2016
BY

ENCLOSURE - 10'L x 4'D x 6'H
4x4 CEDAR POSTS
PINE DOORS / WALLS
2 x 42" W DOORS
ATTACHED TO WALL

ELEVATION
SOUTH

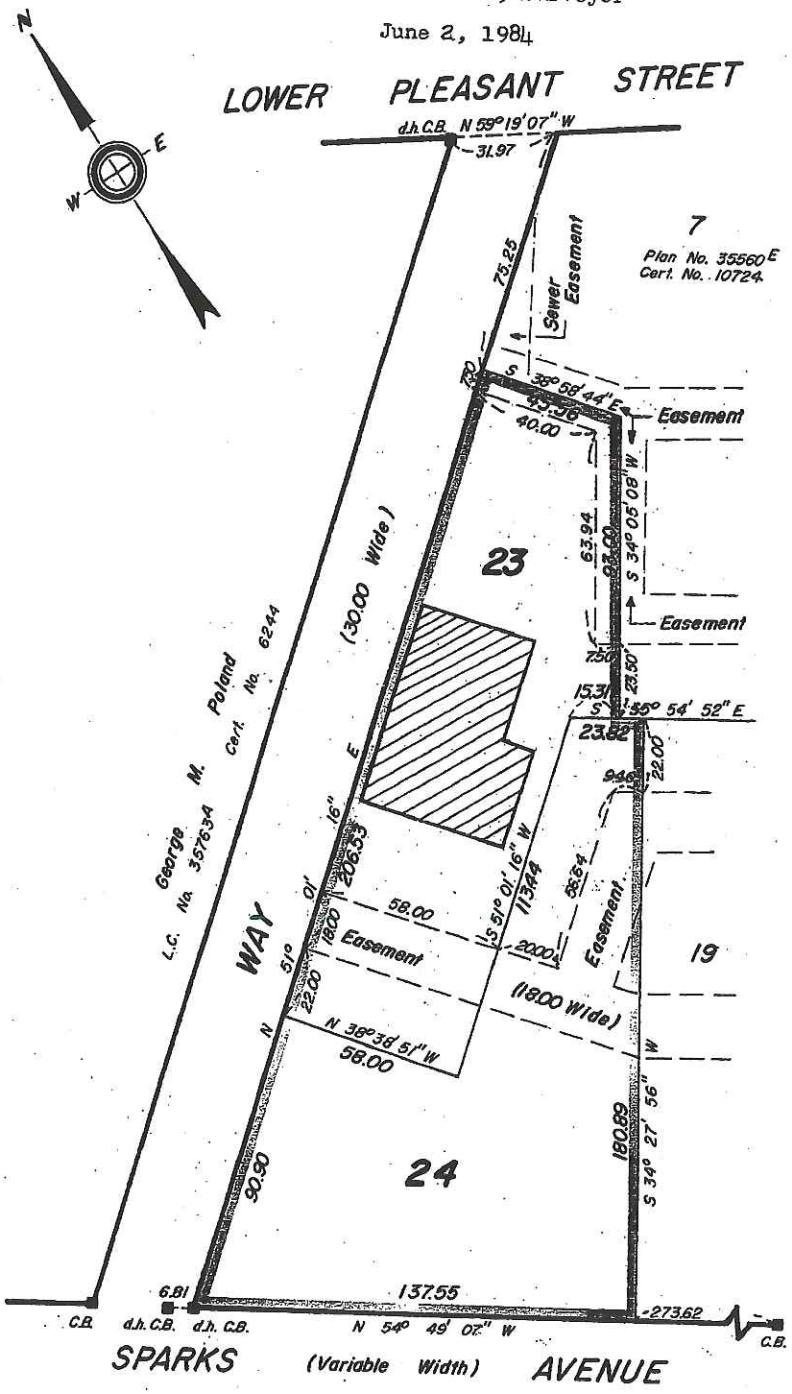


SUBDIVISION PLAN OF LAND IN NANTUCKET

Michael S. Bachman, Surveyor

June 2, 1984

35560G



Subdivision of Lot 20
Shown on Plan 35560F
Filed with Cert. of Title No. 11292
Registry District of Nantucket County
Separate certificates of title may be issued for land shown hereon as Lots 23 & 24
By the Court.

Abutters are shown as on original decree plan

Copy of part of plan filed in LAND REGISTRATION OFFICE NOV. 6, 1984
Scale of this plan 40 feet to an inch
Louis A. Moore, Engineer for Court

NOV. 6, 1984 Margaret D. Cronin acting Recorder.

G.B.S.

Form LCE-S-3. 3500 3-84

This plan filed with Certificate No. 11,520

RECEIVED MAR 10 2016 By

PLANNING BOARD

FILE # 09-16

RECEIVED JAN 20 2016 By

CHK # 1364 Walters

Nantucket Planning Board

Application for an Amendment to a Previously Granted Special Permit

Date: Dec 7/16

Name of Development: SANFORD BOAT BLDG CONDO.

~~Planning Board File No.~~: ZBA FILE NUMBERS 103-92 and 014-05

Owner(s)' Name(s): VINILLA DAO LLC

Mailing Address: 8 STEAMBOAT Wharf

Phone number: 508-332-9638 Fax number: _____ E-mail: _____

Applicant's Name: Scott Kopp

Mailing Address: _____

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

Engineer/Surveyor: _____

Mailing Address: _____

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

Location of Lots:

Street Address: 22 SANFORD ROAD Unit 6.

Tax Assessor's Map: 55-809 Parcel: 55-267

Nantucket County Registry of Deeds: # 042196

Land Court Plan 35 560-6 LOT 23 or Plan Book _____ Page _____

or Plan File #: CONDO PLAN 207-66

Size of Parcel _____ square feet

Zoning District _____

Describe proposed modification in detail:

Modification of special permit # 17-11 section 139-126: to allow change to unit 6 from retail (camera shop) to takeout food. No new seating, kitchen exists, one more food line and Register, open interior wall from unit 4 to unit 6 basically make the room larger.

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

Owner(s)' Signature(s): Allan Cafrona

Applicant's Signature:

Roger Cabot

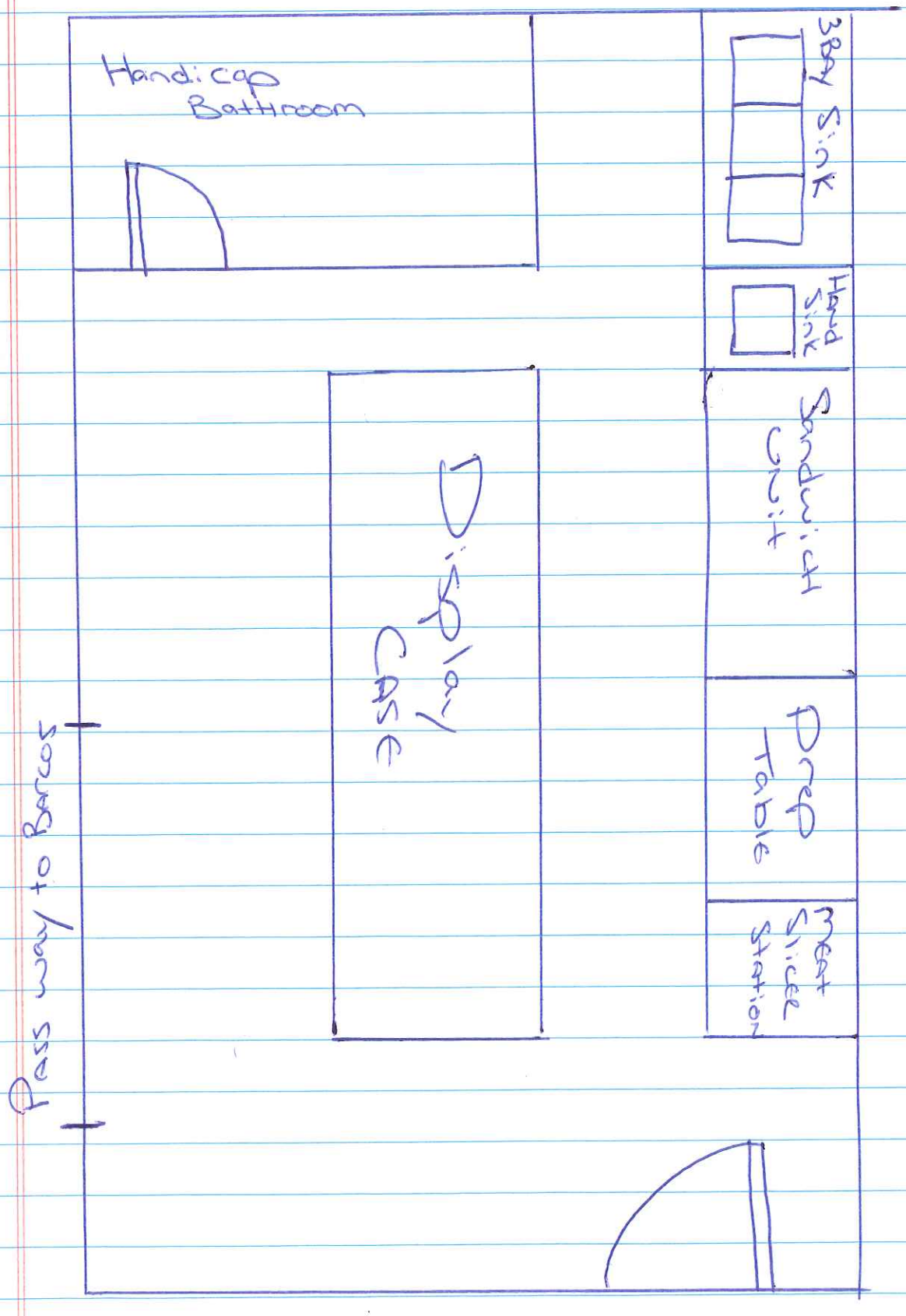
I/we _____, the undersigned, hereby authorize _____ to act as agent(s) on my/our behalf and to make any necessary revision on this filed application as may be requested by the Board to meet its governing rules and guidelines.

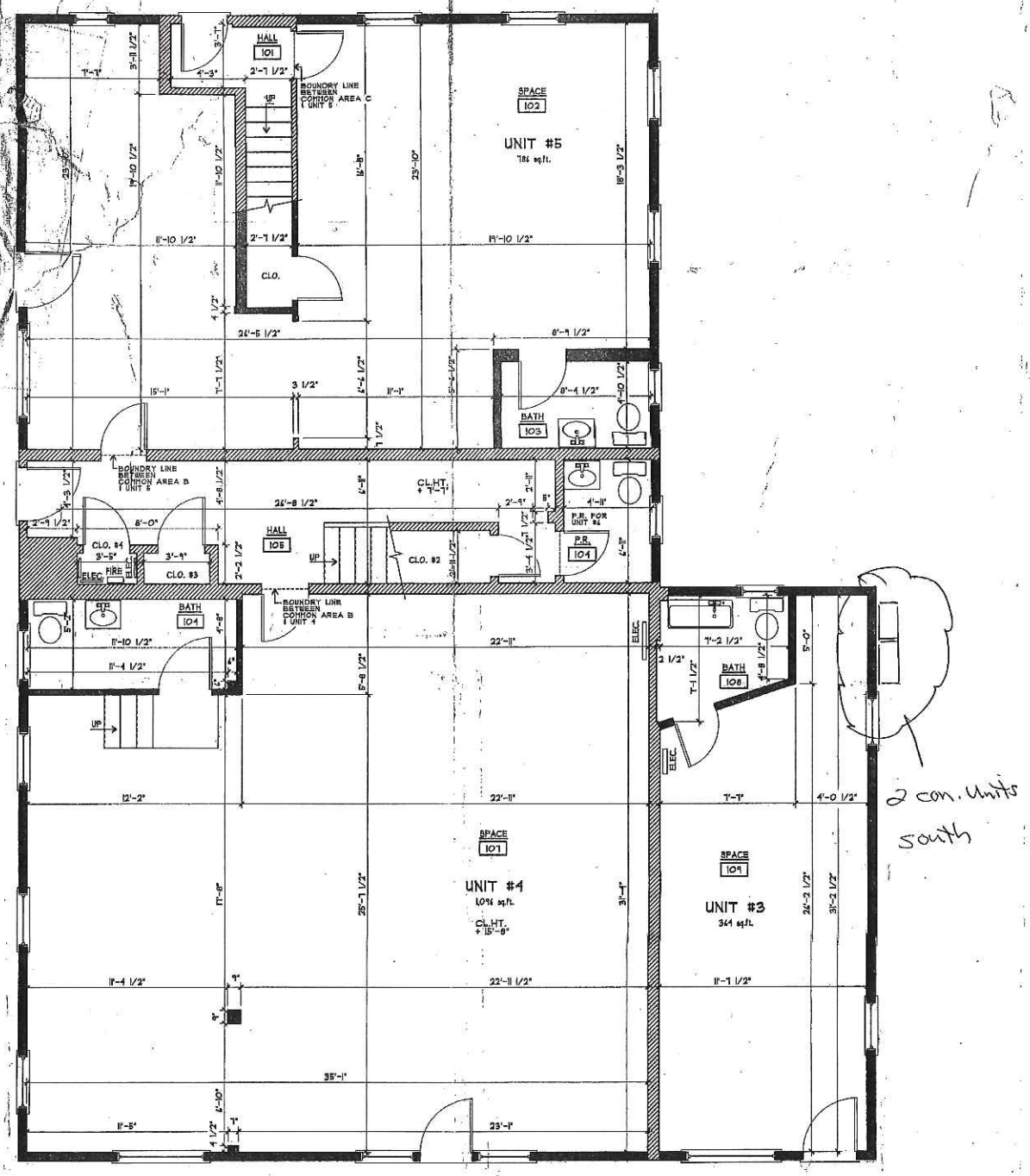
Owner(s)' Signature(s):

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

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

Sandwich Shop





EXISTING FIRST FLOOR PLAN @ UNITS #3, #4, & #5
SCALE: 1/4"=1'-0"

N

BOUNDRY WALL BETWEEN UNIT 3, UNIT 4 & UNIT 5

DRWN. BY: ETHAN McMORROW
ON 8/15/2007

ASSESSORS MAP 55 PAR

Nantucket Planning Board

RECEIVED
2013 JUL 23 AM 10 12
NANTUCKET TOWN CLERK

Approval of a Mid Island Planned Overlay District Special Permit

Project: Sanford Boat Building Condominium Unit 1
2 Sanford Road, Unit 1
(Tax Assessors Map 55, Parcel 806)
(Certificate of Title No. C57)

Owner: Edward J. Sanford and Matthew S. Sanford, Trustees of the Lower Pleasant Trust
Applicant: Dominic Treadwell

Previously Granted Special Permits
Zoning Board File #103-92 (registered as Document No. 59488)
Zoning Board File #014-08 (registered as Document No. 124623)

September 12, 2011
Resigned July 8, 2013

Background:
The Sanford Boat Building was constructed in 1977 and converted to office/retail space in 1983. The units within the structure later contained retail, office, and personal service uses. In 1992, a special permit was issued by the Zoning Board of Appeals granting the following:

- seven (7) of the required parking spaces were waived with twenty-two (22) spaces provided;
- the required off-street loading facility was waived; and
- a portion of the required 20% open space was waived with 19.74% provided.

In 2008, an application was filed with the Zoning Board of Appeals requesting a clarification to the previously granted permit. Several items, including a handicap access ramp, had been placed within areas previously counted toward the open space requirement. Due to the statutory zoning exemption for handicap access, the Board found that no additional relief from the open space requirement was necessary.

When the site was included in the Mid-Island Planned Overlay District (MIPOD) the Planning Board became the special permit granting authority.

Description of Project and Proposed Modification:
The applicant is seeking a special permit for a take-out food establishment within Unit 1 of the Sanford Boat Building. Unit 1 is located in the lower level facing Pleasant Street. Specifically, the applicant proposes an eighteen (18) seat coffee shop with on-site roasting facilities and the sale of pastries or other food generally associated with a coffee shop. The hours of operation are proposed from 6:00 AM to 8:00 PM. Unit 1 has available for use four (4) shared parking spaces, however, the parking requirement for this proposal is eleven (11) spaces as follows:

3. That the applicant shall provide a minimum of one (1) outdoor garbage receptacle near the entrance to the establishment.

On September 12, 2011 the Planning Board voted 5-0 to close the public hearing. The Board also voted 5-0 to **APPROVE** this Special Permit and to **ENDORSE** this decision.

Barry G. Rector APPROVED

Nathaniel Lowell APPROVED

Sylvia Howard APPROVED

Linda F. Williams APPROVED

John McLaughlin APPROVED

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS July 17, 2013

On the 17th day of July, 2013 before me, the undersigned notary public, personally appeared Sylvia Howard, 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

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

My Commission Expires

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

PLANNING OFFICE
SEP 12 2014
RECEIVED

CK# 17890

RECEIVED
2014 SEP 12 PM 3 44
NANTUCKET TOWN CLERK

Nantucket Planning Board

Application for an Amendment to a Previously Granted Special Permit

Date: _____

Name of Development: Sanford Boat Building Condominium

~~Planning Board File No.:~~ ZBA File numbers 103-92 and 014-08

Owner(s)' Name(s): Vanilla Day, LLC

Mailing Address: c/o Reade, Gullicksen, Hanley & Gifford, LLP- P.O. Box 2669, Nantucket, MA 02584
Phone number: 508-228-3128 Fax number: 508-228-5630 E-mail: kag@readelaw.com

Applicant's Name: same

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

~~Engineer/Surveyor:~~ _____

~~Mailing Address:~~ _____
~~Phone number:~~ _____ ~~Fax number:~~ _____ ~~E-mail:~~ _____

Location of Lots:
Street Address: 2 D Sanford Road (Unit 4, Sanford Boat Building Condominium)
Tax Assessor's Map: 55-809 ~~Parcel:~~ (part of 55-267)
Nantucket County Registry of Deeds: Certificate of Title No. U42196
Land Court Plan 35 560-G, Lot 23 ~~or Plan Book~~ _____ ~~Page~~ _____
~~or Plan File #:~~ see Condominium plan 2007-66

Size of Parcel 12,120 square feet
Zoning District ~~Residential Com~~mercial (RC); Mid-Island Planned Overlay District (MIPOD)

Describe proposed modification in detail:

(SEE ATTACHED)

Nantucket Planning Board

(Attachment)

Application for an Amendment to a Previously Granted Special Permit

Describe proposed modification in detail:

Applicant proposes to use Unit 4 for a takeout food establishment with one station. Present ZBA decisions provide for this unit to be used for retail or office; present use is retail. Applicant desires to preserve ability to return use to retail or office. Parking requirement will be six spaces (5 for takeout food establishment with one station; 1 for up to 3 employees).
Floor area is 1,096 sq. ft., so with up to 3 employees, the requirement is six spaces also. Take-out food establishment is allowed by special permit in this district. Planning Board has exclusive jurisdiction over this special permit and modification because locus is situated in MIPOD.

Open Space required for commercial lot, not constituting a Major Commercial Development (MCD), is 20%. Special permit relief is requested under Zoning By-Law §139-16-E (3) to reduce open space to about 19.975% to allow for condensers for refrigeration equipment.

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

Owner(s)' Signature(s):

Vanilla Day, LLC

By: [illegible]

Kenneth A. Gullicksen

Applicant's Signature:

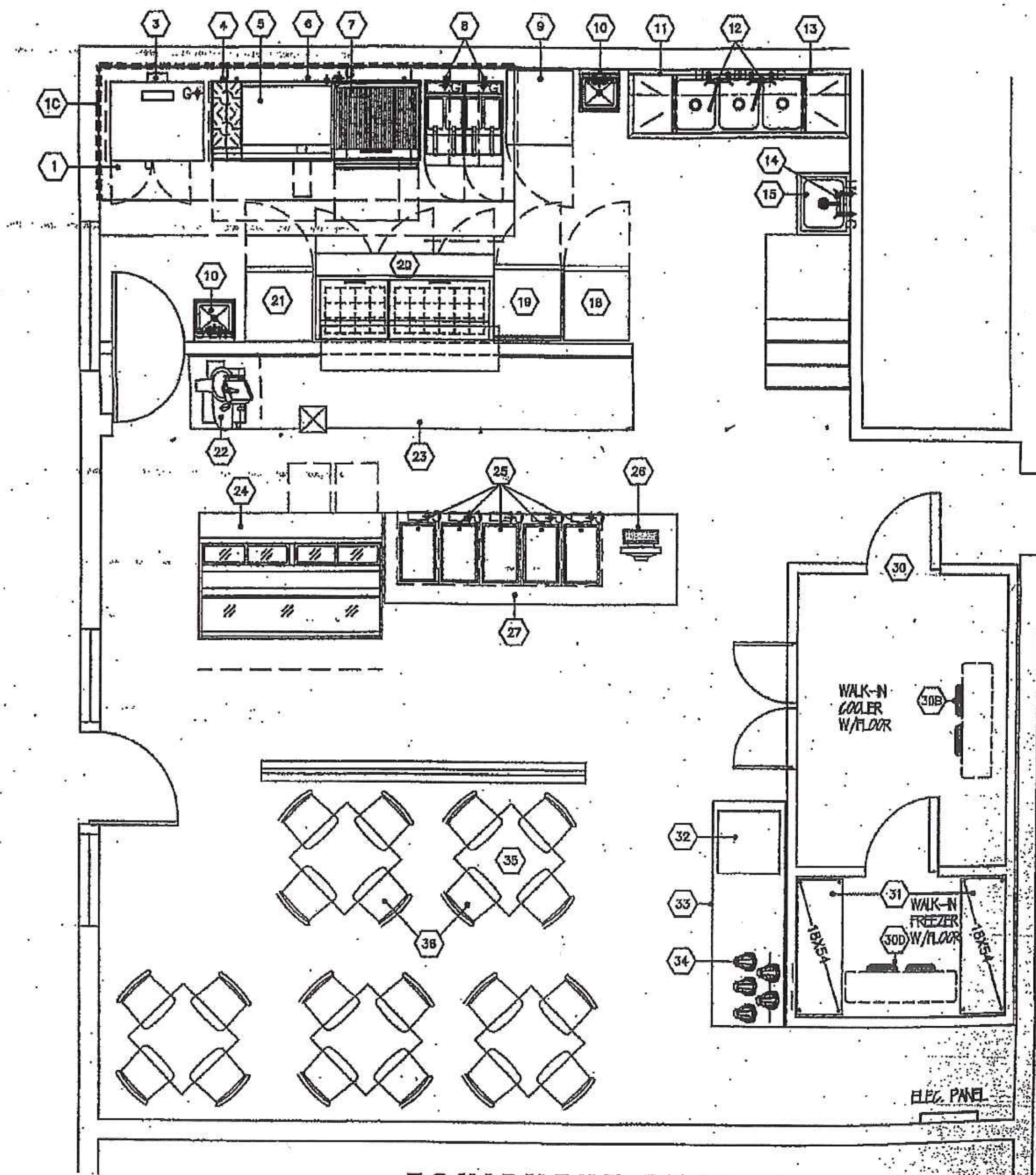
(same)

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

Owner(s)' Signature(s):

This application must be accompanied by a filing fee of $250.00 payable to Town of Nantucket plus $6.11 per abutters notice payable to Pitney Bowes Reserved Funds, four sets of mailing labels (1 inch in height and 2.63 inches in width), as well sufficient materials (e.g. site plan, list of proposed modifications, drainage calculations, engineering changes, etc.) as necessary to permit the Planning Board to adequately evaluate the proposal. A list of abutters may be obtained from the Nantucket Tax Assessors office. Each abutters name and address shall be recorded on the mailing labels. If the special permit modification pertains to a Major Commercial Development (MCD) the establishment of an escrow account may be necessary.

SANFORD BOAT BUILDING CONDOMINIUM
UNIT 4
PROPOSED FLOOR PLAN



EQUIPMENT PLAN

1/4" = 1' - 0"

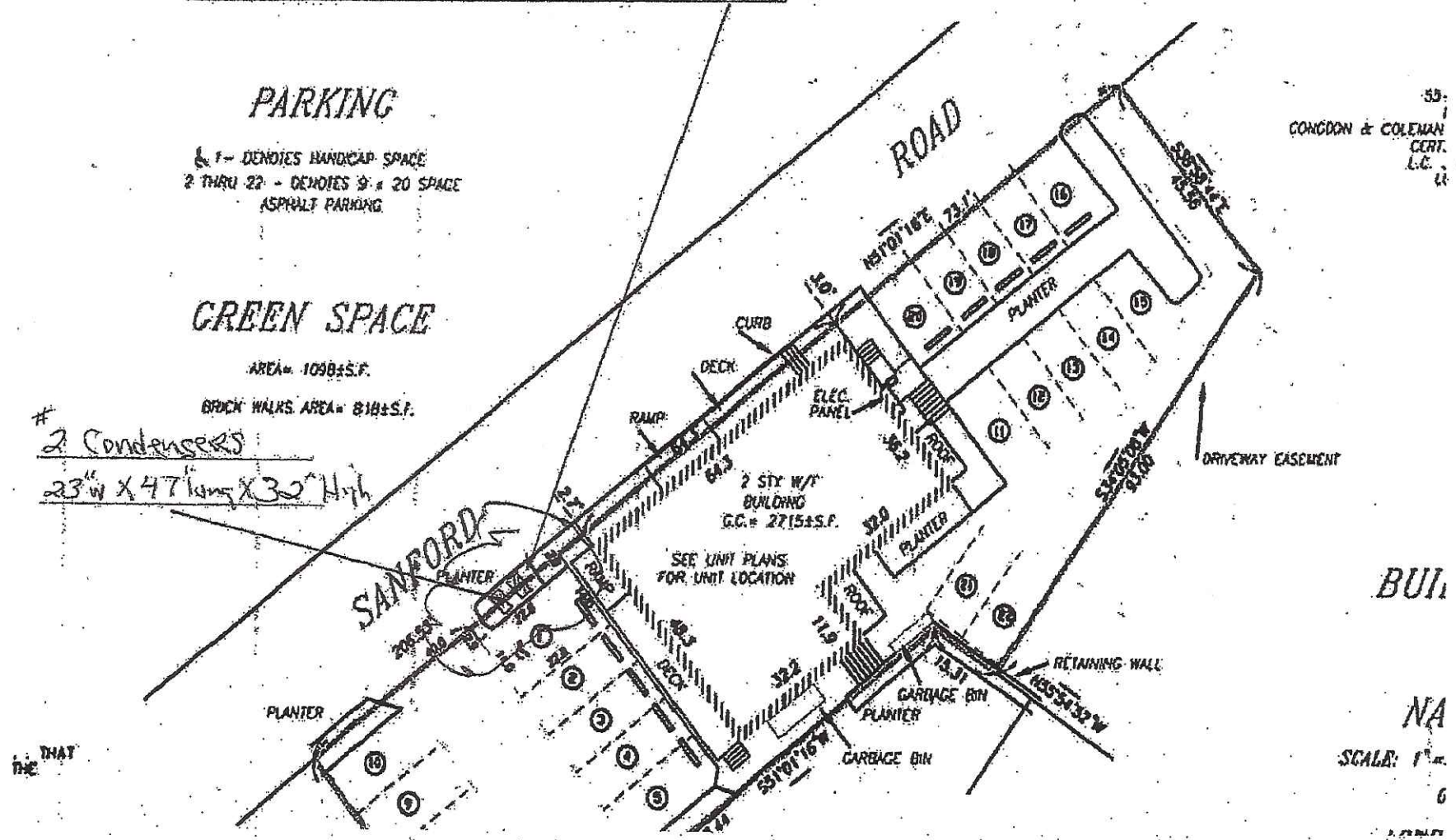
EQUIPMENT SCHEDULE

2 condensing units (1 freezer - 1 cooling) 24" x 47" x 32"

pipes under brick pavers to crawl space

Brand - "American Panel"

Planter 5.6 ft. x 22.0 ft.



Annual Town Meeting 2016
Planning Board Motions

~~**Article 33:** Zoning Bylaw amendment to Chapter 139 section 26 to add restrictions for new dwelling units on or within 200 feet of shorefront land;~~

- ✓ **Article 34:** Zoning Map change from Residential Commercial (RC) to Commercial Mid-Island (CMI) for properties off of Sparks Avenue, Hooper Farm Road, Sanford Road, Pleasant Street, Freedom Square, Bayberry Court, West Creek Road, Chin's Way, Orange Street, Cherry Street, and Dave Street; **POSITIVE January 28th**
- ✓ **Article 35:** Zoning Map change from Residential Commercial (RC) to Commercial Mid-Island (CMI) for properties off of Old South Road, Nobadeer Farm Road, Hanabea Lane, and Wampanoag Way; **POSITIVE January 28th**
- ✓ **Article 36:** Zoning Bylaw amendment to Chapter 139, Section 2, of the Code of the Town of Nantucket to amend the definition of "apartment building;" **POSITIVE March 7th**
- ✓ **Article 37:** Zoning Map change from Residential Commercial-2 (RC-2) to Residential-5 (R-5) and Commercial Trade, Entrepreneurship, and Craft (CTEC) for properties off of Bartlett Road and Marble Way; **POSITIVE March 3rd**

~~**Article 38:** Zoning Map change from Residential Commercial 2 (RC-2) and Commercial Trade, Entrepreneurship, and Craft (CTEC) to Residential 10 (R-10) or Residential 20 (R-20) for properties off Marble Way (citizen petition);~~

- ✓ **Article 39:** Zoning Map change from Residential Commercial-2 (RC-2) to Commercial Neighborhood (CN) and Residential 5 (R-5) for properties off of Fairgrounds Road, Vincent Circle, and Ticcoma Way; **POSITIVE January 28th**
- ✓ **Article 40:** Zoning Map change from Residential-1 to Residential Old Historic (ROH) for properties off of Cliff Road, North Avenue, Prospect Street, Joy Street, Milk Street, Mt. Vernon Street, Quaker Road, Main Street, Lowell Place, Easton Street, Vestal Street, and Madaket Road; **POSITIVE March 3rd**

~~**Article 41:** Zoning Map change from Residential-20 (R-20) to Village Residential (VR) for properties off of Quidnet Road, Squam Road, Sesachacha Road, Naauma Lane, Beacon Lane, and Sakedan Lane;~~

~~**Article 42:** Zoning Bylaw amendment to Chapter 139, section 7A, to remove the by-right allowance of residential swimming pools in the Village Residential (VR) district;~~

- ✓ **Article 43:** Zoning Map change from Residential-20 (R-20) to Residential-40 (R-40) for properties off of Crooked Lane, Grove Lane, and Madaket Road; **POSITIVE March 3rd**
- ✓ **Article 44:** Zoning Map change from Sconset Residential 20 (SR-20) to Sconset Residential 1 (SR-1) for properties off of Clifton Street, Comeau Lane, and Sconset Avenue (citizen petition); **POSITIVE January 28th**
- ✓ **Article 45:** Zoning Map change from Commercial Downtown (CDT), Residential Old Historic (ROH), Resiential-1 (R-1), Residential-20 (R-20), and Limited Use General-2 (LUG-2) to Residential-40 (R-40) Town Open Space – for open space properties in various locations; **POSITIVE January 28th**
- ✓ **Article 46:** Zoning Map change from Residential-20 (R-20,) Village Residential (VR,) Limited Use General-1 (LUG-1,) and Limited Use General-2 (LUG-2) to Limited Use General-3 (LUG-3) Country Open Space – for open space properties in various locations; **POSITIVE January 28th**
- ✓ **Article 47:** Zoning Map change from Village Trade, Entrepreneurship, and Craft (VTEC) to Village Residential (VR), from Limited Use Gen-3 (LUG-3) to VTEC and from VTEC to LUG-3 for property at 165, 171 and 171R Hummock Pond Road; **POSITIVE January 28th**
- ✓ **Article 48:** Zoning Map change from Limited Use General 2 (LUG-2) to Limited Use General 1 (LUG-1) for properties off Evergreen Way, Airport Road, and Daffodil Lane (citizen petition); **POSITIVE January 28th**
- ✓ **Article 49:** Zoning Map change from Limited Use General 2 (LUG-2) to Limited Use General 1 (LUG-1) for property at 8 Masaquet Avenue (citizen petition); **POSITIVE March 3rd**

Annual Town Meeting 2016
Planning Board Motions

- ✓ **Article 50:** Zoning Map change from Limited Use General 2 (LUG-2) to Limited Use General 1 (LUG-1) for properties off Lovers Lane, Boulevarde, and Okorwaw Avenue (citizen petition); **POSITIVE March 3rd**
- ✓ **Article 51:** Zoning Bylaw amendment to Chapter 139, section 2, to amend the definition of tertiary dwelling; **POSITIVE January 28th**

~~**Article 52:** Zoning Bylaw amendment to Chapter 139, sections 2, 7, and 18, of the Code of the Town of Nantucket to allow the creation of a tiny house unit (citizen petition); and~~

~~**Article 53:** Zoning Bylaw amendment to Chapter 139, sections 2, 7, and 18, of the Code of the Town of Nantucket to allow the creation of a tiny house village (citizen petition);~~

- ✓ **Article 54:** Zoning Bylaw amendment to Chapter 139, section 8, to amend the secondary lot regulations; **POSITIVE January 28th**
- ✓ **Article 55:** Zoning Bylaw amendment to Chapter 139, sections 2 and 8, of the Code of the Town of Nantucket to allow secondary lots to be sold to qualified family members without being subject to the Nantucket Housing Needs Covenant Ownership Form (citizen petition); **POSITIVE March 7th**

~~**Article 56:** Zoning Bylaw amendment to Chapter 139, sections 2 and 8, of the Code of the Town of Nantucket to allow secondary lots to be sold to qualified family members without being subject to the Nantucket Housing Needs Covenant Ownership Form (citizen petition);~~

- ✓ **Article 57:** Zoning Bylaw amendment to Chapter 139, section 11, to amend the major commercial development regulations; **POSITIVE March 3rd**
- ✓ **Article 58:** Zoning Bylaw amendment to Chapter 139, sections 2 and 30, to amend the adult use definition and to clarify the issuance of special permits by the special permit granting authority; **POSITIVE January 28th**
- ✓ **Article 59:** Zoning Bylaw amendment to Chapter 139, Section 7B (5), of the Code of the Town of Nantucket to amend "abandoned vehicles;" **POSITIVE March 3rd**
- ✓ **Article 60:** Zoning Bylaw amendment to Chapter 139, sections 2, 16, 17, 29, 30, and 33, to make various technical amendments; **POSITIVE March 3rd**

Legend:

Citizen Petition

Zoning Map Change

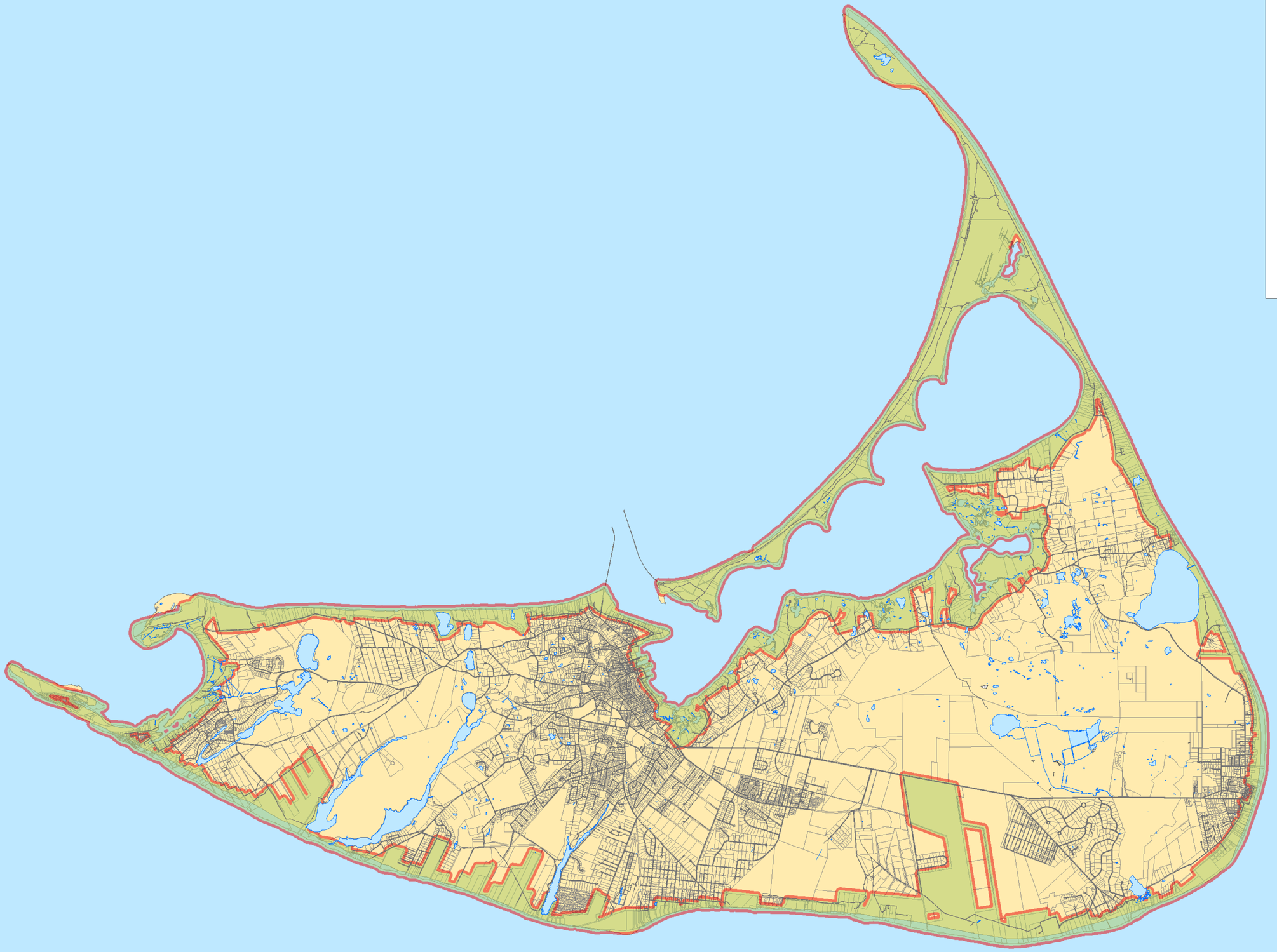
Zoning Bylaw Amendment

~~Strike through~~ = no action by the board

✓ = positive recommendation from the board

2016 Annual Town Meeting Warrant Article 33

Bylaw Amendment/Home Rule Petition: Coastal Erosion Liability Waiver



Legend

- Shorefront Enforcement Area
- Parcel Lines

1 inch = 2,742 feet

Data Sources:
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Town of Nantucket - GIS Mapsheet

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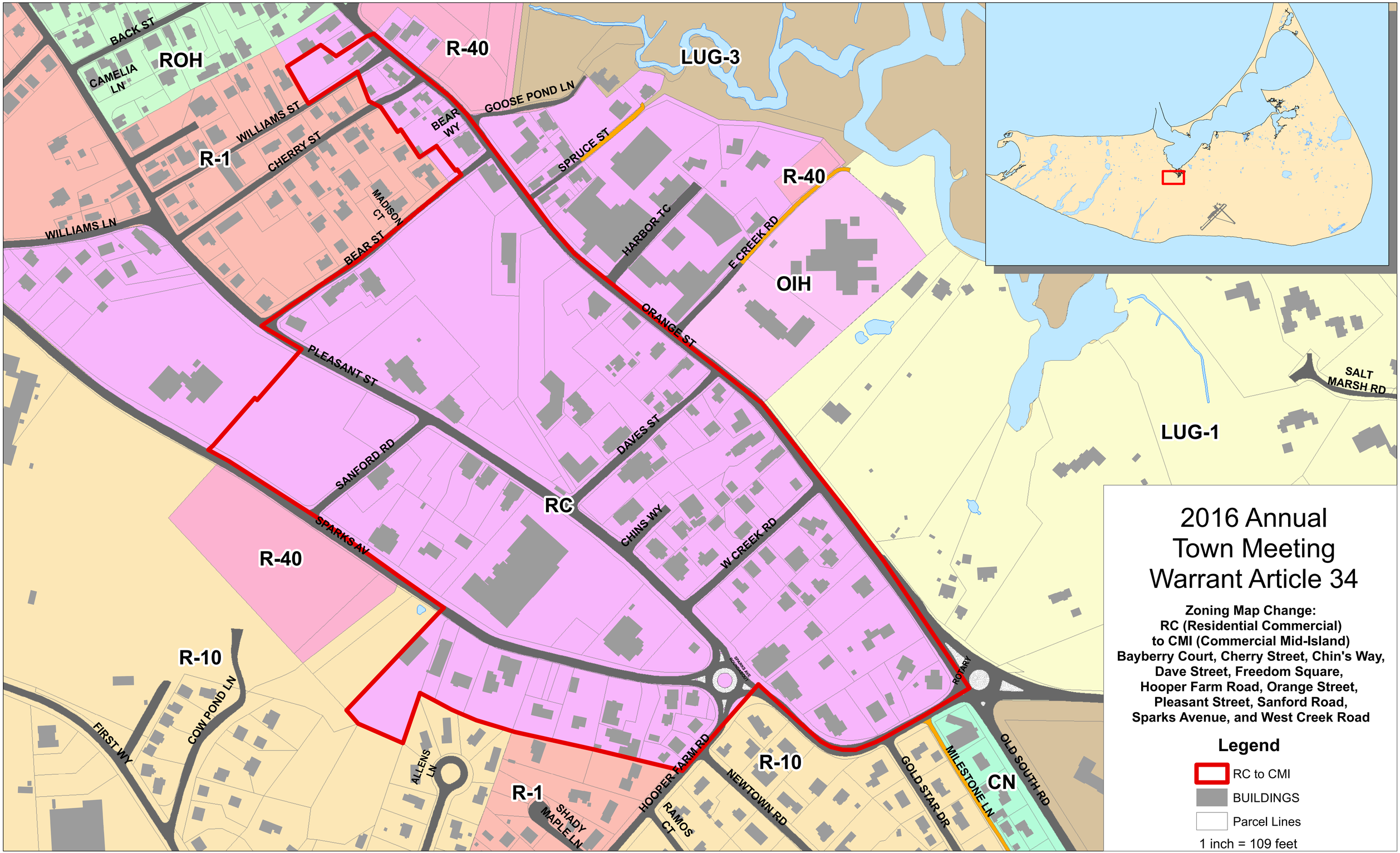
The presence of information of this mapsheet does not necessarily imply public right-of-way or the right of public access.

January, 2016

Please send identification of any errors and corresponding corrections to:

GIS Coordinator
Town of Nantucket
2 Fairgrounds Road
Nantucket, MA 02554



2016 Annual Town Meeting Warrant Article 34

Zoning Map Change:
RC (Residential Commercial)
to CMI (Commercial Mid-Island)
Bayberry Court, Cherry Street, Chin's Way,
Dave Street, Freedom Square,
Hooper Farm Road, Orange Street,
Pleasant Street, Sanford Road,
Sparks Avenue, and West Creek Road

Legend

- RC to CMI
- BUILDINGS
- Parcel Lines

1 inch = 109 feet

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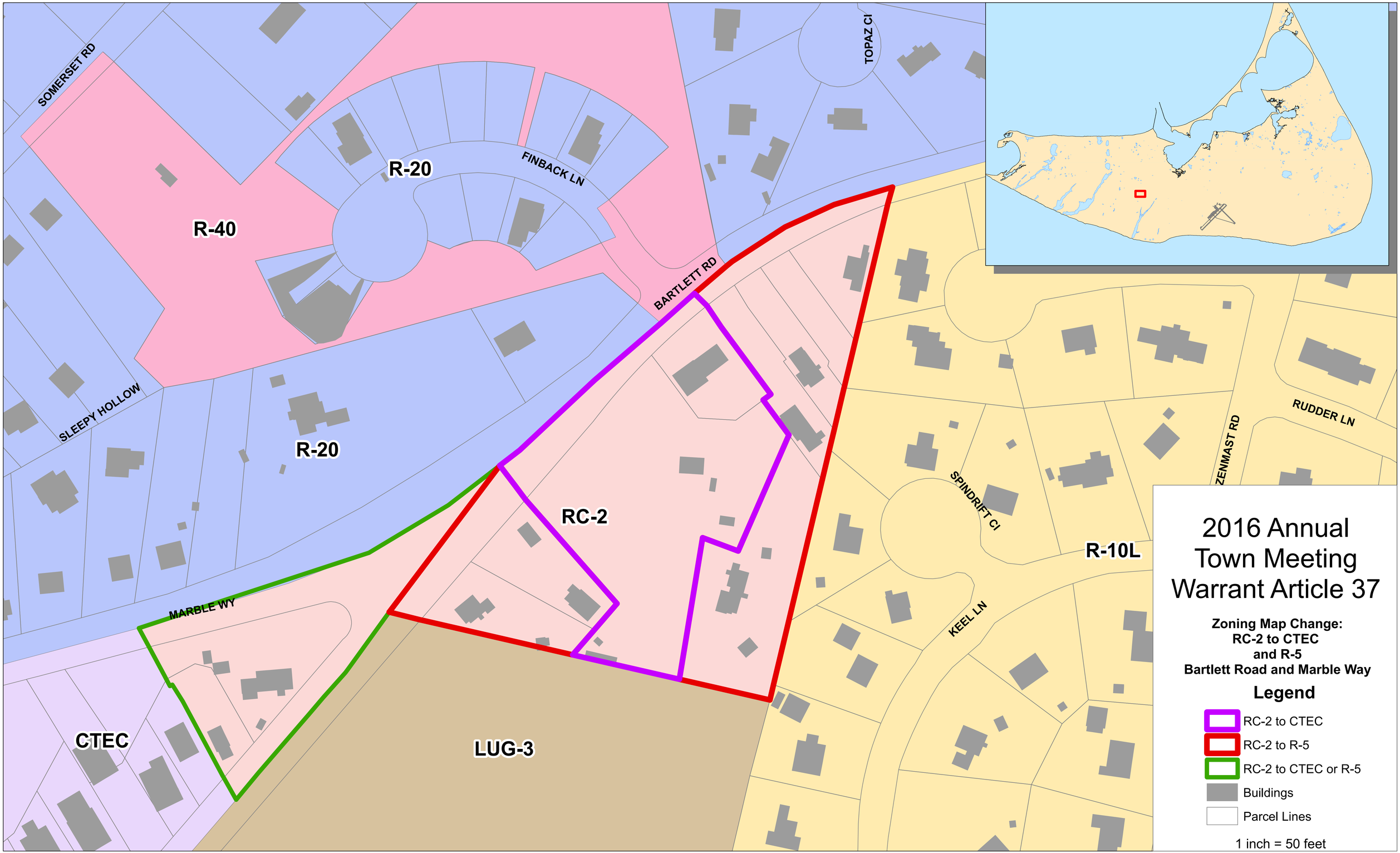

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March, 2016

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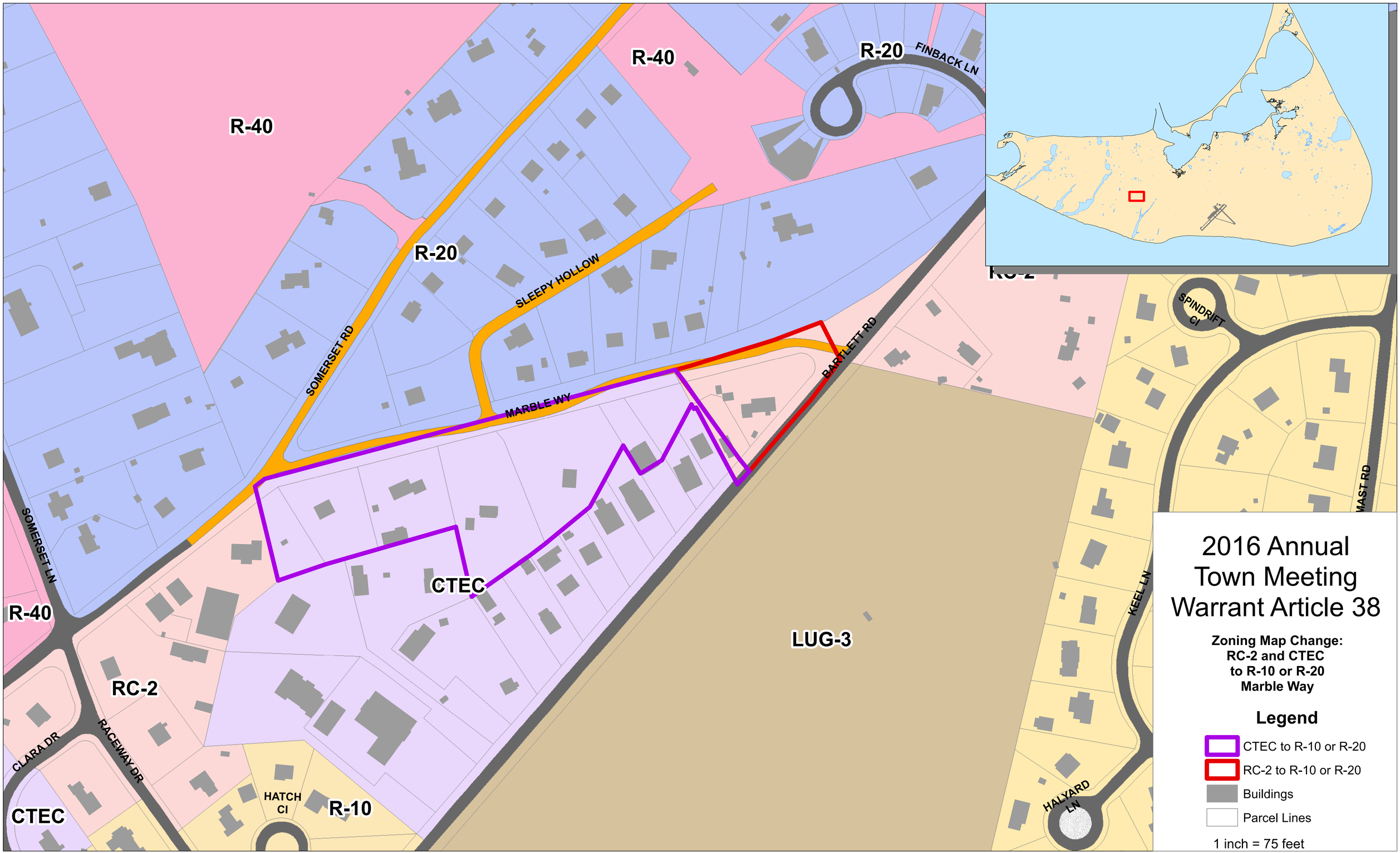

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October, 2015

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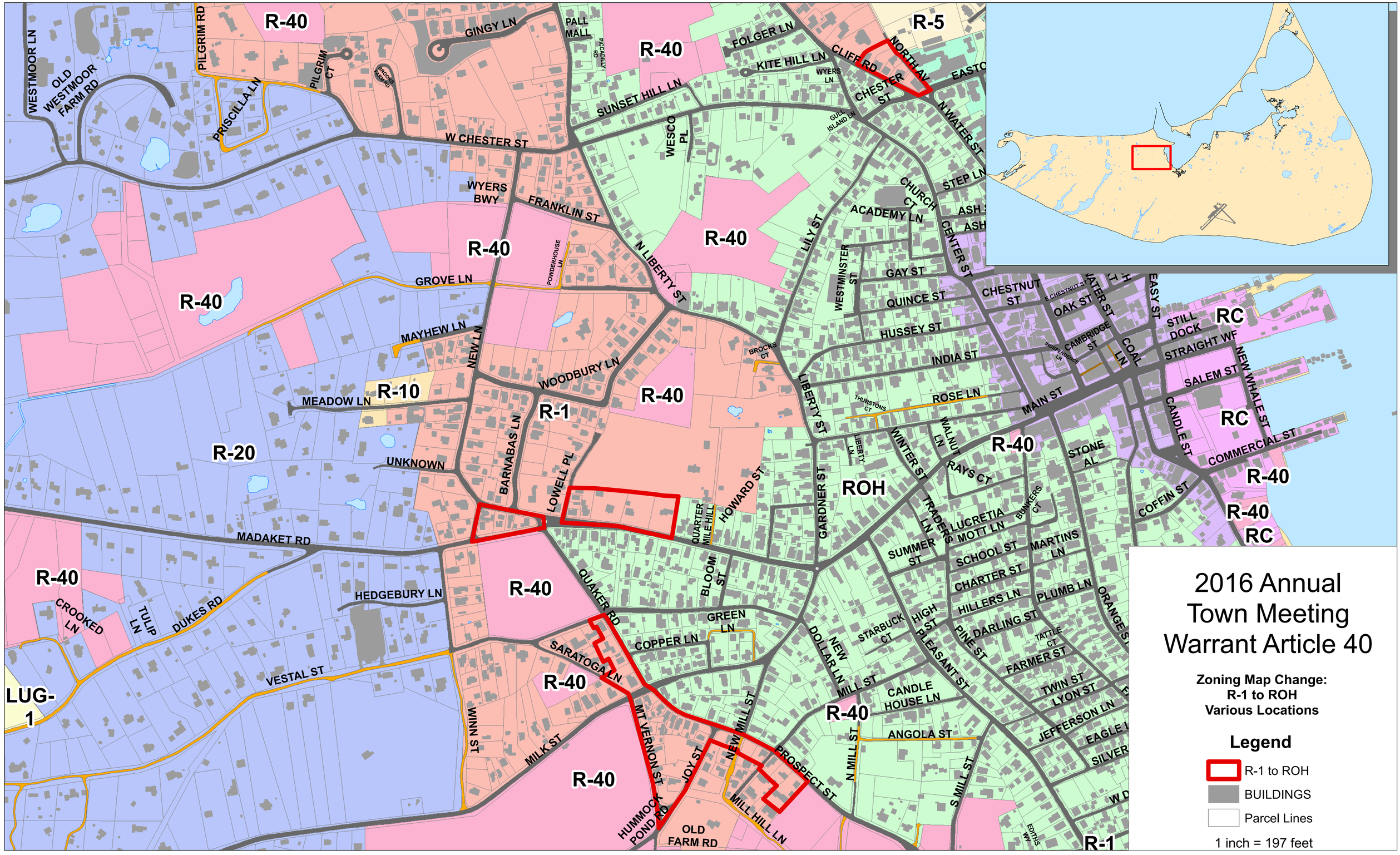

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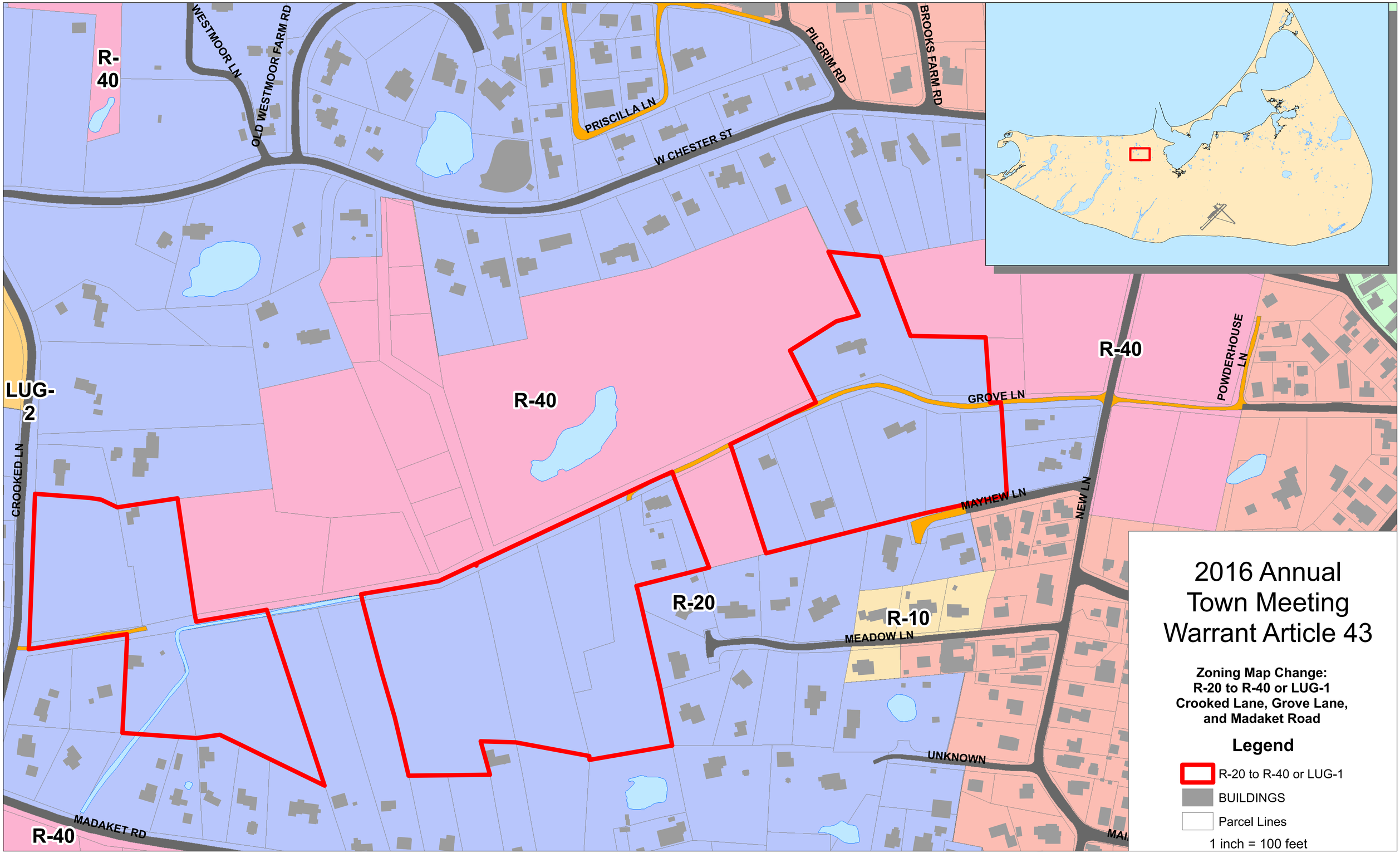

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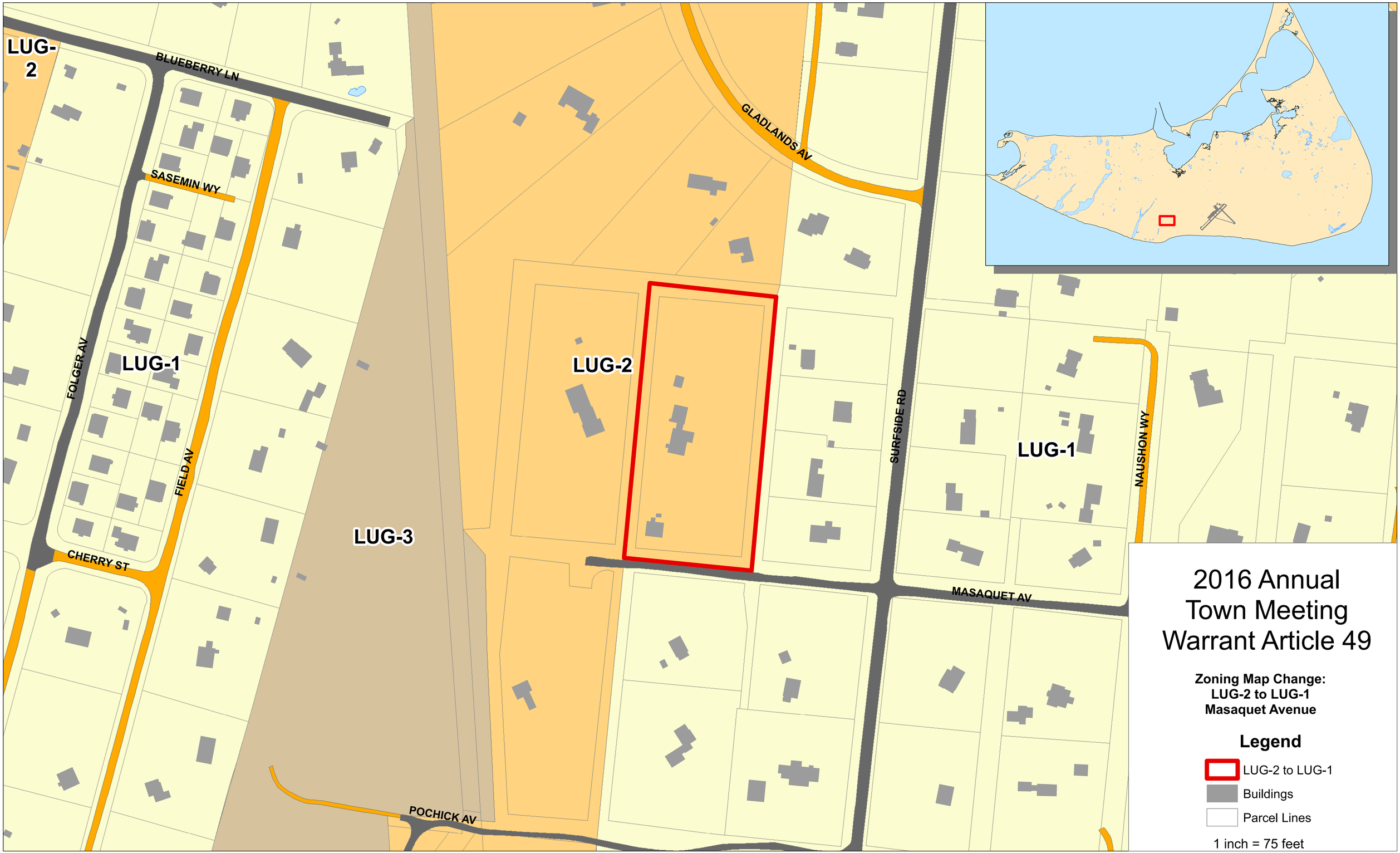

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August, 2015

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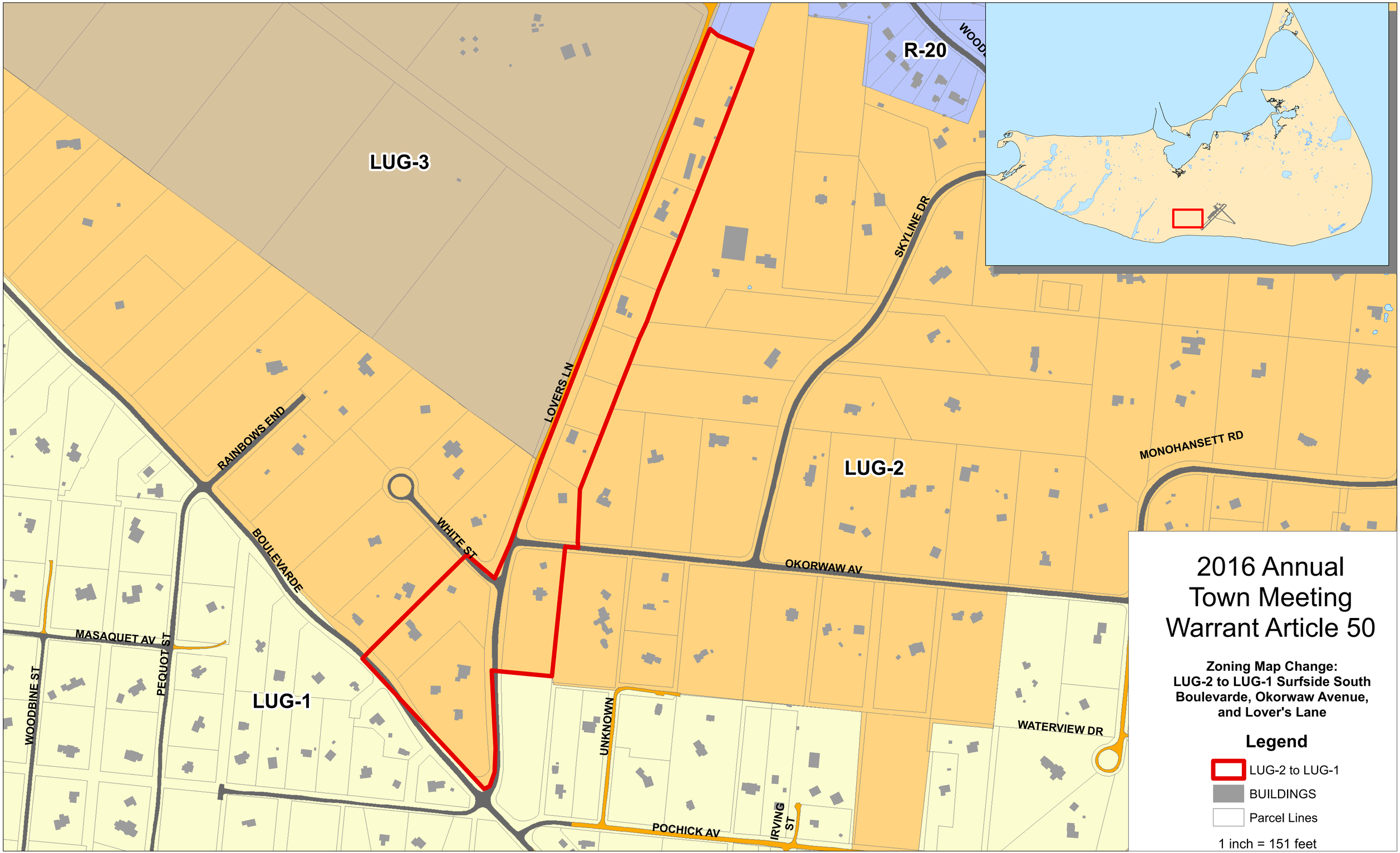

2016 Annual Town Meeting Warrant Article 50

Zoning Map Change:
LUG-2 to LUG-1 Surfside South Boulevarde, Okorwaw Avenue, and Lover's Lane

Legend

- LUG-2 to LUG-1
- BUILDINGS
- Parcel Lines

1 inch = 151 feet

Data Sources:
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January, 2015

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Nantucket, MA 02554

PLANNING BOARD REPORT

Chapter 40A, section 5 of the Massachusetts General Laws authorizes the Planning Board (hereafter the Board) to issue an advisory report to Town Meeting. Although a motion for Articles 33 through 60 is printed in the Warrant, this report provides additional information to help voters understand the rationale for each motion and has been included with a glossary in the Warrant since 2011. The Board is guided by the approved Master Plan, unanimously accepted by Town Meeting in April of 2009[1]. Overall, the Board's motions are consistent with the goals and policies of the Master Plan, they advance and implementation schedule and they represent a balanced approach to guiding the community's future physical development.

Articles 34, 35, 37 through 41 and 43 through 50 are Zoning Map changes and Articles 33, 36, 42 and 51 through 60 are Zoning Bylaw amendments.

The proposed map changes (1) match the existing character of the area with the designated zoning districts or (2) address specific issues in their respective areas, including several articles which allow for increased density where appropriate. Articles 34, 35, 37, 39, 40, 43 through 50 are recommended by the Board. The Board considered compliance with the Master Plan, including, but not limited to, such policies as:

- Advancing Master Plan actions identified in the "Zoning District Implementation Schedule"[2]
- Matching zoning districts with the character of the surrounding area[3]
- Phasing out certain zoning districts[4]
- Fostering the creation of area plans and removing commercial zoning from exclusively residential areas[5]
- Encouraging small neighborhood centers with mixed-use development[6]
- Addressing issues in 7 of 18 identified Planning Areas[7]

Several of these articles warrant further discussion.

Articles 34 and 35 map the Commercial Mid Island (CMI) district, an important part of the Master Plan's implementation of tailored commercial districts. Article 36 is a companion Bylaw text amendment article that addresses the use allowances and height regulations within the CMI. Articles 37 and 39 continue the phase out of the RC-2 zoning district. Article 40 implements the phase-out of the R-1 zoning district in proximity to the downtown. Articles 43, 45 and 46 protect areas of low density and open space resources.

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[1] Warrant Article 26 of the 2009 Annual Town Meeting
[2] 2009 Nantucket Master Plan, Figure 39, page 90 (Articles 43, 44, 45, 46, 52, 54, 55, 57, 59 and 60)
[3] 2009 Nantucket Master Plan, Goal 2.1, Policy 2.1.3, page 90 (Articles 44, 45, 46, 47, 48, 52, 59 and 60)
[4] 2009 Nantucket Master Plan, Goal 2.1, Policy 2.1.1a, page 90 (Articles 43, 44, 45, 46, 48, 52, 59 and 60)
[5] 2009 Nantucket Master Plan, Goal 2.2 Policy 2.2.1 and 2.2.3, page 91 (Articles 44, 45, 48, 59 and 60)
[6] 2009 Nantucket Master Plan, Goal 2.2 Policy 2.2.2, page 91 (Articles 44, 48, 50, 52, 57, 58 and 70)
[7] 2009 Nantucket Master Plan, Figure 17, page 48 (Articles 43, 44, 45, 46, 47, 48, 53, 54, 59, and 70)

Articles 51 and 54 modify the existing tertiary dwelling and secondary lot provisions of the Bylaw. Both articles are recommended to improve the available options for housing creation. Articles 57, 58, 59, and 60 have straightforward changes to uses and technical provisions. Article 57 is a cleanup of an overly wordy and complicated section of the Zoning Bylaw. Article 58 responds direction provided to the Town from the Attorney General. Article 59 adds language to the Zoning Bylaw that is entirely consistent with Chapter 104 of the Code, which has been in place since 1991. Article 60 contains miscellaneous technical changes to the Bylaw.

Several articles were not recommended. Article 33 (Coastal Erosion Liability Waiver) is similar to an article that was proposed at the 2015 ATM, which also received a negative recommendation. Although the Board understands the valid intent of the article, we continue to question whether or not it should be addressed in zoning, and further, there are two different issues that this article attempts to address with a single solution. This article should be referred to a workgroup for further research and review. The intent of Article 38 was to place commercial properties along Marble Way in a residential district. After lengthy discussion, the Board determined that the proposal would not have the desired affect and would create numerous zoning nonconformities. Articles 41 and 42 are companion articles intended to rezone and reduce the potential for swimming pools in a portion of Quidnet. These articles required further study and have been referred to the NP&EDC for neighborhood planning. Articles 52 and 53 (Tiny House Units and Districts) are companion articles that were not supported by the Board. The Board determined that the existing tertiary dwelling provision largely accomplished the intent, without changing the long standing regulation prohibiting trailers or building-like containers for residential purposes. Article 56 is not recommended because it the intent was accomplished in Article 55, which received a positive recommendation.

The Planning Board recognizes the hard work of its staff, the active participation by citizens, and appreciates the thoughtful review of these articles by Town Meeting voters. If you have questions or concerns about the zoning articles, we encourage you to seek answers in advance of Town Meeting from individual Board members or contact PLUS staff at 508-325-7587.