



Nantucket Planning Board

STAFF REPORT

Date: March 21, 2016
To: Planning Board
From: Holly E. Backus
Land Use Specialist
Re: Staff Report for April 11, 2016 Planning Board Meeting

Minutes:

- January 28, 2016 Special Meeting
- February 19, 2016 Special Meeting
- March 3, 2016 Special Meeting
- March 7, 2016 Regular Meeting

Staff prepared and reviewed the minutes from the past meetings. Staff recommends approval.

ANRs:

- #7947 Arthur I. Wullschleger Jr. & Carol Wullschleger, 12 Shell Street (Map 73.1.3 Parcel 80)
The purpose of this plan is a perimeter plan of an existing lot of record. Staff recommends endorsement.
- #7948 Seamoore Nominee Trust; James P. Kelley & Marlys E. Kelley, 18 Nonantum Ave (Map 87 Parcel 18)
The purpose of this plan is a “Merger Plan” of Lot 2-B and Parcel C, pursuant to the Yard Sale Program. Staff recommends endorsement.
- #7949 Thorn & Thistle Condominium, 5 & 5 ½ Jefferson Lane (Map 55.4.1 Parcel 119)
The purpose of this plan is to divide a single lot, on which two (2) buildings were in existence prior to 1955, when the Subdivision Control Law went into effect. The Applicant provided a copy of the Town of Nantucket 1940 Aerial Views as evidence of such buildings. Both lots have frontage along Jefferson Lane. Staff recommends endorsement.
- #7950 Four Deck Nominee Trust; Roberta A. Hatch Trustee, 29 Pochick Ave (Map 80 Parcel 92)
The purpose of this plan is a “Merger Plan” of Lot 20 and Parcel C, pursuant to the Yard Sale Program. Staff recommends endorsement.

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- **#7951 Woodbury Lane Realty Trust; Bruce H. Poor Trustee, Barnabas Lane (Map 41 -portion)**
The purpose of this plan is a perimeter plan of two (2) existing lots of record and one (1) new lot previously located within the roadway. The new lot (lot 25) is comprised of land that falls outside of the 40' street width requirement. Staff recommends endorsement.
- **#7952 Inhabitants of the Town of Nantucket, Off Ticcoma Way (Map 67 Parcel 40 – portion)**
The purpose of this plan is a perimeter plan of lots 77 and 78. The plan creates two (2) buildable lots (Lot 79 & 81), and a proposed 39,868 square foot roadway lot (Lot 80.) All lots meet the required frontage for the R-5 zoning district. Staff recommends endorsement.
- **#7953 Margaret Ann Ruley, 5 Franklin Street (Map 41 Parcel 391)**
The purpose of this plan is a perimeter plan to reflect a land acquisition from the Town of Nantucket authorized by Article 102 of the 2015 Annual Town Meeting. Staff recommends endorsement.
- **#7954 Executor of the Estate of Edward S. Heard, 3 School Street (Map 42.3.2 Parcel 125)**
The purpose of this plan is to divide a single lot, on which two (2) buildings were in existence prior to 1955, when the Subdivision Control Law went into effect. The Applicant has provided the 1887 Sanborn Tax Maps as evidence that shows the two (2) structures. Staff recommends endorsement.
- **#7955 Joseph A. Young, Joseph J. Young, Frances T. Young & Ann Y. Orr, 43 Jefferson Avenue (Map 30 Parcel 47)**
The purpose of this plan is to divide Lot 1 on a Land Court plan into Lot 3 and Lot 4. The plan creates two (2) unbuildable lots; an approximately 10,521 square foot lot (Lot 3) and 1,686 square foot lot (Lot 4.) These lots are to be conveyed to and combined with abutting land owned by the Town of Nantucket. Staff recommends endorsement.
- **#7956 - 2013 Freedom Trust, Way of Sherburne Turnpike (Map 30)**
The purpose of this plan is a “Taking and Disposition Plan of Land” pursuant to Article 96 & 97 of the 2014 Town Meeting. The purpose of this plan is to divide an existing 33' wide paper way off of Sherburne Turnpike into Lot 8 and Lot 9. Lot 8 is an approximately 6,751 square feet and Lot 9 is approximately 6,751 square feet.
- **#7957 Town of Nantucket, Boulevard and Weweeder – Parcels A1 through A14 (Maps 79 & 88)**
The purpose of this plan is a “Roadway Acquisition Plan” for Parcels A1 through A14 ranging from 1,508 square feet to 11,563 square feet. These parcels will be available under the Yard Sale Program. Staff recommends endorsement.
- **#7958 Town of Nantucket, Henry Street (Map 29)**
The purpose of this plan is a “Taking and Disposition” plan of unbuildable lots; Lot A and Lot B out of paper road formerly called “Henry Street,” pursuant to the Yard Sale Program. Lot A is an approximately 2,459 square foot lot to be conveyed to and combined with Map 29, Parcel 15. Lot B is an approximately 2,450 square foot lot to be conveyed to and combined with Map 29, Parcel 16. Staff recommends endorsement.
- **#7960 Mark Bono- Owner J Pepper Fraizer – Contact Purchaser, 35 King Street, Siasconset (Map 73.4.2 Parcel 98)**
The purpose of this plan is to divide a single lot, on which two (2) buildings were standing prior to 1955, when the Subdivision Control Law went into effect in the two (2) separate lots and both buildings remain on each of the lots pursuant to MGL Chapter 41 Sections 81L and P. The Applicant provided a copy of the Town of Nantucket 1938 Aerial photography as evidence of such buildings. Both lots have frontage along King Street. Staff recommends endorsement.

Second Dwellings:

- Tea Tucket, LLC, 10 North Road (Map 43 Parcel 81)
- Ack Last, LLC – Peter Georgantas, 7 Judith Chase Lane (Map 42.3.2 Parcel 62)
- Kenneth & Kathleen Wiggin, 15 Miacomet Avenue (Map 67 Parcel 213)
- William P. Manchester, Hussey Farm Road (Map 56 Parcel 94)
- Robert & Deborah Giese, 5 Meadow Lane (Map 41 Parcel 444)
- Kimball-Sherburne LLC; George L. Cushing, 9 Kimball Ave (Map 30 Parcel 31)
- Joao Coutinho, 17 Woodland Drive (Map 68 Parcel 263)
- Benjamin & Margot FooShee, 13 Massachusetts Avenue (Map 60 Parcel 75)
- Daniel & Joanne Strojny, 113 Somerset Road (Map 66 Parcel 139)
- Michael Szwajkowski & Courtney Miller, 3 Joy Street (Map 55.4.4 Parcel 68)
- Kim Glowacki, 19 Nancy Ann Lane (Map 68 Parcel 140)

Reports issued by Holly E. Backus are included in your packet.

Tertiary Dwellings:

- Diane O’Neil, 14 Tripp Drive (Map 80 Parcel 310)

Report issued by Holly E. Backus is included in your packet.

Previous Plans:

- #6654 Hanabea Lane Subdivision, Nobadeer Farm Road, *Form J release for Lots 738 and 741*
The subdivision improvements for this subdivision have been completed. Staff recommends endorsement.
- #6654 Hanabea Lane Subdivision, Nobadeer Farm Road, *Form J release for Lots 736, 754 and 755*
The subdivision improvements for this subdivision have been completed. Staff recommends endorsement.
- #7426 Micheme Lane Subdivision, 21 Ticcoma Way, *release of escrow*
There are several outstanding issues with this project, all of which are fairly minor. They include:
 - Re-setting the granite curb near new swale inlet
 - Re-positioning the sprinkler head away from granite curb
 - Checking the condition of lawn and plantings in the swale

Until the outstanding work is completed, staff does not recommend releasing the funds remaining in the escrow account (\$2,104).

- #7640 Fisher Lane Subdivision, 101 Low Beach Road, *endorse legal documents*
Staff recommends endorsement.
- #7786 Vinecliff Lane, 47 & 47B Cliff Road, *Form J release for Lots 6 & 7*
Staff recommends endorsement.
- #7919 Hatikva Way Subdivision, 82 & 84 Surfside Road, *endorse plans*
The applicant’s engineer has addressed all of Mr. Ed Pesce’s comments. Staff recommends endorsement.
- #3-94 South Valley Industrial MCD, 8B Greglen Ave, *consideration for allowed use under existing MCD*
The applicant is seeking a determination by the Planning Board that the encroachment into the thirty (30) foot deep vegetative buffer requirement along Greglen Avenue is a minor site plan change that does not require a public hearing. Staff notes that the uses proposed for the site include a residential structure in the front and a

commercial structure in the rear. The South Valley Industrial MCD only required the vegetative buffer for lots containing a commercial use and it exempted lots used for residential purposes only. The applicant is in the process of constructing a single family dwelling in the front of the lot, therefore the vegetative buffer was not required. They would now like to construct a commercial building to the rear of the lot. At this point, it would be physically impossible to fully comply with a thirty (30) foot deep vegetated buffer along the entire frontage of the site without altering the location of the single family dwelling. Staff recommends that the Board find that this site plan change is minor and does not require a public hearing. The single family dwelling is in the front of the lot, essentially screening the proposed commercial use to the rear, thereby meeting the intent of the vegetative buffer requirement – which was to screen the commercial use.

Public Hearings:

- **#7716 Valero Road Subdivision, 60, 62, 64, 66 & 68 Old South Road, action deadline 06-30-16, *CONTINUED TO 06-13-16***
This Application was not heard at the December, January & February meetings.
- **#7771 White Elephant Hotel LLC, 50 Easton Street, action deadline 04-30-16, *CONTINUED TO 05-09-16***
This Application was not heard at the December, January & February meetings.
- **#7917 – 4 North Mill Court, LLC – 11 Mill Hill, action deadline 05-25-16, *CONTINUED TO 05-09-16***
This Application was heard at the March 7 and March 17th meetings.
UPDATE:
At the last meeting, staff provided photos of the existing lot in question showing the areas of concern. The legal counsel of the Applicant provided additional information at the meeting showing proposed plantings within the Mill Hill Park near the area of the lot in question. However, the Head of the DPW has declined any proposed plantings within the Park. The Applicant's legal counsel stated that they are willing to do more and ask for less. They are willing to not have the proposed second dwelling within 10' buffer; however they would like to be able to have the AC units allowed within the buffer.
- **#7918 – Richmond Great Point Development, LLC, owner, 42, 46, 48, 54 Skyline Drive & 20 Davkim Lane, action deadline 05-25-16, *CONTINUED TO 05-09-16***
This Application was last heard at the February meeting.
- **#16-15 Brotherhood of Thieves, 23 Broad Street, action deadline 06-30-16, *CONTINUED TO 06-13-16***
This Application was not heard at the December, January, February & March meetings.
- **#17-16 Dawn & Michael Holdgate, 15 Exeter Street, action deadline 07-10-16, *CONTINUED TO 05-09-16***
(The Public Notice contained the incorrect property identified and therefore, this Application has been re-noticed with the correct property information.)
The Applicants are seeking a special permit to create a secondary residential lot for year-round residents. Specifically, the Applicant proposes to divide the existing lot in order to create a primary and secondary lot pursuant to NHNC Program. The Applicants are further requesting a waiver from the shared driveway requirement. The primary lot, which consists of a 1,235 square foot two (2) story dwelling and a 102 square foot shed, will contain 96,440 square feet and will have frontage on Exeter Street. The vacant secondary lot will contain 43,560 square feet (exactly 1 acre) and will also have frontage on Exeter Street. Both proposed lots meet the frontage requirements pursuant to Section 139-8C(2)(g). The Site Plan provides the existing shell driveway and parking circle for the primary lot and the proposed two (2) car driveway. Staff recommends approval.
- **#05-16 Nantucket Boating Club, Inc., owner and John B. Brescher, applicant, 6B Greglen Avenue, action deadline 04-10-16 *WITHDRAWAL***
This Application was not heard at the January, February & March meetings.

- **#7916 Mark A. Lombardi & Maureen Lombardi, Trustees of Lombardi Realty Trust, 1 Pochick Avenue, action deadline 05-31-16**

This Application was heard at the January meeting; however the board had questions regarding potential zoning and wetland issues. The Application was not heard at the February meeting.

FROM 01/05/16 STAFF REPORT:

The Applicant is requesting a modification to the 1 Pochick Avenue definitive subdivision, which was originally approved June 16, 1999 and granted a modification in 2003. More specifically, the Applicant proposes to change the subdivision to propose a total of four (4) lots; two (2) buildable and two (2) unbuildable on a parcel of land about 5 acres in size. The Applicant also proposes a list of waivers from the Rules and Regulations of the Subdivision Regulations. Staff recommends approval.

UPDATE:

Since the January Planning Board Meeting, staff received a letter addressed to Chairman Rector (included in the board's packet) from Mr. Cormac Collier of the Nantucket Land Council, Inc. In this letter, he provides a follow-up to his comments at the meeting regarding the existing deed restriction on further subdivision. Mr. Collier provided a memorandum by Mr. Jonathan Witten, an attorney from Huggins and Witten, Inc. regarding the Pochick restrictions. In the memorandum, (included in the board's packet,) Mr. Witten states that the "town of Nantucket holds the interests in land and that interest, if it is to be released must be released by Town Meeting and not solely by the Planning Board."

Staff has also received a new letter and a new plan from Bracken Engineering, Inc. The resubmitted plan has been changed from a four (4) lot subdivision to a two (2) lot that demonstrate regularity zoning compliance and one (1) roadway lot. Both lots are buildable; Lot 7 containing 95,629 square feet and Lot 8 containing 112,976 square feet. The proposed roadway lot contains approximately 10,006 square feet. With the additional information submitted, staff does not have a recommendation at this time.

- **#7946 Stephen M. Waterhouse, 20 Sparks Avenue, action deadline 07-27-16**

The Applicant is proposing an approval of a Definitive Subdivision Plan at 20 Sparks Avenue. The Applicant is proposing a four (4) lot subdivision, three (3) of which are buildable lots. The site contains approximately 21,038 square feet and currently contains two (2) residential structures on the lot. The Applicant proposes to construct three (3) buildable lots and a roadway lot containing a 14' wide gravel roadway with a 20' wide layout named Waterhouse Way and terminating in a *cul de sac*. The Applicant is requesting a variety of waivers, including a reduction in the roadway width and the allowance of a gravel surface. Each lot meets the minimum lot area requirements for the CMI district however; the current plan shows a roadway layout that creates a frontage issue for Lot 3. Also, the list of waivers submitted with the application was taken from a Planning Board decision for an entirely different area, so the applicant should confirm that all of those apply and that they are seeking similar conditions. For example, the conditions that were submitted included a duplex prohibition.

Staff does not have a recommendation at this time.

- **#02-16 Christopher & Linda Roberts, 13 Milestone Crossing, action deadline 07-10-16**

The Applicant is requesting a waiver from the maximum allowable gross floor area of 650 square feet, in order to convert 696 square feet of existing finished space over a garage into a tertiary dwelling. The proposed tertiary dwelling will be located within the primary structure, which is located on the northwest portion of the site. The site contains approximately 120,026 square feet of lot area and is zoned LUG-3.

Access to the site is from Milestone Crossing, a private paved roadway. Access to the Tertiary Dwelling is from a shared driveway. Five (5) exterior parking spaces are shown on the site plan. The site plan will need to be amended to meet all of the requirements of the Zoning Bylaw 139-18 and 139-20.1.

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

- (1) That the applicant shall submit a revised site plan that includes the required apron at the intersection of the existing driveway and Milestone Crossing. The apron shall be designed and installed in accordance with the provisions of Zoning Bylaw Section 139-20.1;
- (2) That the driveway be cleared free of vegetation and obstruction to a width of twelve (12) feet and a height of thirteen (13) feet;
- (3) That any landscaping at the driveway entrance be limited to low growing plant material not to exceed

- three (3) feet in height; and
- (4) That the applicant shall submit an As-Built survey prior to the final inspection by staff which shall take place prior to the issuance of a Certificate of Occupancy.

▪ **#13-16 Irina Dalgaard, 65 Surfside Road, action deadline 07-10-16**

The Applicant is requesting to modify a Special Permit (PB #13-07 and ZBA #026-12) to extend the hours of operation of the existing business, “Yummys,” from 6:00AM to 7:00PM to 6:00AM to 9:00PM. Per Article 68 April 2015 ATM, the Planning Board shall serve as the special permit granting authority for this “business commercial” project.

Staff is concerned about extending the hours of operation until 9:00PM because the parking does not fully address the demand for the business and we have safety concerns about pedestrians accessing the business at dusk/evening. Patrons for this business park across and along the street on Miacomet Avenue and sometimes on the side of Surfside Road. Significant pedestrian and bicycle traffic access this business from the Surfside Road bike path. The intersection of Miacomet Avenue and Surfside Road, combined with the odd driveway intersection providing access to this business, a bicycle rental business, and multiple dwelling units, creates congestion that can be difficult to navigate during the daylight hours, but may create unsafe conditions at dusk/evening. Staff does not have a recommendation at this time.

▪ **#14-16 Kenneth J. & Kathleen Wiggin, 15 Miacomet Avenue, action deadline 07-10-16**

The Applicant is requesting a waiver from the maximum allowable gross floor area of 650 square feet, in order to convert the basement space into an 850 square foot tertiary dwelling. The proposed tertiary dwelling will be located within the primary structure, which is located on the northwest portion of the site. The site contains approximately 12,196 square feet of lot area and is zoned R-5.

(Please note: The basement was permitted in 2007 (#655-07) as a basement apartment and the approved floor plans of the apartment are included with the Board's packet. The existing basement apartment will be converted into a tertiary dwelling, as the Applicant has also applied for a secondary dwelling permit at this same meeting. The Applicant is simply converting this existing apartment into a tertiary dwelling by using the existing floor plans. These approved plans indicate a total of 774 square feet of finished floor space and therefore the requested square footage will need to be amended as such.)

The dwellings will be accessed by a shared shell driveway off Miacomet Avenue, which is a public roadway. The driveway will have a Belgian block apron. The site will contain a total of six (6) parking spaces for the primary, secondary, and tertiary structures. The site plan meets all of the requirements of the Zoning Bylaw 139-18 and 139-20.1.

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

- (1) That an apron shall be designed and installed in accordance with the provisions of Zoning Bylaw Section 139-20.1;
- (2) That the driveway be cleared free of vegetation and obstruction to a width of twelve (12) feet and a height of thirteen (13) feet;
- (3) That any landscaping at the driveway entrance be limited to low growing plant material not to exceed three (3) feet in height; and
- (4) That the applicant shall submit an As-Built survey prior to the final inspection by staff which shall take place prior to the issuance of a Certificate of Occupancy.

▪ **#15-16 Christopher Gallant & Annette Tremblay, 15A Gray Avenue, action deadline 07-10-16**

The Applicants are seeking a special permit to create a secondary residential lot for year-round residents. The Applicants are further requesting a waiver from the shared driveway requirement. The primary lot, which consists of a 1,410 square foot two (2) story dwelling, will contain 9,057 square feet and will have frontage on Gray Avenue. The secondary lot, which consists of a 786 square foot one (1) story dwelling, will contain 8,356 square feet and will have frontage on Hooper Farm Road. Both proposed lots meet the frontage requirements pursuant to Section 139-8C(2)(g) of the Zoning Bylaw. The Site Plan provides a proposed shell driveway with two (2) parking spaces off Hooper Farm Road; however it does not clearly provide how the parking on the primary lot will be accommodated. Staff recommends approval subject to clarification of the parking on the primary lot and a

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condition that both the driveways have aprons designed and installed in accordance with the provisions of Section 139-20.1 of the Zoning Bylaw.

▪ **#16-16 The Boarding House, 12 Federal Street, *action deadline 07-10-16***

The Applicant is seeking a MCD special permit and site plan review to change the use of the locus to a mix of restaurant, retail, office, and residential uses, all permitted in the CDT zoning district, with maximum legal occupancy and seating being limited to what is allowed under building, fire, and plumbing codes. The Applicant is requesting a waiver of the inclusionary housing, storm drainage, and traffic study requirements pursuant to Sections 139-11J, 139-23B(2)(a), and 139-23B(2)(b.) The Applicant is further requesting that certain outdated restrictions imposed by the ZBA on the use of the building be lifted and replaced with limitations more in keeping with an operation proposed in the CDT zoning district. For the Board's convenience, the Applicant's legal counsel has provided the Board and Staff with the special permit history of the locus dating back to 1984. All uses are allowed by-right and the building already exists. Consideration of the MCD special permit by the Planning Board is essentially occurring to "clean-up" the existing permits so that the applicant can move forward with their proposed changes. Staff recommends approval.

ZBA:

- **#11-16 John N. Sullivan & Marie T. Sullivan, 5 Appleton Road (MAP 66 Parcel 390)**

Public Comments:

Other Business:

▪ **ZBA comments for Surfside Commons Comprehensive Permit Application**

The Zoning Board of Appeals requested comments from various boards. Although the Planning Board made some very general preliminary comments, you have not submitted anything formal. The application to the ZBA has not been significantly changed from the original submission. Comments approved by the BOS, incorporating comments from various Town departments, are included in your packet for reference. Also included in your packet is the site plan and a summary of the proposal. Staff will discuss any comments you may want to submit at the meeting.

Adjourn:



Nantucket Planning Board

Nantucket Planning Board Agenda

Monday, April 11, 2016

6:30PM

4 Fairgrounds Road

Public Safety Facility Community Room

First Floor

www.nantucket-ma.gov

Video of meeting available on Town website

(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. Minutes:
 - January 28, 2016
 - February 19, 2016
 - March 3, 2016
 - March 7 2016
 - March 17, 2016
- IV. ANRs:
 - #7947 Arthur I. Wullschleger, Jr. & Carol Wullschleger, 12 Shell Street (Map 73.1.3 Parcel 80)
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- #7960 Mark Bono- Owner J Pepper Fraizer – Contact Purchaser, 35 King Street, Siasconset (Map 73.4.2 Parcel 98)

V. Second Dwellings:

- Tea Tucket, LLC, 10 North Road (Map 43 Parcel 81)
- Ack Last, LLC – Peter Georgantas, 7 Judith Chase Lane (Map 42.3.2 Parcel 62)
- Kenneth & Kathleen Wiggin, 15 Miacomet Avenue (Map 67 Parcel 213)
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- Kim Glowacki, 19 Nancy Ann Lane (Map 68 Parcel 140)

VI. Tertiary Dwellings:

- Diane O’Neil, 14 Tripp Drive (Map 80 Parcel 310)

VII. Previous Plans:

- #6654 Hanabea Lane Subdivision, Nobadeer Farm Road, *Form J (re-release Lots 738 & 741)*
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VIII. Public Hearings:

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- #7771 White Elephant Hotel LLC, 50 Easton Street, *action deadline 04-30-16, **CONTINUED TO 05-09-16***
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- #05-16 Nantucket Boating Club, Inc., as Owner and John B. Brescher, as Applicant, 6B Greglen Avenue, *action deadline 4-10-16, **WITHDRAWAL***
- #7916 Mark A. Lombardi & Maureen Lombardi, Trustees of Lombardi Realty Trust, 1 Pochick Avenue, *action deadline 5-31-16*
- #7946 Stephen M. Waterhouse, 20 Sparks Avenue, *action deadline 07-27-16*
- #02-16 Christopher & Linda Roberts, 13 Milestone Crossing, *action deadline 07-10-16*
- #13-16 Irina Dalgaard, 65 Surfside Road, *action deadline 07-10-16*
- #14-16 Kenneth J. & Kathleen Wiggin, 15 Miacomet Avenue, *action deadline 07-10-16*
- #15-16 Christopher Gallant & Annette Tremblay, 15A Gray Avenue, *action deadline 07-10-16*
- #16-16 The Boarding House, 12 Federal Street, *action deadline 07-10-16*

IX. ZBA:

- #11-16 John N. Sullivan and Marie T. Sullivan, 5 Appleton Road (Map 66 Parcel 390)

X. Public Comments:

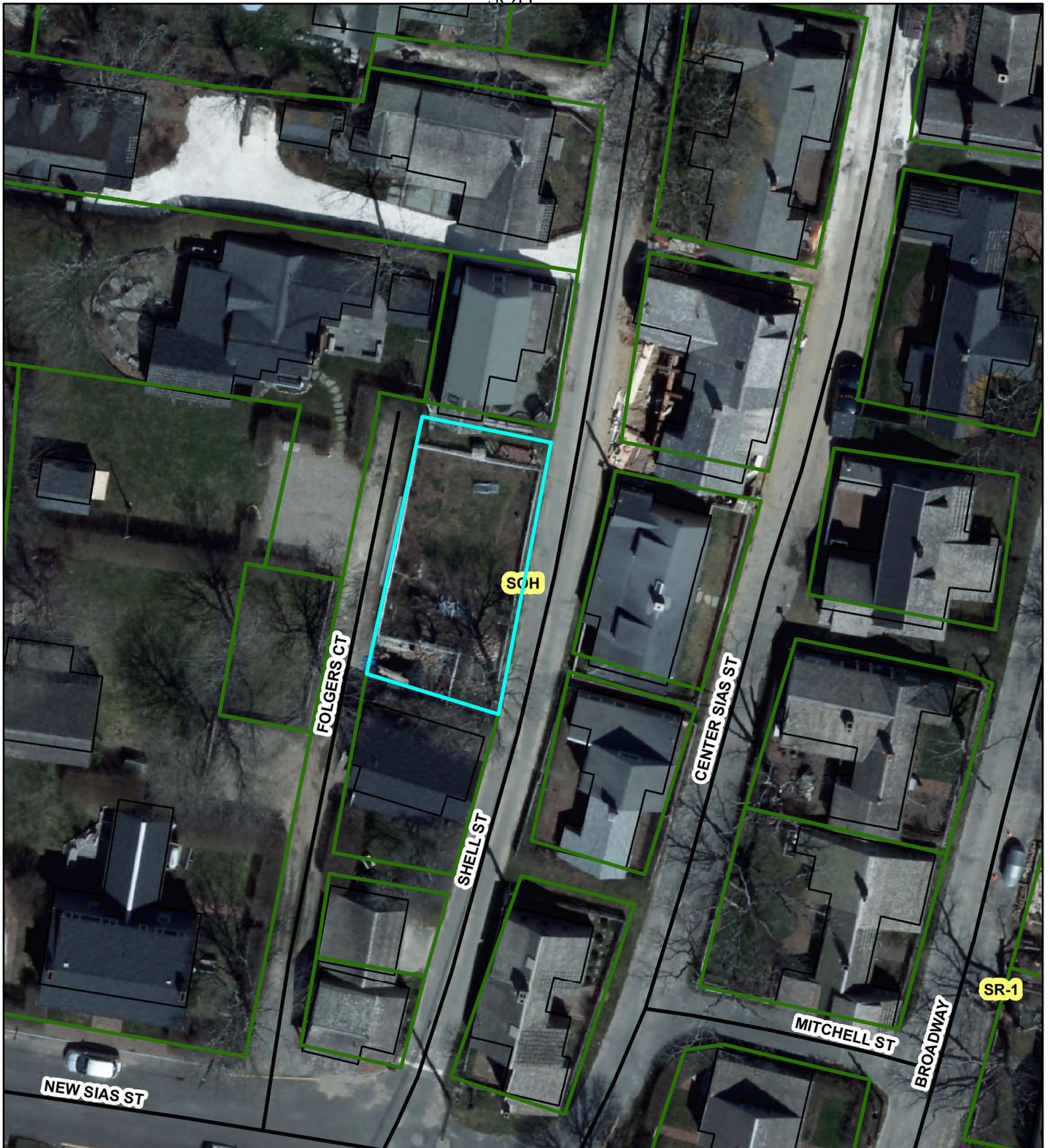
XI. Other Business:

- ZBA comments for Surfside Commons Comprehensive Permit Application

XII. Adjourn:



#7947 ANR
Arthur & Carol Wullschleger
12 Shell Street
Map 731.3 Parcel 80
SOH



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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.

Arthur J. Wulfschleger, Jr. and

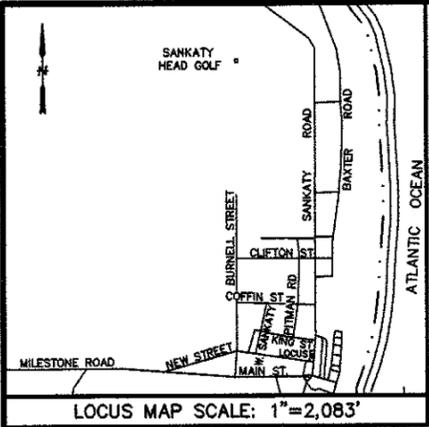
Owner's Signature

Carol Krohn (A/k/a Carol Wulfschleger)

By: Madeline Hanley, Atty at Law + duly authorized

Planning Board File # _____

Endorsement Date: _____



CURRENT ZONING: SOH
 MINIMUM LOT SIZE: 5000 SF
 MINIMUM FRONTAGE: 50 FT
 FRONTYARD SETBACK: 0 FT
 SIDE AND REAR SETBACK: 5 FT
 ALLOWABLE G.C.R.: 50%

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

R. A. C. L. March 7 2016
 PROFESSIONAL LAND SURVEYOR DATE

NANTUCKET REGISTRY OF DEEDS

Date _____
 Time _____
 Plan BK. _____ PG. _____
 Plan File _____
 Attest: _____ Register

RESERVED FOR REGISTRY USE ONLY

THE PLANNING BOARD DETERMINES THAT :

THE LOT SHOWN HEREON DOES 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 LAWS AND BY-LAWS. DETERMINATION OF APPLICABILITY FOR WETLANDS MAY BE OBTAINED THROUGH APPLICATION TO THE NANTUCKET CONSERVATION COMMISSION.

73.13 - 82
 N/F MARY EMMA H. WARD
 PLBK 15, PG 100 & PLFL 41-0

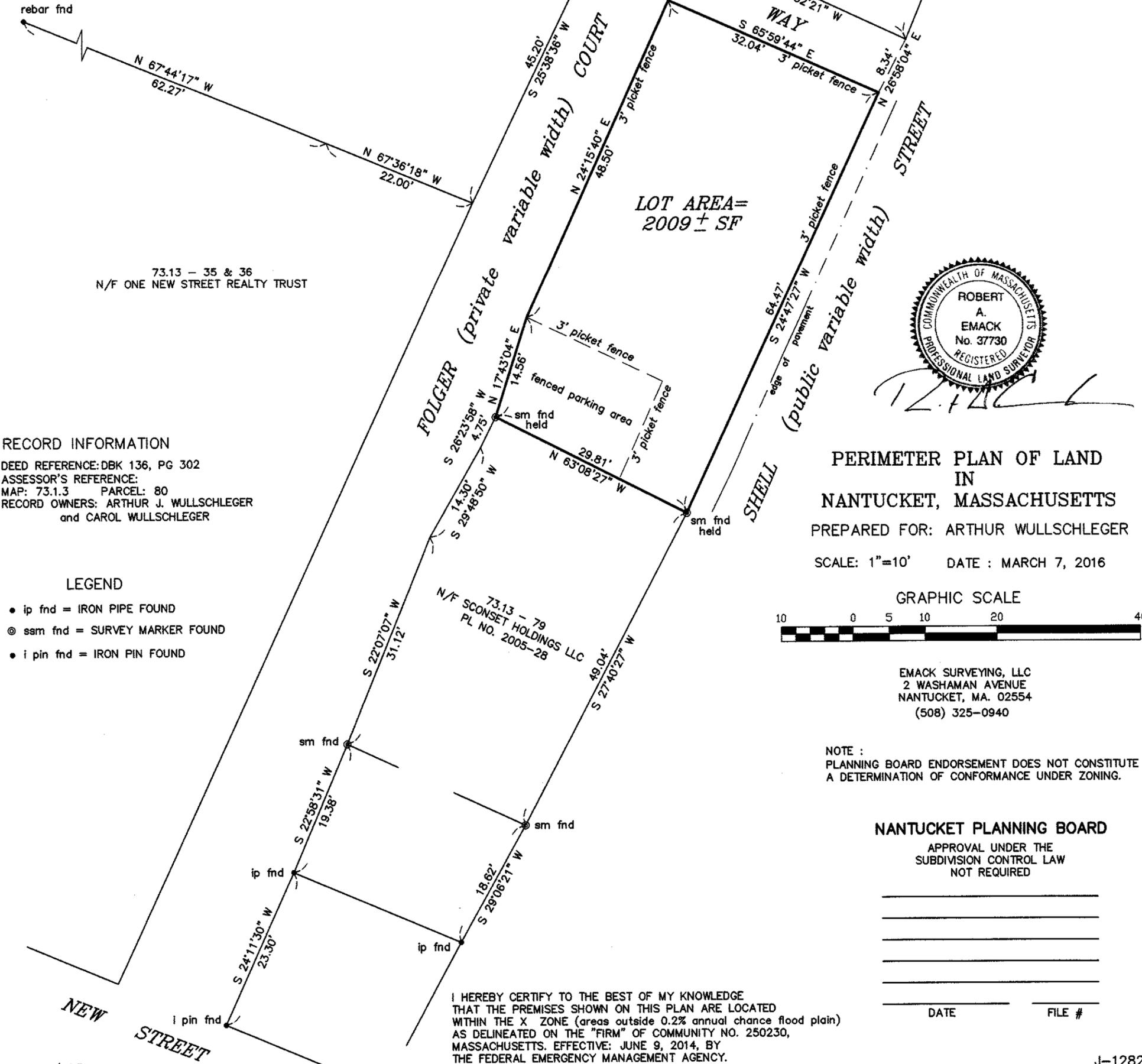
73.13 - 35 & 36
 N/F ONE NEW STREET REALTY TRUST

rebar fnd

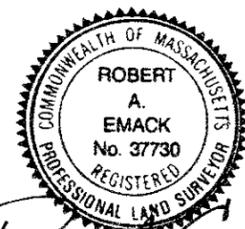
ip fnd

ip fnd

ip fnd



LOT AREA = 2009 ± SF



PERIMETER PLAN OF LAND IN NANTUCKET, MASSACHUSETTS
 PREPARED FOR: ARTHUR WULLSCHLEGER
 SCALE: 1"=10' DATE: MARCH 7, 2016



EMACK SURVEYING, LLC
 2 WASHAMAN AVENUE
 NANTUCKET, MA. 02554
 (508) 325-0940

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

NANTUCKET PLANNING BOARD
 APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

 DATE FILE #

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE LOCATED WITHIN THE X ZONE (areas outside 0.2% annual chance flood plain) AS DELINEATED ON THE "FIRM" OF COMMUNITY NO. 250230, MASSACHUSETTS. EFFECTIVE: JUNE 9, 2014, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



#7948 ANR
Seamoer Nominee Trust
18 nonantum Ave
Map 87 Parcel 18



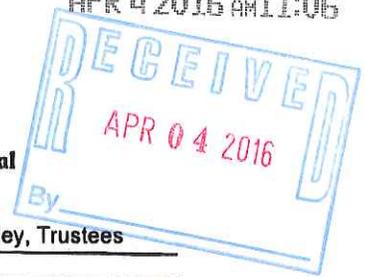
PLANNING BOARD

FILE # 7948



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

APR 4 2016 AM 11:06



Nantucket Planning Board

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

Date: 4/4/16 *Name of Owner(s)/Applicant(s): James P. & Marlys E. Kelley, Trustees of Seamoor Nominee Trust

*Owner's/Applicant's address: 18 Nonantum Avenue, P.O. Box 683 Nantucket
State: MA Zip Code: 02584

*(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): 18 Nonantum Avenue

Name of Registered Land Surveyor: Paul J. Santos
Surveyor's address: Nantucket Surveyors, LLC 5 Windy Way Nantucket, MA 02554

The owner's title to the land derived under deed from 18 Nonantum LLC, date 11/5/07
And recorded in Nantucket Registry of Deed, Book _____ Page _____ or Land Court Certificate of
Title # 22800, registered in Nantucket District Book _____, Page _____ and shown on
Assessor's Map# 87, Parcel # 18
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

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

Monday, April 11, 2016 Planning Board Packet

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 Yard Sale Parcel C, 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 75 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.

Marilyn Kelley James P. Kelley
Owner's Signature

Planning Board File # _____

Endorsement Date: _____

Monday April 11, 2016 Planning Board Packet
width, suitable grades, and adequate construction to provide for the needs of 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.

Marilyn Kelly James P. Kelley
Owner's Signature

Planning Board File # 7948

Endorsement Date: _____



#7949 ANR
Thorn & Thistle Condo
5 & 5/12 Jefferson Lane
Map 55.4.1 Parcel 119



PLANNING BOARD

FILE # 7949



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

Nantucket Planning Board APR 4 2016 AM 11:07

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

Date: February 1, 2016 *Name of Owner(s)/Applicant(s): Thorn and Thistle Condominium

*Owner's/Applicant's address: 5 & 5 1/2 Jefferson Lane

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): 5 & 5 1/2 Jefferson Lane

Name of Registered Land Surveyor: Paul J. Santos, PLS, Nantucket Surveyors, LLC

Surveyor's address: 5 Windy Way, P.O. Box 3627, Nantucket, MA 02584

The owner's title to the land derived under deed from Talsi Construction Corporation, date 7/17/81

And recorded in Nantucket Registry of Deed, Book 183 Page 319 or Land Court Certificate of

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

Assessor's Map # 55.4.1, Parcel # 119

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

Monday, April 11, 2016 Planning Board Packet

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 Dwellings 5 & 5 1/2 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: Confirmed by 1940 Aerial Photos

▪ 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.

Steven Chen *Steven Chen as authorized attorney*
Owner's Signature

Planning Board File # 7949

Endorsement Date: _____



Monday, April 11, 2016 Planning Board Packet

P.O. Box 3627, Nantucket, Massachusetts 02584-3627

Tel. (508) 228-0240 Fax (508) 228-9856

www.nantucketsurveyors.com

nsllcinfo@nantucketsurveyors.com

February 1, 2016

Town Clerk, Town of Nantucket
Town and County Building
16 Broad Street, 1st Floor
Nantucket, MA 02554



Re: **NOTICE OF "FORM A" SUBMISSION**
#5 & 5 ½ Jefferson Lane
PROJECT # NS10696

To the Nantucket Town Clerk:

Pursuant to Massachusetts General Laws, Chapter 41, Section 81P and Section 2.03 of the Nantucket Planning Board Rules and Regulation Governing the Subdivision of Land, on behalf of the applicant, we hereby submit the above referenced Form A Plan entitled "Plan of Land in Nantucket, Massachusetts" for the endorsement at the next regularly scheduled meeting of the planning board. The owner's name of the locus property is: Thorn and Thistle Condominium

A copy of this notification is being forwarded to the planning board.

Very Truly Yours,
Nantucket Surveyors LLC

Paul J. Santos, PLS
Executive Vice President, Associate

XC Steven L. Cohen, Esq.

Office located at 5 Windy Way • Nantucket, MA 02554



Monday, April 11, 2016 Planning Board Packet

P.O. Box 3627, Nantucket, Massachusetts 02584-3627

Tel. (508) 228-0240 Fax (508) 228-9856

www.nantucketsurveyors.com

nslcinfo@nantucketsurveyors.com

February 1, 2016

Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

Attn: Leslie Woodson Snell, AICP, LEED AP

Re: Approval Not Required (Form A Application)
Applicant: Thorn and Thistle Condominium
#5 & 5 ½ Jefferson Lane
Map: 55.4.1 Parcel: 119

Dear Leslie:

On behalf of the applicant, Nantucket Surveyors, LLC as an agent for the applicant, respectfully requests to be on the agenda for the referenced application at the next regularly scheduled Planning Board meeting, Said application is included with this cover letter. Please contact our office with any questions.

Sincerely,
Nantucket Surveyors LLC

A handwritten signature in blue ink that reads 'Paul J. Santos'.

Paul J. Santos, PLS
Agent for the Applicant

XC Steven L. Cohen, Esq.

Office located at 5 Windy Way • Nantucket, MA 02554

Monday, April 11, 2016 Planning Board Packet

REFERENCES:

OWNER REF: (THORN AND THISTLE CONDOMINIUM)
BJK, LLC (UNIT 1)

SAMANTHA ABDULLA AND ANTHONY ABDULLA (UNIT 2)

MARK DONATO, TRUSTEE OF SCONSET MARKET REALTY TRUST (UNIT 3)

MASTER DEED: DEED BOOK 183, PAGE 319, AMENDMENT DEED BOOK 497, PAGE 187

DEED REF.: DEED BOOK 1407, PAGE 139 (UNIT 1)

DEED REF.: DEED BOOK 1414, PAGE 203 (UNIT 2)

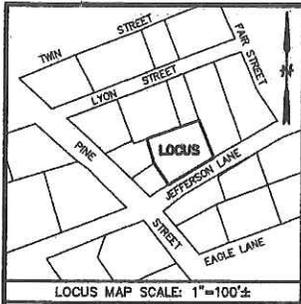
DEED REF.: DEED BOOK 635, PAGE 231 (UNIT 3)

PLAN REF.: PLAN BOOK 21, PAGE 58

AERIAL VIEWS
OF THE
TOWN OF NANTUCKET
—♦—
1940







NOTES:

1. STRUCTURES PREDATE ZONING JULY 27, 1972; (BUILDINGS STANDING PRIOR TO 1955).
2. LOTS 1 AND 2 CREATED PURSUANT TO CHAPTER 41 SECTION 81L.
3. THE PREMISES SHOWN ON THIS PLAN IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DELINEATED ON THE "FIRM" PANEL NO. 25019C0088G; EFFECTIVE DATE: JUNE 9, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
4. TOTAL AREA=4,265± S.F.

NANTUCKET REGISTRY OF DEEDS

Date _____
 Time _____
 Plan Bk. _____ PG. _____
 Plan File _____
 Attest: _____ Register

RESERVED FOR REGISTRY USE ONLY

REFERENCES:

OWNER REF: (THORN AND THISTLE CONDOMINIUM)
 B.J.K. LLC (UNIT 1)
 SAMANTHA ABDULLA AND ANTHONY ABDULLA (UNIT 2)
 MARK DONATO, TRUSTEE OF SCONSET MARKET REALTY TRUST (UNIT 3)
 MASTER DEED: DEED BOOK 183, PAGE 319, AMENDMENT DEED BOOK 497, PAGE 187
 DEED REF.: DEED BOOK 1407, PAGE 139 (UNIT 1)
 DEED REF.: DEED BOOK 1414, PAGE 203 (UNIT 2)
 DEED REF.: DEED BOOK 835, PAGE 231 (UNIT 3)
 PLAN REF.: PLAN BOOK 21, PAGE 58
 SEE SPECIAL PERMIT DEED BOOK 373, PAGE 101
 APPLICATION NO. 048-91

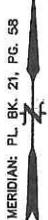
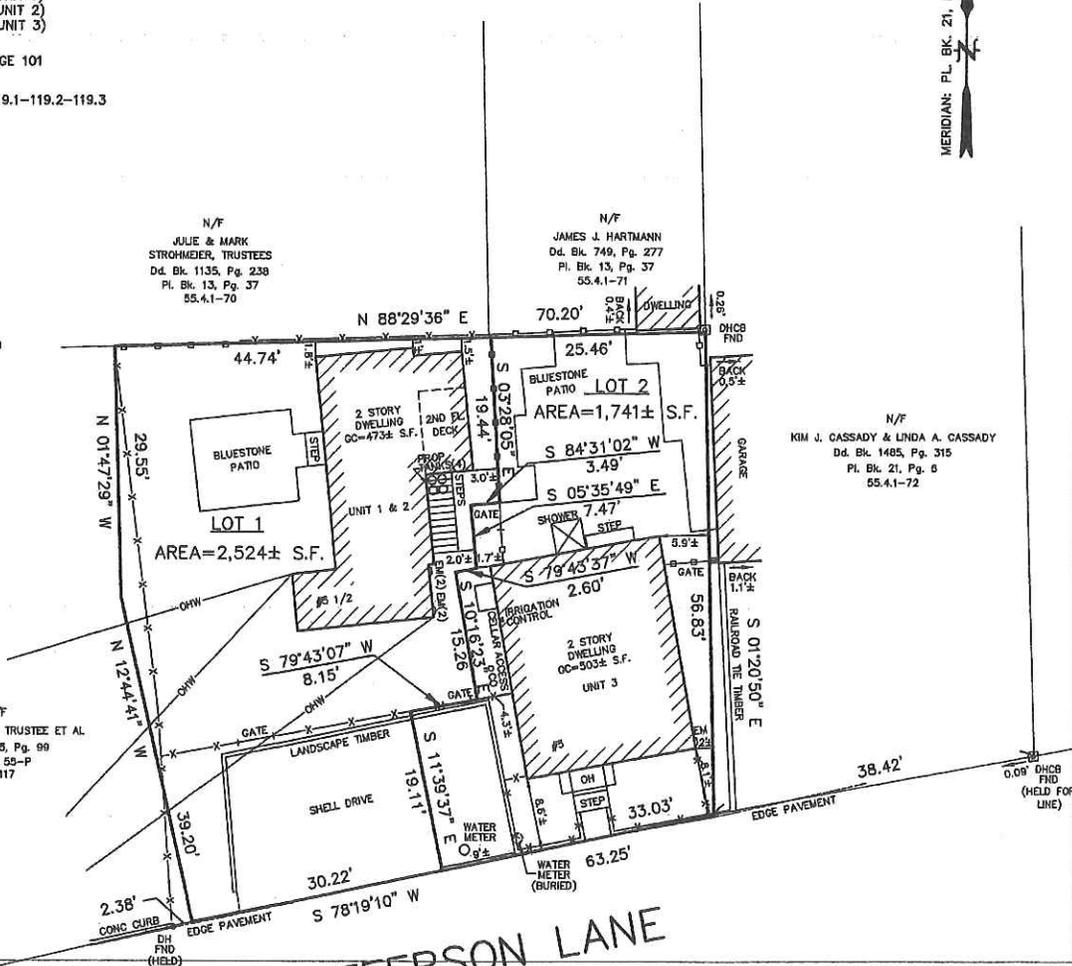
ASSESSORS REF.: MAP: 55.4.1 PARCEL: 119.1-119.2-119.3

CURRENT ZONING: ROH
 MINIMUM LOT SIZE: 5,000 S.F.
 MINIMUM FRONTAGE: 50'
 FRONT YARD SETBACK: NONE
 SIDE AND REAR LINE SETBACK: 5'
 MAXIMUM G.C.R.: 50%
 PROPOSED G.C.R.: 18.7%± (LOT 1)
 PROPOSED G.C.R.: 28.9%± (LOT 2)

LEGEND:

- CONC CONCRETE
- Dd. Bk. DEED BOOK
- DH DRILL HOLE
- DHCB DRILL HOLE/CONCRETE BOUND
- EM ELECTRIC METER
- FND FOUND
- OC GROUND COVER
- N/F NOW OR FORMERLY
- Pg. PAGE
- PL. Bk. PLAN BOOK
- S.F. SQUARE FEET
- STOCKADE FENCE
- X—X— PICKET FENCE

PINE STREET



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

NANTUCKET PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

- _____
BARRY RECTOR, CHAIRMAN
- _____
LINDA WILLIAMS, VICE-CHAIRWOMAN
- _____
NATHANIEL LOWELL
- _____
JOHN MCLAUGHLIN
- _____
JOSEPH MARCLINGER
- DATE APPROVED _____
- DATE SIGNED _____
- FILE NO. _____

PLAN OF LAND

BEING A SUBDIVISION OF LAND
 PLAN BOOK 21, PAGE 58
 #5 & 5½ JEFFERSON LANE
 IN
 NANTUCKET, MASSACHUSETTS

SCALE: 1"=10' DATE: FEBRUARY 1, 2016

PREPARED FOR:
 MARK DONATO
 NANTUCKET SURVEYORS, LLC
 5 WINDY WAY
 NANTUCKET, MA 02554
 (508) 228-0240

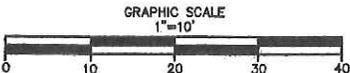
THE PLANNING BOARD DETERMINES THAT:

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

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



Paul J. Burtos
 PROFESSIONAL LAND SURVEYOR
 DATE 2/1/16

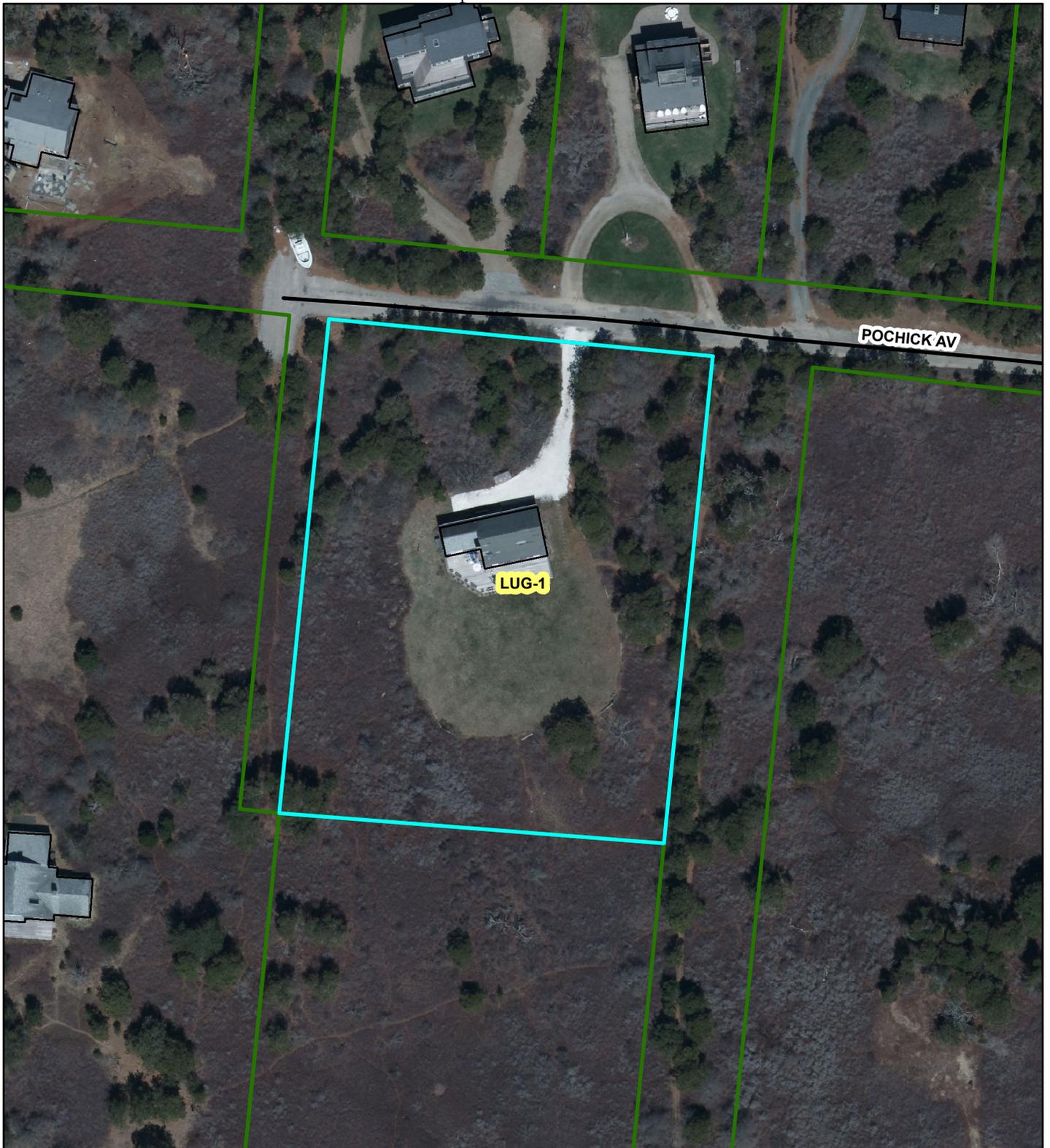


NB: 398/131

N-10696



#7950 ANR
Four Deck Nominee Trust
29 Pochick Ave
Map 80 Parcel 92



PLANNING BOARD

FILE # 7950



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

MAH

APR 4 2016 AM 11:08

Nantucket Planning Board



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

Date: 4/4/16 *Name of Owner(s)/Applicant(s): Roberta A. Hatch, Trustee of Four Deck Nominee Trust

*Owner's/Applicant's address: P.O. Box 2 Cape May, Court House
State: NJ Zip Code: 08210

*(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 Acre): 29 Pochick Avenue

Name of Registered Land Surveyor: Paul J. Santos
Surveyor's address: Nantucket Surveyors, LLC 5 Windy Way Nantucket, MA 02554

The owner's title to the land derived under deed from Judith E. Jarmer, date 7/2/04
And recorded in Nantucket Registry of Deed, Book 901 Page 103 or Land Court Certificate of
Title # _____, registered in Nantucket District Book _____, Page _____ and shown on
Assessor's Map# 80, Parcel # 92
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

Monday, April 11, 2016 Planning Board Packet

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 Yard Sale Parcel C, 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 100 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.

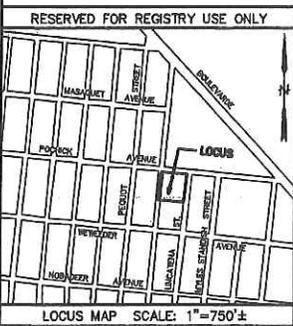
Roberta A. Hatch, Trustee
Owner's Signature

Planning Board File # 7950

Endorsement Date: _____

PLAN FILE NO. 3-D

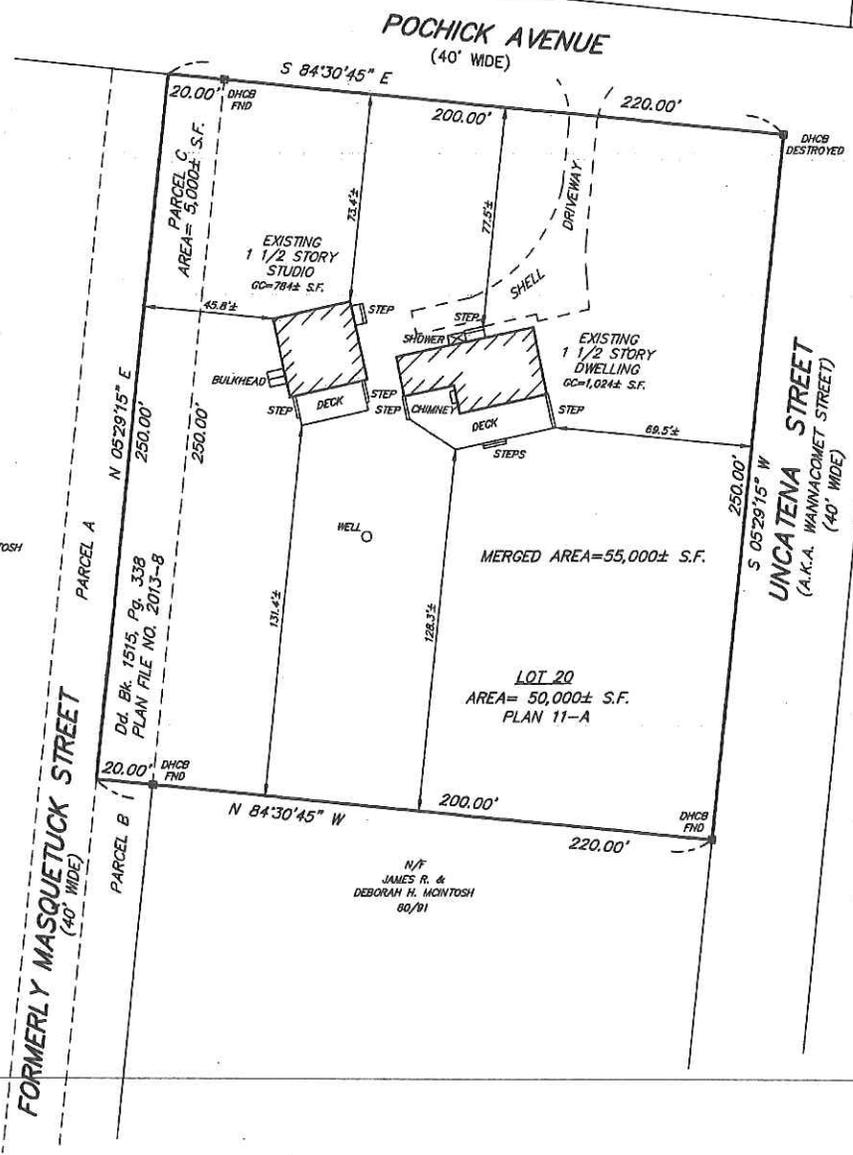
NANTUCKET REGISTRY OF DEEDS
 Date _____
 Time _____
 Plan Bk. _____ PG. _____
 Plan File _____
 Attest: _____ Register



REFERENCES:
 DEED REFERENCE: Dd. Bk. 901, Pg. 103
 Dd. Bk. 1515, Pg. 338
 PLAN REFERENCE: Pl. FILE NO. 3-D
 Pl. FILE NO. 2013-B
 ASSESSORS REFERENCE:
 MAP: 80 PARCEL: 92
 OWNERS REFERENCE:
 FOUR DECK NOMINEE TRUST
 ROBERTA A. HATCH, TRUSTEE

LEGEND:
 DHCB DRILL HOLE/CONCRETE BOUND
 FND FOUND
 N/F NOW OR FORMERLY

CURRENT ZONING: LUG-1
 MINIMUM LOT SIZE: 40,000 S.F.
 MINIMUM FRONTAGE: 100'
 FRONTYARD SETBACK: 35'
 SIDE AND REAR SETBACK: 10'
 ALLOWABLE G.C.R.: 7%
 EXISTING G.C.R.: 3.3%±



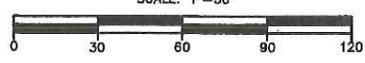
N/F
 JAMES R. &
 DEBORAH H. MCINTOSH
 80/93

N/F
 JAMES R. &
 DEBORAH H. MCINTOSH
 80/91

MERGER PLAN OF LAND
 IN
 NANTUCKET, MASSACHUSETTS
 #29 POCHICK AVENUE
 PREPARED FOR:
 FOUR DECK NOMINEE TRUST
 ROBERTA A. HATCH, TRUSTEE
 SCALE: 1"=30' DATE: APRIL 01, 2016

NANTUCKET SURVEYORS, LLC
 5 WINDY WAY
 NANTUCKET, MA 02554

SCALE: 1"=30'



NOTES:

1. THE PREMISES SHOWN ON THIS PLAN IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DELINEATED ON "FIRM" MAP NO. 25019C01520; EFFECTIVE DATE: JUNE 9, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
2. THE PLANNING BOARD DETERMINES THAT:
 LOT(S) LOT 11-A & PARCEL '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 BYLAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

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

Ronald W. Potts
 PROFESSIONAL LAND SURVEYOR
 4/1/16
 DATE



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

NANTUCKET PLANNING BOARD

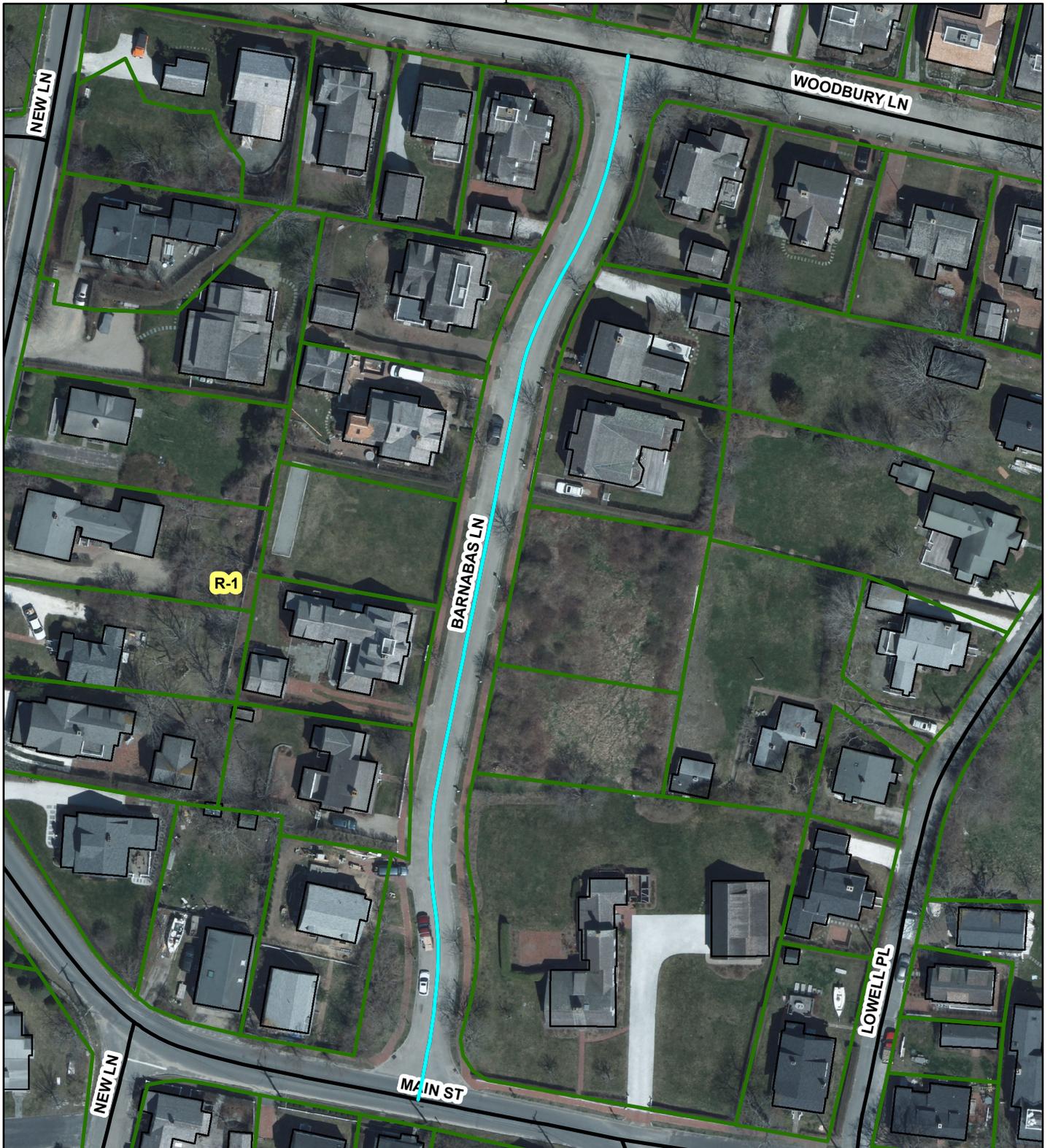
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

BARRY RECTOR, CHAIRMAN _____
 LINDA WILLIAMS, VICE-CHAIRWOMAN _____
 NATHANIEL LOWELL _____
 JOHN MCLAUGHLIN _____
 JOSEPH MARCKLINGER _____
 DATE APPROVED _____
 DATE SIGNED _____
 FILE NO. _____

N-10299



#7951 ANR
Woodbury Lane Realty Trust
Barnabas Lane
Map 41





APR 4 2016 PM 1:40

Nantucket Planning Board

PLANNING BOARD

FILE # 7951

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

Date: APRIL 4, 2016 *Name of Owner(s)/Applicant(s): WOODBURY LANE REALTY TRUST, BRUCE H. POOR, TRUSTEE

*Owner's/Applicant's address: PO BOX 852 NANTUCKET, MA. 02554
State: _____ Zip Code: _____

*(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): BARNABAS LANE

Name of Registered Land Surveyor: R KEARLE, EARLE & SULLIVAN, INC.
Surveyor's address: 6 YOUNGS WAY, 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 # 13,061, registered in Nantucket District Book 67, Page 111 and shown on Assessor's Map# 41, Parcel # N/A - LOT IS A PORTION OF BARNABAS LN.
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

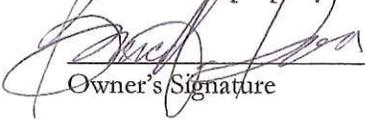
Monday, April 11, 2016 Planning Board Packet
width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings 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)

THE DIVISION OF LAND SHOWN IS WITHIN BARKBAS LN, A PRIVATE WAY, TO IDENTIFY THE WAY WITH TWO LOTS/NUMBERS FOR FUTURE PURPOSES.

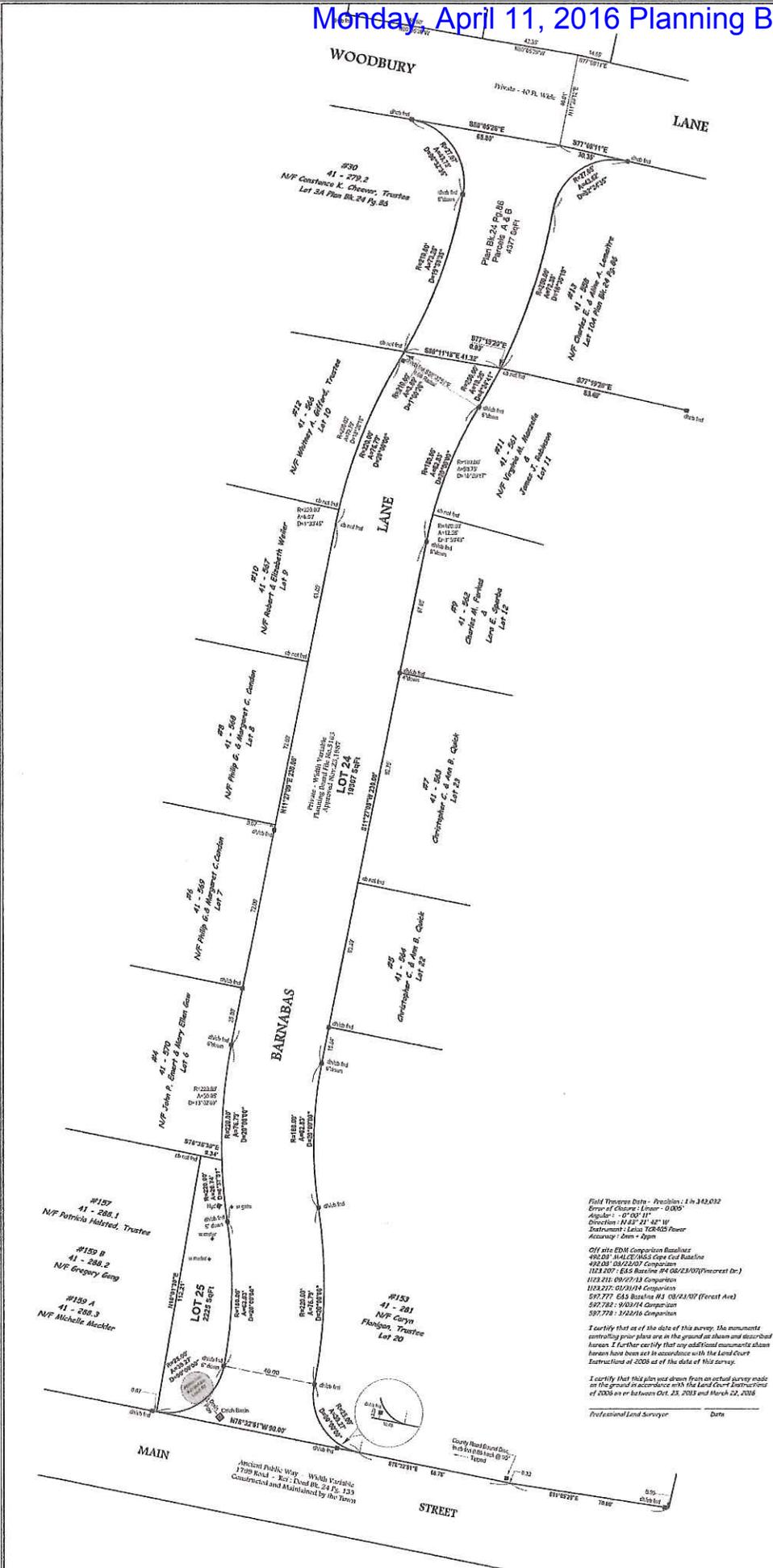
I hereby certify that the applicant(s) listed above have been authorized by me to file a plan with the Planning Board of Nantucket on property that I own.



Owner's Signature

Planning Board File # 7951

Endorsement Date: _____



**PLAN OF BARNABAS LANE
IN
NANTUCKET, MA.**

Scale: 1"=20' April 1, 2016

Owned By: Woodbury Lane Realty Trust
Cert. No. 13,061

Being a subdivision of Barnabas Lane
Lot 16 on Land Court Plan 21317 D

Earle & Sullivan, Inc. - Professional Land Surveyors
& Youngs Way, Nantucket, MA. 02554
508-332-4908

Field Traverse Data - Precision: 4 in 342,632
Error of Closure - Error - 0.005'
Angles - 47'42" 11"
Direction: N 83° 21' 42" W
Instrument - Leica TCR405 Power
Accuracy: 6mm + 8ppm

Off site EDM Comparison Baselines
492.03' - 14122'665 Cape Cod Baseline
492.03' - 1042207 Comparison
1123.207' - 645 Baseline #4 06/23/07 (Forest Dr.)
1123.210' - 090718 Comparison
1123.217' - 010114 Comparison
597.777' - 645 Baseline #1 08/23/07 (Forest Ave)
597.782' - 903114 Comparison
597.778' - 122216 Comparison

I certify that as of the date of this survey, the monuments controlling prior plans are in the ground as shown and described herein. If further evidence that any additional monuments shown herein 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 as on between Oct. 22, 2008 and March 22, 2009.

Professional Land Surveyor _____ Date _____

Lot 25 is comprised of land which is in excess of, and falls outside of, the 90 foot street width requirement. All previously approved and constructed roadway and sidewalks are within Lot 24.

Planning Board approval not required under the Subdivision Control Law.

Nantucket Planning Board

Date _____

File No. _____



#7952 ANR
Town of Nantucket
Map 67 Parcel 40 - portion of



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

PLANNING BOARD



APR 4 2016 AM 10:27

FILE # 7952

NANTUCKET PLANNING BOARD

B-7808

Form A

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

Date : **April 3, 2016** *Name of Owner(s)/Applicant(s): **Inhabitants of the Town of Nantucket**

*Owner's/Applicant's address: **Town of Nantucket, 16 Broad Street, Nantucket, Mass. 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): **Off Ticcoma Way**

Name of Professional Land Surveyor:: **Leo C. Asadoorian PLS c/o Blackwell & Associates, Inc.**

Surveyor's address: **20 Teasdale Circle, Nantucket, Mass. 02554 (508) 228-9026 x-12**

The owner's title to the land derived under deed from, **Nantucket Electric Co.** date: **July 28, 2004**

And recorded in Nantucket Registry of Deed, Book _____ Page _____ or Land Court Certificate of Title # **21,348**, registered in Nantucket District Book:-, Page: - and shown on Assessor's Map#: **67**, Parcels # **40, 700-755**.

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: **40 or 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: **TICCOMA WAY**

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)

Division plan shows the creation of three (3) lots, one of which, Lot 80 will be duly taken by the Nantucket County Commissioners as a Public Way which will give Lot 79 legal access. Presently Lots 80 and 81 have legal access off of a Taken County Road, namely Ticcoma Way.

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 is owned by the Town of Nantucket.

Sto C. Asadorian PB (agent)
 Owner's Signature: for the Town of Nantucket:

Planning Board File # 7952

Endorsement Date: _____



#7953 ANR
Margaret Ann Ruley
5 Franklin Street
Map 41 Parcel 391





PLANNING BOARD APR 4 2016 PM 1:40 FILE # 7953

Nantucket Planning Board

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

Date: APRIL 4, 2016 *Name of Owner(s)/Applicant(s): MARGARET ANN RILEY

*Owner's/Applicant's address: 14 CROTON PL. IRVINGTON, N.Y. 10533
State: _____ Zip Code: _____

*(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): #5 FRANKLIN ST.

Name of Registered Land Surveyor: RK EARLE
Surveyor's address: EARLE & SULLIVAN, INC 6 YOUNG'S WAY 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# 41, Parcel # 3A1
To the Planning Board of the Town of Nantucket:

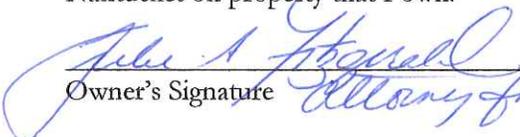
The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (check all that apply)

- 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

Monday, April 11, 2016 Planning Board Packet
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 # 7953

Endorsement Date: _____

**PERIMETER PLAN
#5 FRANKLIN STREET
NANTUCKET, MA.**

Scale : 1"=10' April 1, 2016
Prepared For Margaret Ann Ruley

Deed Ref: Bk.554 Pg.172 & Bk.1529 Pg.167
Plan Ref: Plan Bk.13 Pg.18 & Plan No.2015 - 86
Assessors Map 41 - 391

Earle & Sullivan, Inc. - Professional Land Surveyors
6 Youngs Way, Nantucket, Ma. 02554
508-332-4808

I certify this plan has been prepared in accordance with the Rules and Regulations of the Registers of Deeds of the Commonwealth of Massachusetts.

Professional Land Surveyor _____ Date _____

NANTUCKET REGISTRY OF DEEDS

Date: _____

Time: _____

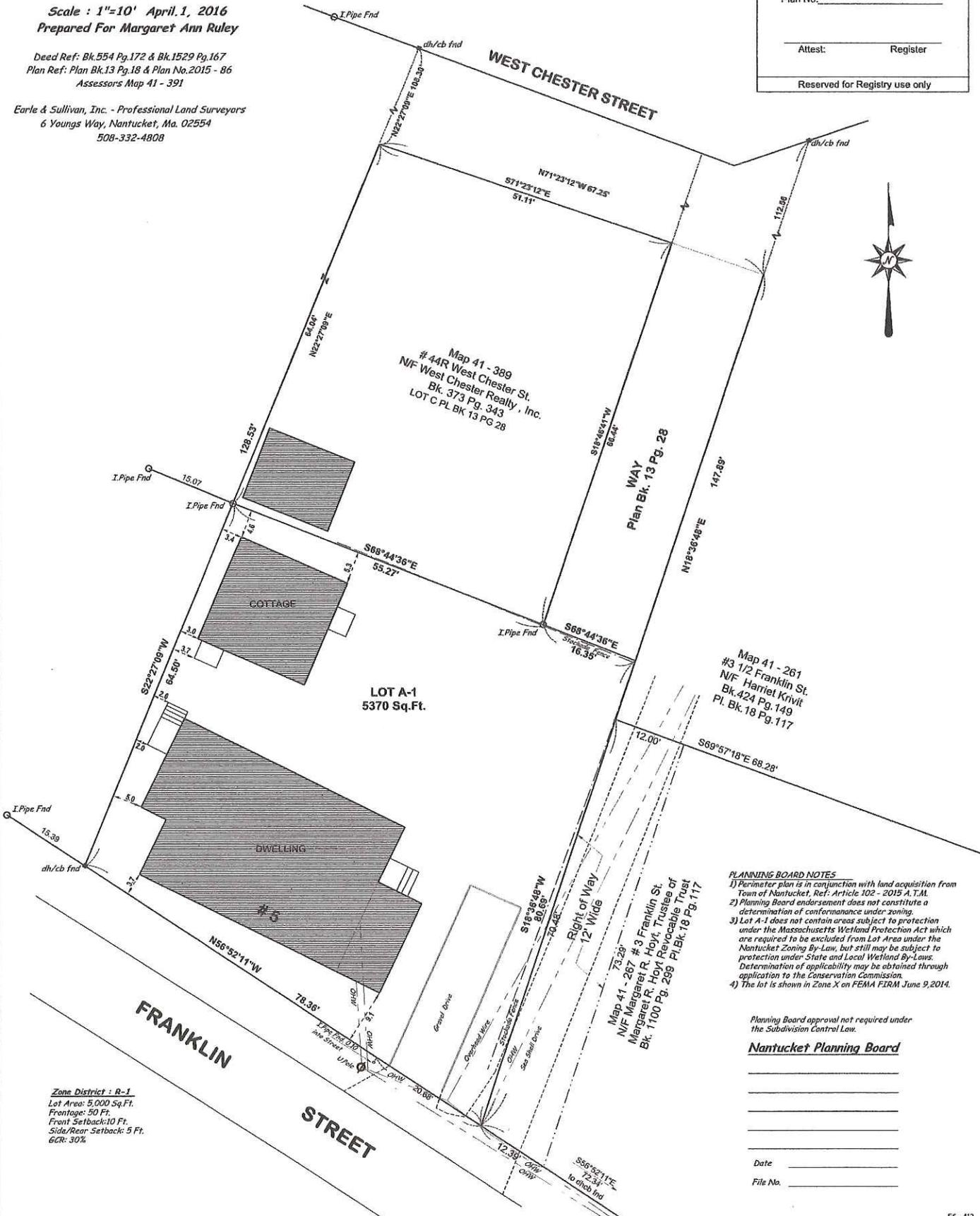
Plan Book _____ Page _____

Plan File _____

Plan No. _____

Attest: _____ Register _____

Reserved for Registry use only



Map 41 - 389
44R West Chester St.
N/F West Chester Realty, Inc.
Bk. 373 Pg. 343
LOT C PL BK 13 PG 28

Map 41 - 261
#3 1/2 Franklin St.
N/F Harriet Krivit
Bk. 424 Pg. 149
Pl. Bk. 18 Pg. 117

Map 41 - 267 # 3 Franklin St.
N/F Margaret R. Hoyt, Trustee of
Margaret R. Hoyt Revocable Trust
Bk. 1100 Pg. 299 Pl. Bk. 18 Pg. 117

- PLANNING BOARD NOTES**
- 1) Perimeter plan is in conjunction with land acquisition from Town of Nantucket. Ref: Article 102 - 2015 A. 1.M.
 - 2) Planning Board endorsement does not constitute a determination of conformance under zoning.
 - 3) Lot A-1 does not contain areas subject to protection under the Massachusetts Wetland 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.
 - 4) The lot is shown in Zone X on FEMA FIRM June 9, 2014.

Planning Board approval not required under the Subdivision Control Law.

Nantucket Planning Board

Date _____
File No. _____

Zone District : R-1
Lot Area: 5,000 Sq.Ft.
Frontage: 50 Ft.
Front Setback: 10 Ft.
Side/Rear Setback: 5 Ft.
GCR: 30%



#7954 ANR
Estate of Edward Heard
3 School Street
Map 42.3.2 Parcel 125



MTO

PLANNING BOARD



APR 1 2016 AM 10:15

FILE # 7954

CHK# 22310

Nantucket Planning Board

Form A

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

Date: MARCH 24, 2016 *Name of Owner(s)/Applicant(s): EXECUTOR OF THE ESTATE
OF EDWARD S. HEARD

*Owner's/Applicant's address: 59 PUNCH BOWL DR. FALMOUTH
State: MA Zip Code: 02540

*(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): 3 SCHOOL ST.

Name of Registered Land Surveyor: JEFFRY L. BLACKWELL
Surveyor's address: 20 TEASDALE CIRCLE NANTUCKET, MA 02554

The owner's title to the land derived under deed from MARY G. HEARD, date JULY 7, 2011
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# 42.3.2, Parcel # 125

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

Monday, April 11, 2016 Planning Board Packet

with, suitable grade, and adequate consideration to provide for the need to vertical drainage 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.

① The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically 2 BUILDINGS 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: BUILDINGS ARE SHOWN ON THE 1887 SANBORN TAX MAPS.

▪ 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.

Mary G. Heard
Owner's Signature

Planning Board File # _____

Endorsement Date: _____

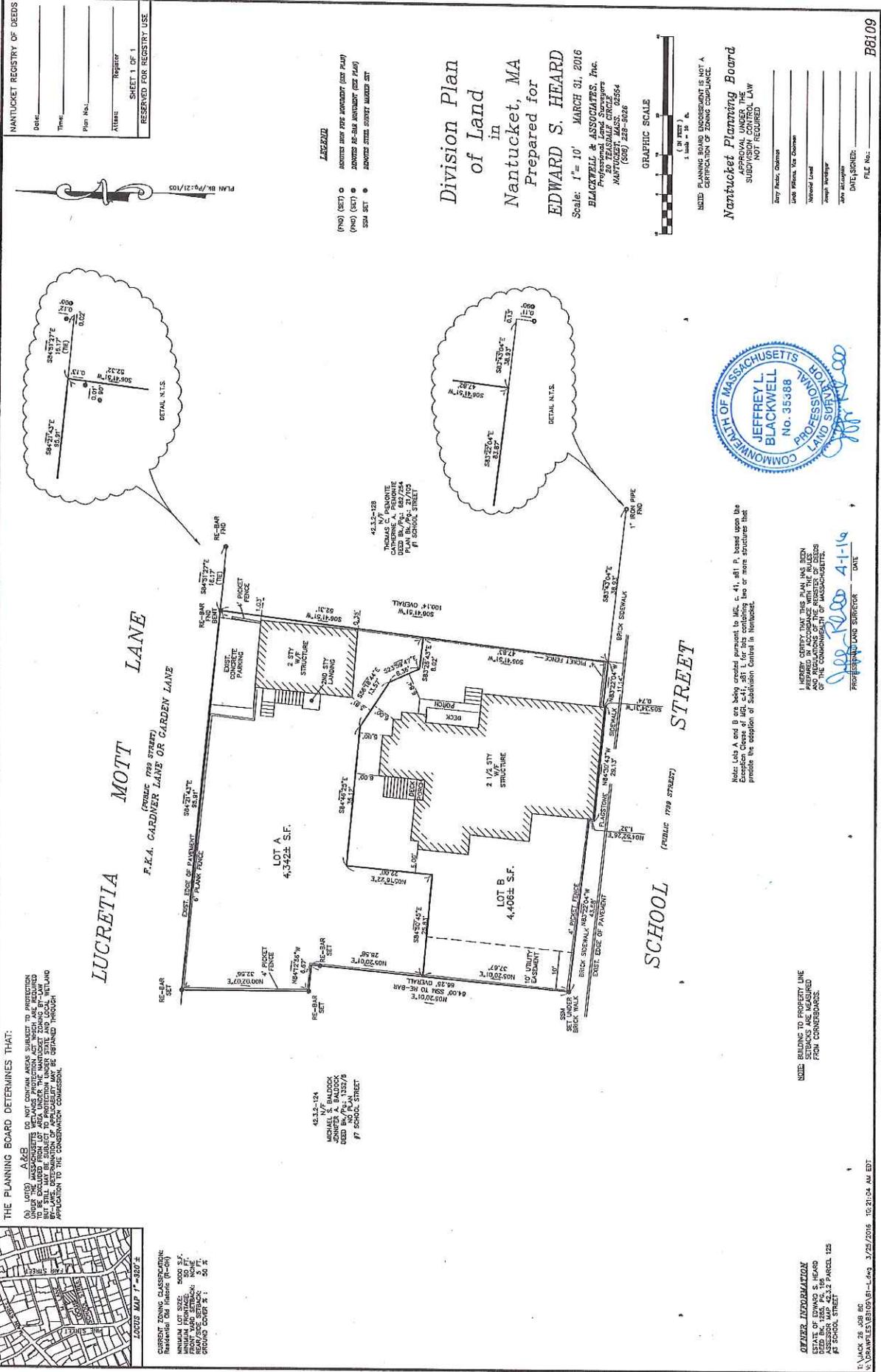




Image Number Sanborn-1887-6



#7955 ANR
Young & Orr
43 Jefferson Ave
Map 30 Parcel 47





APR 5 2016 AM 10:28

PLANNING BOARD

CHK# 1118

FILE # 7955

Nantucket Planning Board

Form A

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

Date: March 31, 2016 *Name of Owner(s)/Applicant(s): Joseph A. Young, Joseph J. Young Frances T. Young & Ann Y. Orr

*Owner's/Applicant's address: 152 East 94th Street Apt. 8E, New York State: NY Zip Code: 10128

*(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): 43 JEFFERSON AVENUE

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 Joseph Young et alii, dated 4/26/2010 & 1/24/2012 and recorded at the Nantucket Registry of Deeds as Land Court Documents 130313 & 135855 and shown on Assessor's Map 30, Parcel 47.

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

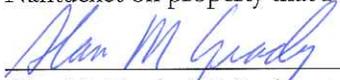
C. a way in existence on _____ (date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient

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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)

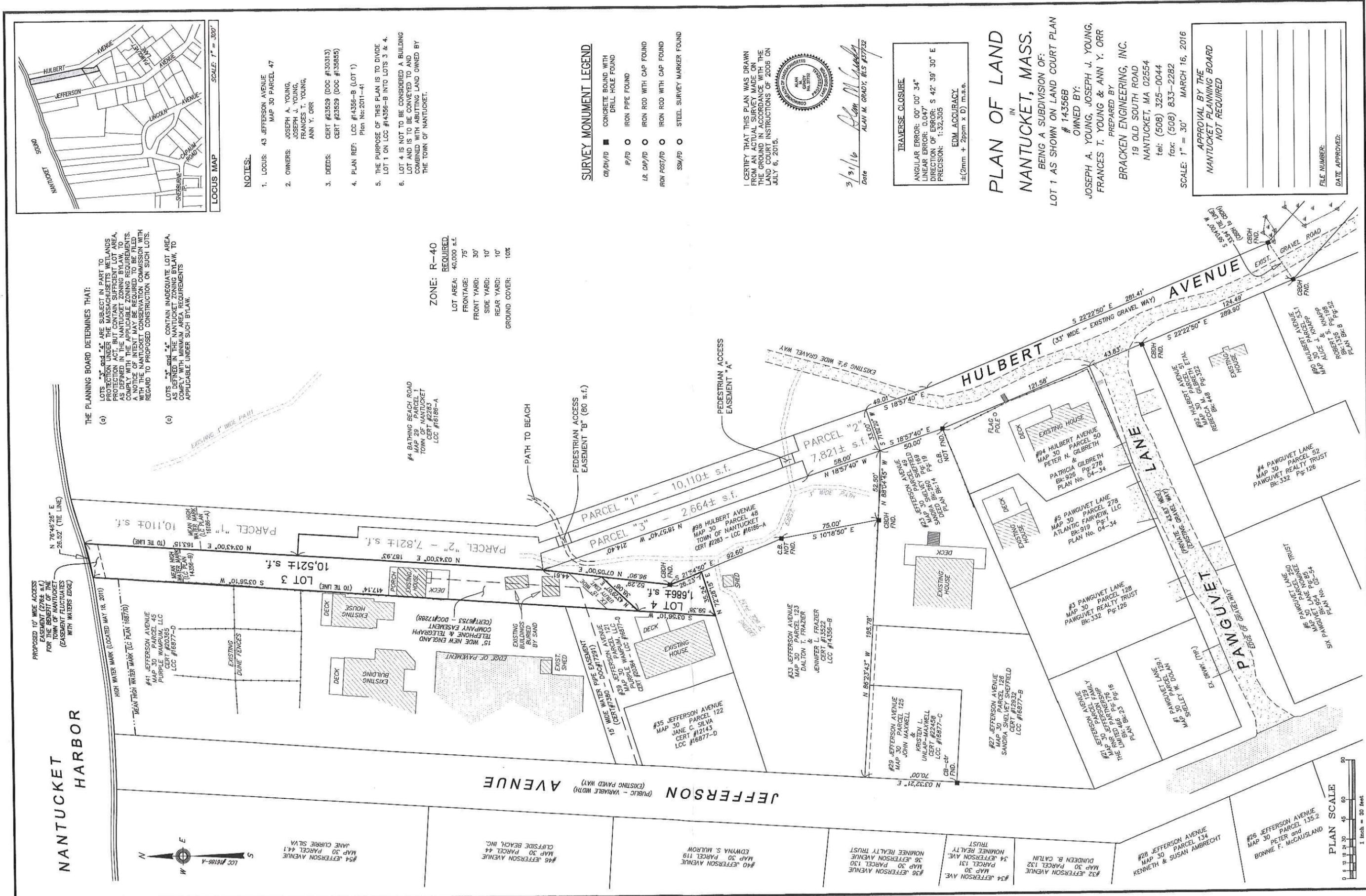
I hereby certify that the applicant(s) listed above have been authorized by me to file a plan with the Planning Board of Nantucket on property that I own.



Alan M. Grady, P.L.S., Agent

Planning Board File # _____

Endorsement Date: _____



THE PLANNING BOARD DETERMINES THAT:

(a) LOTS "3" and "4" ARE SUBJECT IN PART TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT, BUT CONTAIN SURFACES OF LOT AREA, WHICH ARE NOT SUBJECT TO SUCH PROTECTION. TO COMPLY WITH THE APPLICABLE ZONING REQUIREMENTS, A NOTICE OF INTENT MAY BE REQUIRED TO BE FILED WITH THE NANTUCKET CONSERVATION COMMISSION WITH REGARD TO PROPOSED CONSTRUCTION ON SUCH LOTS.

(c) LOTS "3" and "4" CONTAIN INADEQUATE LOT AREA, AS DEFINED IN THE NANTUCKET ZONING BYLAW, TO COMPLY WITH MINIMUM AREA REQUIREMENTS APPLICABLE UNDER SUCH BYLAW.

ZONE: R-40
REQUIRED:
 LOT AREA: 40,000 s.f.
 FRONTAGE: 75'
 FRONT YARD: 30'
 SIDE YARD: 10'
 REAR YARD: 10'
 GROUND COVER: 10%

NOTES:

- LOCUS: 43 JEFFERSON AVENUE MAP 30 PARCEL 47
- OWNERS: JOSEPH A. YOUNG, JOSEPH J. YOUNG, FRANCES T. YOUNG, ANN Y. ORR
- DEEDS: CERT #23529 (DOC #130313) CERT #23529 (DOC #135855)
- PLAN REF: LCC #14356-B (LOT 1) Plan No: 2011-41
- THE PURPOSE OF THIS PLAN IS TO DIVIDE LOT 1 ON LCC #14356-B INTO LOTS 3 & 4.
- LOT 4 IS NOT TO BE CONSIDERED A BUILDING LOT AND IS TO BE CONVEYED TO AND COMBINED WITH ABUTTING LAND OWNED BY THE TOWN OF NANTUCKET.

LOCUS MAP
 SCALE: 1" = 300'

SURVEY MONUMENT LEGEND

- CB/DM/FO CONCRETE BOUND WITH DRILL HOLE FOUND
- IP/FO IRON PIPE FOUND
- LR CAP/FO IRON ROD WITH CAP FOUND
- IRON POST/FO IRON ROD WITH CAP FOUND
- SSM/FO STEEL SURVEY MARKER FOUND

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 JULY 6, 2015.

3/31/16 Alan M. Grady
 Date ALAN M. GRADY, RLS #3732

TRaverse Closure
 ANGULAR ERROR: 00° 00' 34"
 LINEAR ERROR: 0.047'
 DIRECTION OF ERROR: S 42° 39' 30" E
 PRECISION: 1:32,305
 EDM ACCURACY
 ±(2mm + 2ppm x D) m.s.e.

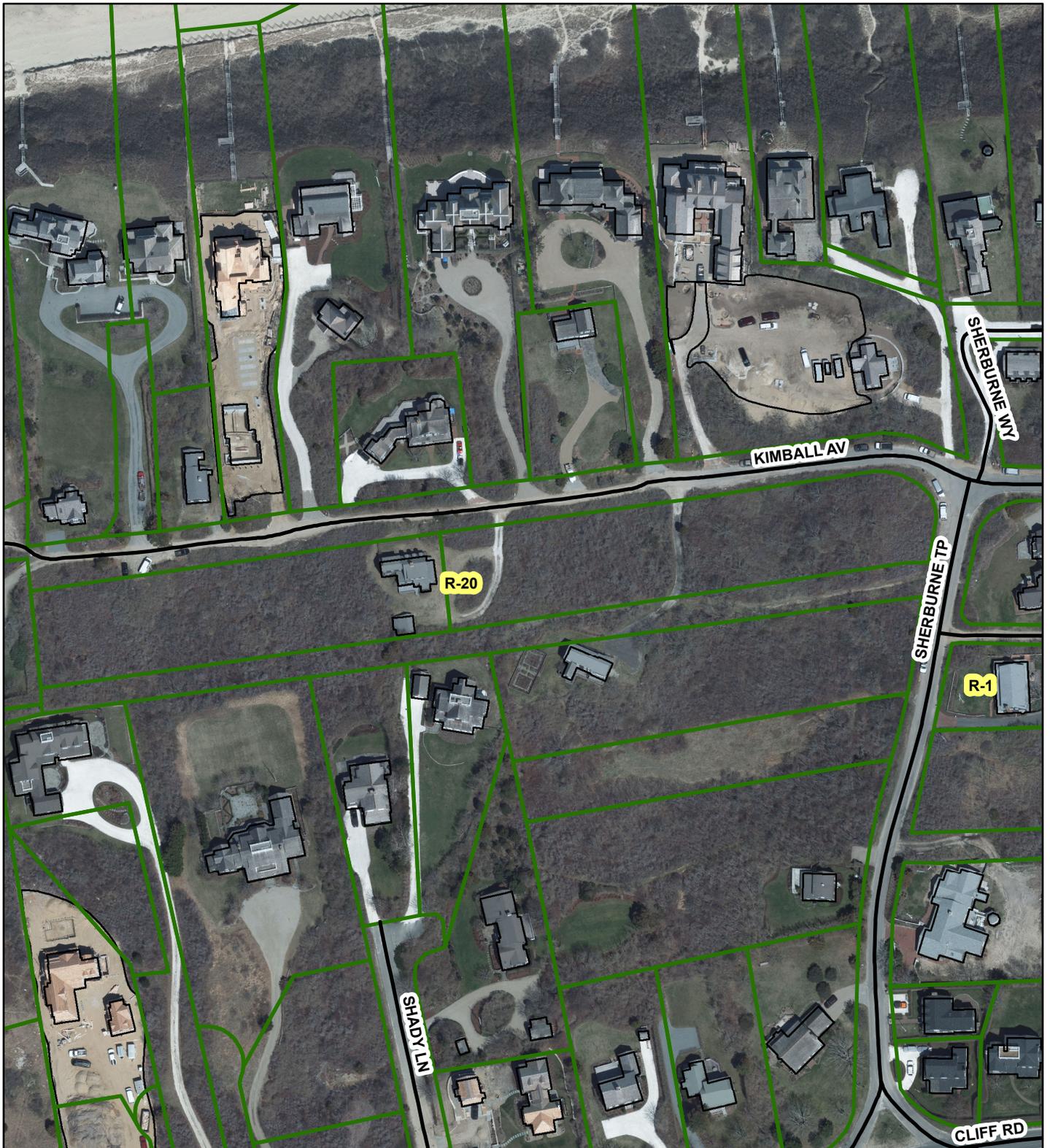
PLAN OF LAND
 IN
NANTUCKET, MASS.
 BEING A SUBDIVISION OF:
 LOT 1 AS SHOWN ON LAND COURT PLAN # 14356B
 OWNED BY:
 JOSEPH A. YOUNG, JOSEPH J. YOUNG, FRANCES T. YOUNG & ANN Y. ORR
 PREPARED BY:
 BRACKEN ENGINEERING, INC.
 19 OLD SOUTH ROAD
 NANTUCKET, MA 02554
 Tel: (508) 325-0044
 Fax: (508) 833-2282
 SCALE: 1" = 30' MARCH 16, 2016

APPROVAL BY THE
 NANTUCKET PLANNING BOARD
 NOT REQUIRED

FILE NUMBER:
 DATE APPROVED:



#7956 ANR
Way of Sherburne Turnpike
2014 ATM Article 96 & 97
Map 30





PLANNING BOARD

Nantucket Planning Board

FILE # 7956

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

Date: April 7, 2016

*Name of Owner(s)/Applicant(s): 2013 Freedom Trust
*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): Way of Sherburne Turnpike
Name of Registered Land Surveyor: Blackwell & Associates, Inc.
Surveyor's address: 20 Teasdale Circle, Nantucket, MA 02554

The owner's title to the land derived under deed from Articles 96 & 97 date 2014 ATM 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 # 30 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)

Taking and Disposition Plan of Land

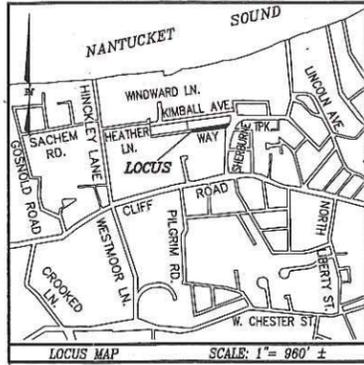
I hereby certify that the applicant(s) listed above have been authorized by me to file a plan with the Planning Board of Nantucket on property that I own.

Y. W. Small for TON

Owner's Signature

Planning Board File # 7956

Endorsement Date: _____



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%

30-31.1
N/F
KIMBALL AVE., LLC
CERT. #20147
L.C.C. 9009-M, LOT 25
L.C.C. 9009-L, LOT 24

30-31
N/F
RICHARD M. SCAIFE
MASSACHUSETTS
REAL ESTATE TRUST
NUMBER ONE
CERT. #23199
L.C.C. 9009-M, LOT 26
L.C.C. 9009-N, LOT 27

30-32.1
N/F
OREO REALTY TRUST
CERT. #12798
L.C.C. 9009-N, LOT 29
L.C.C. 9009-O, LOT 30

30-32
N/F
ANN BENECKE OLIVER, TR.
C. HARDY OLIVER, JR., TR.
CERT. #18578
L.C.C. 9009-O
LOT 31

30-33
N/F
WOBURN KIMBALL, LLC
CERT. #23766
L.C.C. 9009-H
LOT 15

ATLANTIC AVE.
(PRIVATE -
50' WIDE)
NOT CONSTRUCTED

OWNER INFORMATION
WILLIAM PIETRAGALLO, TRUSTEE
2013 FREEDOM TRUST
CERT. OF TITLE #24991
L.C.C. 10932-C, LOT 6
ASSESSOR'S MAP 30, PARCEL 172
#4 KIMBALL AVENUE
KEVIN F. DALE, TRUSTEE
KIMBALL AVENUE NOMINEE TRUST
CERT. OF TITLE #24888
L.C.C. 9009-D, LOT 8B
ASSESSOR'S MAP 30, PARCELS 110
#2 KIMBALL AVENUE

NANTUCKET REGISTRY OF DEEDS

Date: _____

Time: _____

Plan No.: _____

Attest: Register

SHEET 1 OF 1

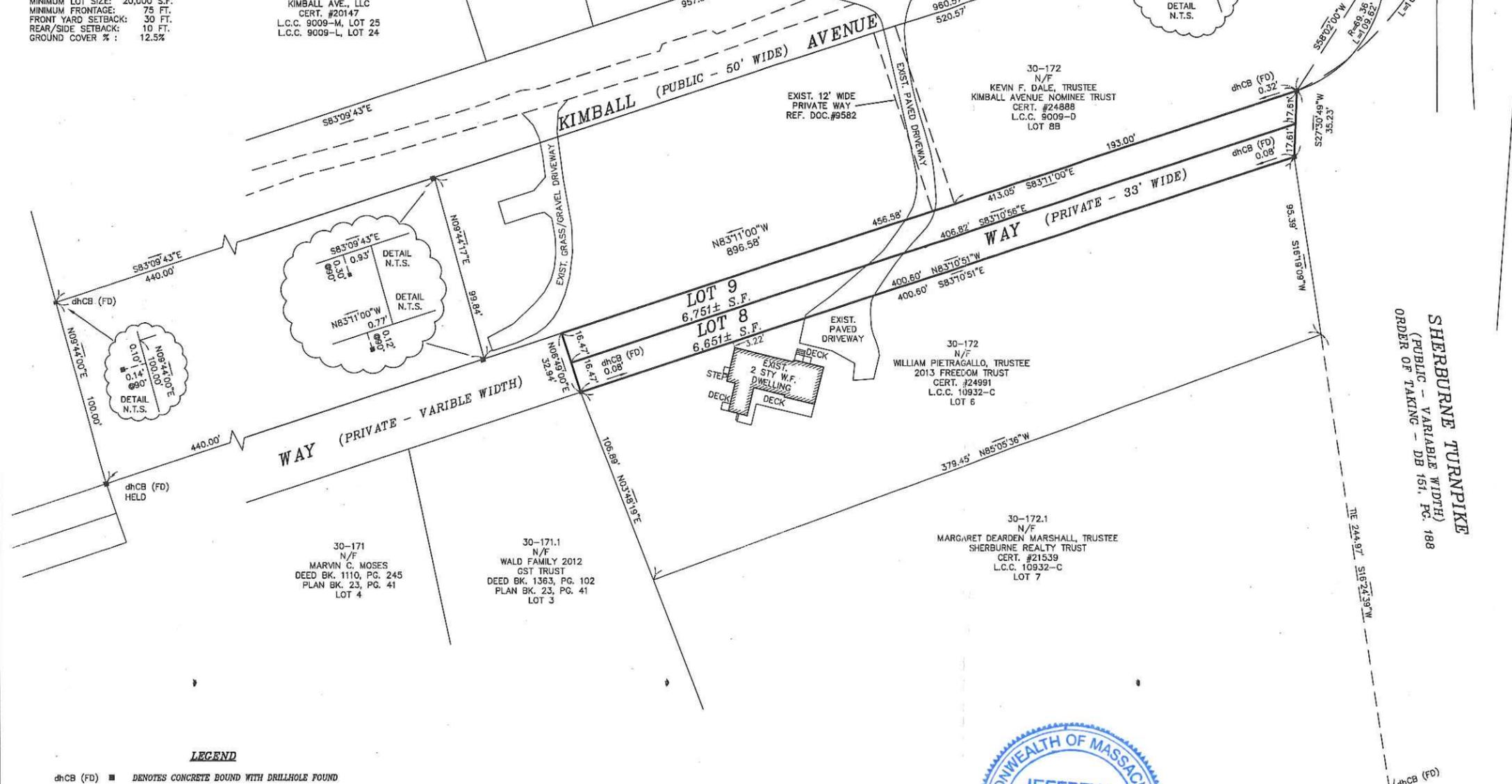
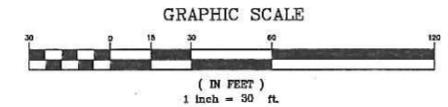
RESERVED FOR REGISTRY USE

REFERENCE 2014 ATM ARTICLE 96

TAKING AND DISPOSITION Plan of Land in Nantucket, MA Prepared for 2013 FREEDOM TRUST

Scale: 1" = 30' MARCH 31, 2016

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



SHERBURNE TURNPIKE
(PUBLIC - VARIABLE WIDTH)
ORDER OF TAKING - DB 151, PG. 188

LEGEND

dhCB (FD) ■ DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND

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

PROFESSIONAL LAND SURVEYOR DATE



NOTE:

PARCEL(S) 8 & 9 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.

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

Nantucket Board of Selectmen

Being a majority-

Rick Atherton, Chairperson

Robert DeCosta, Vice Chairman

Bruce Miller

Matt Fee

Tobias Gloden

DATE SIGNED: _____

Nantucket Planning Board

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

Barry Rector, Chairman

Linda Williams, Vice Chairman

Sylvia Howard

John McLaughlin

Nathaniel Lowell

DATE SIGNED _____ FILE # _____

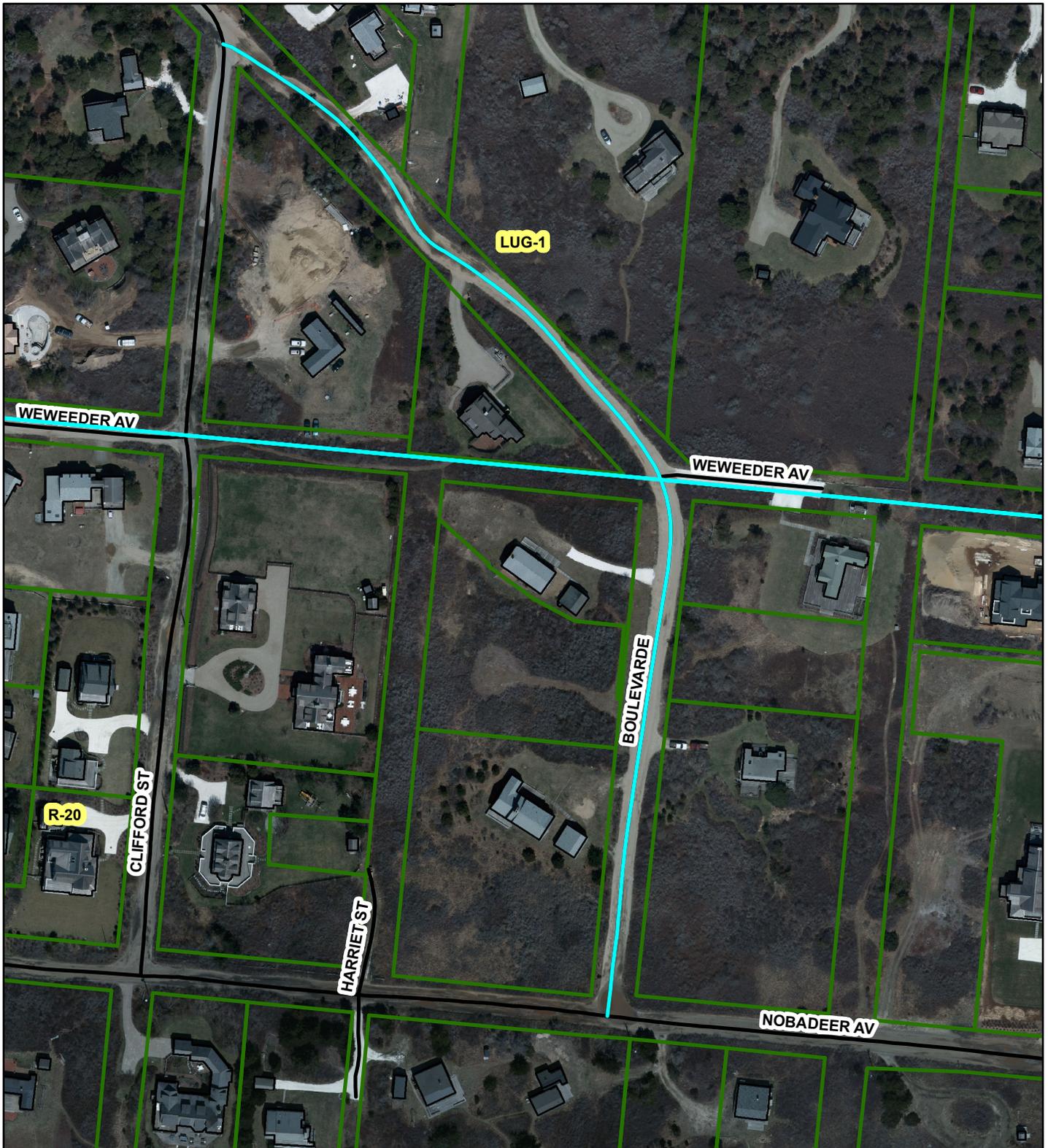


#7957 ANR

Town of Nantucket

Boulevard & Weweeder - Parcels A1 through A14

Maps 79 & 88





PLANNING BOARD

FILE # 7957

Nantucket Planning Board

Form A

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

Date: April 7, 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): Boulevard & Weweeder- Parcels A1 through A14

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 # 79 & 88 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 _____.

Monday, April 11, 2016 Planning Board Packet

- 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 Plan _____

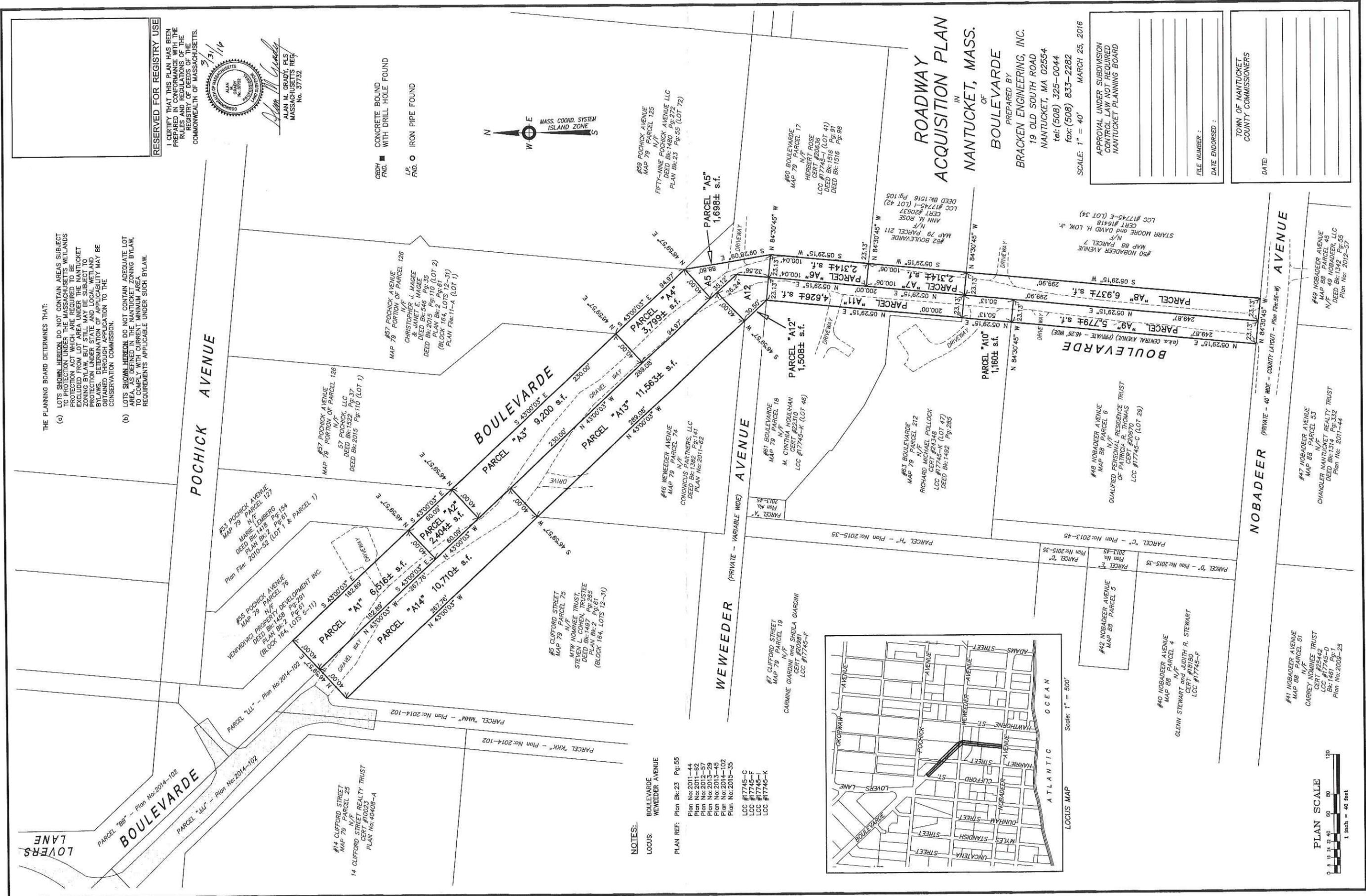
I hereby certify that the applicant(s) listed above have been authorized by me to file a plan with the Planning Board of Nantucket on property that I own.

AW Small for TON

Owner's Signature

Planning Board File # 7957

Endorsement Date: _____



THE PLANNING BOARD DETERMINES THAT:

(a) LOTS SHOWN HEREON 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 FEDERAL WETLAND PROTECTION ACTS. ANY SUCH PROTECTION SHALL BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

(b) LOTS SHOWN HEREON DO NOT CONTAIN ADEQUATE LOT AREA, AS DEFINED IN THE NANTUCKET ZONING BYLAW, TO COMPLY WITH CURRENT MINIMUM REQUIREMENTS APPLICABLE UNDER SUCH BYLAW.

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.

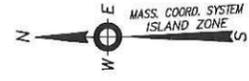
3/31/16

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



CONCRETE BOUND FOUND
WITH DRILL HOLE FOUND

IRON PIPE FOUND

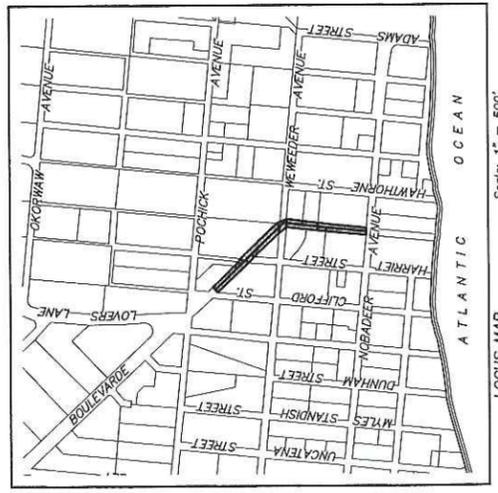


NOTES:

LOCUS: BOULEVARDE
WEWEEDER AVENUE

PLAN REF: Plan Bk: 23 Pg: 55
Plan No: 2011-44
Plan No: 2011-62
Plan No: 2012-57
Plan No: 2013-29
Plan No: 2013-45
Plan No: 2014-102
Plan No: 2015-35

LCC #17745-C
LCC #17745-F
LCC #17745-I
LCC #17745-K





#7958 ANR
Town of Nantucket
Henry Street
Map 29





#7958 ANR
Town of Nantucket
Henry Street
Map 29





PLANNING BOARD

FILE # 7958

Nantucket Planning Board

Form A

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

Date: April 7, 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): Henry Street

Name of Registered Land Surveyor: Blackwell & Associates, Inc.

Surveyor's address: 20 Teasdale Circle, 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 # 29 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 _____.

Monday, April 11, 2016 Planning Board Packet

- 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)

Taking and Disposition Plan of Land

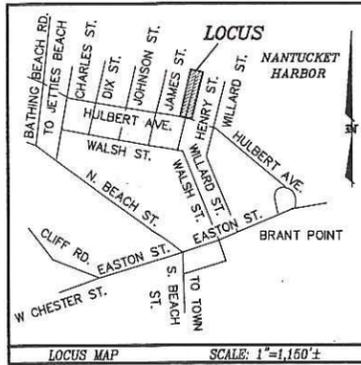
I hereby certify that the applicant(s) listed above have been authorized by me to file a plan with the Planning Board of Nantucket on property that I own.

W. Snell for TON

Owner's Signature

Planning Board File # 7958

Endorsement Date: _____



CURRENT ZONING CLASSIFICATION:
Residential 1 (R-1)

MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONT YARD SETBACK: 10 FT.
REAR/SIDE SETBACK: 5 FT.*
GROUND COVER % : 30 %

*139-16 C.(3): 10' SETBACK REQUIRED FOR ANY STREET OR WAY.

6' WIDE FOOTPATH EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	S73°05'16"E	16.02'
L2	N17°38'59"E	23.18'
L3	N41°38'03"E	17.49'
L4	N12°04'57"E	10.09'
L5	N04°44'41"E	13.92'
L6	S89°52'08"E	6.02'
L7	S04°14'41"W	14.78'
L8	S12°04'57"W	12.09'
L9	S41°38'03"W	17.80'
L10	S17°38'59"W	21.82'
L11	N73°05'16"W	6.00'
L12	S73°05'16"E	7.71'
L13	S73°05'16"E	3.24'

OWNER INFORMATION

ALICE C. WETHERILL INCOME TRUST AGREEMENT
CERT. OF TITLE 13442
L.C.C. 11176-D, LOT 1
ASSESSOR'S MAP 29, PARCEL 16
#45 HULBERT AVENUE

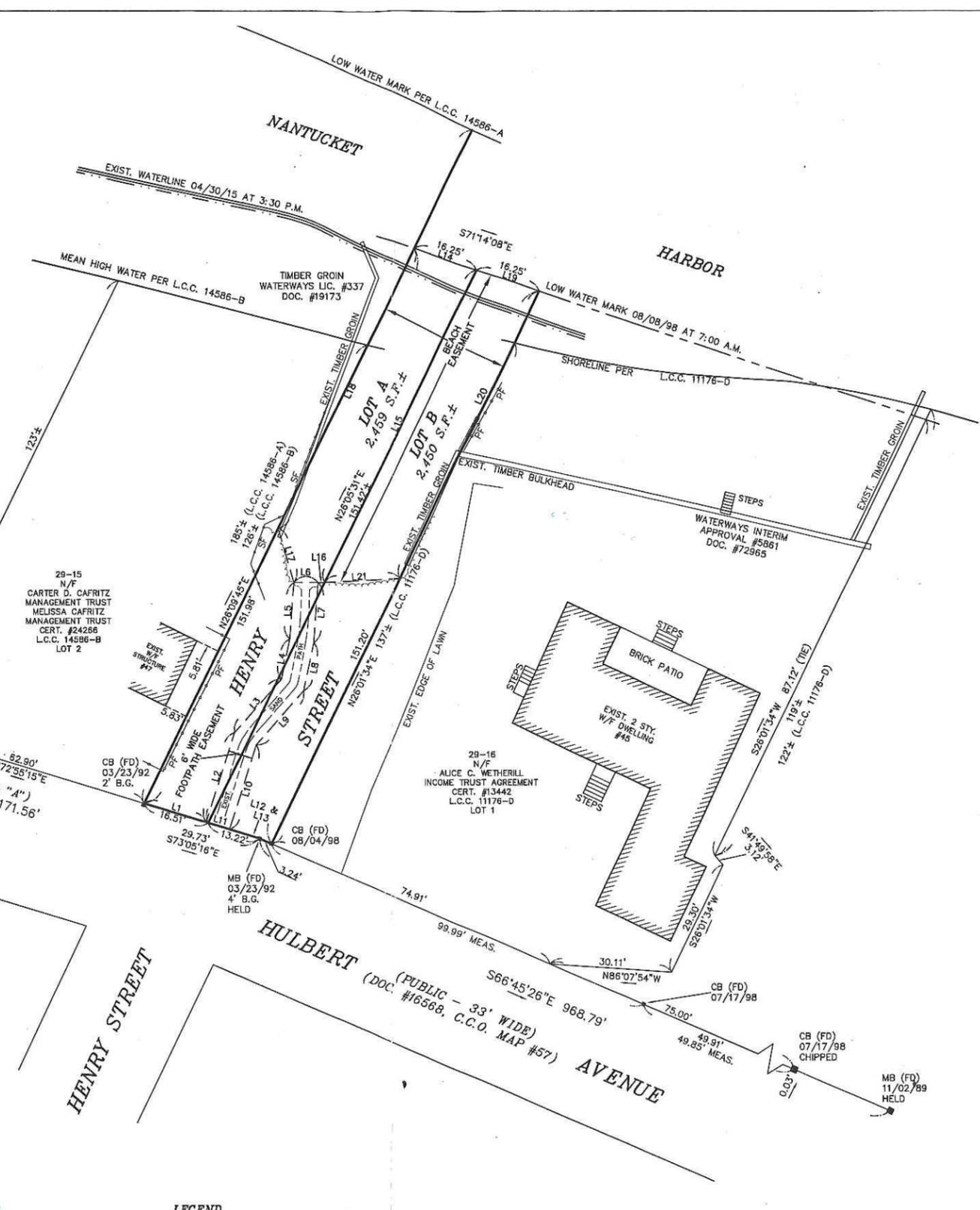
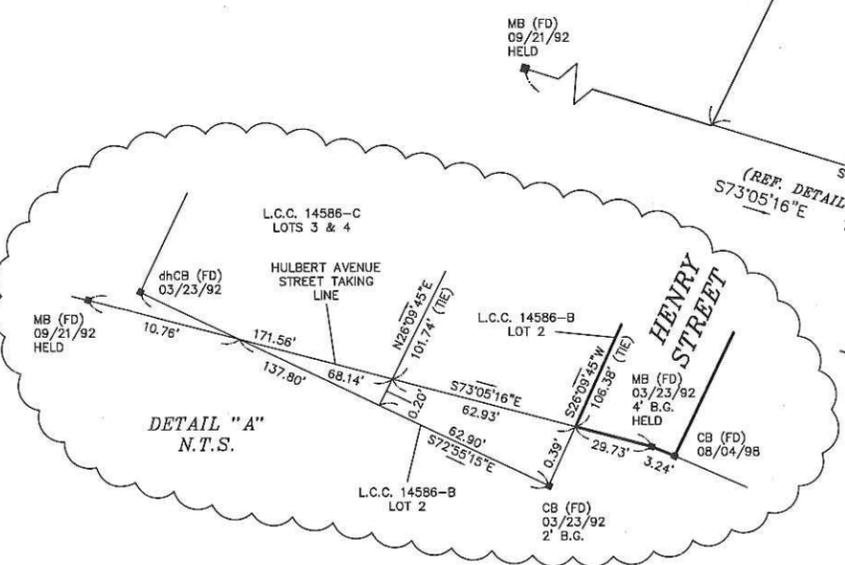
CARTER D. CAFRITZ MANAGEMENT TRUST
MELISSA CAFRITZ MANAGEMENT TRUST
MBC TRUST
CERT. OF TITLE #24266
L.C.C. 14586-B, LOT 2
ASSESSOR'S MAP 29, PARCEL 15
#47 HULBERT AVENUE

BEACH EASEMENT LINE TABLE LOT A

LINE	BEARING	DISTANCE
L14	S71°14'08"E	16.25'
L15	S28°05'31"W	85.59'
L16	S87°08'53"W	1.82'
L8	N89°52'08"W	6.02'
L17	N16°14'37"W	13.92'
L18	N26°09'45"E	76.64'

BEACH EASEMENT LINE TABLE LOT B

LINE	BEARING	DISTANCE
L19	S71°14'08"E	16.25'
L20	S28°05'31"W	78.70'
L21	S87°08'53"W	18.52'
L15	N28°05'31"E	85.59'



NANTUCKET REGISTRY OF DEEDS

Date: _____

Time: _____

Plan No.: _____

Attest: Register

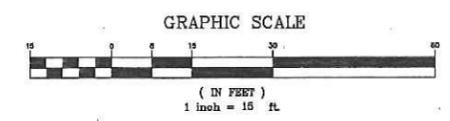
SHEET 1 OF 1

RESERVED FOR REGISTRY USE

TAKING AND DISPOSITION
Plan of Land
in
Nantucket, MA
Prepared for
TOWN OF NANTUCKET

Scale: 1" = 15' MARCH 31, 2016

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



Nantucket Board of Selectmen
Being a majority-

- _____
Rick Altherton, Chairperson
 - _____
Robert DeCosta, Vice Chairman
 - _____
Bruce Miller
 - _____
Mott Fee
 - _____
Tobias Gidden
- DATE SIGNED: _____

Nantucket Planning Board
APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
NOT REQUIRED

- _____
Barry Reclar, Chairman
- _____
Linda Wilfoms, Vice Chairman
- _____
Sybil Howard
- _____
John McLaughlin
- _____
Nathaniel Lowell

DATE SIGNED _____ FILE # **B7871**

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

Jeffrey L. Blackwell 4-1-16
PROFESSIONAL LAND SURVEYOR DATE



- LEGEND**
- CB (FD) ■ DENOTES CONCRETE BOUND FOUND
 - MB (FD) ■ DENOTES MARBLE BOUND WITH CROSS CUT FOUND
 - B.G. DENOTES BELOW GRADE
 - MEAS. DENOTES MEASURED DISTANCE BETWEEN RECORD MONUMENTS

NOTE:

LOT A IS CONSIDERED UNBUILDABLE DUE TO INSUFFICIENT LOT AREA AND FRONTAGE. LOT A IS TO BE CONVEYED TO AND COMBINED WITH LAND OF CARTER D. CAFRITZ MANAGEMENT TRUST AND MELISSA CAFRITZ MANAGEMENT TRUST, ASSESSOR'S MAP 29, PARCEL 15.

LOT B IS CONSIDERED UNBUILDABLE DUE TO INSUFFICIENT LOT AREA AND FRONTAGE. LOT B IS TO BE CONVEYED TO AND COMBINED WITH LAND OF ALICE C. WETHERILL INCOME TRUST AGREEMENT, ASSESSOR'S MAP 29, PARCEL 16.

Monday, April 11, 2016 Planning Board Packet



#7960 ANR
Mark Bono
35 King Street - Siasconset
Map 73.4.2 Parcel 98



PLANNING BOARD

FILE # 7960



Nantucket Planning Board

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

Date: April 4, 2016 *Name of Owner(s)/Applicant(s): Mark Bono - Owner
J Pepper Fraizer - Contract Purchaser

*Owner's/Applicant's address: C/O Cohen & Cohen, 34 Main St, 2nd Floor, PO Box 786, 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): 35 King St., Siasconset

Name of Registered Land Surveyor: Frank Holdgate
Surveyor's address: _____

The owner's title to the land derived under deed from Modisett, et al, date February 1, 2010
And recorded in Nantucket Registry of Deed, Book 1219 Page 237 or Land Court Certificate of
Title # _____, registered in Nantucket District Book _____, Page _____ and shown on
Assessor's Map# 73.4.2, Parcel # 98
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

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

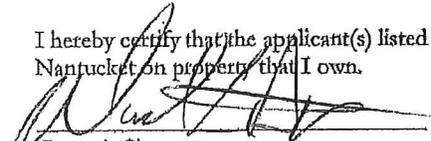
Monday, April 11, 2016 Planning Board Packet

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 House and Garage 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: 1938 Aerial Photo

- 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: _____





Nantucket Planning Board

SECONDARY DWELLING REPORT

Prepared by: Holly E. Backus, Land Use Specialist

Meeting Date: April 11, 2016

10 North Road
Assessors Map #43 Parcel #81

Applicant
Workshop APD / Andrew Kotchen

Owner
Tea Tucket, LLC



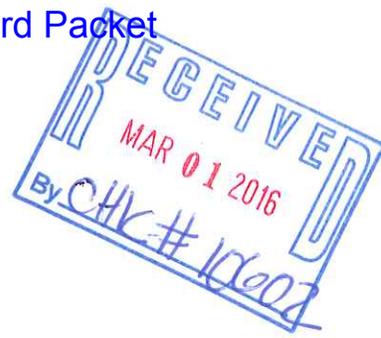
Monday, April 11, 2016 Planning Board Packet

The applicant is proposing to construct a two (2) bedroom, 830 square foot two (2) story secondary dwelling above a garage. The proposed secondary dwelling will be 16' from the reconstructed primary structure and located on the southwest side of the site, which has approximately 58,000 square feet of lot area and is zoned LUG-1.

The dwellings will be accessed by a gravel driveway off North Road, which is a private dirt road. The site will contain four (4) exterior parking spaces and two (2) interior parking spaces within the proposed garage space. Staff has included HDC submitted elevations within the Planning Board's packet as supplemental information.

The site plan, as submitted meets the requirements of Zoning Bylaw Sections 139-18 and 139-20.1. Planning staff recommends approval of this application with the following conditions:

- (1) That the traveled surface of North Road shall be improved (i.e.: grading and trimming of vegetation) to a minimum width of sixteen (16) feet to Gardner Road. This road work shall be completed prior to the issuance of a Building Permit and prior to the issuance of a Certificate of Occupancy;
- (2) That the vegetation at the driveway's intersection with North Road be cut back a minimum of twenty (20) feet to allow for adequate sight distance;
- (3) That any landscaping at the driveway entrances be limited to low growing plant material not to exceed three (3) feet in height;
- (4) That the driveway be cleared free of vegetation and obstruction to a width of twelve (12) feet and a height of thirteen (13) feet; 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 SECONDARY (2ND) DWELLING PERMIT

Date Submitted: 02/29/2016 Fee Amount: \$100

Applicant: Workshop/APD / Andrew Kotchen

Mailing address: 39 West 38th Street Fl. 7 New York, NY 10018

Daytime phone number: 212.273.9712 Fax: -

E-mail Address: info@workshopapd.com / ADK@WORKSHOPAPD.COM (HEB)

Owner (if other than applicant): Tea Tucket, LLC

Mailing address: 1140 Avenue of the Americas New York, NY 10036

Signature of Property Owner(s) _____

Location of proposed secondary (2ND) dwelling:

Street Address: 10 north Road Nantucket MA 02554

Assessors Tax Map #: 43 Parcel #: 81

Size of Parcel: 58,000 sf Zoning District: LUG-1

Secondary Dwelling # of Bedrooms: 2

Primary Dwelling # of Bedrooms: 5

Number of Parking Spaces required (See Chapter 139-18 of the Bylaw): 4

Number of Parking Spaces provided: 4

Please provide a brief description of the proposed second dwelling:

*****PLEASE DO NOT WRITE "SEE ATTACHED."*****

New Construction secondary dwelling with 2 stories and garage below

10N

10 NORTH ROAD
 TOWN OF MOORE, MOORE, WY
 110 EAST 10 NORTH ROAD, MOORE, WY 83041

OWNER
 M. J. MOORE
 110 EAST 10 NORTH ROAD, MOORE, WY 83041

ARCHITECT
WORKSHOPS
 110 EAST 10 NORTH ROAD, MOORE, WY 83041
 307-338-1100

DATE
 11/11/15

DESCRIPTION
 1. 10 NORTH ROAD, MOORE, WY
 2. 10 NORTH ROAD, MOORE, WY
 3. 10 NORTH ROAD, MOORE, WY

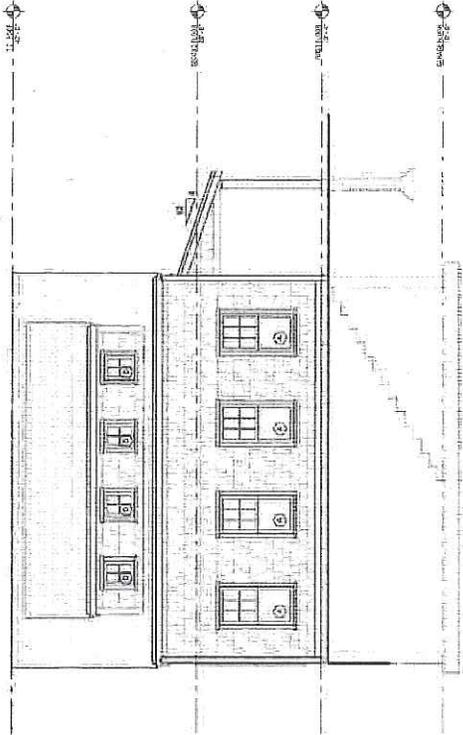
SUBJECT
 1. 10 NORTH ROAD, MOORE, WY
 2. 10 NORTH ROAD, MOORE, WY

REVISIONS

REVISIONS

A-200

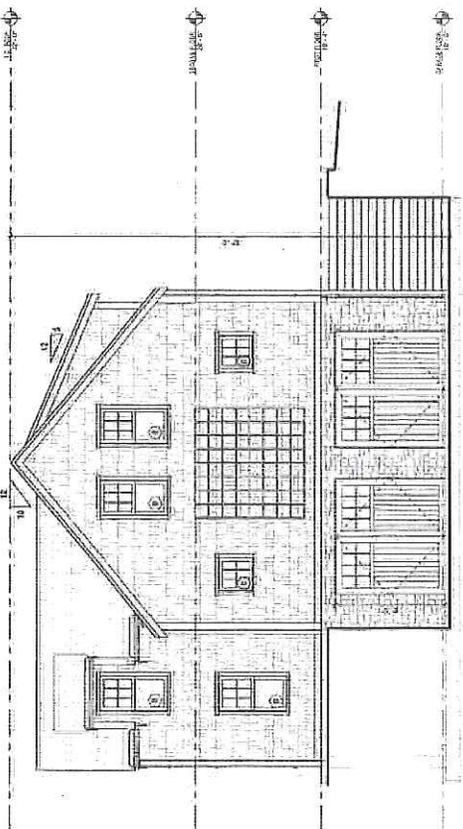
GENERAL BUILDING ELEVATION NOTES
 1. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED
 2. ALL MATERIALS ARE UNLESS OTHERWISE NOTED



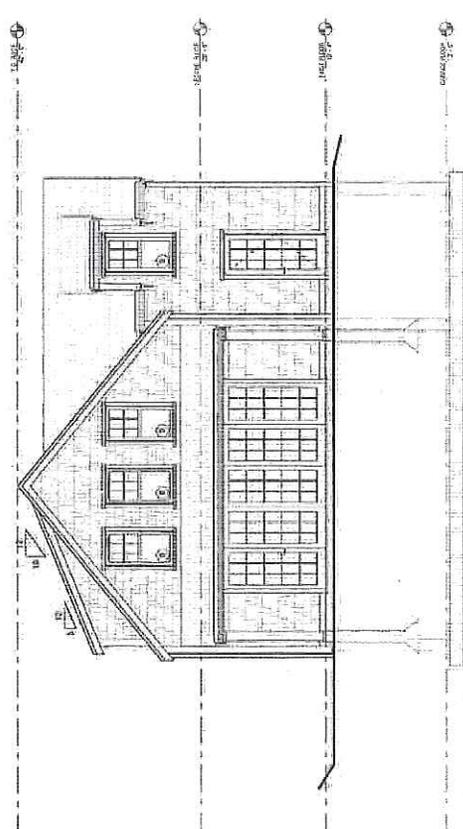
2 EAST ELEVATION
 1/8" = 1'-0"



4 WEST ELEVATION
 1/8" = 1'-0"



1 SOUTH ELEVATION
 1/8" = 1'-0"

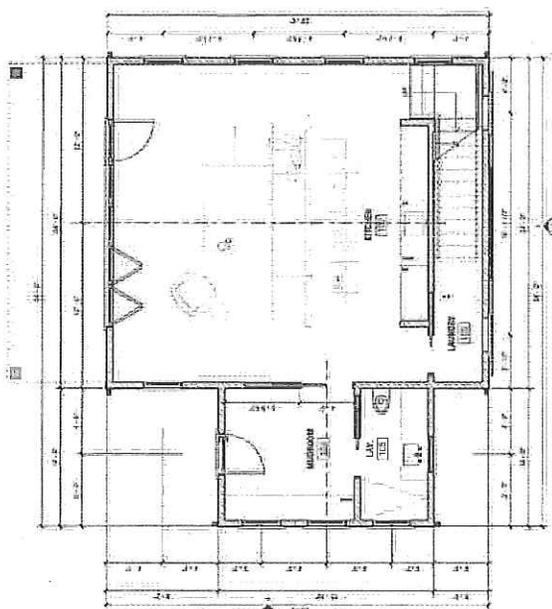


3 NORTH ELEVATION
 1/8" = 1'-0"

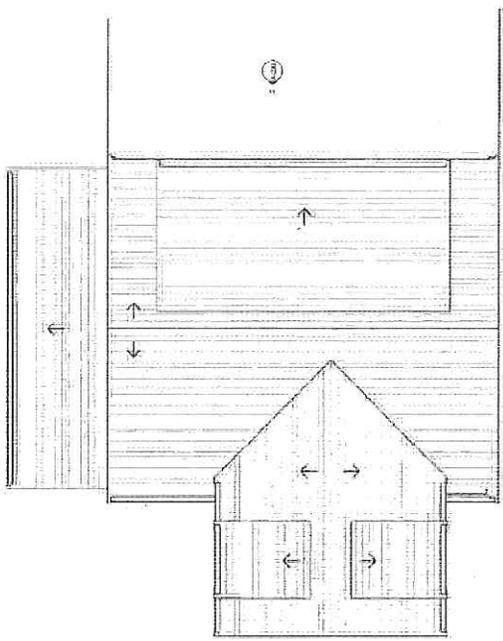
10N

10 NORTH ROAD

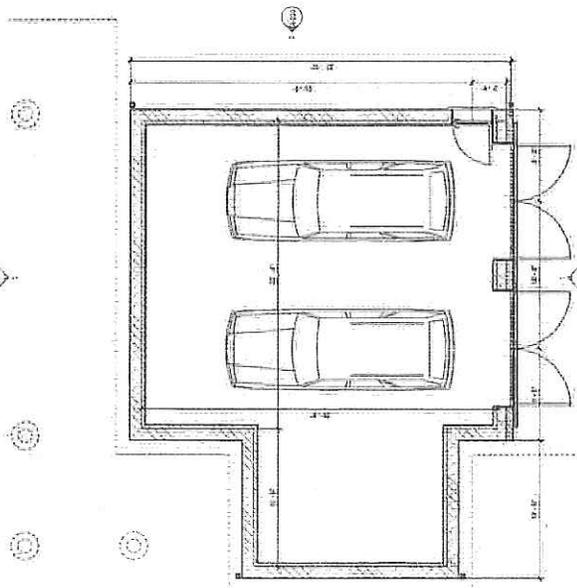
Monday, April 11, 2016 Planning Board Packet



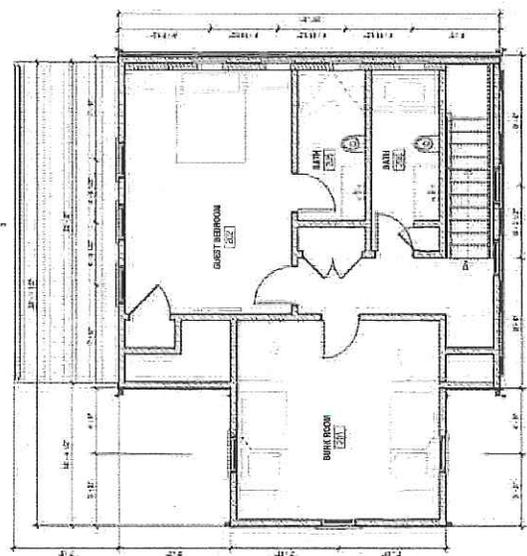
FIRST FLOOR PLAN



ROOF PLAN



GARAGE FLOOR PLAN



SECOND FLOOR PLAN

A-100.00

Holly Backus

From: Andrew Hart [afh@workshopapd.com]
Sent: Monday, March 14, 2016 2:55 PM
To: Holly Backus
Cc: Andrew Kotchen; Michael Luft-Weissberg
Subject: RE: Planning Board Secondary Dwelling Permit - 10 North Road, Nantucket, MA
Attachments: 10N SITE PLAN - 2016.03.14 - SECONDARY DWELLING .pdf

Categories: Planning Board Matters

Hello Holly,

Thank you for your email.

I'll be on island tomorrow and would like to stop in, introduce myself to you and clarify any additional questions in person. Will you be in the office around 1:30?

In the meantime please find attached for your use an updated site plan with the following items bubbled for ease of reference:

1. Drive way and auto court surfaces are to be gravel
2. Drive way width is to be 12'-0"
3. 4 parking spaces are shown at 9' X 20' per space
4. Parking spaces are to be 9' X 20' each
5. Our buildings are 16'-0" apart which is greater than the 10'-0" minimum
6. The proposed total ground cover for the site is: 3,860 s.f. for the primary and secondary dwellings combined

Please let me know if you need anything else for this job.

Respectfully,
Andy

Andrew Hart RA NCARB | Project Architect
Workshop/APD
39 W 38th Street, 7th Floor
New York, NY 10018

212.273.9712 | 212.991.8958
www.workshopapd.com

All references to Workshop/APD shall mean Workshop/APD Architecture DPC. The information contained in this email may be confidential and/or legally privileged. It has been sent for the sole use of the intended recipient(s). If the reader of this message is not an intended recipient, you are hereby notified that any unauthorized review, use, disclosure, dissemination, distribution, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please reply to the sender and destroy all copies of the message. To contact us directly, send to info@workshopapd.com. Thank you.

From: Andrew Kotchen
Sent: Monday, March 14, 2016 10:57 AM
To: Andrew Hart <afh@workshopapd.com>
Subject: FW: Planning Board Secondary Dwelling Permit - 10 North Road, Nantucket, MA

Andy, please see below and address.

Thanks, adk

Andrew D Kotchen | Principal
Workshop/APD
39 W 38th Street, 7th Floor
New York, NY 10018

Holly Backus

From: Holly Backus
Sent: Monday, March 14, 2016 10:34 AM
To: 'adk@workshopapd.com'
Cc: Catherine Ancero
Subject: Planning Board Secondary Dwelling Permit - 10 North Road, Nantucket, MA

Good Morning,

Staff is currently reviewing the Secondary Dwelling Permit Application for the Planning Board for the above referenced site.

We have the following questions:

- (1) What is the proposed surface of the driveway and parking spaces?
- (2) Please provide the dimensions of the proposed driveway width.
- (3) The application indicates (4) parking spaces proposed (as required by zoning,) however the plan shows (6) parking spaces. Please clarify.
- (4) Please provide the dimensions of the proposed parking spaces.
- (5) Please provide the required minimum 10' secular separation between the primary and secondary structures.
- (6) What is the proposed ground cover for the site?

Please email a revised site plan at your earliest convenience.

Please let me know if you have any questions.

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

hbackus@nantucket-ma.gov

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



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

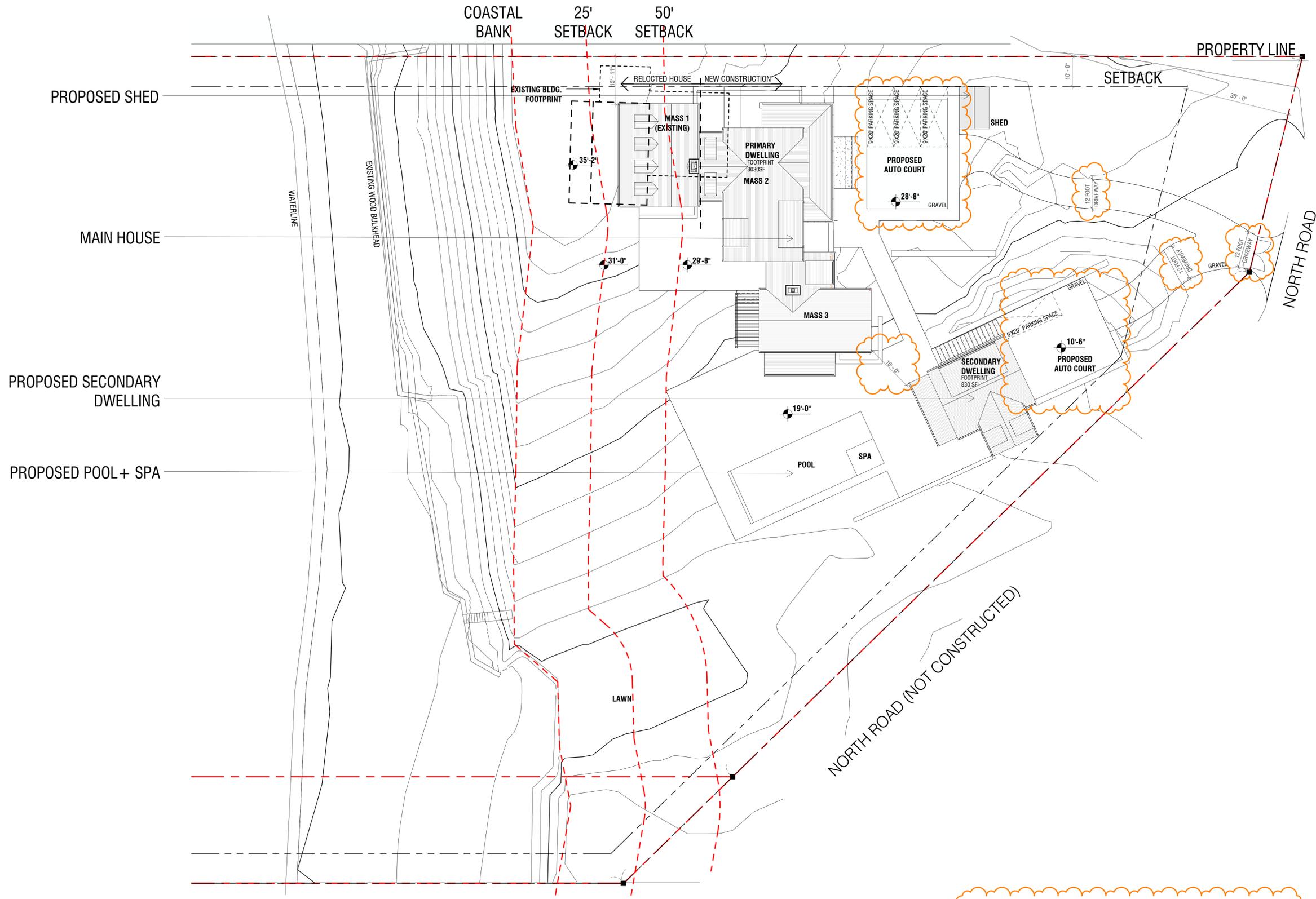
CRAFT - ENGINEERING STUDIO
39 West 39th Street, 6th Floor
New York, NY 10018
T: (646) 912-8867

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



PROPOSED TOTAL GROUND COVER: 3,860 SF

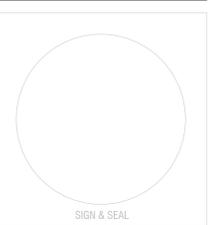
1 PROPOSED SITE PLAN
1/16" = 1'-0"

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



ISSUES

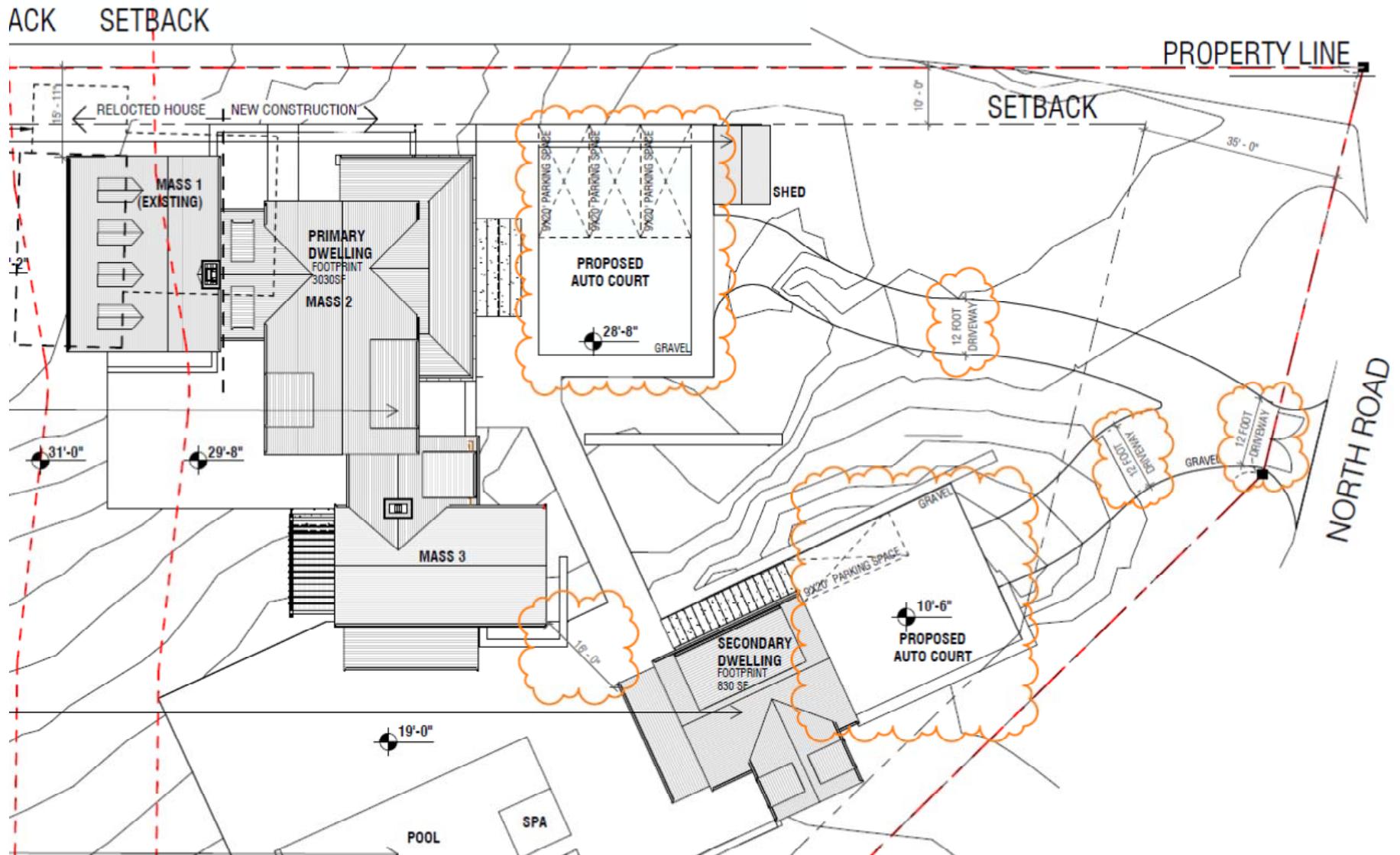
01	08/26/2015	HDC SUBMISSION (MAIN)
02	01/27/2016	HDC SUB (2ND DWELLING)
03	02/23/2016	PERMIT SET (MAIN)
04	03/04/2016	PERMIT SET (2ND DWELLING)

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





Nantucket Planning Board

SECONDARY DWELLING REPORT

Prepared by: Holly E. Backus, Land Use Specialist

Meeting Date: April 11, 2016

7 Judith Chase Lane
Assessors Map #42.3.2 Parcel #62

Applicant

Ack Last, LLC; Peter Georgantas

Owner

Same



Monday, April 11, 2016 Planning Board Packet

The applicant is proposing to construct a 697 square foot second dwelling. The proposed secondary dwelling will be located on the northwest side of the site, which has approximately 12,476 square feet of lot area and is zoned ROH.

The dwellings will be accessed by a pea stone driveway off Judith Chase Lane, which is a public paved road. The site will contain a total of two (2) exterior parking spaces and one (1) interior parking space within a proposed 308 square foot garage.

The site plan, as submitted meets the requirements of Zoning Bylaw Sections 139-18 and 139-20.1.

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

- (1) That any future landscaping at the driveway entrances be limited to low growing plant material not to exceed three (3) feet in height;
- (2) That the driveways be cleared free of vegetation and obstruction to a width of twelve (12) feet and a height of thirteen (13) feet; and
- (3) 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 SECONDARY (2ND) DWELLING PERMIT

Date Submitted: _____ Fee Amount: _____

Applicant: ACK LAST LLC - PETER GEORGANTAS

Mailing address: 22 BRIMMER ST., BOSTON, MA. 02108

Daytime phone number: 617.901.7700 Fax: _____

E-mail Address: PETERPEGPROPERTIES.COM

Owner (if other than applicant): _____

Mailing address: _____

Signature of Property Owner(s) *Peter*

Location of proposed secondary (2ND) dwelling:

Street Address: 7 JUDITH CHASE LANE

Assessors Tax Map #: 42.3.2 Parcel #: 62

Size of Parcel: 12,476 Zoning District: ROH

Secondary Dwelling # of Bedrooms: 4

Primary Dwelling # of Bedrooms: 5

Number of Parking Spaces required (See Chapter 139-18 of the Bylaw): 2

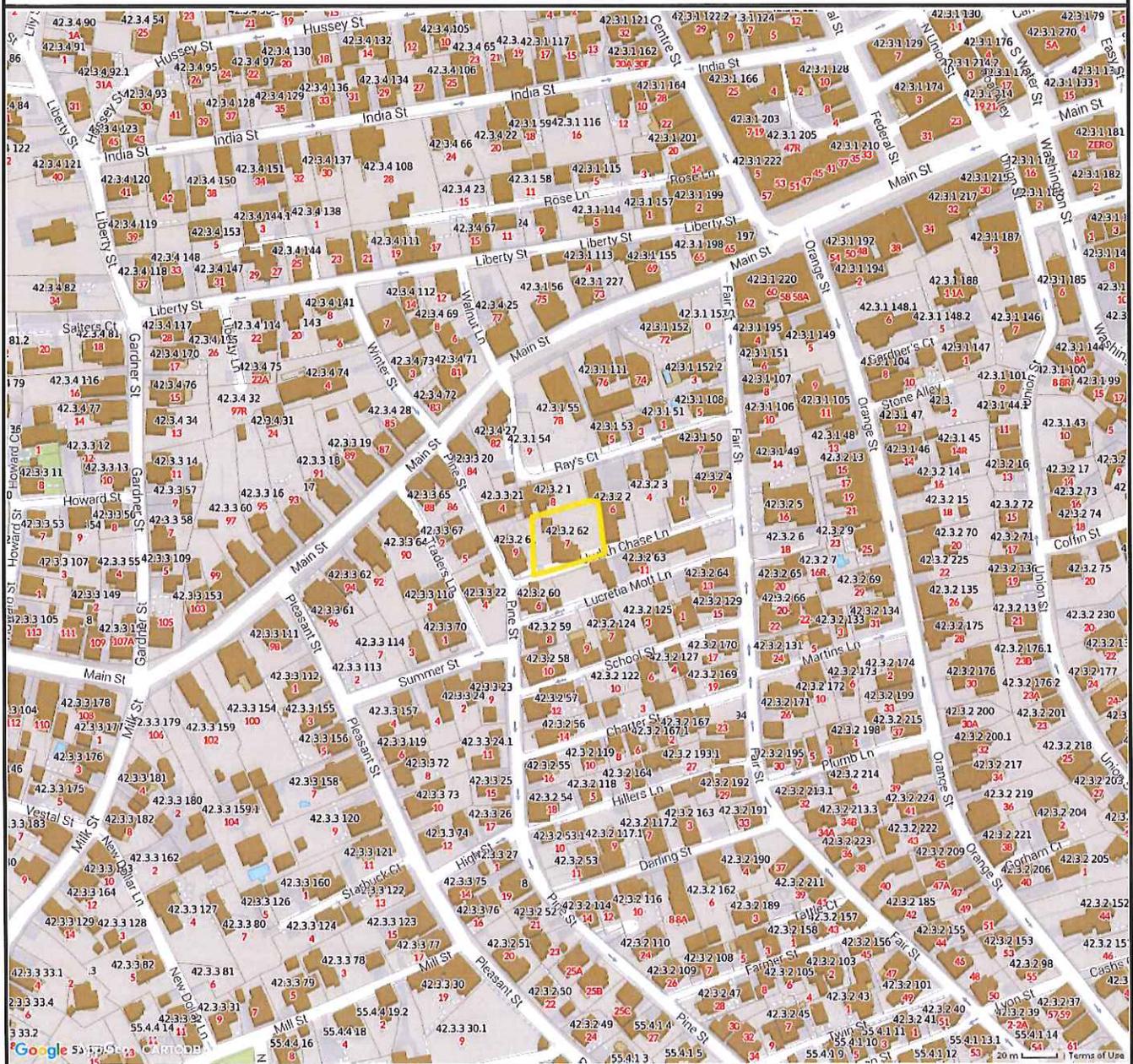
Number of Parking Spaces provided: 2

Please provide a brief description of the proposed second dwelling:

PLEASE DO NOT WRITE "SEE ATTACHED."

CONSTRUCTION OF 697 SF. 4 BEDROOM DWELLING

7 Judith Chase Lane



Property Information

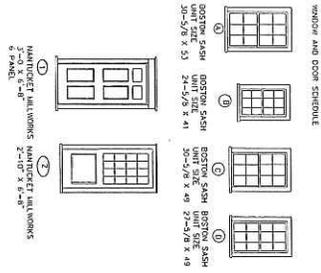
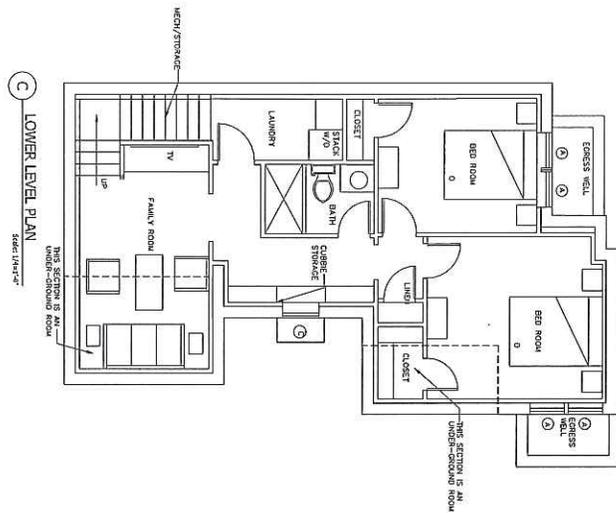
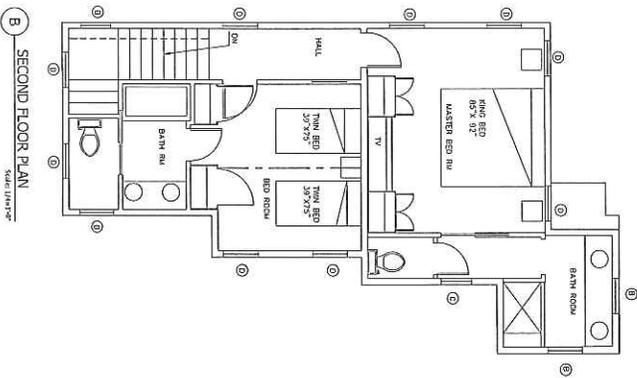
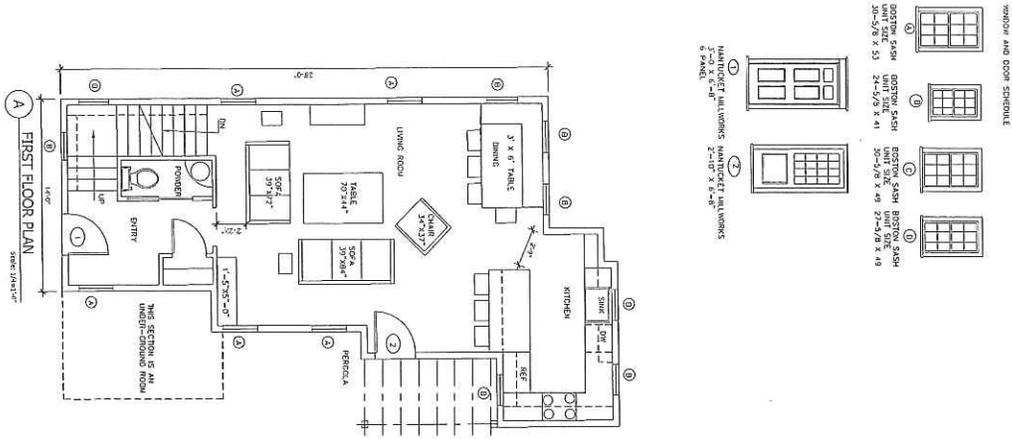
Property ID 42.3.2 62
Location 7 JUDITH CHASE LN
Owner MORRISON JOHN TRST ETAL



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated December, 2014
Properties updated January, 2015



A-1	FLOOR PLANS	ADDITIONS AND ALTERATIONS FOR:	NANTUCKET ARCHITECTURE GROUP LTD. POST OFFICE BOX 1814 NANTUCKET, MASSACHUSETTS, 02554 TELEPHONE 508.228.5631 WWW.NANTUCKETARCHITECTURE.COM
	PROJECT NO.:	7 JUDITH CHASE LANE	
	DATE:	MAP: 42.3.2 PARCEL: 62	
	REVISIONS:		
	REVISIONS:		

CERTIFICATE NO: 65421

DATE ISSUED: 3/11/16

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

Monday, April 11, 2016 Planning Board Packet

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: A2.3.3 PARCEL N°: 62
 Street & Number of Proposed Work: 7 JUDITH CHASE WJ.
 Owner of record: AT LAST LLC
 Mailing Address: 7 JUDITH CHASE WJ.
NANTUCKET, MA.
 Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: NANTUCKET ARCHITECTURE Group LTD
 Mailing Address: PO BOX 1514 NANTUCKET.
 Contact Phone #: 728-5031 x2 E-mail: steve@nantucketarchitecture.com

FOR OFFICE USE ONLY

Date application received: 12/29/15 Fee Paid: \$ 246.00
 Must be acted on by: 1/22/16
 Extended to: 6/22/16
 Approved: _____ Disapproved: _____
 Chairman: [Signature]
 Member: [Signature]
 Member: [Signature]
 Member: [Signature]

Notes - Comments - Restrictions - Conditions

S-Elm Form in rear right -
B window 2nd floor:
"B" windows - Redwood in window
width 4" I

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 30'-0" Sq. Footage 1st floor: 606 Decks/Patio: Size: _____ 1st floor 2nd floor
 Width: 15'-0" Sq. footage 2nd floor: 568 Size: _____ 1st floor 2nd floor
 Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0
 Height of ridge above final finish grade: North 21-8 South 21-8 East 21-8 West 21-8

Additional Remarks

Historic Name: _____ REVISIONS* 1. East Elevation
 Original Date: _____ (describe) 2. South Elevation
 Original Builder: _____ 3. West Elevation
 Is there an HDC survey form for this building attached? Yes N/A 4. North Elevation
 *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" Block Block Parged Brick (type) _____ Poured Concrete Piers
 Masonry Chimney: Block Parged Brick (type) _____ Other _____

Roof Pitch: Main Mass 8/12 Secondary Mass 4/12 Dormer 1/12 Other _____

Roofing material: Asphalt 3-Tab Architectural
 Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____
 Fence: Height: _____
 Type: _____
 Length: _____

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

Gutters: Wood Aluminum Copper Leaders (material) _____

Leaders (material and size): _____
 Sidewall: White cedar shingles Clapboard (exposure: _____ inches) Front Side

Trim: A. Wood Pine Redwood Cedar Other _____
 B. Treatment Paint Natural to weather Other _____

C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 4" Corner boards 1x6 Frieze _____
 Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square _____

Windows*: Double Hung Casement All Wood Other _____
 True Divided Lights (muntins), single pane SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): TDL SDL Front _____ Rear _____ Side _____
 Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

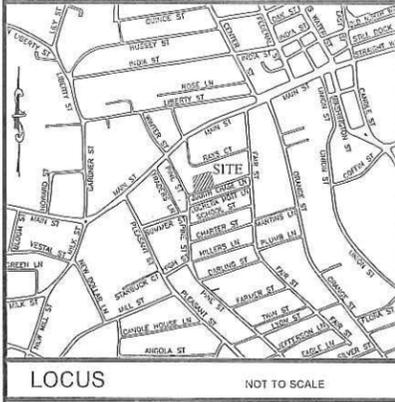
* Note: Complete door and window schedules are required.

COLORS

Sidewall NAT. TO WEATHER Clapboard (if applicable) _____ Roof NAT. TO WEATHER
 Trim NAT. TO WEATHER Sash NAT. TO WEATHER Doors NAT. TO WEATHER
 Deck _____ Foundation _____ Fence _____ Shutters _____

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.
 Date 12/28/15 Signature of owner of record [Signature] Signed under penalties of perjury



PLAN NO. 13 PAGE 43

J. MARCKLINGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
P.O. BOX 896
NANTUCKET, MA, 02554
(510) 945-7054

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SITEDESIGNENG.COM

OVERLAY DISTRICT APPLICABILITY	
DORMITORY	-
EMPLOYEE HOUSING	-
FLOOD HAZARD	-
HUMMOCK POND WATERSHED	-
HDC OLD HISTORIC	YES
HARBOR WATERSHED PROTECTION	ZONE B
MID-ISLAND PLANNED	-
MULTI-FAMILY	-
SIASCONSET SEWER	-
TOWN	YES
TOWN SEWER	YES
WATERCRAFT	-
WELLHEAD PROTECTION	-
MA DEP ZONE II	-

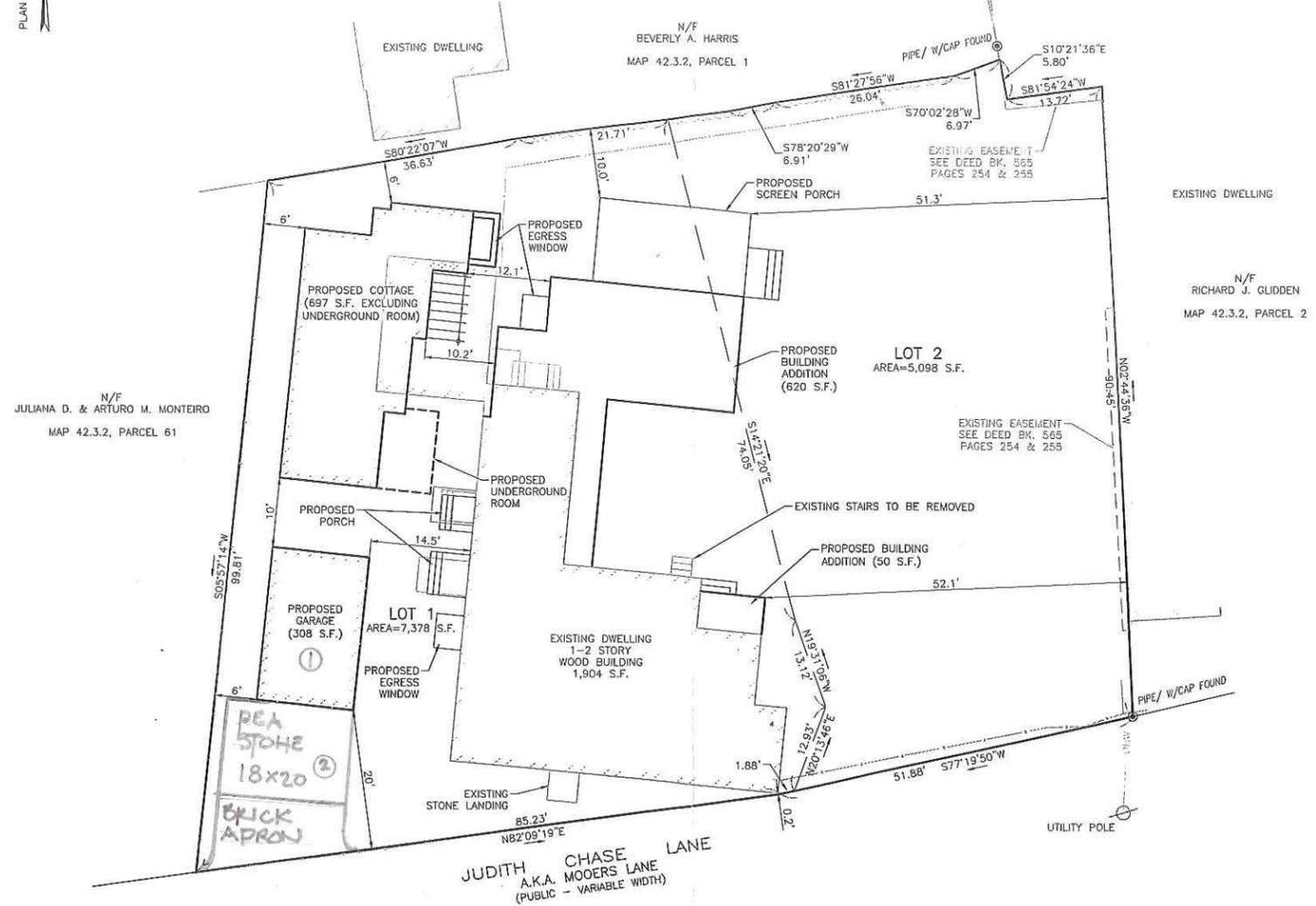
ZONING REQUIREMENTS:

THE SITE IS ZONED HISTORIC (ROH)

	REQUIRED	PROPOSED
LOT AREA	5,000 S.F.	12,476 S.F.
LOT FRONTAGE	50 FT.	137.11 FT.
FRONT YARD SETBACK	0 FT.	0.2 FT.
REAR YARD SETBACK	5 FT.	6 FT.
SIDE YARD SETBACK	5 FT.	6 FT.
MAX. GROUND COVER RATIO	50%	26.2%

GENERAL NOTES:

- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY J. MARCKLINGER & ASSOCIATES, INC. AND SUPPLEMENTED WITH RECORD PLAN INFORMATION.
- THE SITE IS NOT LOCATED WITHIN ANY KNOWN FLOOD HAZARD ZONES AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 250230 0086 G, DATED JUNE 9, 2014.
- THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ADJUTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
- EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. SITE DESIGN ENGINEERING, LLC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.



LEGEND

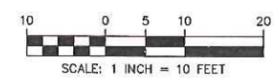
—	PROPERTY LINE
- - -	FENCE
— 10' —	OVERHEAD WIRES

NO.	DATE	DESCRIPTION
2.	3/8/16	MAIN DWELLING ADDITIONS
1.	2/23/16	COTTAGE FOOTPRINT & MAIN DWELLING ADDITIONS

DATE: DECEMBER 22, 2015
DRAWN BY: SKD DESIGN BY: DCM CHECK BY: DCM
PROJECT NO. 15176
ISSUED FOR: PERMIT APPROVAL

PROPOSED SITE PLAN
7 JUDITH CHASE LANE
ASSESSORS MAP 42.3.3, PARCEL 62
NANTUCKET, MASSACHUSETTS
PREPARED FOR PEG PROPERTIES & DESIGN

DRAWING TITLE:
PROPOSED SITE PLAN
SCALE: 1"=10'
SHEET NO.
1 OF 1





Nantucket Planning Board

SECONDARY DWELLING REPORT

Prepared by: Holly E. Backus, Land Use Specialist

Meeting Date: April 11, 2016

15 Miacomet Ave
Assessors Map #67 Parcel #213

Applicant
Kenneth & Kathleen Wiggin

Owner
Same

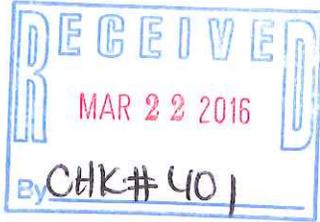


The applicant is proposing to construct a one 1-story, 575 square foot second dwelling. The proposed secondary dwelling will be located on the southwest side of the site, which has approximately 12,196 square feet of lot area and is zoned R-5.

The dwelling will be accessed by a shared shell driveway off Miacomet Avenue, which is a public roadway. The driveway will have a Belgian block apron. The site will contain a total of six (6) exterior parking spaces for the primary and secondary structures. The site plan, as submitted meets the requirements of Zoning Bylaw Sections 139-18 and 139-20.1.

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

- (1) That any future landscaping at the driveway entrances be limited to low growing plant material not to exceed three (3) feet in height;
- (2) That the driveway be cleared free of vegetation and obstruction to a width of twelve (12) feet and a height of thirteen (13) feet; and
- (3) 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 SECONDARY (2ND) DWELLING PERMIT

Date Submitted: MARCH 22, 2016 Fee Amount: 100

Applicant: KENNETH J. and KATHLEEN WIGGIN

Mailing address: 15 MIACOMET AVE. NANTUCKET, MA. 02554

Daytime phone number: 508 228 7494 Fax: _____

E-mail Address: KENWIGGINSR@GMAIL.COM

Owner (if other than applicant): _____

Mailing address: _____

Signature of Property Owner(s) Kenneth J. Wiggin

Location of proposed secondary (2nd) dwelling:

Street Address: 15 MIACOMET AVE. NANTUCKET MA 02554

Assessors Tax Map #: 67 Parcel #: 213

Size of Parcel: 12,040 ± Sq. FT. Zoning District: A5

Secondary Dwelling # of Bedrooms: 2

Primary Dwelling # of Bedrooms: 4

Number of Parking Spaces required (See Chapter 139-18 of the Bylaw): 2

Number of Parking Spaces provided: 4

Please provide a brief description of the proposed second dwelling:

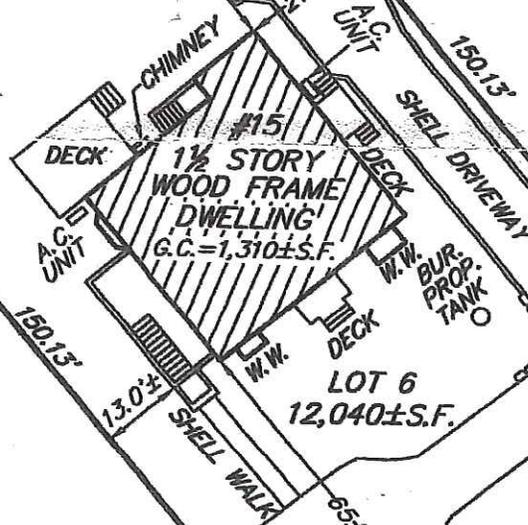
PLEASE DO NOT WRITE "SEE ATTACHED."

26' x 22' WOOD FRAME - SINGLE STORY COTTAGE
GROUND COVER: 575 Sq. FT. - 5% of LOT
INSIDE DIMENTION: 25' x 21' 525 Sq. FT.
PROPOSED PARKING: 36' x 20'

67-385
N/F
GEORGE M.
&
DIANA M. HULL

67-214
N/F
PAUL D. CLARKSON
&
MONIQUE B. SEQUIN

67-212
N/F
LORIN M. CLARKSON

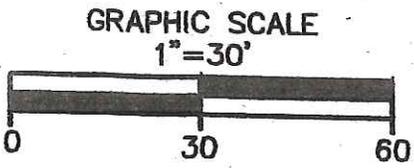


*Belgian Block
NEW ASPHALT*

CURRENT ZONING: RC-2
 MINIMUM LOT SIZE: 5,000 S.F.
 MINIMUM FRONTAGE: 40 FT.
 FRONTYARD SETBACK: 10 FT.
 SIDE AND REAR SETBACK: 5 FT.
 ALLOWABLE G.C.R.: 50%
 EXISTING G.C.R.: 11%

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE LOCATED WITHIN THE "X" ZONE AS DELINEATED ON THE "FIRM" MAP OF COMMUNITY NO. 250230; MASS. EFFECTIVE: NOV. 6, 1996 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



N.B.332/38-356/61



AS-BUILT PLOT PLAN
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=30' DATE: AUG. 12, 2009
DEED REFERENCE: DDBK.341/PG.09
PLAN REFERENCE: PLBK.17/PG.130
ASSESSOR'S REFERENCE:
MAP: 67 PARCEL: 213

PREPARED FOR:
KENNETH J. & KATHLEEN WIGGIN

NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

N-9476

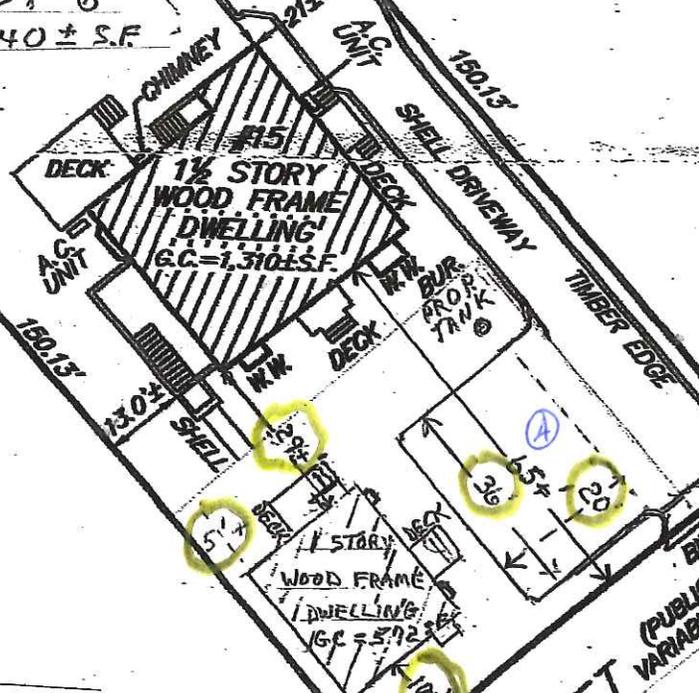
EXISTING PRIMARY DWELLING

67-385
N/F
GEORGE M.
&
DIANA M. HULL

67-214
N/F
PAUL D. CLARKSON
&
MONIQUE B. SEQUIN

67-212
N/F
LORIN M. CLARKSON

LOT 6
12,040 ± S.F.



~~CURRENT ZONING~~ R-5
MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONTYARD SETBACK: 10 FT.
SIDE AND REAR SETBACK: 5 FT.
ALLOWABLE G.C.R.: 40%

PROPOSED G.C.R.: 16%

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE LOCATED WITHIN THE "X" ZONE AS DELINEATED ON THE "FIRM" MAP OF COMMUNITY NO. 250230; MASS. EFFECTIVE: NOV. 6, 1996 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

GRAPHIC SCALE
1"=30'



N.B.332/38-356/61

MIACOMET AVENUE
(PUBLIC VARIABLE WIDTH)
BIT APRON

PROPOSED PLOT PLAN

IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=30'

DEED REFERENCE: DDBK.341/PG.09

PLAN REFERENCE: PLBK.17/PG.130

ASSESSOR'S REFERENCE:

MAP: 67 PARCEL: 213

PREPARED BY:

KENNETH J. & KATHLEEN WIGGIN

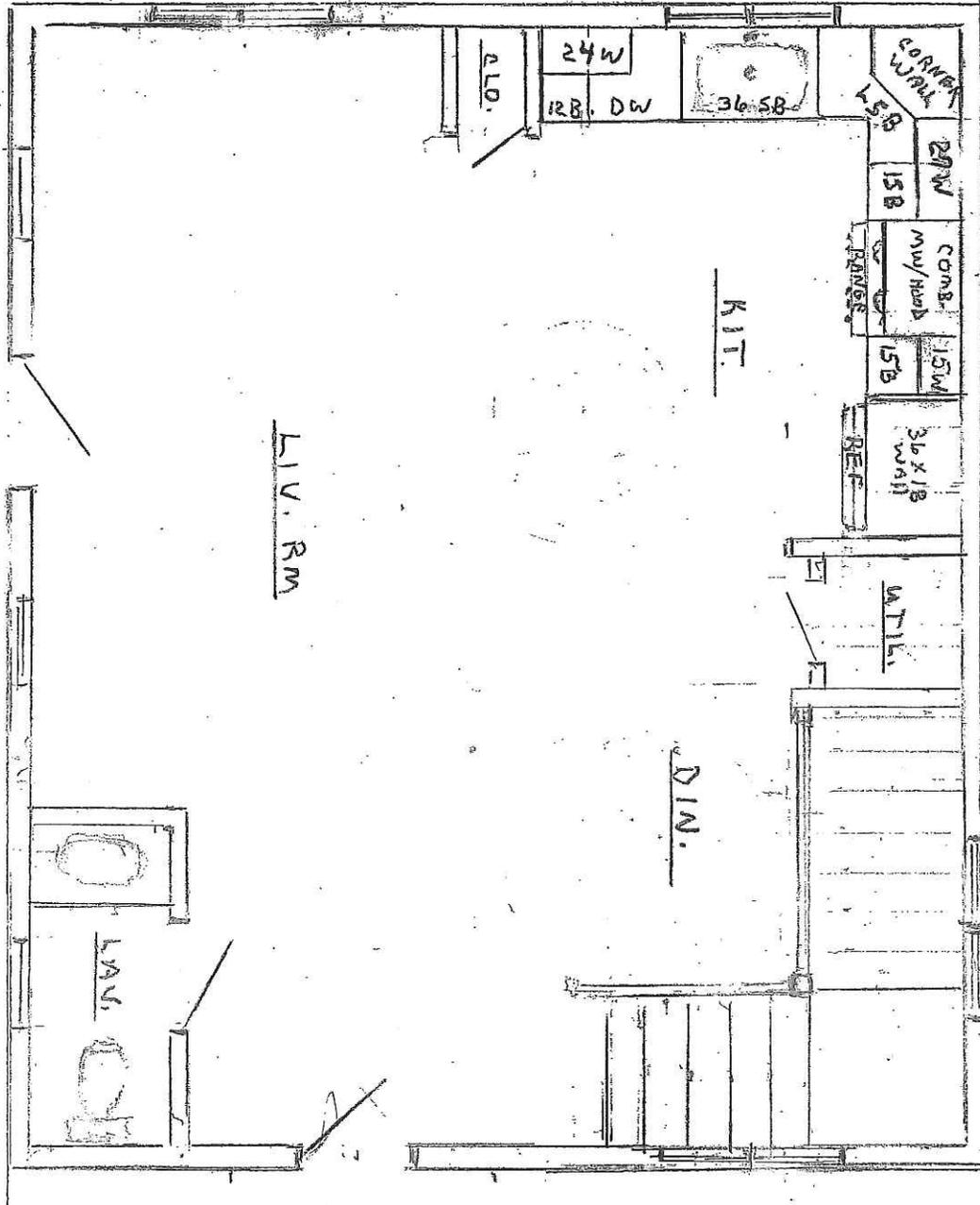
FEB. 22, 2016

NANTUCKET, MA. 02554

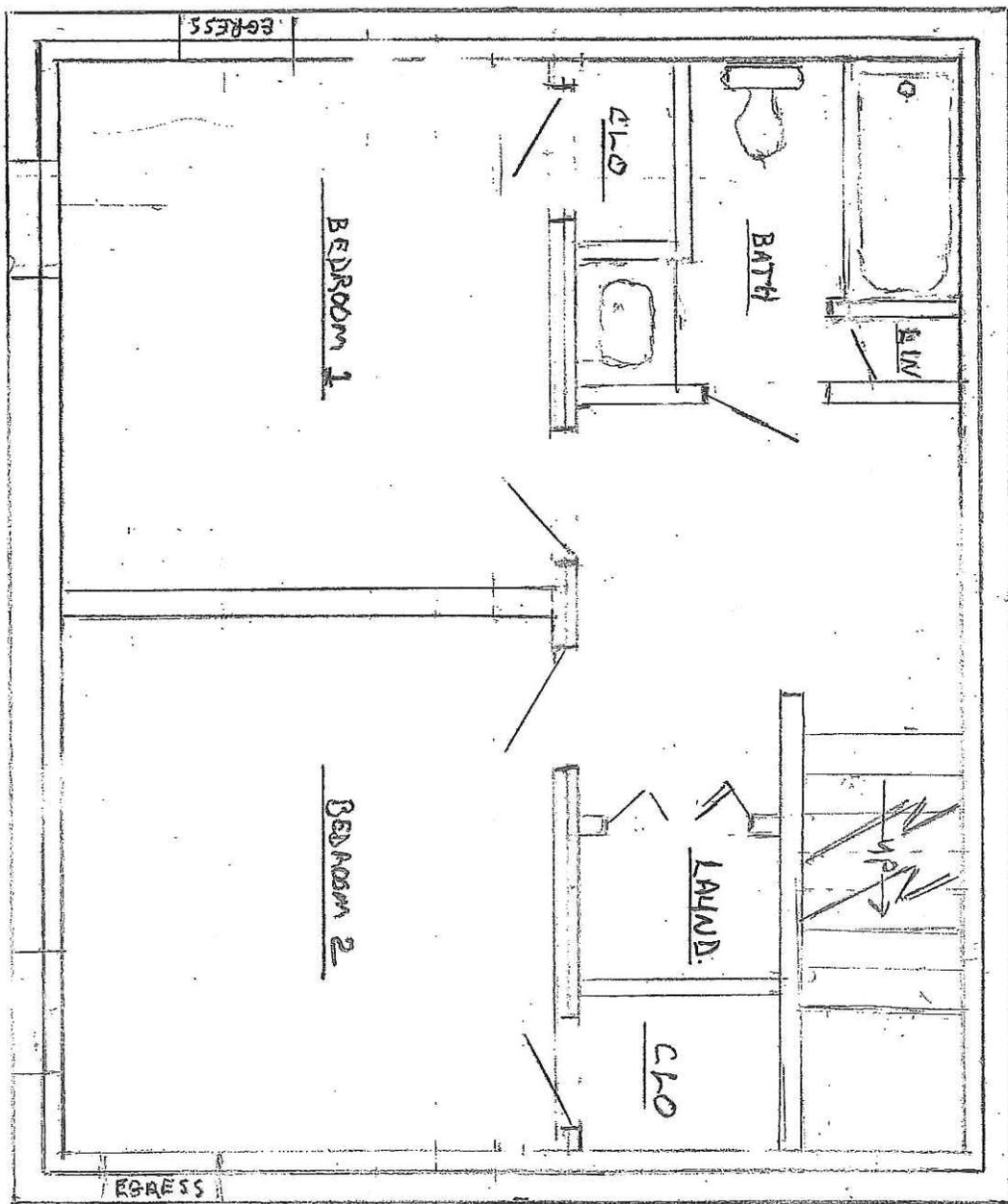
N-9476

PROPOSED SECONDARY DWELLING

1st Floor



BASEMENT



The applicant is proposing to construct a one 1-story, 575 square foot second dwelling. The proposed secondary dwelling will be located on the southwest side of the site, which has approximately 12,196 square feet of lot area and is zoned R-5.

The dwelling will be accessed by a shared shell driveway off Miacomet Avenue, which is a public roadway. The driveway will have a Belgian block apron. The site will contain a total of six (6) exterior parking spaces for the primary and secondary structures. The site plan, as submitted meets the requirements of Zoning Bylaw Sections 139-18 and 139-20.1.

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

- (1) That any future landscaping at the driveway entrances be limited to low growing plant material not to exceed three (3) feet in height;
- (2) That the driveway be cleared free of vegetation and obstruction to a width of twelve (12) feet and a height of thirteen (13) feet; and
- (3) 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

SECONDARY DWELLING REPORT

Prepared by: Holly E. Backus, Land Use Specialist

Meeting Date: April 11, 2016

3 Manchester Circle (Hussey Farm Road)
Assessors Map #56 Parcel #94 (portion of)

Applicant

Jonathan Klatt

Owner

William P. Manchester



The Applicant is proposing to erect a three (3) bedroom, 832 square foot one (1) story secondary dwelling off Hussey Farm Road; a private paved road. The proposed secondary dwelling will meet the appropriate distance from the existing primary structure and will be located on the northwest side of the site, which has approximately 31,031 square feet of lot area and is zoned R-20.

The proposed second dwelling will be accessed from a proposed stone driveway /apron off Hussey Farm Road, which will contain two (2) exterior parking spaces. The existing primary structure contains four (4) existing exterior parking spaces and is accessed off Manchester Circle. The applicant is further requesting a waiver from the requirements of Zoning Bylaw Sections 139-20.1(B)(1) pursuant to Section 139-20.1(C) in order allow two (2) curb cuts. This waiver is granted through special permit relief pursuant to finding that the 1) the structures and uses are in harmony with the general purposes and intent of Chapter 139 of the bylaw; 2) granting of a special permit would not have a significant and adverse effect on the scenic or historic integrity of the neighborhood, and 3) the relief is not contrary to sound traffic and safety considerations.

Please note: the Applicant currently has an approved Secondary Residential Lot Special Permit (PB #28-15) approved by the Board July 13, 2015 (Recorded in Nantucket Registry of Deeds Book 1523 Page 277 and included in the Board's packet.) However, the Applicant has not closed on the covenant lot with the Owner at this time and must move the proposed house from its current location as soon as possible. The Building Commissioner and Zoning Compliance Coordinator advised the Applicant move forward with this Secondary Dwelling Permit Application in order to expedite the process due to the Applicant's time constraints. Once the Applicant closes on the approved covenant lot at the end of April, he will no longer need this Secondary Dwelling Permit and will meet all the requirements listed in the approved Special Permit including; subject to the NHNC requirements; only have one (1) dwelling; compliance with ground cover and setbacks; separate driveway entrances with apron; and an ANR plan submitted to the Board to establish said lot. Please see the attached email/letter from the Applicant included in the Board's packet.

The site plan, as submitted meets the requirements of Zoning Bylaw Sections 139-18 and 139-20.1. Planning staff recommends approval of this application with the following conditions:

- (1) That the apron at the intersection with Hussey Farm Road 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 the Nantucket Zoning Bylaw Section 139-20.1(B)(2)d;
- (2) That the vegetation at the driveway's intersection with Hussey Farm Road be cut back a minimum of twenty (20) feet to allow for adequate sight distance;
- (3) That any landscaping at the driveway entrances be limited to low growing plant material not to exceed three (3) feet in height;
- (4) That the driveway be cleared free of vegetation and obstruction to a width of twelve (12) feet and a height of thirteen (13) feet; 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 SECONDARY (2ND) DWELLING PERMIT

Date Submitted: March 30, 2016 Fee Amount: 100.00

Applicant: Jonathan Klatt

Mailing address: 6 Madaket Rd. Nantucket, MA. 02554

Daytime phone number: 508-825-3120 Fax: _____

E-mail Address: Klatterexcavation@yahoo.com

Owner (if other than applicant): William Manchester

Mailing address: 3 Manchester Circle, Nantucket, MA. 02554

Signature of Property Owner(s) William P. Manchester

Location of proposed secondary (2ND) dwelling:

Street Address: Hussey Farm Rd.

Assessors Tax Map #: 56 Parcel #: 94

Size of Parcel: _____ Zoning District: _____

Secondary Dwelling # of Bedrooms: 3

Primary Dwelling # of Bedrooms: 5

Number of Parking Spaces required (See Chapter 139-18 of the Bylaw): _____

Number of Parking Spaces provided: _____

Please provide a brief description of the proposed second dwelling:

PLEASE DO NOT WRITE "SEE ATTACHED."

To whom it may concern,

I'm asking for this secondary dwelling approval because I cannot close on the secondary lot for another 30 days. I need to pursue moving my house at 10 Eat Fire Spring Rd ASAP, out of the way on site, so the owner Adam Ross can begin his project there. Once I close on April 29th, this will all be amended to my covenant lot. Once again, this approval is needed to get said building permit needed to move my house off its existing location at Eat Fire Spring Road and onto the future covenant lot I am purchasing from William Manchester.

Sincerely,

Jon Klatt

Jon [klattexcavation@yahoo.com]

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

MORTGAGE INSPECTION PLAN
IN
NANTUCKET, MASSACHUSETTS

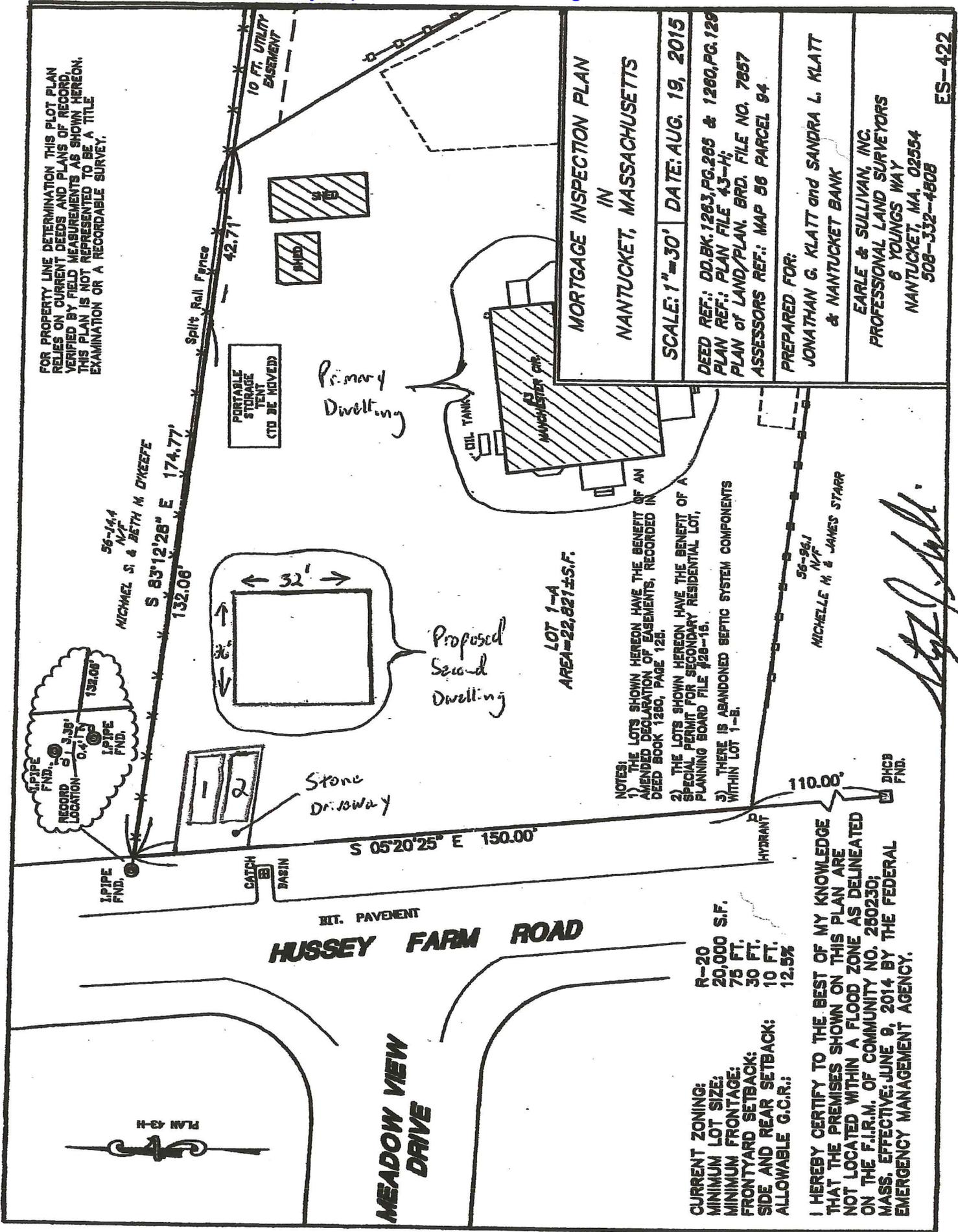
SCALE: 1"=30' DATE: AUG. 19, 2015

DEED REF.: DD.BK.1263, PG.265 & 1260, PG.129
 PLAN REF.: PLAN FILE 43-H;
 PLAN OF LAND/PLAN. BRD. FILE NO. 7857
 ASSESSORS REF.: MAP 56 PARCEL 94

PREPARED FOR:
 JONATHAN G. KLATT and SANDRA L. KLATT
 & NANTUCKET BANK

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

ES-422



NOTES:
 1) THE LOTS SHOWN HEREON HAVE THE BENEFIT OF AN AMENDED DECLARATION OF EASEMENTS, RECORDED IN DEED BOOK 1260, PAGE 125.
 2) THE LOTS SHOWN HEREON HAVE THE BENEFIT OF A SPECIAL PERMIT FOR SECONDARY RESIDENTIAL LOT, PLANNING BOARD FILE #28-15.
 3) THERE IS AN ABANDONED SEPTIC SYSTEM COMPONENTS WITHIN LOT 1-B.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE NOT LOCATED WITHIN A FLOOD ZONE AS DELINEATED ON THE F.I.R.M. OF COMMUNITY NO. 260230; MASS. EFFECTIVE: JUNE 9, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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

[Signature]
 MICHELLE H. & JAMES STARR



BIT. PAVEMENT
HUSSEY FARM ROAD

MEADOW VIEW DRIVE

LOT 1-A
 AREA=22,821±S.F.

Stone Driveway

Primary Dwelling

PORTABLE STORAGE TENT (TO BE MOVED)

56-14.4
 N 7°
 MICHAEL S. & BETH M. DYKEEFE
 S 83°12'26" E 174.77'
 132.06'

RECORD LOCATION
 0.417'
 IPIPE FND.
 132.06'

56-96.1
 N 7°
 MICHELLE H. & JAMES STARR

DHC3 FND.

110.00'

HYDRANT

Split Rail Fence

10 FT. UTILITY BASEMENT

MANHOLE

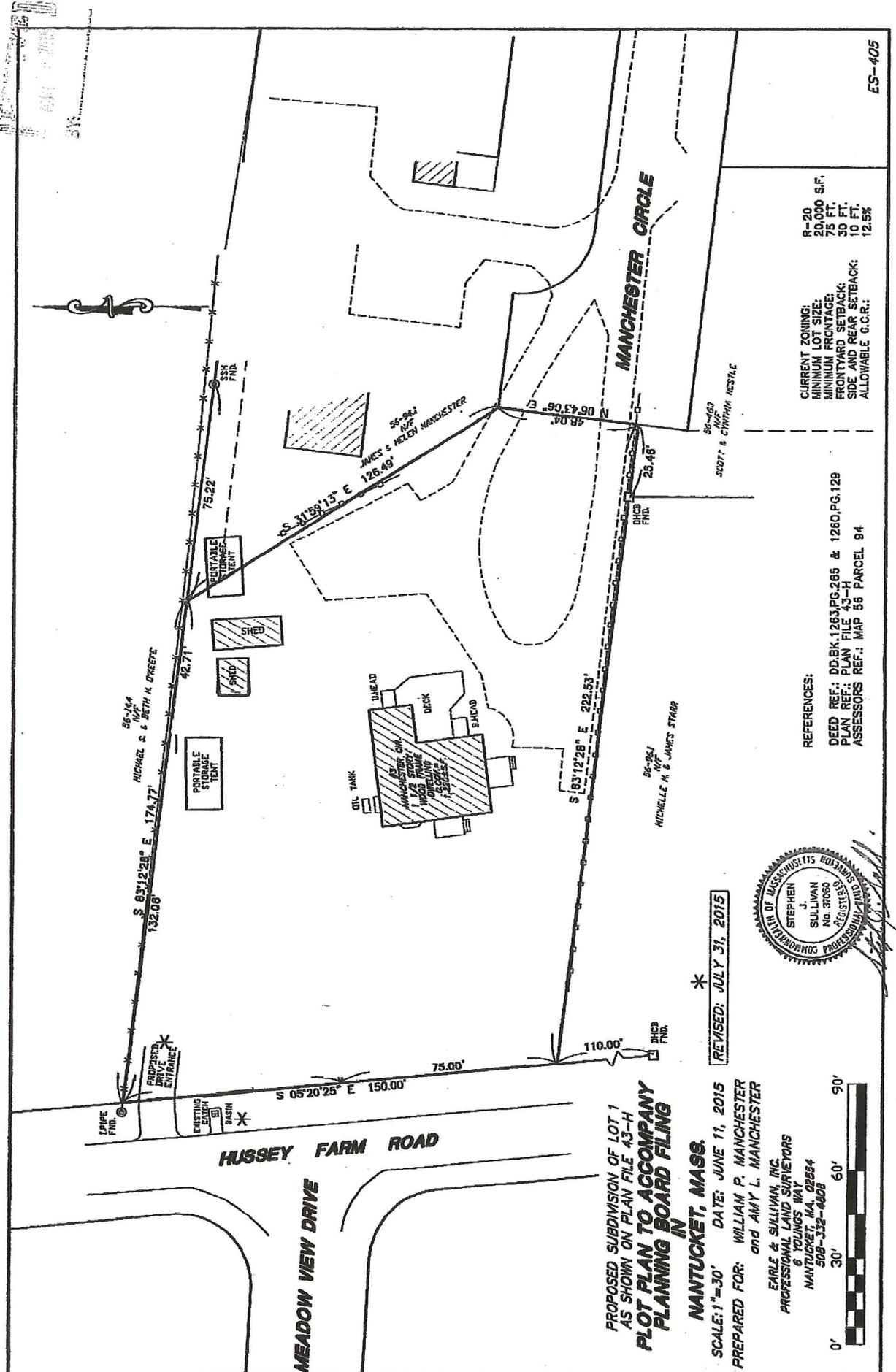
OIL TANK

MANHOLE

IPIPE FND.

CATCH BASIN

S 05°20'25" E 150.00'



Monday, April 11, 2016 Planning Board Packet



RECEIVED
 2015 JUL 16 2 3 15
 NANTUCKET

Nantucket Planning Board

APPROVAL OF A SPECIAL PERMIT SECONDARY RESIDENTIAL LOT

Planning Board File #28-15

Owner/Applicant: William P. Manchester & Amy L. Manchester

Project Address: 3 Manchester Circle
 Nantucket Tax Assessors Map 56, Parcel 94
 Residential 20 (R-20)

Book 1260, Page 129

Book 1263, Page 265

Lot 1 on Plan No. 43-H, *sheet 1*

Recorded with the Nantucket County Registry of Deeds

July 13, 2015

Description of the Proposed Project:

The Applicant is requesting the issuance of a special permit pursuant to Nantucket Zoning Bylaw Section 139-8.C in order to divide the site into two (2) buildable lots. The purpose of this subdivision is to create a primary market-rate lot and a secondary affordable lot for a year-round resident on Nantucket who earns at or below 150% of the Nantucket County median household income. Applicants are further requesting a waiver from the shared driveway requirement pursuant to By-law Section 139-8.C(2)(h).

The Locus has a total lot area of approximately 31,031 square feet in the Residential 20 zoning district where minimum lot size is 20,000 square feet and the maximum allowable ground cover ratio is 12.5%. The proposed primary (larger) lot will contain approximately 22,821 square feet, an existing 1,220 square foot dwelling, and two detached sheds, and will have frontage on and access from Manchester Circle, a private way. The proposed secondary (smaller) lot, now vacant, will contain approximately 8,210 square feet and will have frontage on and a separate access from Hussey Farm Road, a private way. The proposed subdivision will be compliant with the provisions of By-law Section 139-8.C(2)(e).

Basis of the Findings:

The Board's findings and decision were based on the following documents:

- An application to the Planning Board for a Special Permit received June 12, 2015;
- Plan entitled "Plot Plan to Accompany Planning Board Filing in Nantucket, Mass.", prepared by Earle & Sullivan, Inc., dated June 11, 2015;

#28-15 Manchester, 3 Manchester Circle, Secondary Lot Decision_071315

Monday, April 11, 2016 Planning Board Packet

- Representation and testimony received in connection with the public hearing held on July 13, 2015; and
- Other assorted documents that are on file with the Planning Board.

The Planning Board closed the public hearing on July 13, 2015.

Findings:

The Planning Board, at its July 13, 2015 meeting, found that the proposal was in keeping with section 139-8.C of the Zoning Bylaw and that the proposal advances the purpose and intent of the Nantucket Zoning Bylaw. The Planning Board also found that waiving the requirement for a shared driveway access would not have a significant and adverse effect on the scenic or historic integrity of the neighborhood and is not contrary to sound traffic or safety considerations.

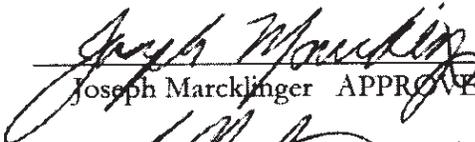
Decision and Vote:

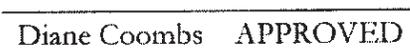
On July 13, 2015, a motion was made and duly seconded to **APPROVE** the requested Special Permit to create a secondary residential lot subject to the following conditions and waiver:

1. That the secondary lot shall be subject to an NHNC-Ownership Form (Nantucket Housing Needs Covenant), which shall provide, without limitation, that the owner and any occupant of any dwelling erected thereon, shall earn at or below 150% of the Nantucket County median household income;
2. That each lot shall be limited to one (1) dwelling unit per lot;
3. That each lot shall comply with the ground cover ratio, front yard setback, easterly side and southerly rear yard setbacks of the underlying zoning district, or as otherwise specified in 139-8.C;
4. That each lot shall have a separate driveway access as shown on the subdivision plan; and
5. That an Approval Not Required (ANR) plan to establish each lot is a necessary step to implement this permit.

On July 13, 2015 the Planning Board voted 5-0 to **APPROVE** this application and to **ENDORSE** this decision.


 Barry Rector APPROVED


 Joseph Marcklinger APPROVED


 Diane Coombs APPROVED


 Nathaniel Lowell APPROVED

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


 Carl Borchert APPROVED

ATTEST: A TRUE COPY


 COMMONWEALTH OF MASSACHUSETTS

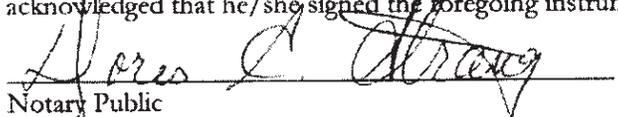

 NANTUCKET TOWN CLERK

Nantucket, SS

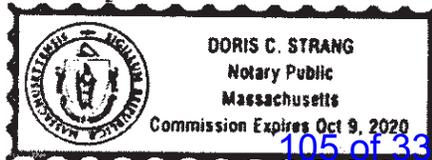
NOV 06 2015

October 16, 2015

On the 16th day of October, 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.

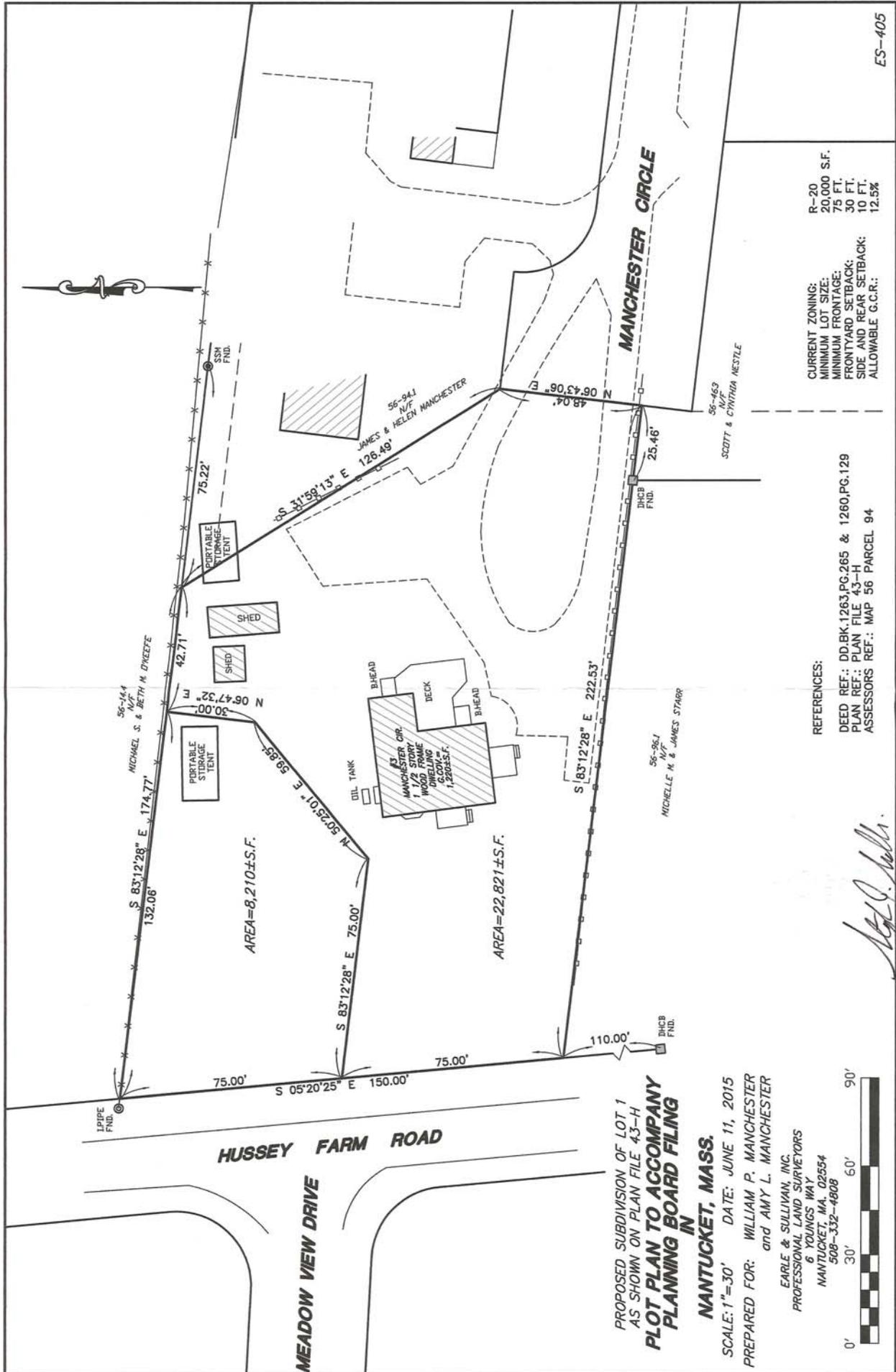

 Notary Public

Oct. 09, 2020
 My Commission Expires



NANTUCKET COUNTY Received & Entered
 Attest: Jennifer H. Ferreriro, Register of Deeds

Attest: Jennifer H. Ferreriro, Register of Deeds



ES-405

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

REFERENCES:

DEED REF.: DD.BK.1263.PG.265 & 1260.PG.129
 PLAN REF.: PLAN FILE 43-H
 ASSESSORS REF.: MAP 56 PARCEL 94

PROPOSED SUBDIVISION OF LOT 1
 AS SHOWN ON PLAN FILE 43-H
**PLOT PLAN TO ACCOMPANY
 PLANNING BOARD FILING**
IN

NANTUCKET, MASS.
 SCALE: 1"=30' DATE: JUNE 11, 2015
 PREPARED FOR: WILLIAM P. MANCHESTER
 and AMY L. MANCHESTER
 EARLE & SULLIVAN, INC.
 PROFESSIONAL LAND SURVEYORS
 6 YOUNGS WAY
 NANTUCKET, MA, 02554
 508-332-4808



Earle J. Sullivan

Monday, April 11, 2016 Planning Board Packet

To whom it may concern,

I'm asking for this secondary dwelling approval because I cannot close on the secondary lot for another 30 days. I need to pursue moving my house at 10 Eat Fire Spring Rd ASAP, out of the way on site, so the owner Adam Ross can begin his project there. Once I close on April 29th, this will all be amended to my covenant lot. Once again, this approval is needed to get said building permit needed to move my house off its existing location at Eat Fire Spring Road and onto the future covenant lot I am purchasing from William Manchester.

Sincerely,

Jon Klatt

Jon [klattexcavation@yahoo.com]



Nantucket Planning Board

SECONDARY DWELLING REPORT

Prepared by: Holly E. Backus, Land Use Specialist

Meeting Date: April 11, 2016

5 Meadow Lane
Assessors Map #41 Parcel #444

Applicant

Robert & Deborah Giese

Owner

SAME



Monday, April 11, 2016 Planning Board Packet

The applicant is proposing to construct a 746 square foot second dwelling garage apartment at 5 Meadow Lane. The proposed one (1) bedroom dwelling will be located on the northeast corner of the site, which contains approximately 14,584 square feet of lot area and is zoned R-10.

The proposed secondary dwelling will be accessed from an existing pea-stone driveway at 5 Meadow Lane, which is a paved road. The site will contain a total of four (4) parking spaces, two (2) exterior parking spaces and two (2) interior parking spaces which are located in the garage. The site plan, as submitted meets the requirements of Zoning Bylaw Sections 139-18 and 139-20.1.

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

- (1) That an apron shall be constructed at the driveways intersection with Meadow Lane. The apron shall be a minimum depth of ten (10) feet and width of fifteen (15) feet, flared to a maximum width of nineteen (19) feet;
- (2) That the traveled surface of Meadow Lane shall be repaired and the pot holes filled from New Lane to the western boundary of the site. This road work shall be completed prior to the issuance of a Building Permit and prior to the issuance of the Certificate of Occupancy;
- (3) That the driveway shall be cleared free of vegetation and obstruction to a width of twelve (12) feet and a height of thirteen (13) feet;
- (4) That any future 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 SECONDARY (2ND) DWELLING PERMIT

Date Submitted: APRIL 1, 2016 Fee Amount: \$ 100.00

Applicant: ROBERT & DEBORAH GIESE

Mailing address: 3811 GARFIELD ST.

Daytime phone number: 202-828-2300 Fax: _____

E-mail Address: robtgiese@aol.com

Owner (if other than applicant): _____

Mailing address: _____

Signature of Property Owner(s) Jeff Blumhoo, AGENT FOR OWNERS

Location of proposed secondary(2ND) dwelling:

Street Address: #5 MEADOW LANE

Assessors Tax Map #: 41 Parcel #: 444

Size of Parcel: 14,584 S.F. Zoning District: R-10

Secondary Dwelling # of Bedrooms: 1

Primary Dwelling # of Bedrooms: 4

Number of Parking Spaces required (See Chapter 139-18 of the Bylaw): 3

Number of Parking Spaces provided: 4

Please provide a brief description of the proposed second dwelling:

PLEASE DO NOT WRITE "SEE ATTACHED."

ONE BEDROOM APARTMENT OVER A TWO CAR GARAGE.

CURRENT ZONING CLASSIFICATION:
Residential 10 (R-10)

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

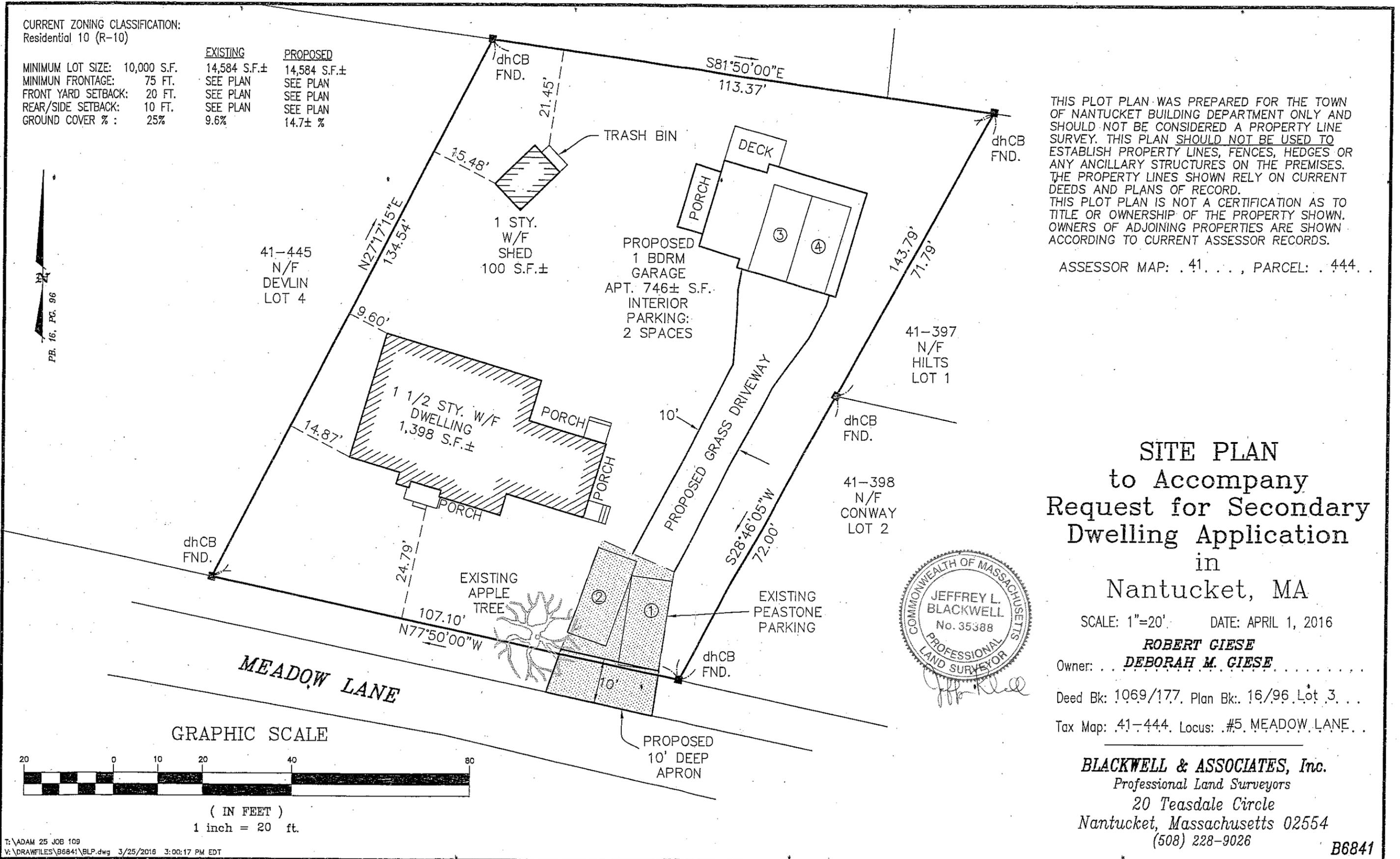
EXISTING	PROPOSED
14,584 S.F.±	14,584 S.F.±
SEE PLAN	SEE PLAN
SEE PLAN	SEE PLAN
SEE PLAN	SEE PLAN
9.6%	14.7± %

41-445
N/F
DEVLIN
LOT 4

PB. 16, PG. 96

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD. THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

ASSESSOR MAP: .41. . . . , PARCEL: .444.



SITE PLAN
to Accompany
Request for Secondary
Dwelling Application
in
Nantucket, MA

SCALE: 1"=20' DATE: APRIL 1, 2016

ROBERT GIESE

Owner: . . . **DEBORAH M. GIESE** . . .

Deed Bk: 1069/177. Plan Bk: 16/96 Lot 3. . .

Tax Map: .41-.444. Locus: .#5. MEADOW LANE. . .

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 Teasdale Circle
Nantucket, Massachusetts 02554
(508) 228-9026

B6841



Nantucket Planning Board

SECONDARY DWELLING REPORT

Prepared by: Holly E. Backus, Land Use Specialist

Meeting Date: April 11, 2016

9 Kimball Avenue
Assessors Map #30 Parcel #31

Applicant
Kimball – Sherburne LLC

Owner
SAME



Monday, April 11, 2016 Planning Board Packet

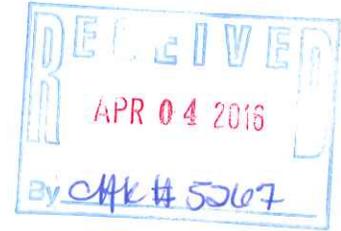
The applicant is proposing to construct a second dwelling garage apartment at 9 Kimball Avenue. The second dwelling is located to the south of the site. The site is approximately 63,972 square feet and is zoned Residential 20 (R-20).

Access to the site is from Kimball Avenue, which is constructed of dirt. There is an existing gravel driveway which will contain a total of seven (7) parking spaces, two (2) interior parking spaces and five (5) exterior parking spaces.

The site plan, as submitted, meets the requirements of Zoning Bylaw section 139-18 and 139-20.1.

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

- (1) That the driveways shall be a minimum of ten (10) feet in width cleared free of vegetation and obstruction to a width of twelve (12) feet and a height of thirteen (13) feet pursuant to Zoning Bylaw section 139-20.1B(2)(g);
- (2) That Kimball Avenue be graded and the pot holes filled from the paved portion on Sherburne Turnpike to the eastern most boundary of the site;
- (3) That the traveled surface of Kimball Avenue shall be improved to a minimum width of sixteen (16) feet from the intersection with Sherburne Turnpike to the eastern most boundary of the site. All vegetation shall be cut back to a width of sixteen (16) feet and a height of thirteen (13) feet;
- (4) That any future 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 SECONDARY (2ND) DWELLING PERMIT

Date Submitted: 4/4/16 Fee Amount: \$100.00

Applicant: KIMBALL - SHERBURNE LLC, GEORGE L. CUSHING MANAGER

Mailing address: % McLane Holdings, 300 Tradecenter Suite 7000, Woburn, MA 01801

Daytime phone number: 781-904-2693 Fax: 781-904-2701

E-mail Address: george.cushing@mcclane.com

Owner (if other than applicant): _____

Mailing address: _____

Signature of Property Owner(s): George L. Cushing, Manager

Location of proposed secondary dwelling:

Street Address: 9 Kimball Avenue

Assessors Tax Map #: 30 Parcel #: 31

Size of Parcel: 63,972 S.F. Zoning District: R-20

Secondary Dwelling # of Bedrooms: 4

Primary Dwelling # of Bedrooms: 5

Number of Parking Spaces required (See Chapter 139-18 of the Bylaw): 6

Number of Parking Spaces provided: 7

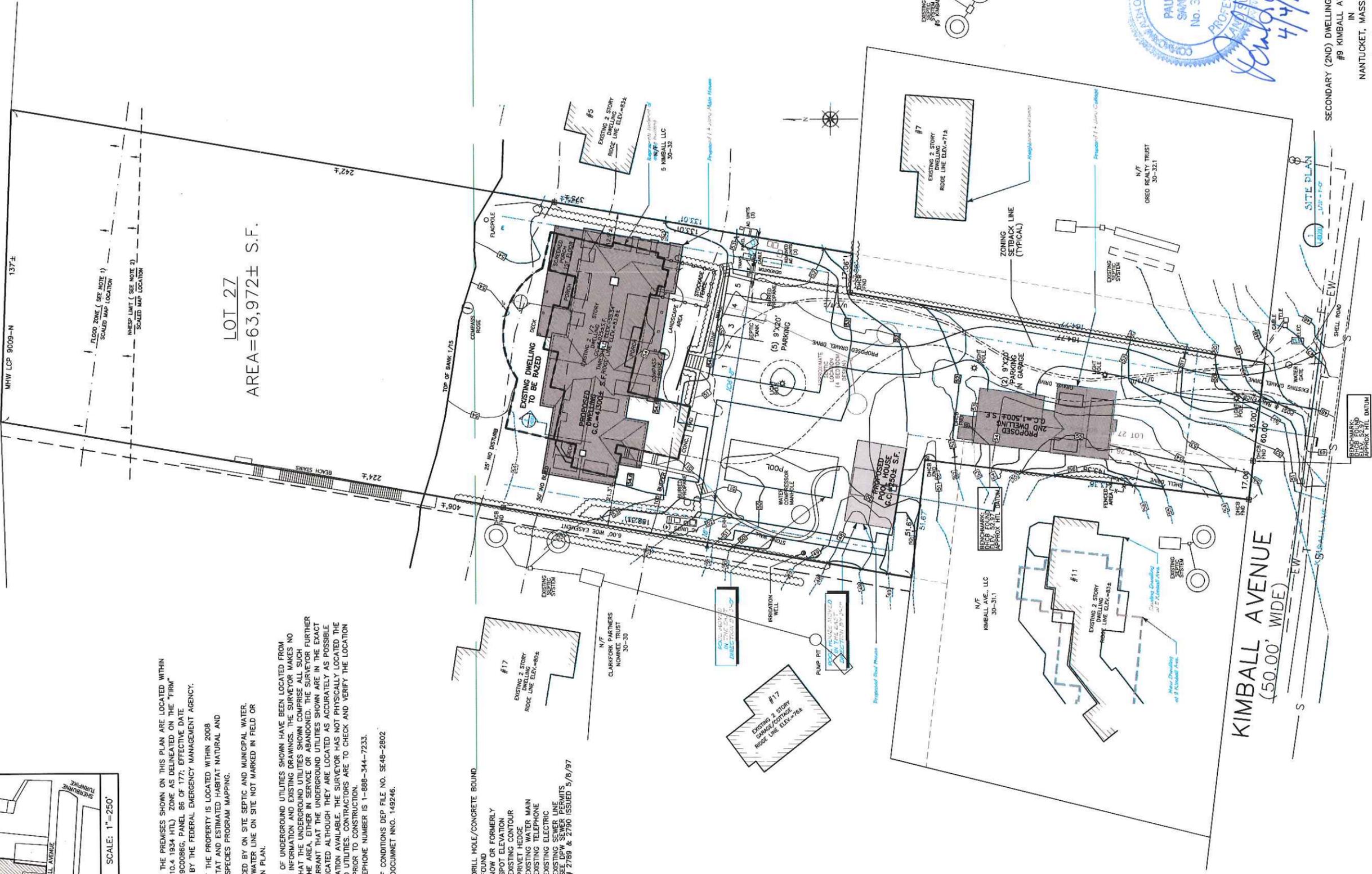
Please provide a brief description of the proposed second dwelling:

PLEASE DO NOT WRITE "SEE ATTACHED."

Applicant proposes to raze the existing dwelling on site and construct a new primary dwelling in the same general location. A 2nd dwelling is proposed adjacent to Kimball Avenue, said dwelling to be a

1- 1/2 story structure with an attached 2 car garage.

NANTUCKET SOUND



LOT 27
AREA=63,972± S.F.

LOCUS MAP SCALE: 1"=250'

- NOTES:**
1. A PORTION OF THE PREMISES SHOWN ON THIS PLAN ARE LOCATED WITHIN THE VE EL9 (10.4.1934 HTL) ZONE AS DELINEATED ON THE "FIRM" MAP NO. 25019C0086G, PANEL 86 OF 177; EFFECTIVE DATE JUNE 9, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 2. A PORTION OF THE PROPERTY IS LOCATED WITHIN 2008 PRIORITY HABITAT AND ESTIMATED HABITAT NATURAL AND ENDANGERED SPECIES PROGRAM MAPPING.
 3. SITE IS SERVICED BY ON SITE SEPTIC AND MUNICIPAL WATER. LOCATION OF WATER LINE ON SITE NOT MARKED IN FIELD OR DELINEATED ON PLAN.
 4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTORS ARE TO CHECK AND VERIFY THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.
DIG SAFE TELEPHONE NUMBER IS 1-888-344-7233.
 5. SEE ORDER OF CONDITIONS DEP FILE NO. SE48-2802 LAND COURT DOCUMENT NNO. 149246.

- LEGEND:**
- DHCB DRILL HOLE/CONCRETE BOUND
 - FND FOUND
 - N/F NOW OR FORMERLY
 - x15.3 SPOT ELEVATION
 - 20- EXISTING CONTOUR
 - ~~~ PRIVET HEDGE
 - EXISTING WATER MAIN
 - EXISTING TELEPHONE
 - EXISTING ELECTRIC
 - EXISTING SEWER
 - EXISTING SLOTTED PIPE
 - EXISTING SLOTTED PIPE
 - # 2789 & 2790 ISSUED 5/8/97



SECONDARY (2ND) DWELLING PERMIT PLOT PLAN
IN
#9 KIMBALL AVENUE
NANTUCKET, MASSACHUSETTS
SCALE: 1"=40' DATE: 4/4/16
DEED REFERENCE: L.C. CERT. #25460
PLAN REFERENCE: L.C. PLAN NO. 9009-M
ASSESSOR'S REFERENCE: L.C. PLAN NO. 9009-N
MAP: 30 PARCEL: 31
PREPARED FOR:
KIMBALL-SHERBURNE, LLC
NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

CURRENT ZONING: R-20
MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM FRONTAGE: 75'
FRONTYARD SETBACK: 30'
SIDE AND REAR SETBACK: 10'
ALLOWABLE G.C.R.: 12.5%
EXISTING G.C.R.: 6.3%
PROPOSED G.C.R.: 9.5%
FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD. VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.
N.B. 390/25/37/69/79



Nantucket Planning Board

SECONDARY DWELLING REPORT

Prepared by: Holly E. Backus, Land Use Specialist

Meeting Date: April 11, 2016

17 Woodland Drive
Assessors Map #68 Parcel #263

Applicant
Joao Coutinho

Owner
SAME



Monday, April 11, 2016 Planning Board Packet

The Applicant is proposing to erect a two (2) bedroom, 1,335 square foot one (1 ½) story secondary dwelling off Woodland Drive; a private paved road. The proposed secondary dwelling will meet the appropriate distance from the existing primary structure and will be located on the northeast side of the site, which has approximately 20,0261 square feet of lot area and is zoned R-20.

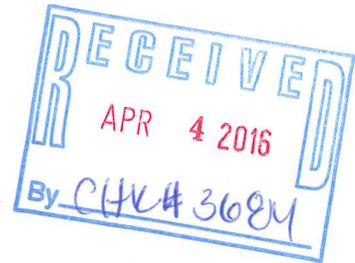
The dwellings will be accessed by a proposed Belgium block gravel driveway off Woodland Drive, which is a private paved road. The site will contain five (5) exterior parking spaces.

The site plan, as submitted meets the requirements of Zoning Bylaw Sections 139-18 and 139-20.1.

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

- (1) That the apron at the intersection with Woodland Drive 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 the Nantucket Zoning Bylaw Section 139-20.1(B)(2)d;
- (2) That the vegetation at the driveway's intersection with Woodland Drive be cut back a minimum of twenty (20) feet to allow for adequate sight distance;
- (3) That any landscaping at the driveway entrances be limited to low growing plant material not to exceed three (3) feet in height;
- (4) That the driveway be cleared free of vegetation and obstruction to a width of twelve (12) feet and a height of thirteen (13) feet; 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.

JOAO
17 WOODLAND



Nantucket Planning Board

APPLICATION FOR A SECONDARY (2ND) DWELLING PERMIT

Date Submitted: 3/31/2016 Fee Amount: \$100.00

Applicant: JOAO COUTINHO

Mailing address: 14 MEADOW LANE NANTUCKET MA 02554

Daytime phone number: (508) 292-5016 Fax: _____

E-mail Address: JOAOCOUTINHO@aol.com

Owner (if other than applicant): SAME

Mailing address: SAME

Signature of Property Owner(s) [Signature]

Location of proposed secondary (2ND) dwelling:

Street Address: 17 WOODLAND DRIVE

Assessors Tax Map #: 68 Parcel #: 263

Size of Parcel: 20,026 +/- SF Zoning District: R-20

Secondary Dwelling # of Bedrooms: 2

Primary Dwelling # of Bedrooms: 2

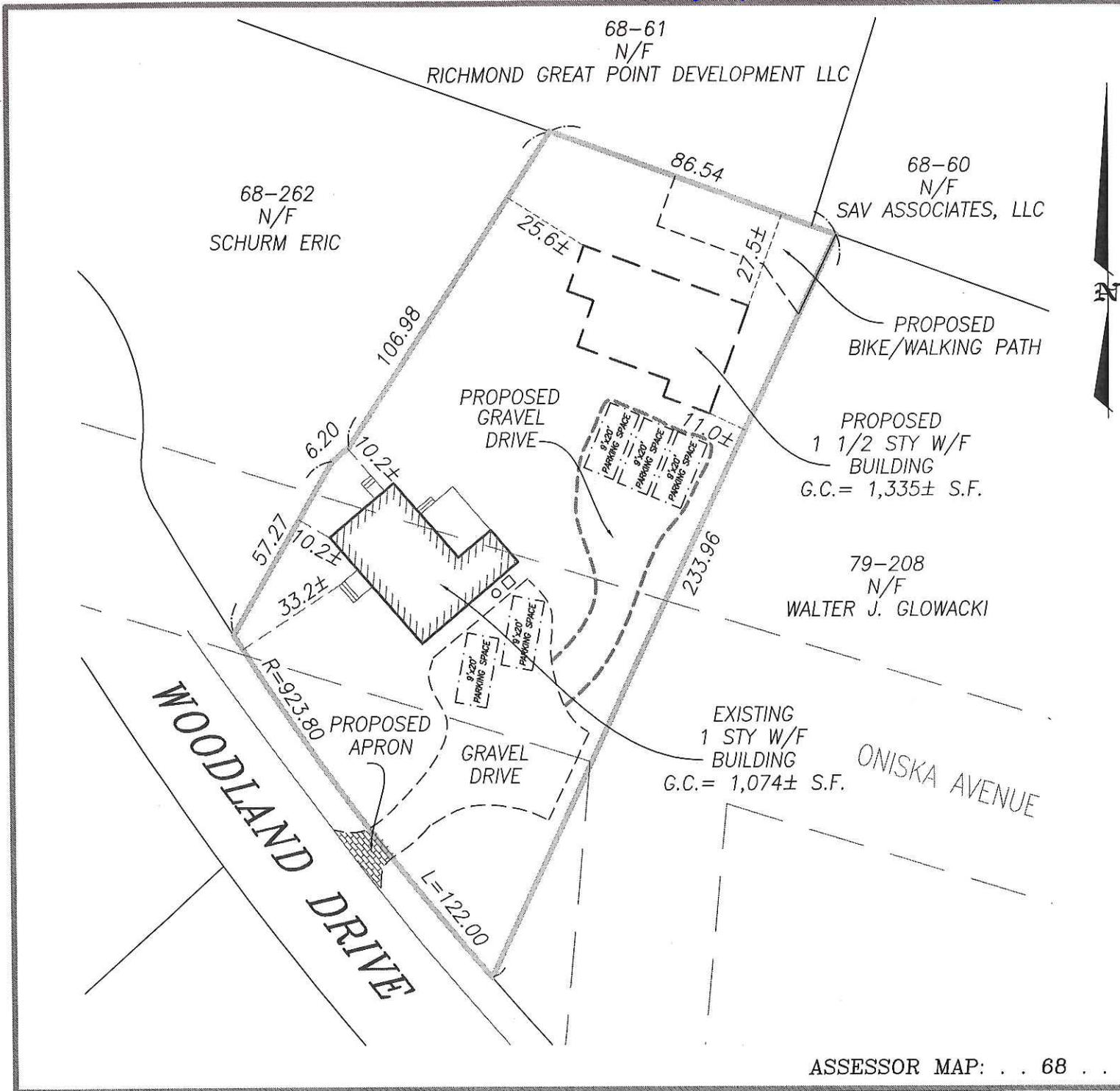
Number of Parking Spaces required (See Chapter 139-18 of the Bylaw): _____

Number of Parking Spaces provided: 5

Please provide a brief description of the proposed second dwelling:

PLEASE DO NOT WRITE "SEE ATTACHED."

NEW SECONDARY DWELLING 2 BEDROOMS
1335 +/- S.F. IN GROUND COVERAGE



CURRENT ZONING CLASSIFICATION: Residential 20 (R-20) **EXISTING:**

MINIMUM LOT SIZE:	20,000 S.F.	20,026± S.F.
MINIMUM FRONTAGE:	75 FT.	SEE PLAN
FRONT YARD SETBACK:	30 FT.	SEE PLAN
REAR/SIDE SETBACK:	10 FT.	SEE PLAN
GROUND COVER % :	12.5%	SEE PLAN

I CERTIFY, AS OF 4/4/2016 THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

Edward F. King, Jr.
 PROFESSIONAL LAND SURVEYOR

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

SCALE: 1" = 40' DATE: APRIL 4, 2016

Owner: JOAO A. CONTINHO
 Deed: . . 1445-302 Plan: 2014-24; LOTS 14A & 14B
 Locus: 17 WOODLAND DRIVE

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



Nantucket Planning Board

SECONDARY DWELLING REPORT

Prepared by: Holly E. Backus, Land Use Specialist

Meeting Date: April 11, 2016

13 Massachusetts Avenue
Assessors Map #60 Parcel #75

Applicant

Kimball – Sherburne LLC

Owner

SAME



The applicant is proposing to construct 599 square foot second dwelling. The proposed secondary dwelling will be located on the southeast side of the site, which has approximately 30,277 square feet of lot area and is zoned R-20.

The dwelling will be accessed by a shared proposed seashell driveway off Massachusetts Avenue, which is a dirt roadway. The site will contain a total of three (3) parking spaces, two (2) exterior parking spaces and one (1) interior parking space. The site plan, as submitted meets the requirements of Zoning Bylaw Sections 139-18 and 139-20.1.

The site plan, as submitted, meets the requirements of Zoning Bylaw section 139-18 and 139-20.1.

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

- (1) That the driveways shall be a minimum of ten (10) feet in width cleared free of vegetation and obstruction to a width of twelve (12) feet and a height of thirteen (13) feet pursuant to Zoning Bylaw section 139-20.1B(2)(g);
- (2) That any future landscaping at the driveway entrances be limited to low growing plant material not to exceed three (3) feet in height; and
- (3) 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 Secondary Dwelling Permit

Applicant: Emeritus Development LTD

Mailing address: 8 Williams Lane, Nantucket, MA 02554

Daytime phone number: 508 325 4995 Fax: _____

E-mail Address: office@emeritusdevelopment.com

Owner (if other than applicant): Benjamin and Margot FooShee

Mailing address: 205 Stone Hill Road, Pound Ridge, NY 10576

Site Information:

Street Address 13 Massachusetts Avenue

Assessors Tax Map # 60 Parcel # 75

Size of Parcel +/- 30,277 s.f. Zoning District ~~VR~~ **R20**

Secondary Dwelling # of Bedrooms 1 Primary Dwelling # of Bedrooms 3

Secondary Dwelling Footprint (sq. ft.) 544.5 Primary Dwelling Footprint 1,914

Submission Requirements:

See attached checklist dated December 14, 2009.



Nantucket Planning Board

SECONDARY DWELLING REPORT

Prepared by: Holly E. Backus, Land Use Specialist

Meeting Date: April 11, 2016

3 Joy Street
Assessors Map # 55.4.5 Parcel #68

Applicant
Stephen Thereoux

Owner
Courtney Szwajkowski



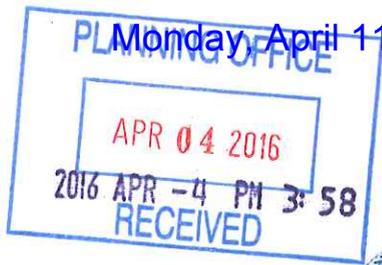
Monday, April 11, 2016 Planning Board Packet

The Applicant is proposing to erect a three (3) bedroom, 1024 square foot one (1) story secondary dwelling off Joy Street; a paved public road. The proposed secondary dwelling will meet the appropriate distance from the existing primary structure and will be located on the northwest side of the site, which has approximately 16,246 square feet of lot area and is zoned ROH.

The proposed second dwelling will be accessed from a proposed driveway off Joy Street. The proposed driveway will contain a total of two (2) exterior stack parking spaces.

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

- (1) That a revised site plan is submitted indicating the required apron and driveway material must be submitted prior to approval letter issued;
- (2) That the apron at the intersection within Joy Street 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 the Nantucket Zoning Bylaw Section 139-20.1(B)(2)(d);
- (3) That any landscaping at the driveway entrances be limited to low growing plant material not to exceed three (3) feet in height;
- (4) That the driveway be cleared free of vegetation and obstruction to a width of twelve (12) feet and a height of thirteen (13) feet; 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 SECONDARY (2ND) DWELLING PERMIT

Date Submitted: 4-4-2016 Fee Amount: \$75.00

Applicant: STEPHEN THEREFOX

Mailing address: PO. BOX 1814, NANTUCKET, MA 02554

Daytime phone number: 508 228 5631 Fax: _____

E-mail Address: STEVE@NANTUCKETARCHITECTURE.COM

Owner (if other than applicant): COURTNEY SZWAJKOWSKI

Mailing address: 291 FOREST AVE, RYE, NY 10580

Signature of Property Owner(s): [Signature]

Location of proposed secondary (2ND) dwelling:

Street Address: 3 JOY STREET

Assessors Tax Map #: 55.4.5 Parcel #: 68

Size of Parcel: 16246 SQ.FT. Zoning District: ROH

Secondary Dwelling # of Bedrooms: 3 BEDROOMS

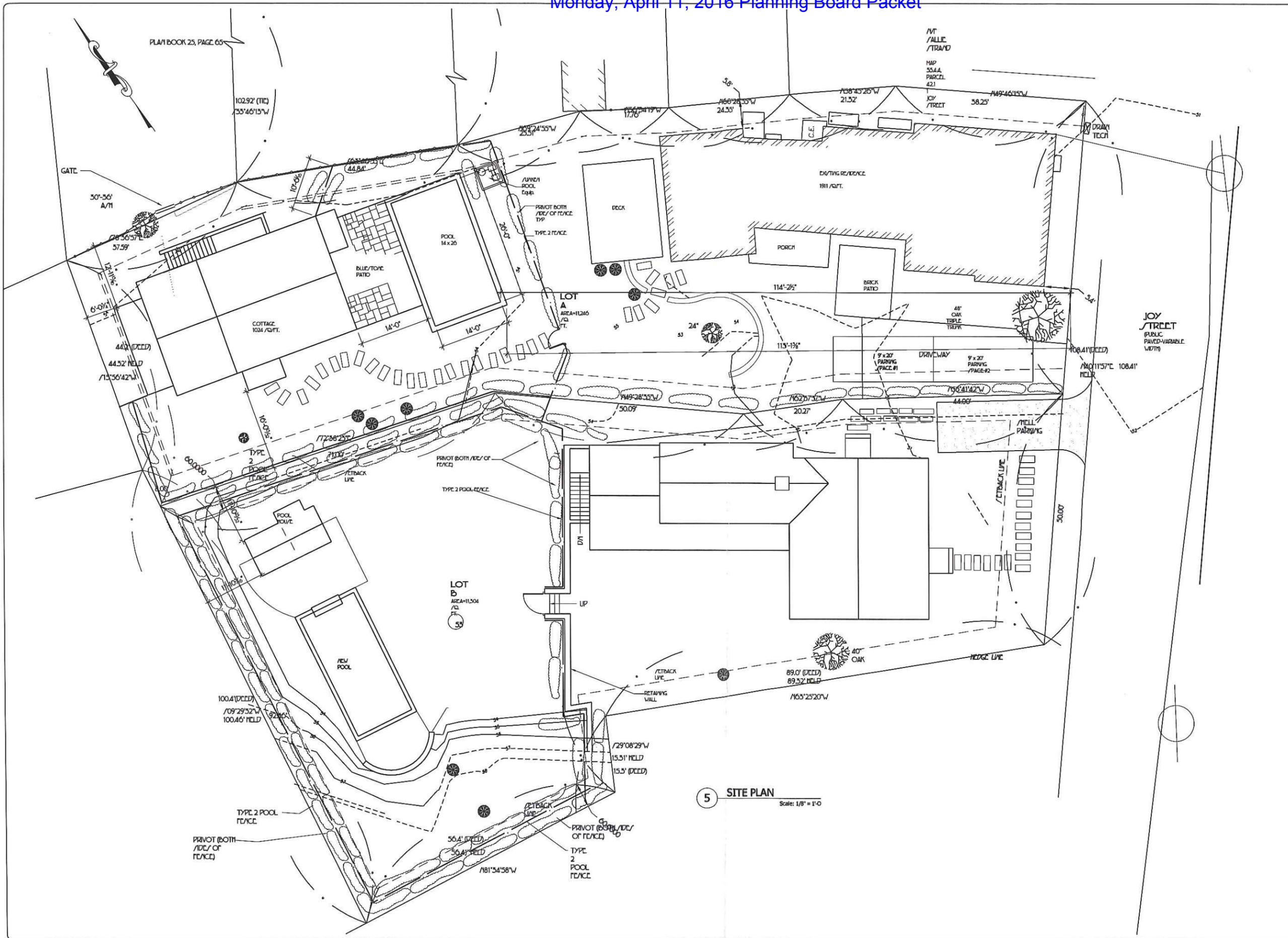
Primary Dwelling # of Bedrooms: 2 BEDROOMS

Number of Parking Spaces required (See Chapter 139-18 of the Bylaw): 2 PARKING SPACES

Number of Parking Spaces provided: 2 PARKING SPACES

Please provide a brief description of the proposed second dwelling:

PLEASE DO NOT WRITE "SEE ATTACHED."



NANTUCKET ARCHITECTURE GROUP LTD.
 POST OFFICE BOX 1814
 NANTUCKET, MASSACHUSETTS, 02554
 TELEPHONE 508.228.5631
 WWW.NANTUCKETARCHITECTURE.COM

NEW RESIDENCE FOR COURTNEY SZWAJKOWSKI.
 3 JOYS STREET
 NANTUCKET, MASSACHUSETTS, 02554
 MAP: 55.4.5 PARCEL: 68

TITLE PLAN SCALE: 1/8" = 1'-0"
HDC: 201506001X #62819
BIDDING:
BLDG. DEPT.: 20, MARCH, 2015
REVISIONS:
REVISIONS:
REVISIONS:
D/B: SCT @ NAG 140920906

A1



Nantucket Planning Board

SECONDARY DWELLING REPORT

Prepared by: Holly E. Backus, Land Use Specialist

Meeting Date: April 11, 2016

19 Nancy Ann Lane
Assessors Map #68 Parcel #140

Applicant
Kim Glowacki

Owner
SAME



The applicant is proposing to construct a 1,416 square foot second dwelling at 19 Nancy Ann Lane. The proposed four (4) bedroom dwelling will be located on the south of the site, which contains approximately 24,695 square feet of lot area and is zoned Commercial Trade, Entrepreneurship and Craft (CTEC).

The proposed secondary dwelling will be accessed from a separate proposed Belgium block driveway off of Nancy Ann Lane, which is a paved roadway. The site will contain a total of four (4) exterior parking spaces for both structures.

The applicant is further requesting a waiver from the requirements of Section 139-20.1(B)(1) pursuant to Section 139-20.1(C) in order to allow two (2) curb cuts. This waiver is granted through special permit relief pursuant to a finding that (1) the structures and uses are in harmony with the general purposes and intent of Chapter 139 of the bylaw; 2) the granting of a special permit would not have a significant and adverse effect on the scenic or historic integrity of the neighborhood, and 3) the relief is not contrary to sound traffic and safety considerations.

The site plan, as submitted meets the requirements of Zoning Bylaw Sections 139-18 and 139-20.1.

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

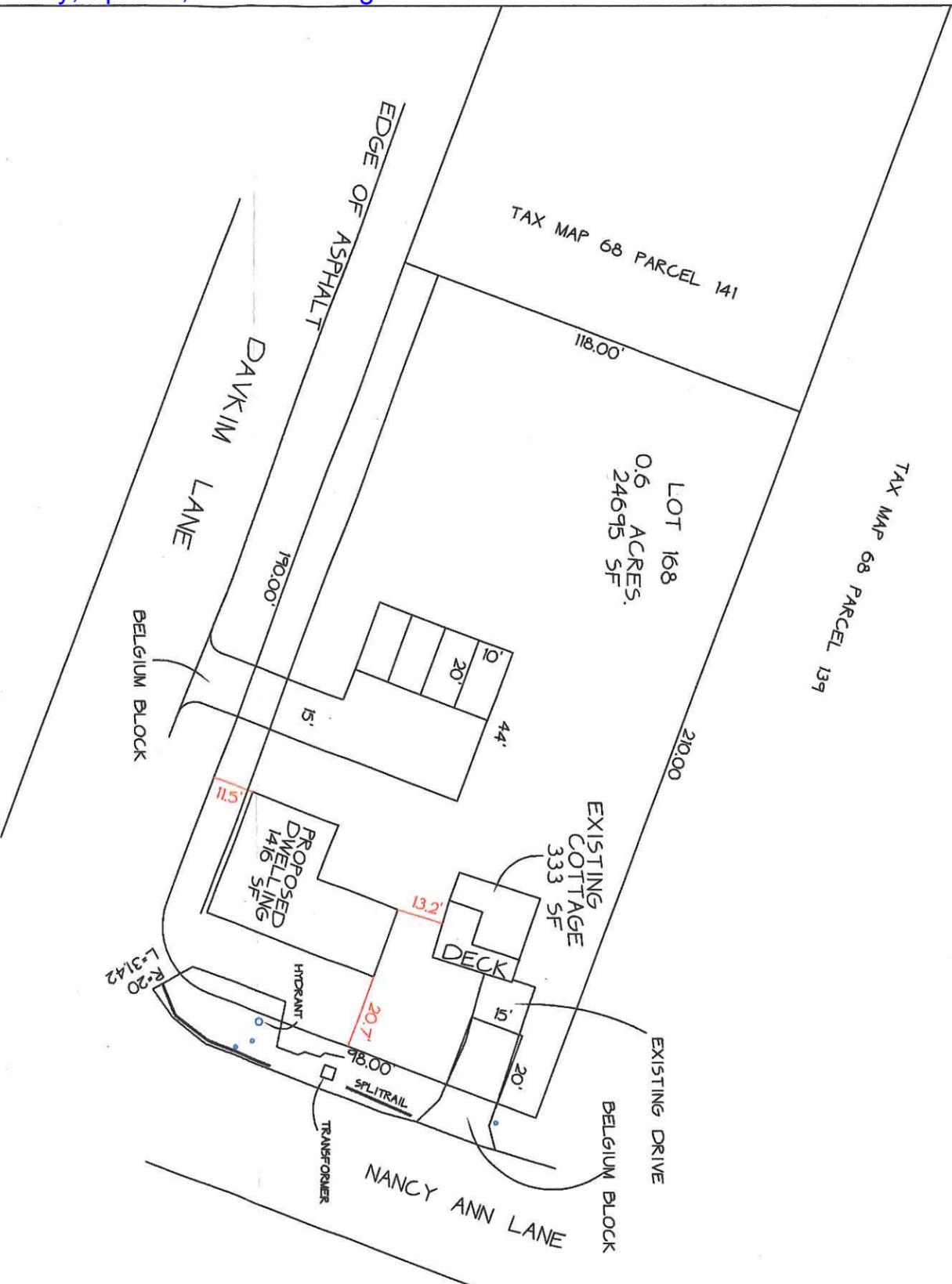
- (1) That the aprons at the intersections with Davkim Lane and Nancy Ann Lane shall be constructed to a minimum depth of ten (10) feet, to be installed from the edge of pavement and in accordance with the provisions of the Nantucket Zoning Bylaw Section 139-20.1(B)(2)(d);
- (2) That any future landscaping at the driveway entrances be limited to low growing plant material not to exceed three (3) feet in height;
- (3) That the driveway be cleared free of vegetation and obstruction to a 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.

ZONE:CTEC
MIN LOT :10,000
FRONTAGE : 50'
G/C:40%
FRONT YARD: 10'
SIDE/REAR YARD: 5'/10'

EXISTING
24695 SF
288'
7%
115'
19.6'



N ORTH



SITE PLAN
19 NANCY ANN LANE
TAX MAP 68 PARCEL 140
CERT. : 24872
PLAN LC 16514-Z
LOT 168
SCALE=1"=40' 4-7-2016
ACKME SURVEY LLC
508-332-8067

4-7-2016



Nantucket Planning Board

TERTIARY DWELLING REPORT

Prepared by: Holly E. Backus, Land Use Specialist

Meeting Date: April 11, 2016

14 Tripp Drive

Assessors Map: #80 Parcel: #310

Applicant
Diane O'Neil

Owner
Same



Monday, April 11, 2016 Planning Board Packet

The Applicant is proposing to construct a one 1-bedroom tertiary dwelling with a gross floor area of 537 square feet. The site contains a 1112 square foot primary dwelling unit. The proposed tertiary dwelling will be located within the basement of the primary structure, which is located on the northeast portion of the site. The site contains approximately 80,061 square feet of lot area and is zoned LUG-2.

Access to the site is from Tripp Drive, a private paved roadway. Access to the Tertiary Dwelling is from a shared partially paved and partially dirt driveway with the existing primary and secondary dwelling. Six (6) exterior parking spaces are shown on the site plan. The site plan, as submitted, meets all of the requirements of Zoning Bylaw Section 139-18, however will need to be amended to meet all the requirements of Section 139-20.1 with the installation of a driveway apron.

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

- (1) That the site plan be amended to accommodate the required driveway apron and six (6) parking spaces;
- (2) That a driveway apron at the intersection with Tripp Lane 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 the Nantucket Zoning Bylaw Section 139-20.1(B)(2)(d);
- (3) That any landscaping at the driveway entrance be limited to low growing plant material not to exceed three (3) feet in height; 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.

PAID PAID PAID
MAR 31 2016
BY: DS
CK# 2023
\$100-



Nantucket Planning Board

APPLICATION FOR A TERTIARY (3rd) DWELLING PERMIT

Date Submitted: 3/31/16 Fee Amount: \$100- Number: #6

Applicant: Diane O'Neil

Mailing address: 14 Tripp Drive

Daytime phone number: 508-360-5243 Fax: _____

E-mail Address: dianeoneil@comcast.net

Owner (if other than applicant): _____

Mailing address: _____

Signature of Property Owner(s) Diane O'Neil
Location of proposed tertiary (3RD) dwelling:

Street Address: 14 Tripp Drive

Assessors Tax Map #: 80 Parcel #: 310

Size of Parcel: 1.94 AC Zoning District: LUG2

Tertiary Dwelling # of Bedrooms: 1

Secondary Dwelling # of Bedrooms: 2

Primary Dwelling # of Bedrooms: 4

Number of Parking Spaces required (See Chapter 139-18 of the Bylaw): 5

Number of Parking Spaces provided: 6

OCCUPANCY: (Circle which unit will be owner occupied)

Primary

Secondary

Tertiary

OWNERSHIP TITLE REFERENCES:

RECORDED LAND (Registry of Deeds Title References)

DEED noted in Book _____, Page _____

Lot(s) # 6+8 shown on Plan 37096-C

REGISTERED LAND (Land Court Title References)

Certificate of Title Number 7709

Lot (s) # 6+8 shown on Land Court Plan# 37096-C

Please provide a brief description of the proposed third dwelling:

***PLEASE DO NOT WRITE "SEE ATTACHED."**

*****Submission Requirements: See attached checklist:**



2008 00123938

Cert: 22957 Doc: DD
Registered: 05/05/2008 02:02 PM

QUITCLAIM DEED

DIANE A. O'NEIL and MICHAEL J. O'NEIL, of Town and County of Nantucket, Commonwealth of Massachusetts, for and in consideration of a division of marital assets under the provisions of Section Thirty-Four Chapter Two Hundred and Eight of the Massachusetts General Laws or other provision of law, do hereby grant to DIANE A. O'NEIL, of 14 Tripp Drive, Nantucket, MA 02554, with QUITCLAIM COVENANTS, that certain parcel of land, together with buildings and improvements located thereon, located in the Town and County of Nantucket, Commonwealth of Massachusetts, having an address of 14 Tripp Drive, and being bounded and described as follows:

Lots 6 and 8 on plan numbered 37096-C, drawn by John J. Shugrue, Inc., Surveyors, dated October 10, 1995, filed with Certificate of Title No. 7709 at the Registry District of Nantucket County.

For Grantor's title, see Certificate of Title No. 17,735 with said Registry District.

Executed and sealed on April 28, 2008.

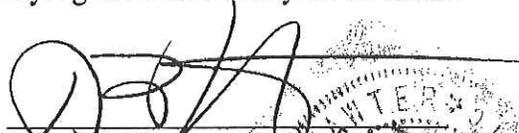

MICHAEL J. O'NEIL

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

On this 28th day of April 2008, before me, the undersigned notary public, personally appeared Michael J. O'Neil, proved to me through satisfactory evidence of identification, which was ___ photographic identification with signature issued by a federal or state government agency, oath or affirmation of a credible witness, or personal knowledge of the undersigned, to be the persons whose names are signed on the preceding document, and acknowledged to me that they signed it voluntarily for its stated purpose.

apply stamp


Notary Public
My commission expires:
Thomas B. Vawter
Notary Public
My Commission Expires: 4/23/2010
