



Nantucket Planning Board

STAFF REPORT

Date: May 2, 2016
To: Planning Board
From: Holly E. Backus
Land Use Specialist
Re: Staff Report for May 9, 2016 Planning Board Meeting

Call to Order:

Approval of the Agenda:

Minutes:

- March 3, 2016
- March 7, 2016
- April 11, 2016
- April 14, 2016 Special Meeting

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

ANRs:

- **#7959 Skiff Lane, LLC, 5 & 7 Skiff Lane (Map 55 Parcels 109-1 & 109.2)**
The purpose of this plan is to divide Lot 3 (as shown on Plan #2002-31) into Lot A and Lot B. The plan creates two (2) buildable lots pursuant to a pending Special Permit for secondary residential lot under the Nantucket Housing Needs Program for year-round residents (File #10-16). Lot A is approximately 6,176 square feet and Lot B is approximately 4,899 square feet. The proposed lots meet the frontage requirements for R-10, which is 20'. Should the board approve the pending Special Permit, staff recommends endorsement.
- **# 7561 Town of Nantucket, Mequash Avenue, Laurel Street, School Street & Copeland Street (Lots A through N) (Map 80)**
The purpose of this plan is a "Roadway Acquisition Plan" for portions of unconstructed sections of Mequash Avenue, Laurel Street, School Street, and Copeland Street pursuant to Articles 76 & 77 of ATM 2010. The plan creates Lots A through N ranging from 400 square feet to 24,000 square feet. These lots will be available under the Yard Sale Program. Staff recommends endorsement.
- **#7962 Le Select Properties, Inc., 3 & 5 South Mill Street (Map 55.4.4 Parcel 22.1 & Map 55.4.1 Parcel 22.3)** The purpose of this plan is a perimeter plan. Each lot shown on the plan has frontage on South Mill Street which has been in existence since 1955 when the Subdivision Control Law was adopted by the Town of Nantucket. Both Lot 8 and Lot 9 have in excess of 50' of frontage. Staff recommends endorsement.
- **#7963 Nantucket Cottage Hospital, 57 Prospect Street (Map 55 Parcel 3)**
The purpose of this plan is a "Taking and Disposition" plan of Parcels 1, 2, 3, 4, and 5 of two private unnamed and unregistered ways pursuant to Articles 102 & 103 of the 2015 Town Meeting. Staff recommends endorsement.

- **#7964 Town of Nantucket – L Street (Lots A – C) (Map 59.4)**
The purpose of this plan is to subdivide unconstructed “L” Street and create unbuildable lots: Lot A, Lot B and Lot C. These lots will be available under the Yard Sale Program to be acquired by the abutters. Staff recommends endorsement.
- **#7965 Graham Kilvert, Trustee Mueller Nominee Trust, 34 Prospect Street (Map 55.4.4 Parcel 77)** The purpose of this plan is to create an unbuildable lot (Lot 12) at 41 square feet. Lot 12 will be conveyed to and combined with the adjacent lot (Map 55.4.4 Parcel 92). Staff recommends endorsement.
- **#7966 Christopher Gallant & Annette Tremblay, 15A Gray Avenue Map 67 Parcel 683)**
The purpose of this plan is to divide a single lot into Lot 1 and Lot 2. The plan creates two (2) buildable lots pursuant to an approved Special Permit for a secondary residential lot under the Nantucket Housing Needs Program for year-round residents (File #15-16) which was approved by the board at the April 11, 2016 Planning Board Meeting. Lot 1 is approximately 9,057 square feet and Lot 2 is approximately 8,356 square feet. Staff recommends endorsement.
- **#7967 Michael K. & Dawn E. Holdgate, 15 Exeter Street (Map 76.4.1 Parcel 410)**
The purpose of this plan is to divide the lot into Lot 1 and Lot 2. The plan creates two (2) buildable lots pursuant to a pending Special Permit for secondary residential lot under the Nantucket Housing Needs Program for year-round residents (File #17-16). The proposed lots meet the frontage requirements for LUG-3, which is 200'. Should the board approve the pending Special Permit, staff recommends endorsement.
- **#7968 Geraldine R. Roos, Tr., 56R Madequecham Valley Road Map 88 Parcels 19, 64 & 65)**
The purpose of this plan is a perimeter plan. Staff recommends endorsement.
- **#7969 Annie K. Kay (aka Annie Kay) 18A & 18B Atlantic Avenue (Map 55 Parcels 24.1 & 24.2)**
The purpose of this plan is to divide a single lot, on which two (2) or more 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 1938 Aerial Views (slide 169B) as evidence of such buildings. The existing buildings were built approximately 1925. Both proposed lots have frontage along Atlantic Avenue and will continue the shared driveway access. Staff recommends endorsement.
- **#7970 Sunset Realty Trust, Point Road (Lot A)(Maps 38 Parcels 32 & 21)**
The purpose of this plan is to divide an existing 40' wide section of Eel Point Road into Lot A (approximately 4,488 square feet) pursuant to Articles 102 and 103 of the 2015 Annual Town Meeting. The lot is to be conveyed and combined with abutting land owned by Sunset Realty Trust. Staff recommends endorsement.
- **#7971 Richmond Great Point Development, LLC, 10A, 10B, 12A, 12B & 14A Greglen Avenue (Map 68 Parcels 180, 180.1, 181, 181.1 & 182)**
The purpose of this plan is a minor reconfiguration of interior lot lines for five (5) existing lots of record. These lots were previously subdivided and endorsed by the board in September 2014. All of the five (5) lots will conform to the minimum frontage requirement of 50' for CTEC. Staff recommends endorsement.

Second Dwellings:

- **3 Beacon Lane, 3 Beacon Land Nominee Trust 9Map 21 Parcel 26.9)**
 - **13 Folger Ave, Brent Williams (Map 80 Parcel 157)**
 - **14 Eat Fire Spring, John Esposito (Map 20 Parcel 61)**
 - **250 Polpis Road, Polpis Harbor LLC 9Map 26 Parcel 61)**
 - **3 School Street, Mary G. Heard (Map 42.3.2 Parcel 125)**
- Reports issued by Holly E. Backus are included in your packet.

Tertiary Dwellings:

- **50 Appleton Road, Karen D. Baird (Map 66 Parcel 51)**
 - **16 Monohansett Road, 16 Monohansett Road Trust (Map 79 Parcel 143)**
- Reports issued by Holly E. Backus are included in your packet.

Previous Plans:

- **#3222 Camelia Lane Subdivision, Form J Lot 1A)**
The Applicant is requesting the release of Lot 1A from Oliver Estates, which was approved February 23, 1988. Staff recommends release of Lot 1A.
- **#7263 Reed Pond Properties, extension request (April 22, 2016 to April 23, 2018)**
The Applicant is requesting an extension in order to complete all the required infrastructure improvements to the subdivision. A copy of the January 21, 2010 decision is included in the board's packet. Staff recommends approval of the extension request.
- **#7264 Bunting Lane Subdivision, endorse plans & Legal documents**
The Applicant's attorney is requesting the endorsement of the final definitive plans, statement of conditions of the subdivision approval, Covenant, Instrument of Trust, Declaration of Restrictions and Easements, Grant of Right of Enforcement of Restrictions, and Facilities Maintenance and Endowment Agreement. Staff notes that the subdivision approval required these documents to be submitted within six (6) months from the date of the decision, which was January 21, 2010.
- **4 Hull Lane, Juanita Gill, modification to the approval to remove requirement**
The approval of the Secondary & Tertiary Dwelling Permits included a requirement to install an apron at the entrance of the driveway. Hull Lane is only partially paved and the roadway surface in this location is dirt, therefore, the apron requirement should not be applied.

Public Hearings:

- **#7716 Valero Road Subdivision, 60, 62, 64, 66 & 68 Old South Road, CONTINUED TO 06-13-16**
This Application was not heard at the December, January & February meetings.
- **#7918 – Richmond Great Point Development, LLC, owner, 42, 46, 48, 54 Skyline Drive & 20 Davkim Lane, CONTINUED TO 06-13-16**
This Application was last heard at the February meeting.
- **#16-15 Brotherhood of Thieves, 23 Broad Street, CONTINUED TO 06-13-16**
This Application was not heard at the December, January, February & March meetings.

- **#7771 White Elephant Hotel LLC, 50 Easton Street,**
This Application was not heard at the December, January, February, March & April meetings.

FROM 10-15-16 MEETING MINUTES:

At the last meeting the proposed subdivision was discussed was October 2015. At the last meeting, Mr. Marcklinger requested that no subdivision be done off the interior road. There was also a request from Attorney Sarah Alger that there be a restriction in place for no further subdivision of the property. Attorney Alger also stated that there was no traffic report provided with the original application.

UPDATE:

As of May 3, 2016, staff is in receipt of a letter from the Applicant's attorney, Mr. Rick Beaudette who states that his client (the Applicant) have agreed to the condition of restricting the property to three (3) lots that could not further be subdivided without Planning Board relief.

- **#7917 – 4 North Mill Court, LLC – 11 Mill Hill,**
This Application was heard at the March 7 and March 17th meetings.

FROM 03-07-16 STAFF REPORT:

The Applicant is requesting to amend paragraph 12 of the Planning Board's decision to allow a portion of a structure, patio, and swimming pool to be sited within the required 10' buffer affecting Lot 15.

Paragraph 12 states:

“That a ten (10) foot wide, densely vegetated buffer including a mixture of coniferous and deciduous plant material, shall be established and permanently maintained along the southern and eastern limits of the subdivision, specifically affecting Lots 18,14,15,16, and 17, but excluding the drainage easement area within Lots 18, 16, and 17. This restriction shall be included in future deeds and included within the legal documents, with enforcement granted to the Town of Nantucket. On an as-needed basis, plantings shall be replaced within a year of their removal/deterioration/demise...”

The site is currently vacant; therefore the applicant could comply with the buffer requirement. Staff notes that a prior applicant was unsuccessful in obtaining a waiver from the Board and the Board expressed very strong feelings about maintaining the required buffers.

FROM 03-17-16 MEETING:

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.

UPDATE:

Staff has not received anything new since the last meeting. We have received a letter in opposition to the request, which is included in the board’s packet.

▪ **#17-16 Dawn & Michael Holdgate, 15 Exeter Street**

(The Public Notice for April’s meeting 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 contains 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 and will also have frontage on Exeter Street. Both proposed lots meet the frontage requirements pursuant to Section 139-8C(2)(g). Neighbors have expressed some concern regarding the location of the proposed driveway for the new lot. Staff recommends approval of this application; however, the Board may want to discuss the location of the proposed driveway.

▪ **#7946 Stephen M. Waterhouse, 20 Sparks Avenue**

(This application was not discussed at the last meeting.)

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 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 notes that the plan in your packet does not meet the frontage requirements for the CMI district. Specifically, Lot 3 does not have 50 feet of frontage. Staff anticipates that a new plan will be provided prior to the meeting. We also note that the zoning information on the plan references the RC district, and this property was rezoned at the 2016 ATM. Although a prior sketch plan was submitted, that does not provide the zoning freeze protection that a preliminary plan provides.

▪ **#10-16 Skiff Lane, LLC, 5 Skiff Lane**

The Applicant is seeking a Special Permit to convert an existing condominium to fee simple ownership through the secondary residential lot program. The site is located within the R-10 zoning district and consists of an 11,075 square foot lot, two (2) freestanding condo units, and a shed. The Applicant proposes to create 6,176 square foot lot as the primary lot (Lot A) with the existing 884 square foot dwelling and 80 square shed and a 4,899 square foot lot as the secondary lot (Lot B) with the existing 729 square foot dwelling. Lot A will be the covenant lot and Lot B will be the market rate lot. Both lots exceed the minimum lot area requirements pursuant to Section 139-8C.2.e. The Applicant is further requesting a waiver of the setback requirements pursuant to Section 139-8C.2f, as they pertain to the proposed interior lot lines. Staff recommends approval.

▪ **#18-16 Hillsboro & 15th, LLC and 5050 Properties, LLC, 1, 3, 5, and 7 Flint Road, and 34 Tomahawk Road**

The Applicant is seeking a MCD Special Permit to construct a mixed commercial and residential use structure with a self-storage facility. The site is located in the Commercial Industrial (CI) zoning district, a part of the Coffin Subdivision, which is currently under a zoning freeze under the RC-2 zoning district that will expire on October 15, 2017. The proposed facility will be comprised of two (2) buildings and will take up eight (8) vacant lots for a total of approximately 41,424 square feet of structure. The proposed primary structure is approximately 17,378 square feet and the secondary structure is proposed to be approximately 3,203 square feet. The proposed ground cover is 49.9%, where 50% is allowed. The proposed open area ratio is 27.8%, where 30% is required; therefore the Applicant requests a waiver on the open area requirement. The primary structure will have two (2) basement levels and three (3) levels above grade for a total of 82,457 square feet of self-storage space with a 954 square foot office. The second structure will have one (1) level of self-storage of about 691 square feet. The second structure will also have a residential two (2) bedroom apartment for employee housing. The proposed facility requires a total of thirty-three (33) parking spaces. The Applicant proposes to provide six (6) parking spaces with thirteen (13) overflow parking spaces between the buildings. The proposed number of parking spaces is consistent with other self-storage facilities approved by the Planning Board. During peak operation, the facility is proposed to have three (3) or less employees. The proposed hours of operation of the self-storage facility are 7AM to 7PM. The Applicant has requested eight (8) total waivers for this application under the Zoning Bylaw. The Applicant further requests to construct the facility in phases and to be released from the previous MCD (File #4-84) as necessary. Plans have been provided to Pesce Engineering for review and a report is forthcoming. Staff does not have a recommendation at this time.

▪ **#19-16 Amos B. Hostetter, Jr., Stephen W. Kidder, and Michael J. Puzo, Trustees of A & B Realty Trust, 53 Baxter Road**

The Applicant is seeking a Special Permit to alter the driveway location and configuration, and to expand the width at the intersection with Baxter Road. Specifically, the Applicant proposes to move the existing structures to a slightly higher elevation located on the site. The Applicant has filed the appropriate application to the Zoning Board of Appeals in order to move said structures. With the move of the structures to the north, the driveway entrance will be reduced from 43.3' wide to 37.9' wide. Should the board be so inclined to approve this request, the board must find that the granting of the Special Permit would not have a significant and adverse effect on the scenic or historic integrity of the neighborhood. Staff recommends approval.

▪ **#20-16 Nantucket Land Bank, 2A Massasoit Bridge Road**

The Applicant is seeking a Special Permit to construct the addition of a 341 square foot garage onto an existing single-family dwelling. The site is located within the Moorlands Management District (MMD) and the addition will result in the dwelling being in excess of 800 square feet of ground cover. Ground cover in excess of 800 square feet may be allowed provided that the special permit includes conditions requiring the siting of the structures and uses in manner which minimizes potentially adverse effects on the moorlands environment and its scenic integrity. The site includes an existing 1 ½ story structure with a total of 759 square feet and another 1 story structure with 709 square feet. Considered collectively both buildings are pre-existing nonconforming relative to the MMD requirements. The MMD allows for 400 square feet in the aggregate devoted to decks, covered porches, accessory buildings, or other impervious surfaces. Out of the proposed 341 square feet of additions, a 220 square foot garage is proposed, leaving 121 square feet of decks and steps. The proposed ground cover ratio after the proposed construction will be .07%, which is less than .5% allowed. The Applicant further requests Site Plan Approval pursuant to Section 139-13D of the Zoning Bylaw. Due to the overall size of the property and the fact that the proposed expansion will be within the existing disturbed areas of the property, staff recommends approval.

▪ **#21-16 Arthur I. Reade, Jr., as Trustee of Glenhurst West Realty Trust, 137 Cliff Road and 11 Chase Links Circle**

The Applicant is seeking a Special Permit to exceed the maximum allowable gross floor area of 650 square feet in order to convert a 780 square foot area over a garage into a one (1) bedroom tertiary dwelling. There will be no additional ground cover proposed and therefore, the ground cover will be kept at 2.8% (where 4% is allowed within the LUG-2 zoning district.) Both the primary and secondary dwellings are currently under construction, however all dwellings will be in common ownership.

The tertiary dwelling will be accessed by a shared stone shell mix driveway (currently under construction) off Cliff Road, which is a public paved roadway. The driveway will have a block apron. The site will contain a total of five (5) parking spaces for the primary, secondary, and tertiary structures. *Please note: the Applicant received Secondary Dwelling Permit approval at the February 9, 2015 Planning Board meeting.*

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

- (1) That an apron at the driveway entrance shall be constructed to a minimum depth of ten (10) feet and a maximum width of fifteen (15) feet and shall be constructed in accordance with the requirements of Nantucket Zoning Bylaw Section 139-20.1B.(2)(d);
- (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 prior to the final inspection by staff which shall take place prior to the issuance of a Certificate of Occupancy.

▪ **#22-16 Walter J. Glowacki, 4 Perry Lane**

The Applicant is seeking a Special Permit to construct a building for storage and warehousing for personal use. The items will include personal tools, landscaping equipment, mowers, snow plow, etc. Specifically, the Applicant wishes to construct 3,430 square foot steel building for warehousing. The Applicant has provided a site plan that shows a Belgian block apron into the site with a shell or gravel driveway. Flanking the entrance are Leland Cypress trees along the property line, setback behind the 10' setback line and proposed split rail fence. At the rear of the property, the Applicant proposes a 6' tall wood fence with lattice top. The property is located within the RC-2 district and interior storage is an allowed use with a Special Permit. Staff does not have a recommendation at this time.

▪ **#23-16 Walter J. Glowacki, 6 Perry Lane**

In conjunction with the above 4 Perry Lane request, the Applicant is seeking a Special Permit to construct a building for storage and warehousing for personal use. Specifically, the Applicant wishes to construct a 330 square foot wood framed garage for storage. Because the proposed garage is already constructed and proposed to be moved from Davkim Lane, the Applicant has received a Certificate of Appropriateness from the HDC to move said structure. Staff does not have a recommendation at this time.

▪ **#24-16 Michael F. Boylan, 3B Windy Way**

The Applicant is seeking a Special Permit to waive one (1) off street parking space required for a commercial business known as "The UPS Store". The business is currently located at 2 Windy Way, but will be moving to 3B Windy Way in August of 2017. The Applicant represents that customers at his current location (across the street at 2 Windy Way) are only in his store on an average of 5 to 10 minutes, therefore the demand for parking is less than what the Bylaw requires. The site plan indicates seven (7) parking spaces, four (4) of which are for the use of four (4) condo units. One of the condo owners expressed a concern about the use of the dedicated spaces for the condo units by the commercial business customers. The Board has had the installation of signs for other mixed use projects, and that has worked well. Staff recommends approval.

▪ **#25-16 Nantucket Cottage Hospital ("NCH") as the Owner, 57 & 59 South Prospect Street and 10 Vesper Lane**

The Applicant is seeking a Site Plan Review and approval to demolish or move existing structures on the site and to construct a new hospital facility. Specifically, the site will be reconfigured during the phased construction process in order to build the 106,605 square foot new hospital. The proposed phased construction is necessary in order to continue to provide quality healthcare services on the island while the new hospital is under

construction. Part of the premise is located within the Public Wellhead Recharge District. Plans have been provided to Pesce Engineering and a review is forthcoming. The project team will be present at the meeting to provide a presentation to the Board.

▪ **#26-16 South Valley Industrial MCD, 8B Greglen Avenue**

The Applicant is seeking a modification to a previously granted Major Commercial Development (MCD) Special Permit for South Valley Industrial Park (File #3-94.) Specifically, the owner proposes to construct a residential structure and a commercial structure on the site and is requesting a waiver from the 30' densely vegetated buffer requirement for lots containing a commercial use. The Applicant provided a site plan showing a 3' deep privet hedge along Greglen Avenue, as opposed to the MCD required 30' densely vegetated buffer. The Applicant received a building permit to "move on" a residential dwelling from 13 Folger Avenue and the new foundation footings have been inspected by the Building Commissioner. Therefore, it would be difficult for the house to move from its 18'-2" setback. There is somewhat of a discrepancy in the 1994 decision that creates a conflict if a residential structure is built without having to meet a buffer requirement and then a commercial structure is later proposed and the buffer is required. Staff inspected the area, and the buffer on this and other lots has been compromised to the point that the remaining vegetation provides essentially no screening and no longer meets the intent of the 1994 decision. Further, the point of the vegetated buffer was to screen the commercial use from the roadway and adjacent residential properties. In this case, a residential structure will be located in the front of the lot and will be similar in character to residential structures on the opposite side of the street. It will also provide screening of the commercial structure proposed at the rear of the property. The former owner of the property has expressed concerns about noncompliance with private deed restrictions addressing buffers. That is not an issue that the Board should be involved with resolving and that should be left to the private parties to discuss. A copy of the Water Quality Compliance Certificate and is also provided in the board's packet.

Preliminary Plans:

- **Nantucket Cottage Hospital, Gouin Village**
There will be a presentation by the Applicant.

Public Comments:

Other Business:

- **ZBA comments for Surfside Commons Comprehensive Permit Application**
- **Election of officers**

Adjourn:



Nantucket Planning Board

Nantucket Planning Board Agenda

Monday, May 9, 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:
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- 3 School Street, Mary G. Heard (Map 42.3.2 Parcel 125)

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VII. Previous Plans:

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- #7771 White Elephant Hotel LLC, 50 Easton Street, *action deadline 04-30-16*
- #7917 4 North Mill Court LLC, 11 Mill Hill, *action deadline 05-25-16*
- #7946 Stephen M. Waterhouse, 20 Sparks Avenue, *action deadline 07-27-16*
- #10-16 Skiff Lane, 5 Skiff Lane, *action deadline 08-07-16*
- #17-16 Dawn Holdgate & Michael Holdgate, 15 Exeter Street, *action deadline 07-10-16*
- #18-16 Hillsboro & 15th, LLC & 5050 Properties, LLC, 1,3, 5 & 7 Flint Road and 28, 30, 32 & 34 Tomahawk Road, *action deadline 08-07-16*
- #19-16 Amos B. Hostetter, Jr., Stephen W. Kidder & Michael J. Puzo, Trustees of A & B Realty Trust, 53 Baxter Road, *action deadline 08-07-16*
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- #22-16 Walter J. Glowacki, 4 Perry Lane, *action deadline 08-07-16*
- #23-16 Walter J. Glowacki, 6 Perry Lane, *action deadline 08-07-16*
- #24-16 Michael F. Boylan, 3B Windy Way, *action deadline 08-07-16*



#7959 ANR
Skiff Lane, LLC
5 & 7 Skiff Lane
Map 55 Parcel 109





CHK # 11223

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

Handwritten initials

2016 APR 29 AM 10: 54

Nantucket Planning Board

Form A

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

Date: APRIL 28, 2016 *Name of Owner(s)/Applicant(s): SKIFF LANE, LLC

*Owner's/Applicant's address: 1 EXPRESS DRIVE, WAREHAM State: MA Zip Code: 02571

*(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 & 7 SKIFF LANE

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

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

The owner's title to the land derived under deed from SAV Associates, LLC, dated 01/02/2008 and recorded at the Nantucket Registry of Deeds in Deed Book 1120 Page 75 (See also 1120/148) and shown on Assessor's Map 55, Parcel 109.1 & 109.2.

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 20 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

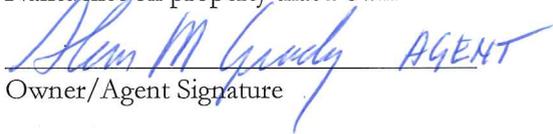
B. a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely SKIFF LANE on 6/24/2002 (date) and Subject to the following conditions _____; OR

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

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

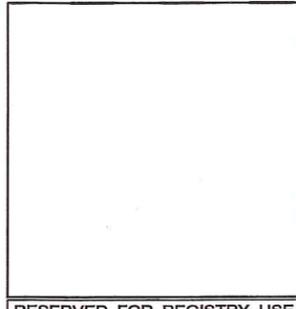
- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely _____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required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

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

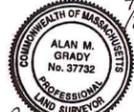
 AGENT
Owner/Agent Signature

Planning Board File # _____

Endorsement Date: _____



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.



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

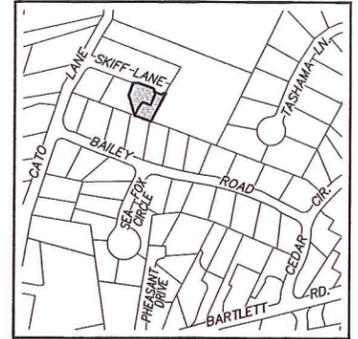
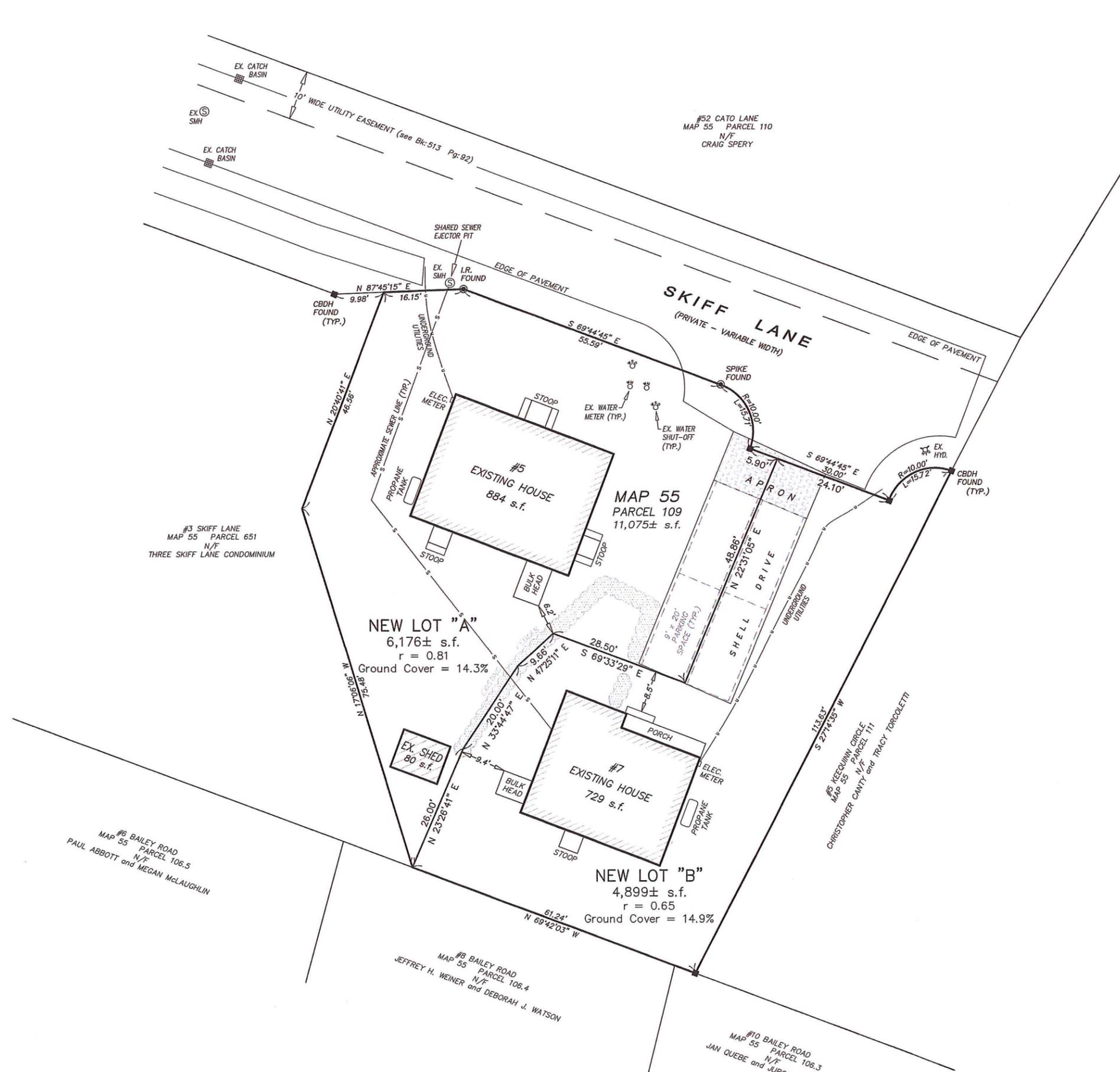


NOTES:

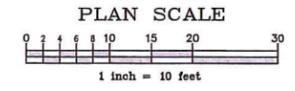
1. LOCUS: #5 SKIFF LANE
MAP 55 PARCEL 109.1
2. OWNER: SKIFF LANE, LLC
1 EXPRESS DRIVE
WAREHAM, MA 02571
3. DEED REF: Bk:1120 Pg:75
4. PLAN REF: Plan No: 2010-13
Plan No: 2002-31 (LOT 3)
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0088-G dated 06/09/2014.
6. PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER CURRENT ZONING.
7. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT "3" AS SHOWN ON PLAN No:2002-31.

THE PLANNING BOARD DETERMINES THAT:

- (b) PARCELS "A" and "B" DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BYLAW, BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BYLAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.



ZONE: R-10	REQUIRED
LOT AREA:	10,000 s.f.
LOT FRONTAGE:	75'
FRONT YARD:	20'
SIDE YARD:	10'
REAR YARD:	10'
GROUND COVER RATIO:	25% (MAX.)
REGULARITY FACTOR:	> 0.55



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

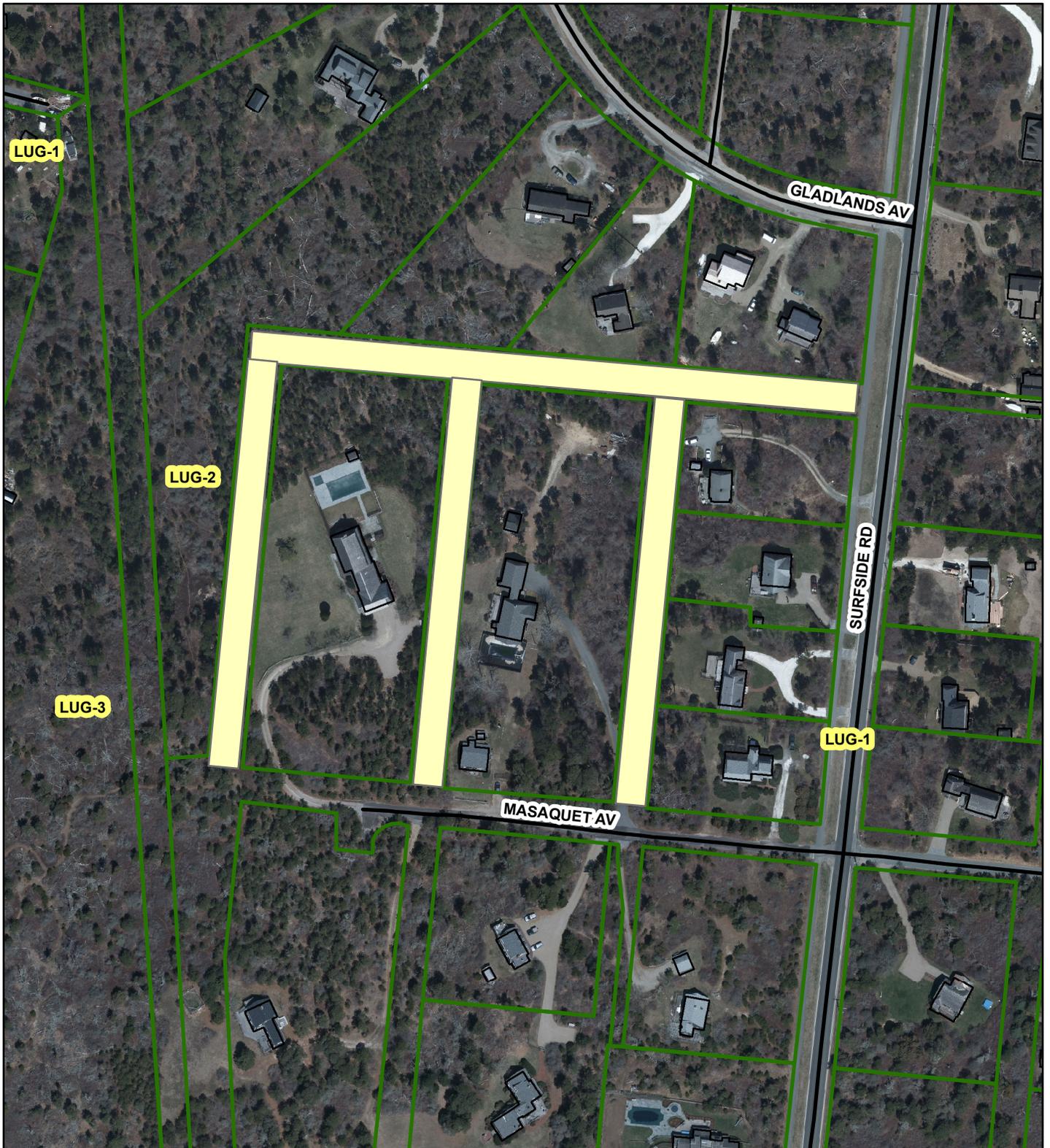
PREPARED FOR
SKIFF LANE, LLC
PREPARED BY
BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
tel: (508) 325-0044
fax: (508) 833-2282
SCALE: 1" = 10' APRIL 7, 2016

APPROVAL BY THE
NANTUCKET PLANNING BOARD
NOT REQUIRED

FILE NUMBER: _____
DATE APPROVED: _____



#7961 ANR
Town of Nantucket
Mequash Ave, Laurel Street, School Street, Copeland Street
Map 80





Nantucket Planning Board

Form A

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

Date: April 29, 2016

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

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

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

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

Name of Registered Land Surveyor: Bracken Engineering, Inc.

Surveyor's address: 19 Old South Road, Nantucket, MA 02554

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

To the Planning Board of the Town of Nantucket:

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

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

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

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

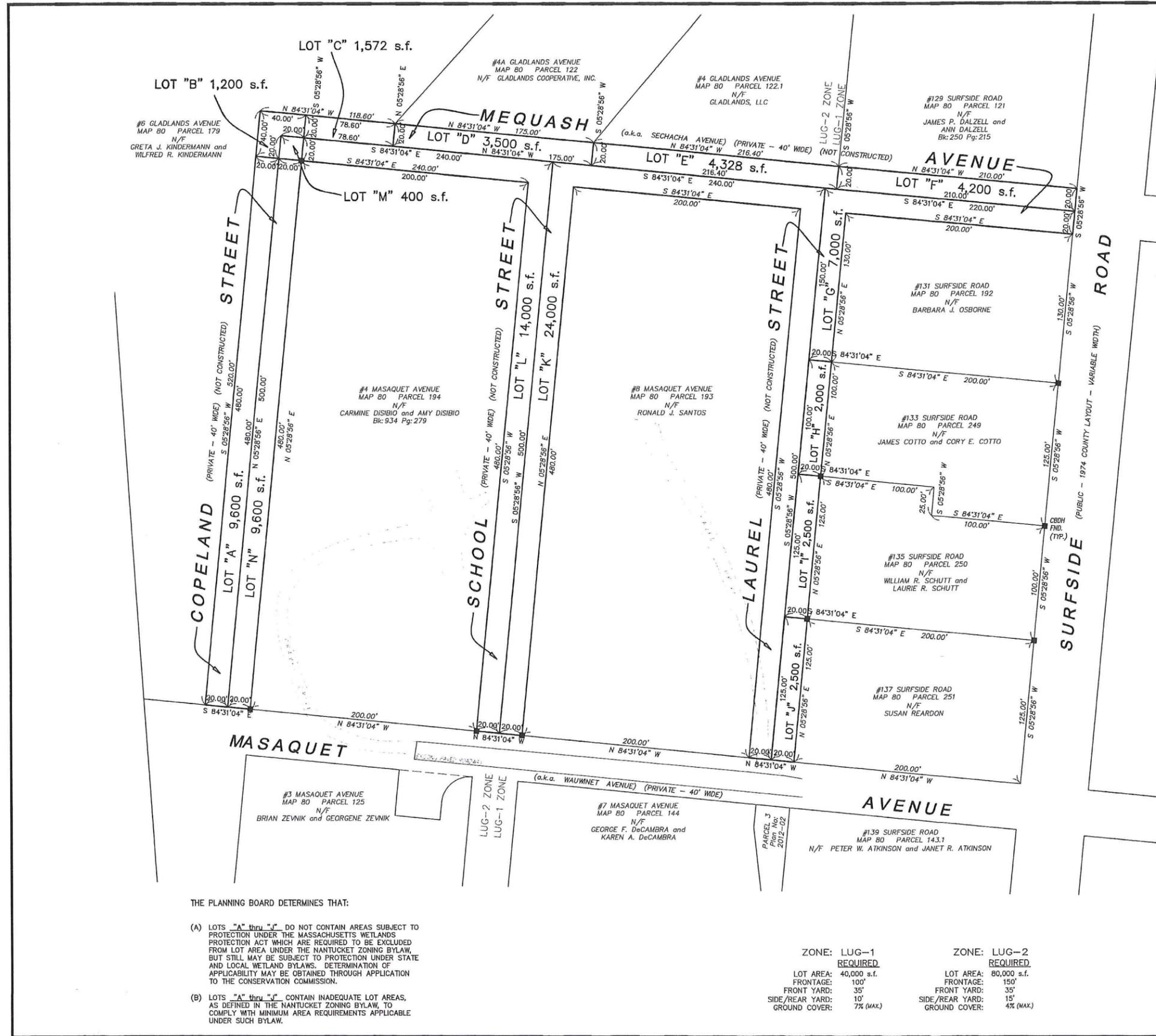
Roadway Acquisition Plan

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.

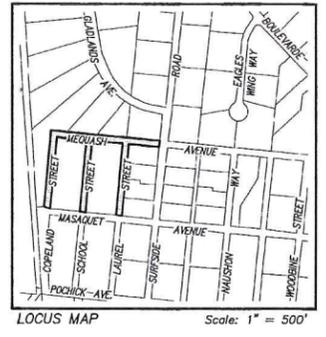
Owner's Signature

Planning Board File #7961 _____

Endorsement Date: _____



- NOTES:**
1. LOCUS: MEQUASH AVENUE
LAUREL STREET
SCHOOL STREET
COPELAND STREET
(ON ASSESSORS MAP 80)
 2. PLAN: Plan Bk: 2 Pg: 60
Plan Bk: 22 Pg: 35
Plan File: 11-A
Plan No: 2001-08
Plan No: 2002-45
Plan No: 2013-36
 3. TOWN MEETING REFERENCE: ARTICLES 76 & 77 (2010)



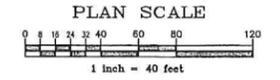
RESERVED FOR REGISTRY USE

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.

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



ROADWAY ACQUISITION PLAN
IN
NANTUCKET, MASS.
OF PORTIONS OF UNCONSTRUCTED
"MEQUASH AVENUE"
"LAUREL STREET"
"SCHOOL STREET"
"COPELAND STREET"
PREPARED BY
BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
tel: (508) 325-0044
fax: (508) 833-2282
SCALE: 1" = 40' APRIL 25, 2016



THE PLANNING BOARD DETERMINES THAT:

- (A) LOTS "A" thru "J" DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BYLAW, BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BYLAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.
- (B) LOTS "A" thru "J" CONTAIN INADEQUATE LOT AREAS, AS DEFINED IN THE NANTUCKET ZONING BYLAW, TO COMPLY WITH MINIMUM AREA REQUIREMENTS APPLICABLE UNDER SUCH BYLAW.

ZONE: LUG-1 REQUIRED	ZONE: LUG-2 REQUIRED
LOT AREA: 40,000 s.f.	LOT AREA: 80,000 s.f.
FRONTAGE: 100'	FRONTAGE: 150'
FRONT YARD: 35'	FRONT YARD: 35'
SIDE/REAR YARD: 10'	SIDE/REAR YARD: 15'
GROUND COVER: 7% (MAX)	GROUND COVER: 4% (MAX)

TOWN OF NANTUCKET
BOARD OF SELECTMEN

DATE APPROVED: _____

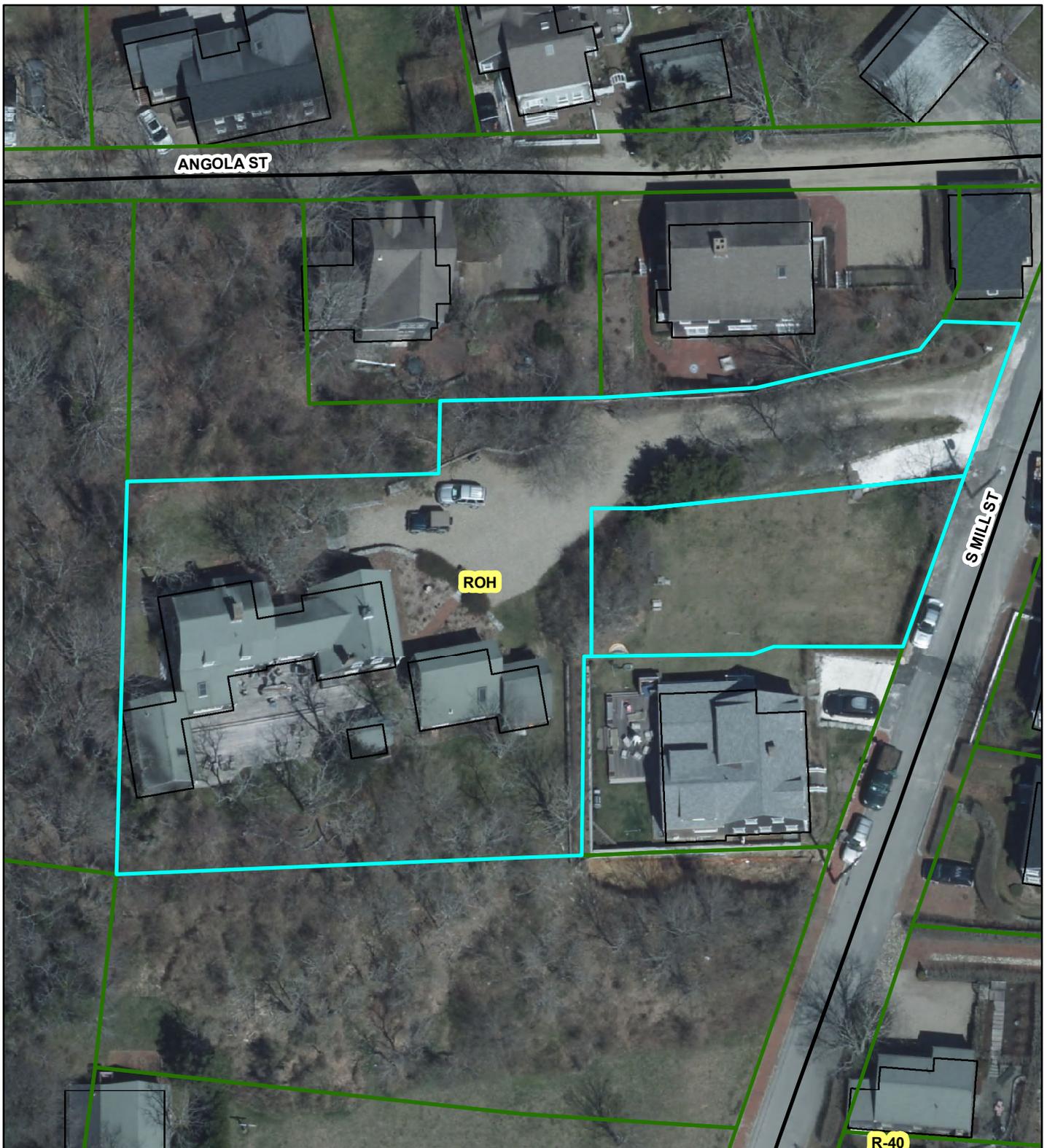
APPROVAL BY THE
NANTUCKET PLANNING BOARD
NOT REQUIRED

FILE NUMBER: _____

DATE APPROVED: _____



#7962 ANR
Le Select Properties, Inc.
3 & 5 South Mill Street
Map 55.4.4 Parcel 22.1 and Map 55.4.1 Parcel 22.3





MAY 2 2016 PM 12:01

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

Nantucket Planning Board

CHK# 1793

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

Date: April 28, 2016 *Name of Owner(s)/Applicant(s): Le Select Properties, LLC

*Owner's/Applicant's address: 14 South Mill 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): #3 And #5 South Mill Street

Name of Registered Land Surveyor: Jeffrey L. Blackwell, P.L.S.
Surveyor's address: Blackwell + Associates, Inc. 20 Tensdale Circle, Nantucket MA

The owner's title to the land derived under deed from Patricia H. Schreiber, date October 21, 2005
And recorded in Nantucket Registry of Deed, Book 984 Page 330 or Land Court Certificate of
Title # _____, registered in Nantucket District Book _____, Page _____ and shown on
Assessor's Map# 55.4.4, Parcel # 22.1
To the Planning Board of the Town of Nantucket:

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

- The accompanying plan is not a subdivision because it does not show a division of land (perimeter plan).
- The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on 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

2016 MAY -2 PM 4:07

C. a way in existence on 1955 (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 South Mill Street.

- 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 Conveyance, 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 50 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)

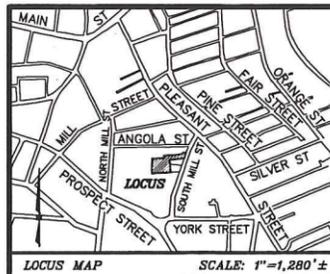
I hereby certify that the applicant(s) listed above have been authorized by me to file a plan with the Planning Board of Nantucket on property that I own.

Candice Miller

Owner's Signature

Planning Board File # 7962

Endorsement Date: _____



CURRENT ZONING CLASSIFICATION:
Residential Old Historic (R-OH)

MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONT YARD SETBACK: none
REAR/SIDE SETBACK: 5 FT.
GROUND COVER % : 50%

55.4.4-101
N/F
EIGHT ANGOLA STREET
NOMINEE TRUST
DEED BK. 634, PG. 198
PLAN FILE 53-0
LOT 1
#8 ANGOLA STREET

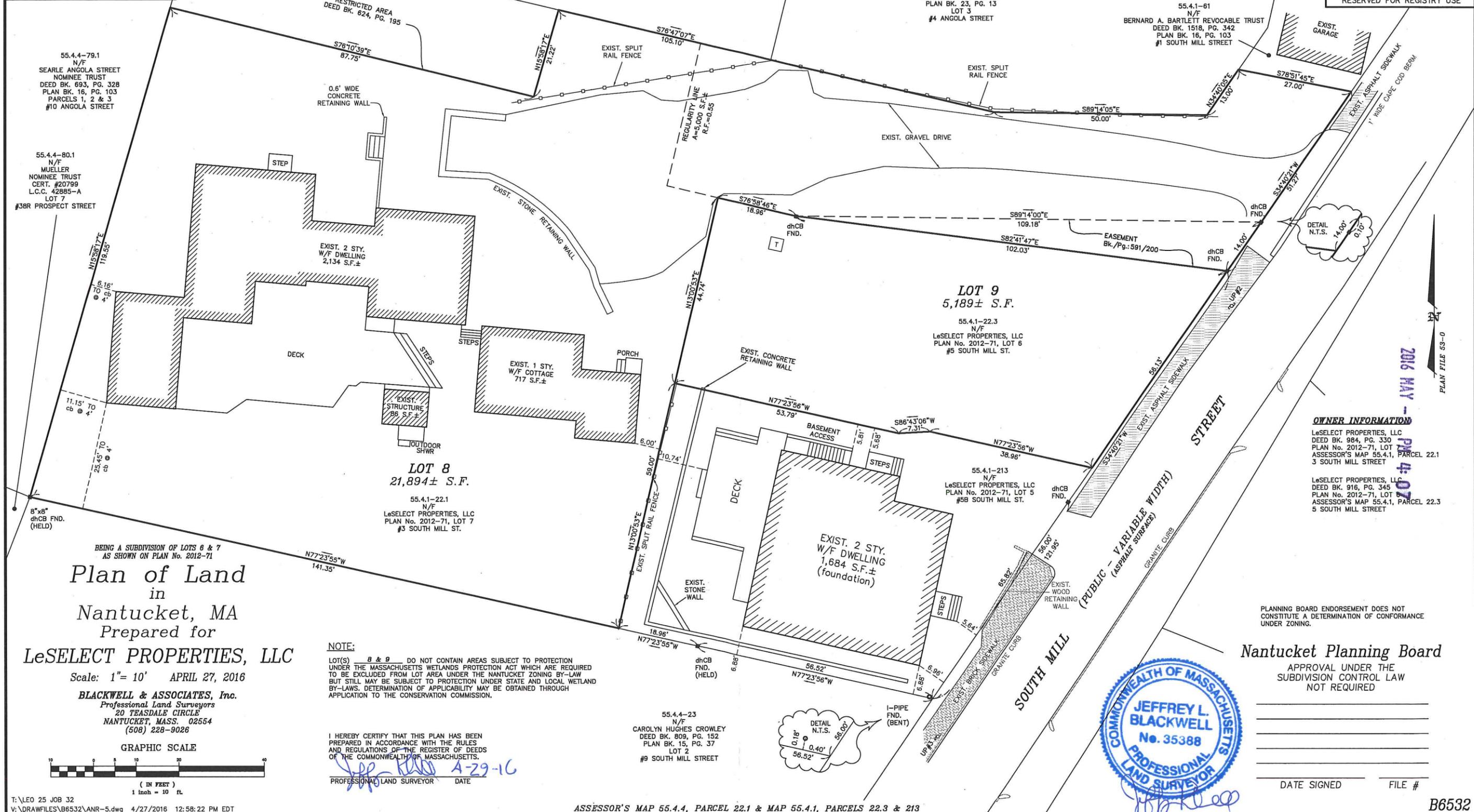
55.4.4-22
N/F
THE WB ANGOLA REALTY TRUST
DEED BK. 1350, PG. 01
PLAN BK. 23, PG. 13
LOT 2
#6 ANGOLA STREET

55.4.1-22.2
N/F
MICHAEL REITERMANN
DENICE KRONAU
DEED BK. 1494 PG. 179
PLAN BK. 23, PG. 13
LOT 3
#4 ANGOLA STREET

- LEGEND**
- dhCB ■ DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
 - I-PIPE ○ DENOTES IRON PIPE FOUND
 - ⊗ DENOTES EXIST. CATCH BASIN
 - ⊕ DENOTES EXIST. DRAIN MANHOLE
 - ⊙ DENOTES EXIST. UTILITY POLE
 - ⊠ DENOTES EXIST. TRANSFORMER

NANTUCKET REGISTRY OF DEEDS

Date: _____
Time: _____
Plan No.: _____
Attest: _____ Register
SHEET 1 OF 1
RESERVED FOR REGISTRY USE

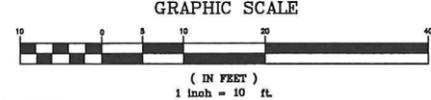


BEING A SUBDIVISION OF LOTS 6 & 7
AS SHOWN ON PLAN No. 2012-71

Plan of Land in Nantucket, MA Prepared for LeSELECT PROPERTIES, LLC

Scale: 1" = 10' APRIL 27, 2016

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



NOTE:
LOT(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.

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
PROFESSIONAL LAND SURVEYOR DATE: 4-29-16

55.4.4-23
N/F
CAROLYN HUGHES CROWLEY
DEED BK. 809, PG. 152
PLAN BK. 15, PG. 37
LOT 2
#9 SOUTH MILL STREET

OWNER INFORMATION

LeSELECT PROPERTIES, LLC
DEED BK. 984, PG. 330
PLAN No. 2012-71, LOT
ASSESSOR'S MAP 55.4.1, PARCEL 22.1
3 SOUTH MILL STREET

LeSELECT PROPERTIES, LLC
DEED BK. 916, PG. 345
PLAN No. 2012-71, LOT
ASSESSOR'S MAP 55.4.1, PARCEL 22.3
5 SOUTH MILL STREET

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

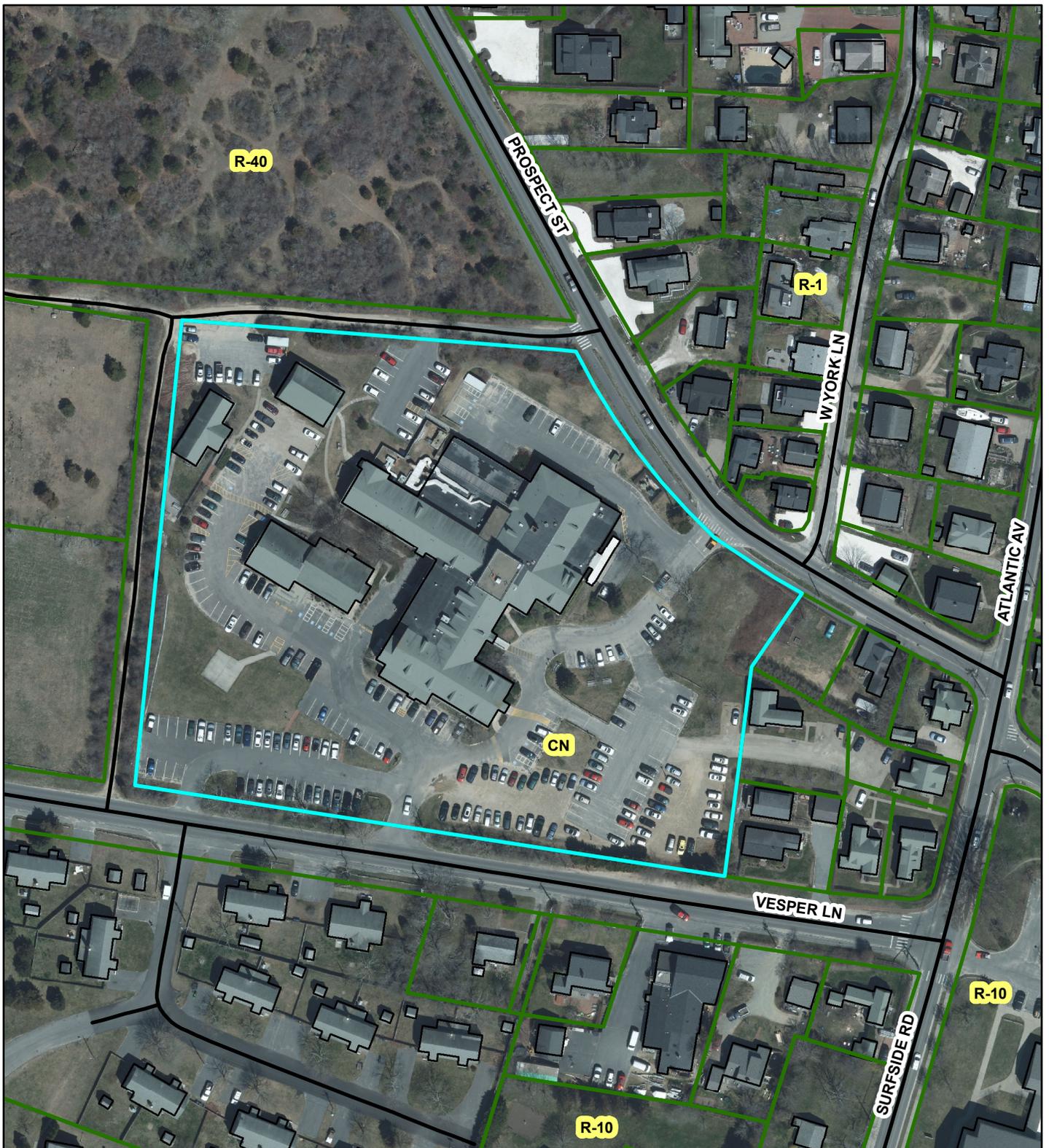
Nantucket Planning Board
APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
NOT REQUIRED



DATE SIGNED _____ FILE # _____



#7963 Nantucket Cottage Hospital
57 Prospect Street
Map 55 Parcel 3



April 13, 2016

VIA HAND DELIVERY

Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

Attn: Andrew V. Vorce, Director of Planning
Leslie Woodson Snell, AICP, LEED AP, Deputy Director of Planning

Re: Nantucket Cottage Hospital (the "Hospital") – Approval Not Required Plan

Dear Mr. Vorce and Ms. Snell:

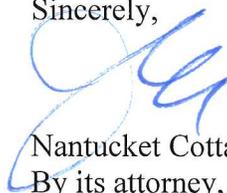
As you know, at its Town Meeting on April 6, 2015 the Town of Nantucket (the "Town") voted to authorize the Board of Selectmen to take the Unnamed Way between the Southern sideline of an Unnamed Way and the Northern Sideline of Vesper Lane (the "Western Way") and the Unnamed Way Between the Eastern Sideline of N. Mill Street and the Western Sideline of Prospect Street (the "Northern Way" together with the Western Way, collectively, the "Ways"), as shown on Exhibit A, attached hereto.

We understand that pursuant to the authorization by Town Meeting, the Nantucket Planning Board (the "Planning Board") intends to adopt a taking order regarding the Ways, which will be executed by the Board of Selectmen. We further understand that promptly after the taking of the Ways is completed, the Town will convey such Ways to the Hospital.

For your use in connection with the above described process, enclosed as Exhibit A is an Approval Not Required plan for the disposition of the Ways.

Please contact me with any questions concerning the above or if the Planning Board would like additional information. We look forward to working with the Planning Board.

Sincerely,



Nantucket Cottage Hospital
By its attorney,
John E. Twohig



Nantucket Planning Board

Form A

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

Date: April 29, 2016

*Name of Owner(s)/Applicant(s): Nantucket Cottage Hospital, Inc.

*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): 57 South Prospect 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 # 55 Parcels 3.

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 Disposition

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 #7963 _____

Endorsement Date: _____



NANTUCKET REGISTRY OF DEEDS
 Date: _____
 Time: _____
 Plan No.: _____
 Attest: Register
 SHEET 1 OF 1
 RESERVED FOR REGISTRY USE

LEGEND
 dhCB ■ DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
 CB ■ DENOTES CONCRETE BOUND FOUND
 CRB ■ DENOTES COUNTY ROAD BOUND FOUND
 (FD) DENOTES BOUND FOUND
 (D) DENOTES BOUND FOUND DISTURBED
 (FNL) DENOTES BOUND FOUND NOT LOCATED
 (NF) DENOTES BOUND NOT FOUND

REFERENCE 2015 ATM ARTICLES 102 & 103

TAKING AND DISPOSITION
Plan of Land
 in
 Nantucket, MA
 Prepared for
NANTUCKET COTTAGE HOSPITAL

Scale: 1" = 30' JULY 16, 2015

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

Nantucket Board of Selectmen

Being a majority-

Robert DeCosta, Chairman
 Matt Fee, Vice Chairman
 Rick Atherton
 Tobias Glidden
 Dawn Hill Holdgate
 DATE SIGNED: _____

Nantucket Planning Board

APPROVAL UNDER THE
 SUBDIVISION CONTROL LAW
 NOT REQUIRED

Barry Reitor, Chairman
 Linda Williams, Vice Chairman
 Joseph Marckinger
 Nathaniel Lowell
 John McLaughlin

DATE SIGNED _____ FILE # _____

B7577

CURRENT ZONING CLASSIFICATION:
 Commercial-Neighborhood (CN)
 MINIMUM LOT SIZE: 7,500 S.F.
 MINIMUM FRONTAGE: 50 FT.
 FRONT YARD SETBACK: 10 FT.
 SIDE/REAR SETBACK: 5/10 FT.
 GROUND COVER %: 40%

OWNER INFORMATION
 NANTUCKET COTTAGE HOSPITAL, INC.
 CERT. 3802
 LCC 24831-A
 ASSESSOR'S MAP 55, PARCEL 3
 #57 PROSPECT STREET

55-2
 N/F
 INHABITANTS OF THE TOWN OF
 NANTUCKET
 HISTORIC CEMETERY
 NO PLAN OF RECORD
 #7 VESPER LANE

55-320
 N/F
 NANTUCKET ISLANDS LAND BANK
 DEED Bk./Pg.: 1092/42
 NO PLAN OF RECORD
 #9 VESPER LANE

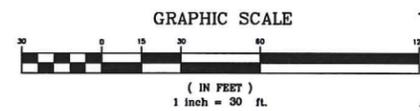
55-805
 N/F
 NANTUCKET COTTAGE HOSPITAL
 DEED Bk./Pg.: 995/272
 NO PLAN OF RECORD
 PL No. 2007-37, LOT B
 #59 PROSPECT STREET

55-632
 N/F
 NANTUCKET COTTAGE HOSPITAL
 DEED Bk./Pg.: 130/81
 (FORCLOSURE)
 NO PLAN OF RECORD
 REAR VESPER LANE

55-132
 N/F
 LAWRENCE J. FIELD
 DEED Bk./Pg.: 1003/271
 PLAN Bk./Pg.: 14/05
 #3 VESPER LANE

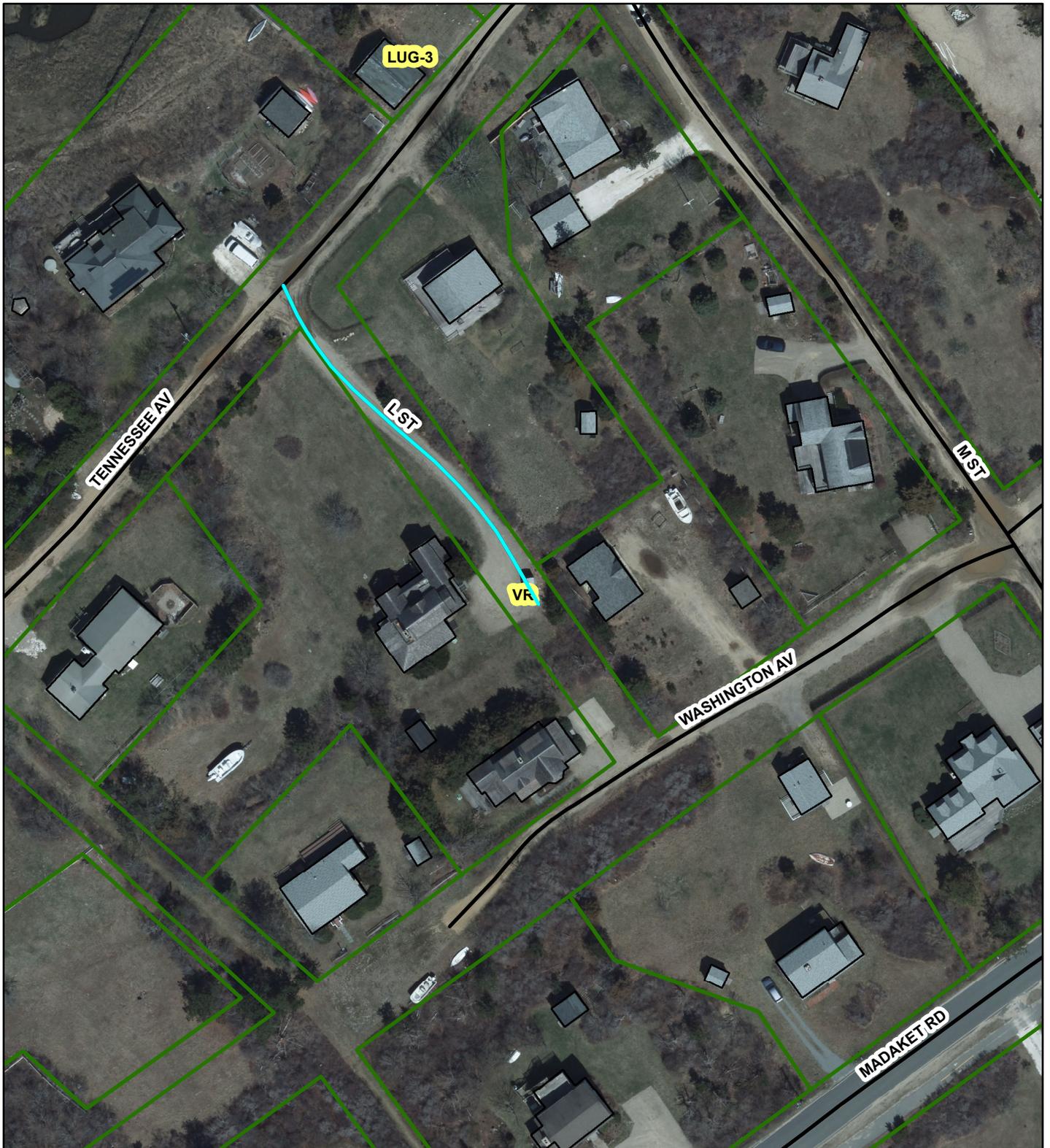
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN
 PREPARED IN ACCORDANCE WITH THE RULES
 AND REGULATIONS OF THE REGISTER OF DEEDS
 OF THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR DATE





#7964 ANR
Town of Nantucket
"L" Street
Map 59.4





Nantucket Planning Board

Form A

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

Date: April 29, 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): "L" Street (Lots A-C)

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 # 59.4 Parcels ___.

To the Planning Board of the Town of Nantucket:

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

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

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

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

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

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

Owner's Signature

Planning Board File #7964 _____

Endorsement Date: _____

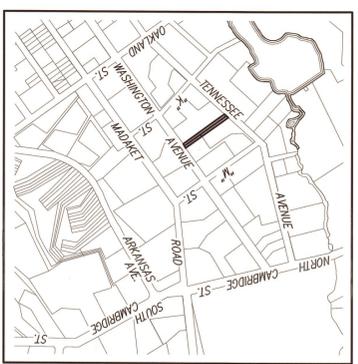
I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 FROM FEBRUARY 19, 2016 THROUGH MARCH 9, 2016.



DATE: 4/29/16
 ALAN M. GRADY, PLS #37732

#44 TENNESSEE AVENUE
 MAP 59.4 N/F
 BEVERLY MACK HALL

- NOTES:
- LOCUS: WASHINGTON AVENUE ASSESSOR MAP 59.4
 - PLAN REF: LCC #3092-S
 LCC #3092-96
 LCC #3092-116



THE PLANNING BOARD DETERMINES THAT:

- LOTS "A", "B", "C" CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BYLAW, BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BYLAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.
- LOTS "A", "B", "C" CONTAIN INADEQUATE LOT AREAS, AS DETERMINED UNDER THE NANTUCKET ZONING BYLAW, TO OBTAIN MINIMUM REQUIREMENTS APPLICABLE UNDER SUCH BYLAW.

#51 TENNESSEE AVENUE
 MAP 59.4 PARCEL 202
 N/F
 JENNISON FAMILY REALTY TRUST

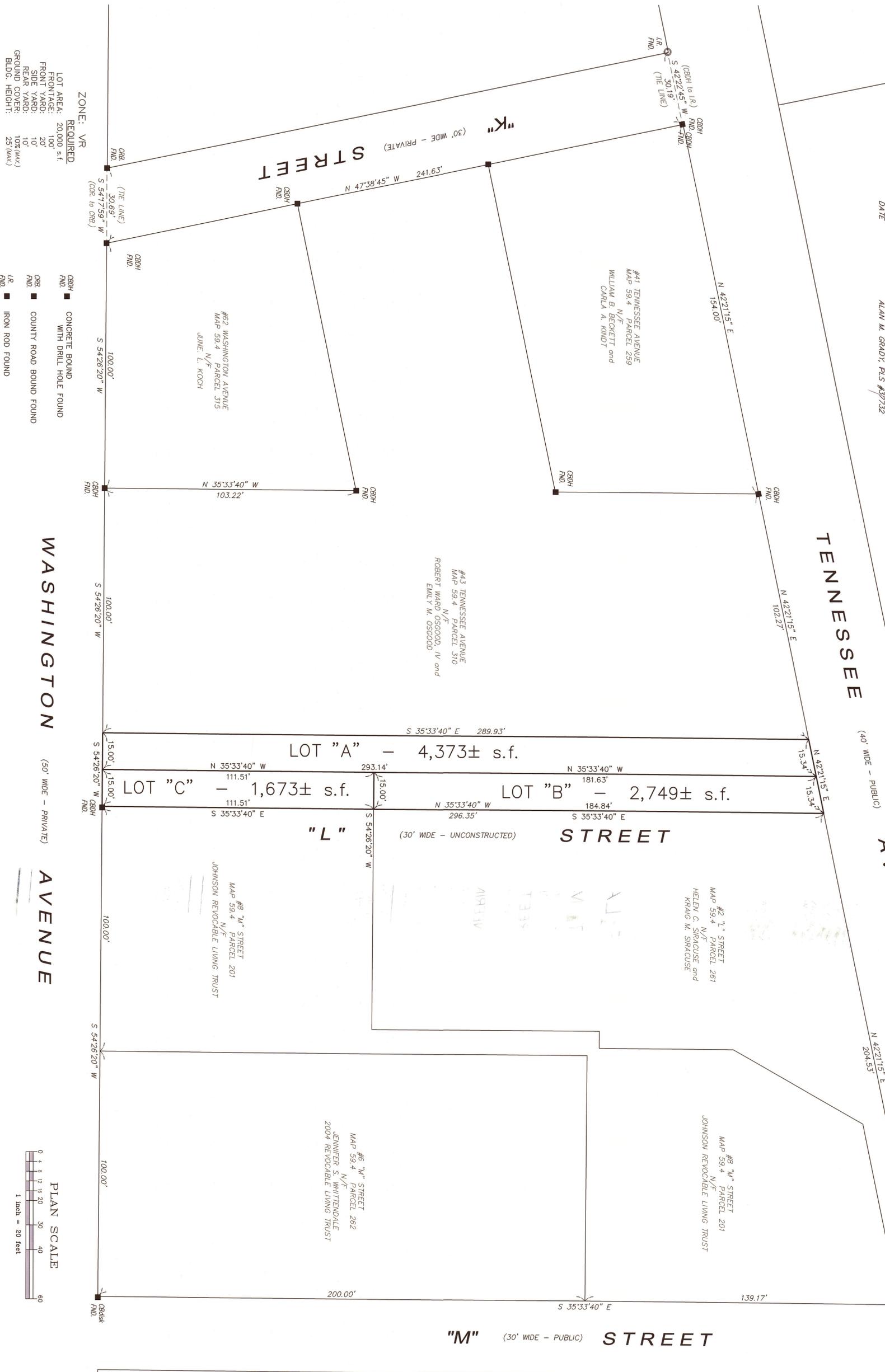
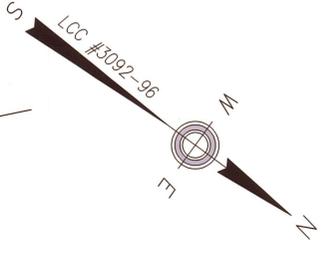
PLAN OF LAND
 IN
NANTUCKET, MASS.
 BEING A SUBDIVISION
 OF UNCONSTRUCTED
"L" STREET
 SHOWN ON LCC #3092-S
 PREPARED BY
BRACKEN ENGINEERING, INC.
 19 OLD SOUTH ROAD
 NANTUCKET, MA 02554
 tel: (508) 325-0044
 fax: (508) 833-2282
 SCALE: AS SHOWN APRIL 29, 2016

APPROVAL BY THE
 NANTUCKET PLANNING BOARD
 NOT REQUIRED

FILE NUMBER: _____
 DATE APPROVED: _____

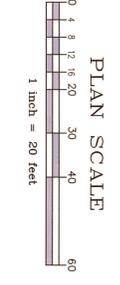
TOWN OF NANTUCKET
 BOARD OF SELECTMEN

DATE APPROVED: _____



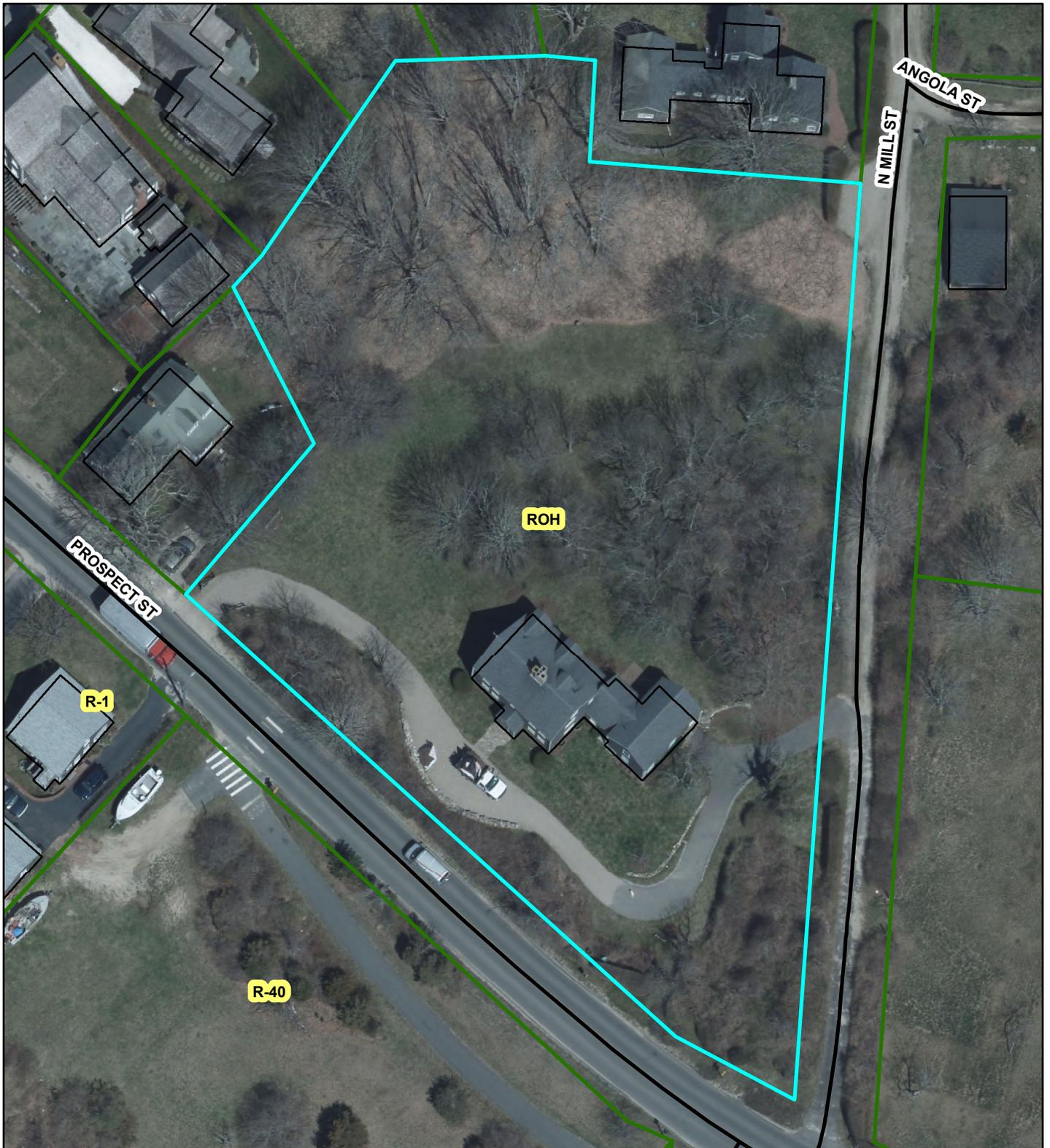
LOT AREA: 20,000 s.f.
 FRONT YARD: 100'
 SIDE YARD: 20'
 REAR YARD: 10'
 GROUND COVER: 10% (MAX)
 BLDG. HEIGHT: 25 (MAX)

ZONE: VR
 REQUIRED
 CONCRETE BOUND WITH DRILL HOLE FOUND
 COUNTY ROAD BOUND FOUND
 IRON ROD FOUND





#7965 ANR
Graham Kilvert - Mueller Nominee Trust
34 Prospect Street
Map 55.4.4 Parcel 77





MAY 2 2016 AM 11:59

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

Nantucket Planning Board

CMR# 22588

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

Date: APRIL 29, 2016 *Name of Owner(s)/Applicant(s): GRAHAM KILVERT, TRUSTEE
MUELLER NOMINEE TRUST

*Owner's/Applicant's address: 13 ALFRED DROWN RD. BARRINGTON, RI 02806
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): 34 PROSPECT ST

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

The owner's title to the land derived under deed from CARL M. MUELLER, date JULY 17, 2003
And recorded in Nantucket Registry of Deed, Book _____ Page _____ or Land Court Certificate of
Title # 20799, registered in Nantucket District Book _____, Page _____ and shown on
Assessor's Map# 55.4.4, Parcel # 77
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

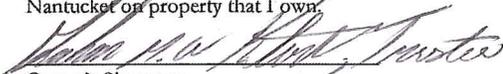
C. a way in existence on 1955 (date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient

2016 MAY -2 PM 4: 03

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

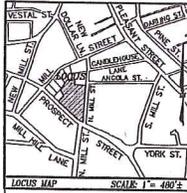
- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely conveyance, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires 50 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 # 7965

Endorsement Date: _____



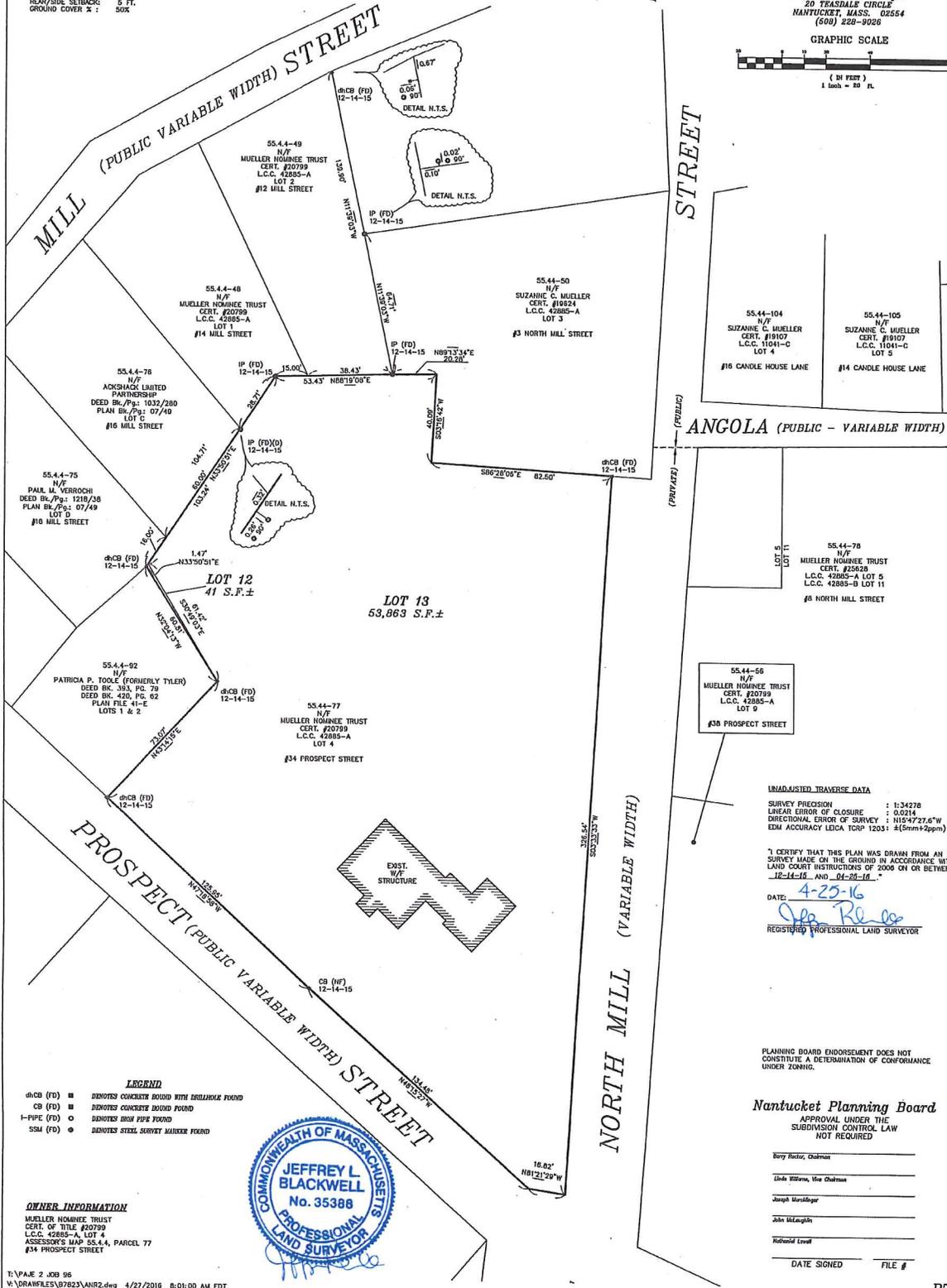
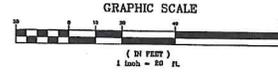
NOTE:
PARCEL 12 IS CONSIDERED UNBUILDABLE DUE TO INSUFFICIENT LOT AREA AND FRONTAGE. SAID PARCEL IS TO BE CONVEYED TO AND COINTEGRATED WITH LAND OF ASSESSOR'S MAP 55.4.4, PARCEL 92.

NOTE:
PARCEL(S) 12 & 13 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.

CURRENT ZONING CLASSIFICATION:
Residential Old Historic (R-OH)
MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONT YARD SETBACK: none
REAR/SIDE SETBACK: 5 FT.
GROUND COVER %: 50%

BEING A SUBDIVISION OF LOT 4
SHOWN ON LAND COURT PLAN 42885-A
Plan of Land
in
Nantucket, MA
Prepared for
MUELLER NOMINEE TRUST
Scale: 1"= 20' FEBRUARY 18, 2016

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 FRASER CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9028





#7966 ANR
Christopher Gallant & Annette Tremblay
15A Gray Avenue
Map 67 Parcel 683





P.O. Box 3627, Nantucket, Massachusetts 02584-3627
Tel. (508) 228-0240 Fax (508) 228-9856
www.nantucketsurveyors.com
nslcinfo@nantucketsurveyors.com

COPY

May 2, 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: Christopher Gallant & Annette Tremblay
#15A Gray Avenue
Map: 67 Parcel: 683

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, appearing to read 'Paul J. Santos', is written over the typed name.

Paul J. Santos, PLS
Agent for the Applicant

CC: Steven L. Cohen, Esq.

Office located at 5 Windy Way • Nantucket, MA 02554

Land Surveying • Topographic Surveys • Civil Engineering • Construction • Marine • Environmental Permitting



P.O. Box 3627, Nantucket, Massachusetts 02584-3627
Tel. (508) 228-0240 Fax (508) 228-9856
www.nantucketsurveyors.com
nslinfo@nantucketsurveyors.com

May 2, 2016

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

Re: **NOTICE OF "FORM A" SUBMISSION**
#15A Gray Avenue
PROJECT # NS9385

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: Christopher Gallant & Annette Tremblay

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

Very Truly Yours,
Nantucket Surveyors LLC

A handwritten signature in blue ink, appearing to read 'Paul J. Santos', is written over the typed name.

Paul J. Santos, PLS
Executive Vice President, Associate

CC: Steven L. Cohen, Esq.

Office located at 5 Windy Way • Nantucket, MA 02554



Nantucket Planning Board

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

Date: May 2, 2016 *Name of Owner(s)/Applicant(s): Christopher Gallant & Annette Tremblay

*Owner's/Applicant's address: P.O. Box 3169 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): 15A Gray Avenue

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 Nantucket Community Service, Inc., date 8/31/06
And recorded in Nantucket Registry of Deed, Book _____ Page _____ or Land Court Certificate of
Title # 22359, registered in Nantucket District Book _____, Page _____ and shown on
Assessor's Map # 67, Parcel # 683.

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)

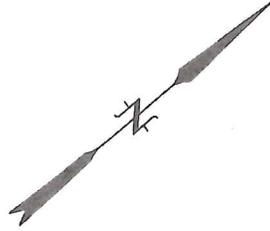
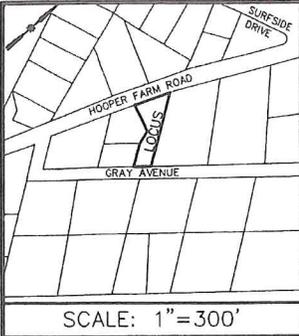
Division pursuant to Chapter 139-8C. Secondary Residential Lots

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 # 7966

Endorsement Date: _____



SCALE: 1" = 300'

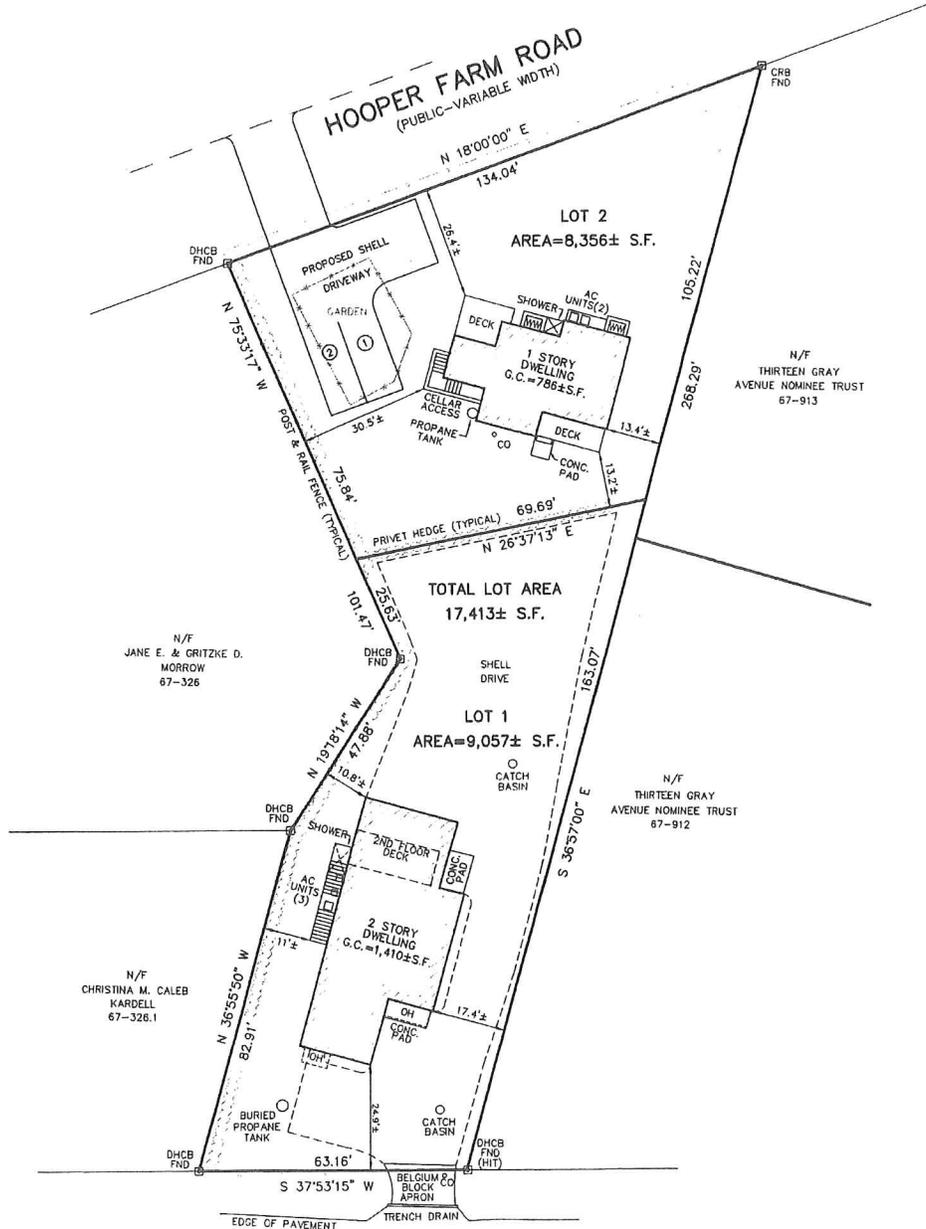
OWNERS REFERENCE:
 CHRISTOPHER GALLANT AND ANNETTE TREMBLAY
 DEED REFERENCE: L.C. CERT. #22359
 PLAN REFERENCE: L.C. PLAN #34507-R
 ASSESSORS REFERENCE: MAP: 67 PARCEL: 683

ZONING CLASSIFICATION
 R-10 (PWR)

MINIMUM LOT SIZE = 10,000 S.F.
 MINIMUM FRONTAGE = 75 FT.
 FRONT YARD SETBACK = 20 FT.
 REAR & SIDE LINE SETBACK = 10 FT.
 ALLOWABLE GROUND COVER RATIO = 25%
 EXISTING GROUND COVER RATIO = 15.6%± (LOT 1)
 EXISTING GROUND COVER RATIO = 9.4%± (LOT 2)

NOTES:

1. TOTAL AREA EQUALS 17,413± S.F.



SITE PLAN TO ACCOMPANY A SPECIAL PERMIT APPLICATION
 SECONDARY RESIDENTIAL LOTS

BEING A SECONDARY LOT PLAN FOR LOT 82 AS SHOWN ON L.C. PLAN #34507-R

#15A GRAY AVENUE
 IN

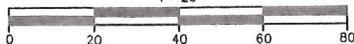
NANTUCKET, MASSACHUSETTS

SCALE: 1" = 20' DATE: 02/08/16

PREPARED FOR: CHRISTOPHER GALLANT

NANTUCKET SURVEYORS, LLC.
 5 WINDY WAY
 NANTUCKET, MA 02554
 (508) 228-0240

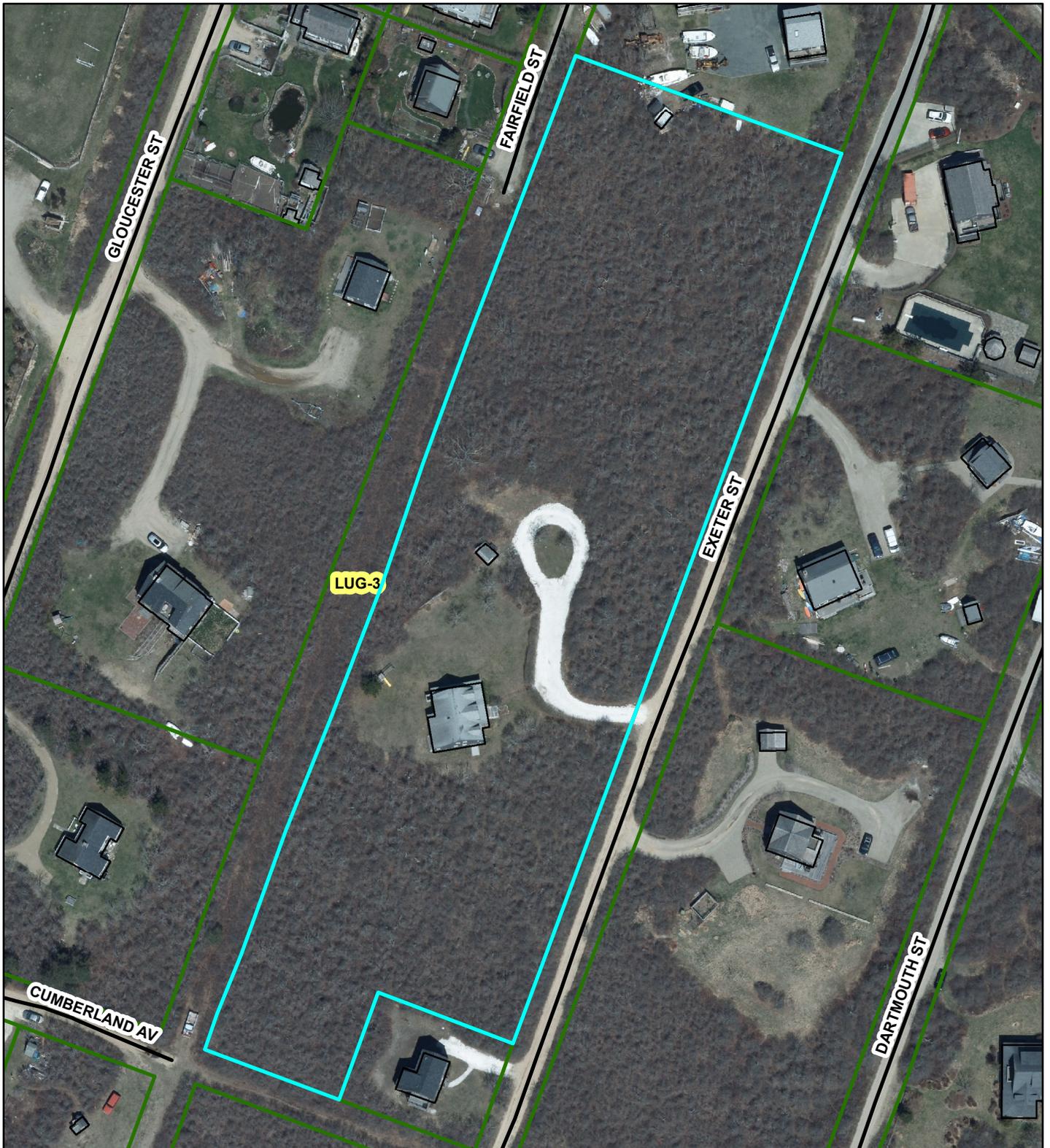
GRAPHIC SCALE
 1" = 20'



GRAY AVENUE
 (PUBLIC-40.00' WIDE)



#7967 ANR
Michael K & Dawn E. Holdgate
15 Exeter Street
Map 76.4.1 Parcel 410





P.O. Box 3627, Nantucket, Massachusetts 02584-3627
Tel. (508) 228-0240 Fax (508) 228-9856
www.nantucketsurveyors.com
nslcinfo@nantucketsurveyors.com

COPY

May 2, 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: Michael K. & Dawn E. Holdgate
#15 Exeter Street
Map: 76.4.1 Parcel: 410

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, appearing to read 'Paul J. Santos', is written over the typed name.

Paul J. Santos, PLS
Agent for the Applicant

CC: Steven L. Cohen, Esq.

Office located at 5 Windy Way • Nantucket, MA 02554



P.O. Box 3627, Nantucket, Massachusetts 02584-3627
Tel. (508) 228-0240 Fax (508) 228-9856
www.nantucketsurveyors.com
nslcinfo@nantucketsurveyors.com

May 2, 2016

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

Re: **NOTICE OF "FORM A" SUBMISSION**
#15 Exeter Street
PROJECT # NS10702

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: Michael K. & Dawn E. Holdgate.

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

Very Truly Yours,
Nantucket Surveyors LLC

A handwritten signature in blue ink, appearing to read 'Paul J. Santos', is written over a faint, larger version of the signature.

Paul J. Santos, PLS
Executive Vice President, Associate

CC: Steven L. Cohen, Esq.

Office located at 5 Windy Way • Nantucket, MA 02554



Nantucket Planning Board

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

Date: May 2, 2016 *Name of Owner(s)/Applicant(s): Michael K. & Dawn E. Holdgate

*Owner's/Applicant's address: P.O. Box 869, 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): 15 Exeter Street

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 Joan Jones, date 11/30/15
And recorded in Nantucket Registry of Deed, Book _____ Page _____ or Land Court Certificate of
Title # 25887, registered in Nantucket District Book _____, Page _____ and shown on
Assessor's Map # 76.4.1, Parcel # 410.
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)

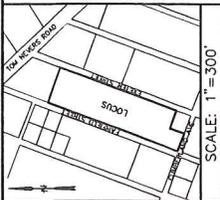
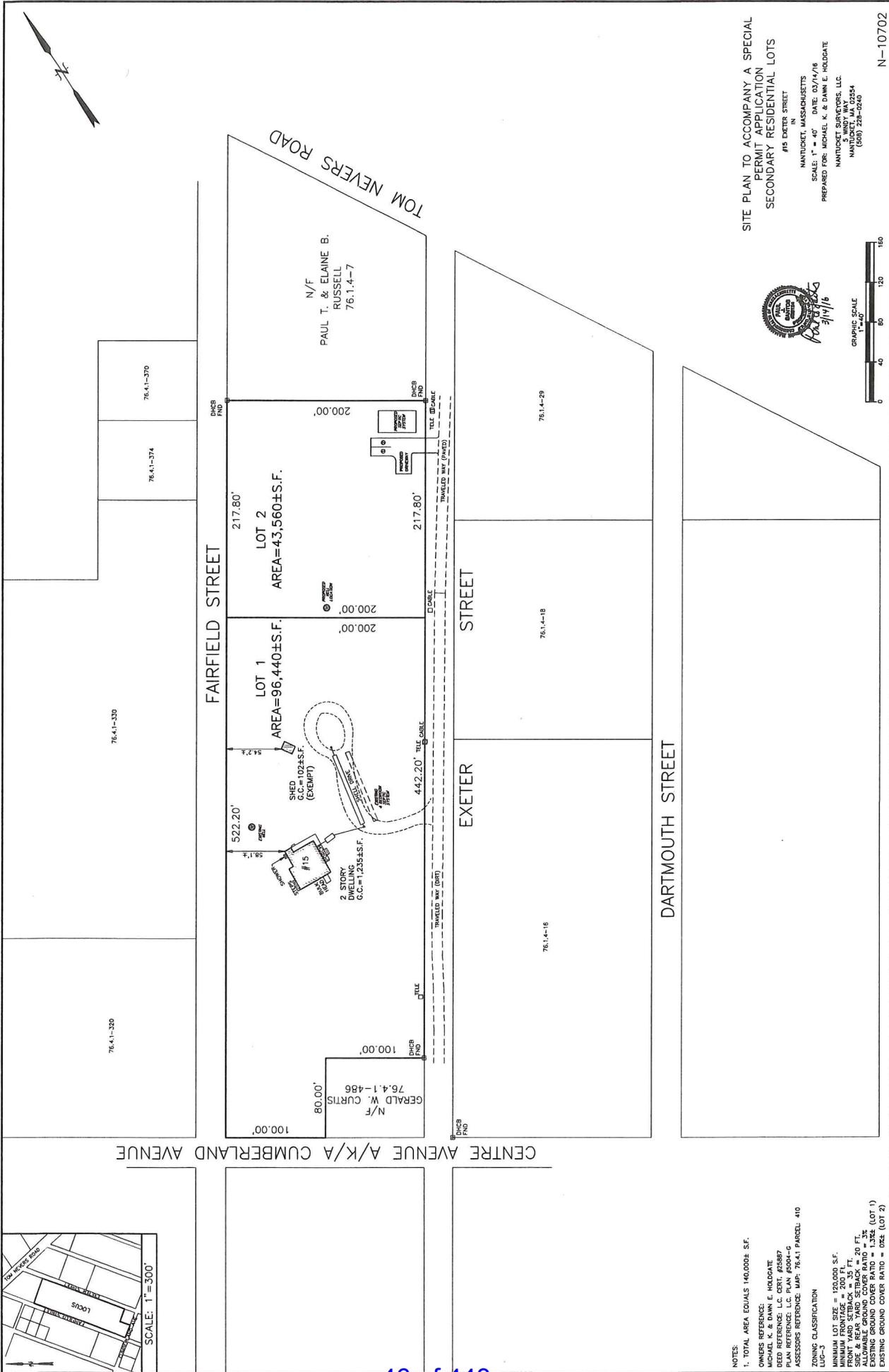
Division pursuant to Chapter 139-8C. Secondary Residential Lots

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 # 7967

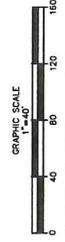
Endorsement Date: _____



SITE PLAN TO ACCOMPANY A SPECIAL PERMIT APPLICATION SECONDARY RESIDENTIAL LOTS

PREPARED FOR: MICHAEL K. & DAWN E. HODGATE
 NANTUCKET SURVEYORS, LLC
 2 WINDY WAY
 NANTUCKET, MASSACHUSETTS 02554
 (508) 228-0240

DATE: 03/14/18
 SCALE: 1" = 40'



NOTES:

- TOTAL AREA EQUALS 140,000 ± S.F.

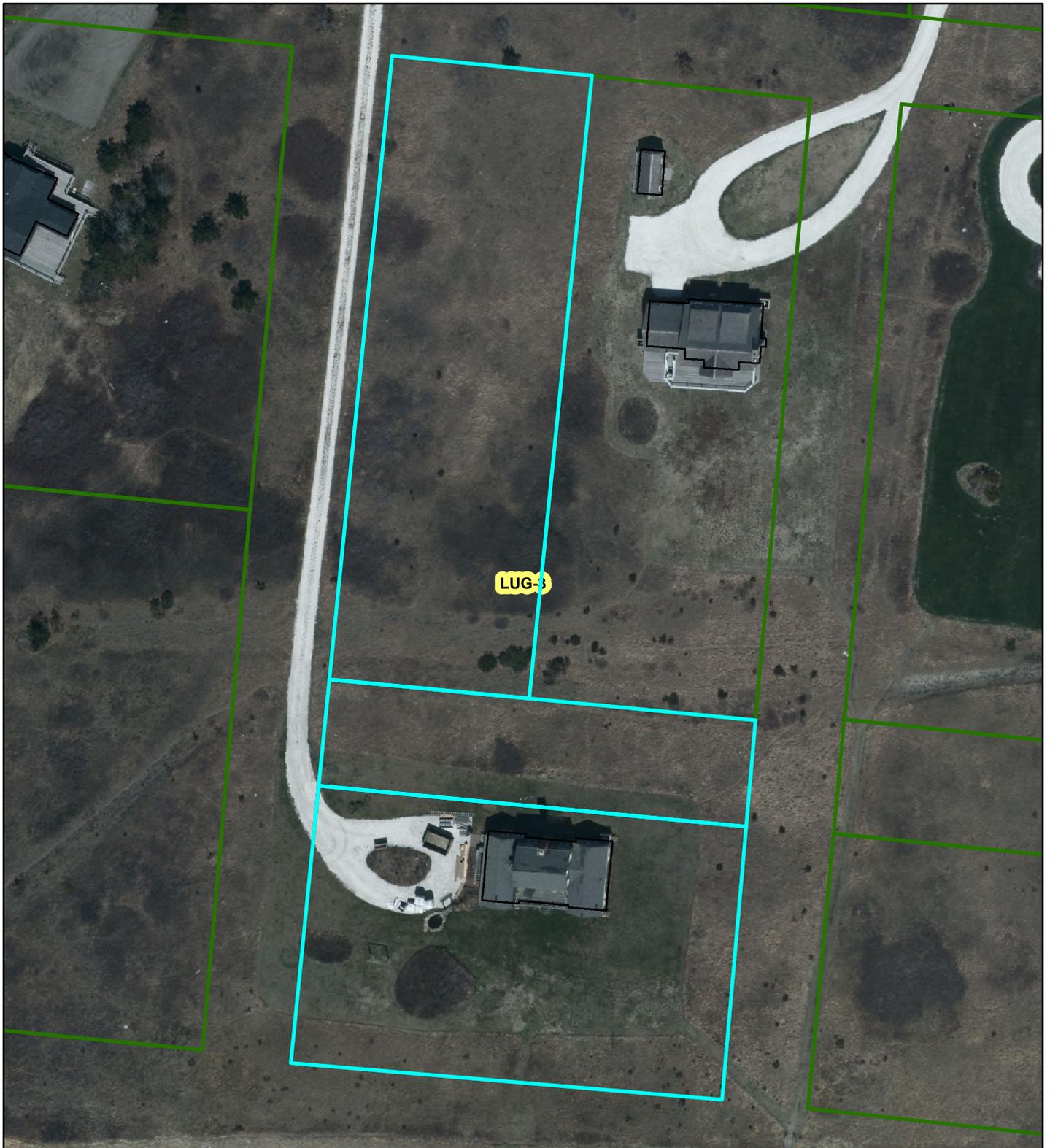
OWNER REFERENCE:
 MICHAEL K. & DAWN E. HODGATE
 DEED REFERENCE: L.C. CERT. #25887
 PLAN REFERENCE: L.C. PLAN #5004-G
 ASSESSORS REFERENCE MAP: 76.4.1 PARCEL 410

ZONING CLASSIFICATION:
 LUG-3

MINIMUM LOT SIZE = 120,000 S.F.
 MINIMUM FRONT YARD SETBACK = 35 FT.
 MINIMUM SIDE & REAR YARD SETBACK = 20 FT.
 MINIMUM FRONT YARD SETBACK = 35 FT.
 EXISTING GROUND COVER RATIO = 1.32% (LOT 1)
 EXISTING GROUND COVER RATIO = 0.5% (LOT 2)



#7968 ANR
Geraldine R. Roose Trust
56R Madequecham Valley Road
Map 88 Parcels 19, 64 & 65





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

Handwritten signature

Nantucket Planning Board

MAY 3 2016 AM 8:39

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

Date: MAY 2, 2016 *Name of Owner(s)/Applicant(s): GERALDINE R. ROOS, TR.

*Owner's/Applicant's address: 1781 N. OCEAN DRIVE, #156, RIVIERA BEACH
State: FL Zip Code: 33404

*(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): 56R MADEQUECHAM VALLEY RD.

Name of Registered Land Surveyor: EARLE + SULLIVAN, INC.
Surveyor's address: 6 YOUNG'S WAY, NANTUCKET, MA. 02554

The owner's title to the land derived under deed from TRACY SUNDELL, date 12/24/2007
TOWN OF NANTUCKET, date 9/23/2015
And recorded in Nantucket Registry of Deed, Book 1180 Page 141 or Land Court Certificate of
Title # 1507, registered in Nantucket District Book _____, Page _____ and shown on
Assessor's Map# 88, Parcel # 19,64, + 65.
To the Planning Board of the Town of Nantucket:

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

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

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

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

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

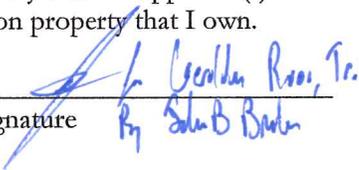
width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely

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

 - The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically _____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____
-
- Other reasons or comments: (see M.G.L., Chapter 41, Section 81-L)
-
-

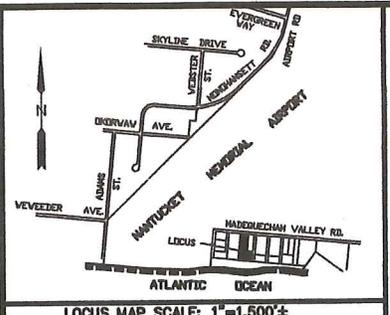
I hereby certify that the applicant(s) listed above have been authorized by me to file a plan with the Planning Board of Nantucket on property that I own.

Owner's Signature


for Gerald Ross, Jr.
By John B. Borden

Planning Board File # _____

Endorsement Date: _____



LOCUS MAP SCALE: 1"=1,500'±



" 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."

PROFESSIONAL LAND SURVEYOR DATE

NANTUCKET REGISTRY OF DEEDS

Date _____

Time _____

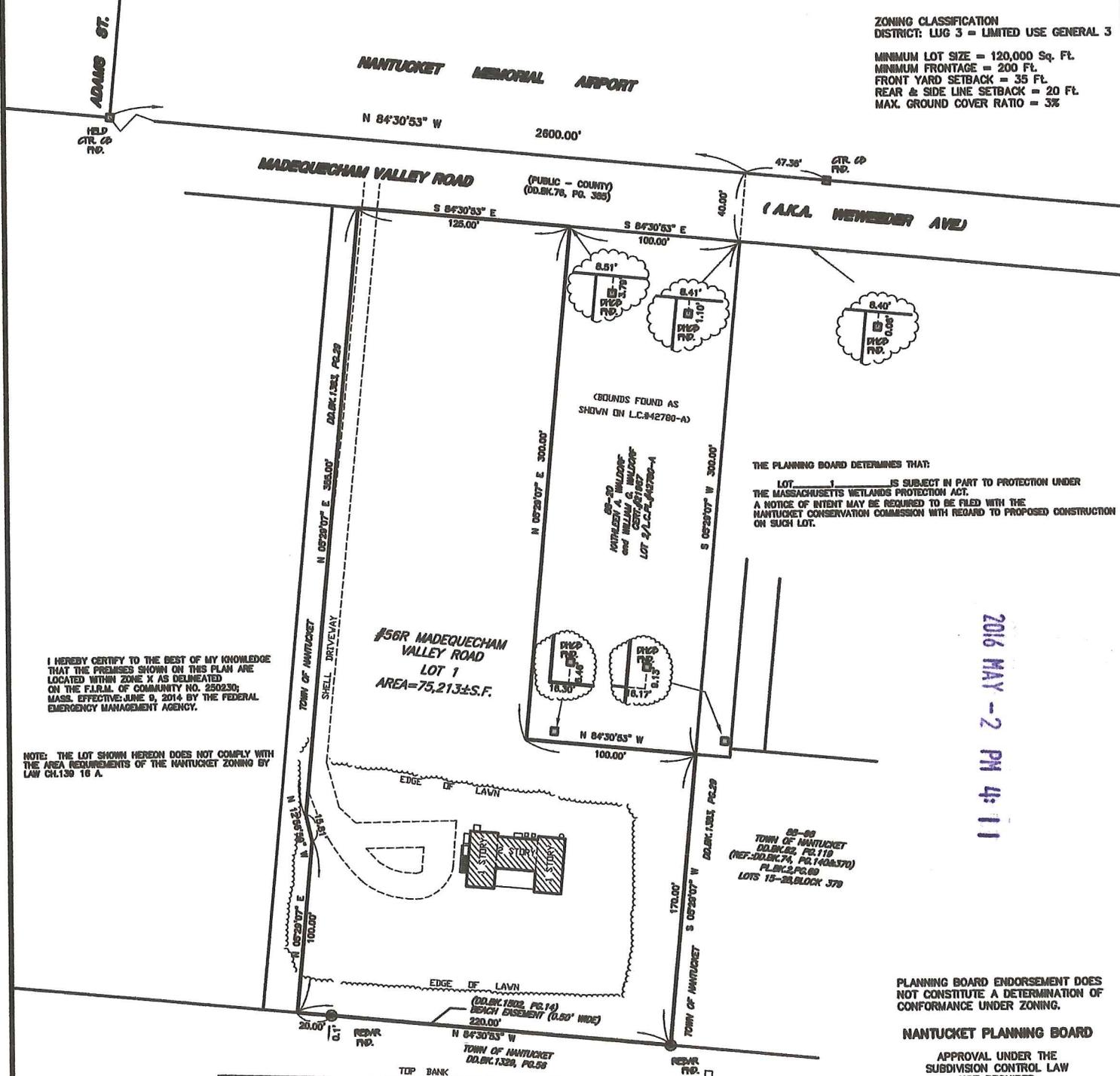
Plan No. _____

Attest: _____ Register

RESERVED FOR REGISTRY USE ONLY

ZONING CLASSIFICATION
DISTRICT: LUG 3 = LIMITED USE GENERAL 3

MINIMUM LOT SIZE = 120,000 Sq. Ft.
MINIMUM FRONTAGE = 200 Ft.
FRONT YARD SETBACK = 35 Ft.
REAR & SIDE LINE SETBACK = 20 Ft.
MAX. GROUND COVER RATIO = 3%



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE LOCATED WITHIN ZONE X AS DELINEATED ON THE F.L.R.M. OF COMMUNITY NO. 250230; MASS. EFFECTIVE JUNE 9, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

NOTE: THE LOT SHOWN HEREON DOES NOT COMPLY WITH THE AREA REQUIREMENTS OF THE NANTUCKET ZONING BY LAW CH.130 16 A.

THE PLANNING BOARD DETERMINES THAT:
LOT 1 IS SUBJECT IN PART TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT. A NOTICE OF INTENT MAY BE REQUIRED TO BE FILED WITH THE NANTUCKET CONSERVATION COMMISSION WITH REGARD TO PROPOSED CONSTRUCTION ON SUCH LOT.

2016 MAY -2 PM 4:11

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

NANTUCKET PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE SIGNED _____

FILE NO. _____

PERIMETER PLAN IN NANTUCKET, MASS.

PREPARED FOR: GERALDINE R. ROOS, TR.
SCALE: 1"= 40' DATE: MAY 2, 2016

EARLE & SULLIVAN, INC.
PROFESSIONAL LAND SURVEYORS
& YOUNGS WAY
NANTUCKET, MA 02554
508-332-1808

REFERENCES:
DEED REF.: DD.BK.1120, PG.141; DD.BK.1502, PG.1
PLAN REF.: PLAN BK. 2, PG. 65; PLAN NO. 2014-04
ASSESSORS MAP: 85 PARCELS 18, 64, & 85





#7969 ANR
Annie K. Kay
18A & 18B Atlantic Avenue
Map 55 Parcel 24



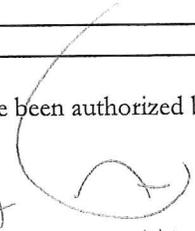
width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely

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 three 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: see the attached aerial flyover over from 1938, slide 169B
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.

ANNIE O KAJ
Owner's Signature

by  ATTY DULY AUTHORIZED
RICHARD J. GLIDD

Planning Board File # 7969

Endorsement Date: _____



LOCUS MAP SCALE 1"=2,000'

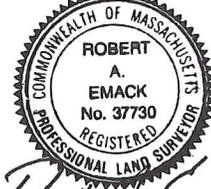
CURRENT ZONING: R-1
 MINIMUM LOT SIZE: 5000 SF
 MINIMUM FRONTAGE: 50 FT
 FRONTYARD SETBACK: 10 FT
 SIDE AND REAR SETBACK: 5 FT
 ALLOWABLE G.C.R.: 30 %

RECORD OWNERS: ANNIE B. KAY &
 THOMAS D. SHERAW
 LOCATION: 18 ATLANTIC AVENUE

DEED REFERENCES: DBK 890, PG 1 and
 DBK 1435, PG 82
 PLAN REFERENCES: NONE FOR LOCUS
 ASSESSOR'S REFERENCES
 MAP: 55 PARCELS: 24.1 & 24.2

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

R. A. EMACK APRIL 27, 2016
 PROFESSIONAL LAND SURVEYOR DATE

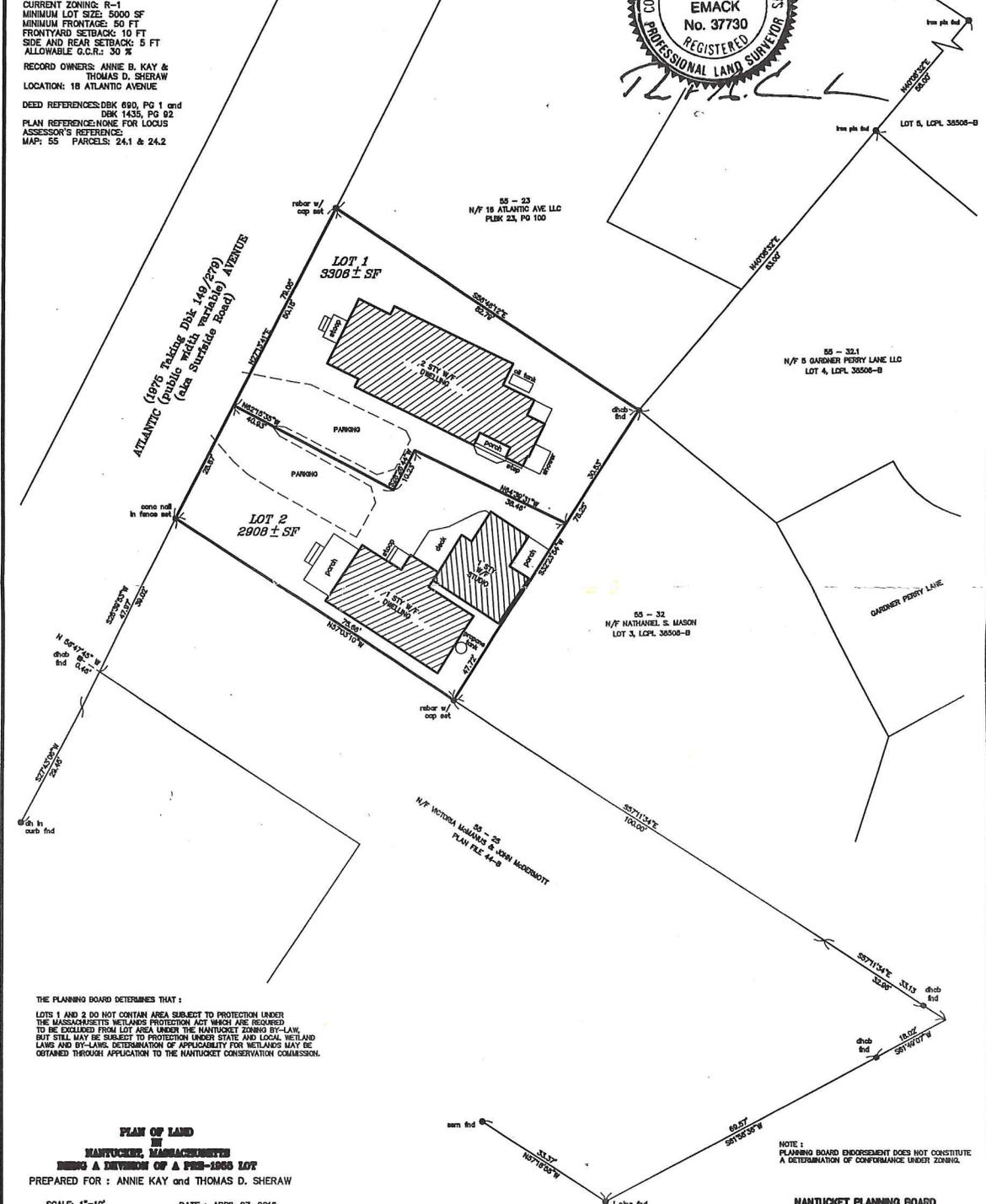


NANTUCKET REGISTER OF DEEDS

Date _____
 Time _____
 Plan BK. _____ PG. _____
 Plan File _____

Attache: Registrar

RESERVED FOR REGISTRY USE ONLY



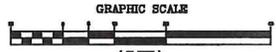
THE PLANNING BOARD DETERMINES THAT:

LOTS 1 AND 2 DO NOT CONTAIN AREA 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.

PLAN OF LAND
 IN
NANTUCKET, MASSACHUSETTS
 SHOWS A DIVISION OF A PRE-1866 LOT

PREPARED FOR: ANNIE KAY and THOMAS D. SHERAW

SCALE: 1"=10' DATE: APRIL 27, 2016



EMACK SURVEYING, LLC
 2 WASHINGTON AVENUE
 NANTUCKET, MA 02554
 (508) 325-0640

Note: The division of a tract of land on which two or more buildings were standing when the Subdivision Control Law went into effect in the city or town in which the land lies into separate lots on each of which one of such buildings remains standing, shall not constitute a subdivision. Evidence indicates that the three buildings shown hereon have been standing on the land since prior to 1955.

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 #

RECEIVED
MAY 02 2016



1938 FLYOVER
SLIDE 169 B



Appraisal Vision: NANUCKET, MA Database name: Vision - [Vision Map] | File Cards Reports Utilities Help

Parcel: 55 / 24 / 1 | Location: 18 ATLANTIC AV | Use: 995 | Assessed Value: 0 | Legal Land Area: 6,742 SF | W-P-B: - | Lw/GBA: 1.317 | \$/SF Lw/GBA: 0.00

Parcel Information | Legal Information | Account Information | Owner and Deed | Assessment Summary | Exemptions & Other Asses | Supplemental Data | Abatements & Assess Ct | Parcel Addresses | Associated Parcels | Notice History | Property Notes | User Audit | Sub-Division History | Classification & Land Informa | Building Information | Construction Detail | Depreciation | Associated Condos | Duplicates | Extra Features | Building Permits | Visit History | Building Notes | Sketch | Photos & Comparables | Income Valuation | Associated Documents | Summary Review Screen | Reports | Table Maintenance | Regression Modeling | Comps & Apportionment | Cost Modeling | Trend Modeling | Utilities

File View Layer Select Identify Markup Clear External Tools Reports Help

11:38 AM 4/22/2016 | Edit Mode OFF | Growth Mode | PID:3177



#7970 ANR
Sunset Realty Trust
Eel point Road - Lot A
Map 38 Parcel 32





Nantucket Planning Board

Form A

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

Date: May 3, 2016

*Name of Owner(s)/Applicant(s): Sunset Realty 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): Eel Point Road (Lot A)

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 # 38 Parcels 32 & 21.

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)

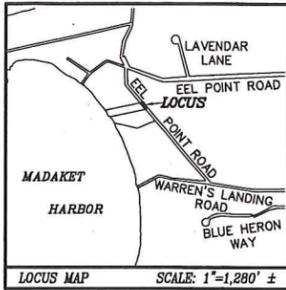
 Taking & Disposition Plan

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.

Owner's Signature

Planning Board File # _____

Endorsement Date: _____



NANTUCKET REGISTRY OF DEEDS
 Date: _____
 Time: _____
 Plan No.: _____
 Attest: Register
 SHEET 1 OF 1
 RESERVED FOR REGISTRY USE

CURRENT ZONING CLASSIFICATION:
 Limited Use General 2 (L.U.G.-2)
 MINIMUM LOT SIZE: 80,000 S.F.
 MINIMUM FRONTAGE: 150 FT.
 FRONT YARD SETBACK: 35 FT.
 REAR/SIDE SETBACK: 15 FT.
 GROUND COVER %: 4%

OWNER INFORMATION
 STEVEN L. COHEN, TRUSTEE
 SUNSET REALTY TRUST
 CERT. OF TITLE #25295
 L.C.C. 12330-A, LOT D
 L.C.C. 13887-W, LOT 32
 ASSESSOR'S MAP 38, PARCEL 32 & 2.1
 #201 EEL POINT ROAD

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

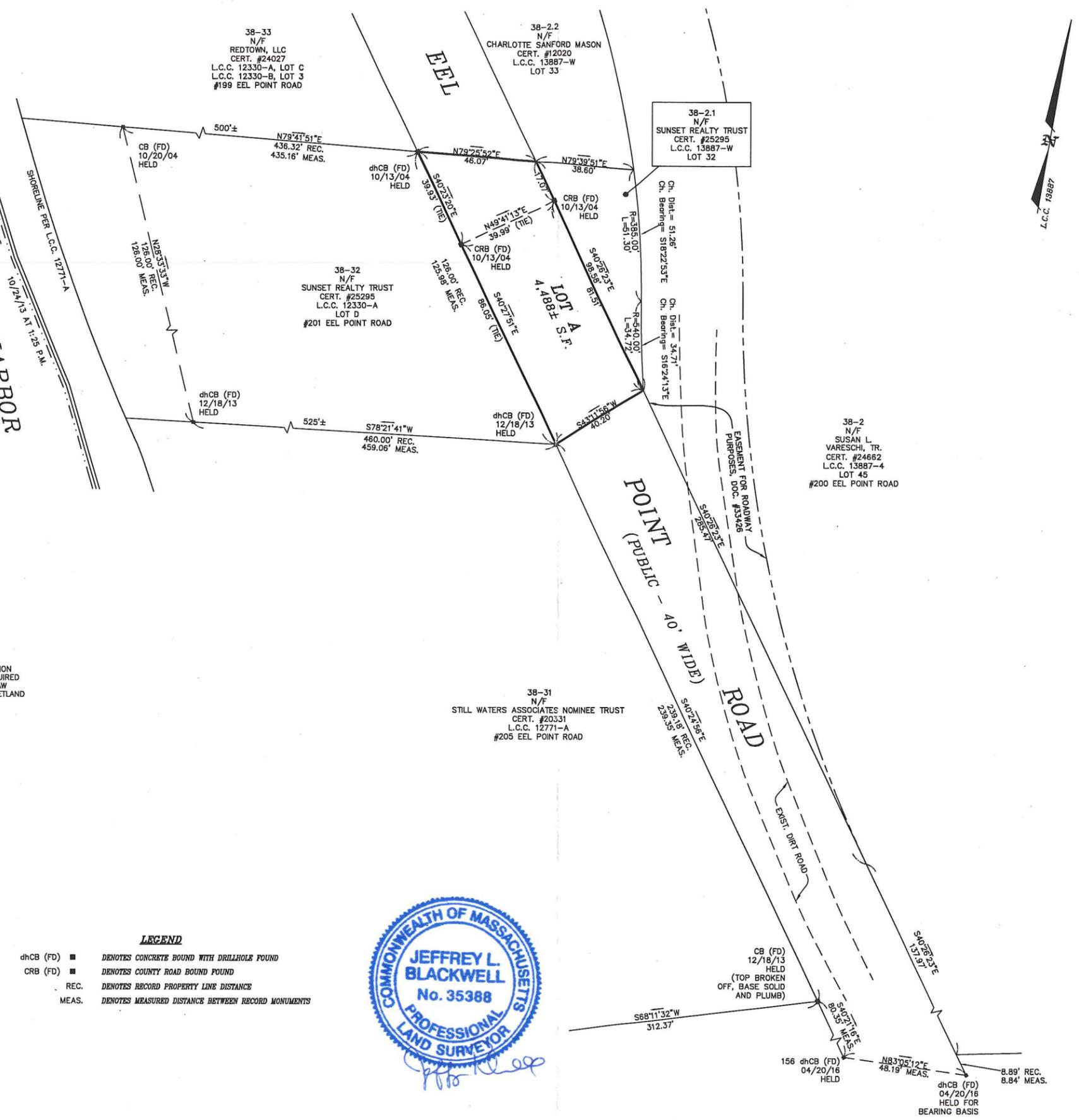
NOTE:
 LOT A IS CONSIDERED UNBUILDABLE DUE TO INSUFFICIENT LOT
 AREA AND FRONTAGE. LOT A IS TO BE CONVEYED TO AND
 COMBINED WITH LAND OF SUNSET REALTY TRUST, ASSESSOR'S MAP 38,
 PARCEL 32 and 2.1.

NOTE:
 PARCEL(S) A 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 REGISTER OF DEEDS
 OF THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR _____ DATE _____

LEGEND
 dhCB (FD) ■ DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
 CRB (FD) ■ DENOTES COUNTY ROAD BOUND FOUND
 REC. ■ DENOTES RECORD PROPERTY LINE DISTANCE
 MEAS. ■ DENOTES MEASURED DISTANCE BETWEEN RECORD MONUMENTS



REFERENCE 2015 ATM ARTICLES 102 & 103
TAKING AND DISPOSITION
Plan of Land
 in
 Nantucket, MA
 Prepared for
SUNSET REALTY TRUST
 Scale: 1" = 20' APRIL 27, 2016

BLACKWELL & ASSOCIATES, Inc.
 Professional Land Surveyors
 20 TEASDALE CIRCLE
 NANTUCKET, MASS. 02554
 (508) 228-9028
 GRAPHIC SCALE
 (IN FEET)
 1 inch = 20 ft

Nantucket Board of Selectmen
 Being a majority-
 Jim Kelly, Chairman
 Dawn E. Hill Holdgate, Vice Chairman
 Rick Atherton
 Bob DeCosta
 Matt Fee
 DATE SIGNED: _____

Nantucket Planning Board
 APPROVAL UNDER THE
 SUBDIVISION CONTROL LAW
 NOT REQUIRED
 Barry Rector, Chairman
 Linda Williams, Vice Chairman
 Joseph Marchfinger
 John McLaughlin
 Nathaniel Lowell
 DATE SIGNED _____ FILE # _____



#7971 ANR

Richmond Great Point Development, LLC

10A, 10B, 12A, 12B, 14A Greglen Ave

Map 68 Parcels 180, 180.1, 181, 181.1, & 182





The Richmond Company, Inc.
23 Concord Street
Wilmington, Massachusetts 01887
(979) 988-3900

May 2, 2016

TOWN OF NANTUCKET
PLANNING BOARD
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Attention: Leslie Woodson Snell, AICP, LEED AP, Deputy Director of Planning

Subject: Submittal of Approval Not Required (ANR) Plan
10A, 10B, 12A, 12B, and 14A Greglen Avenue (Total of Five Lots)
Richmond Great Point Development LLC Owner)

Dear Ms. Snell:

The purpose of this correspondence, issued in our capacity as the applicant and development manager, on behalf of the owner of the subject properties (Richmond Great Point Development LLC) is to submit the enclosed completed application (Form A) and associated materials (plans, deeds, etc.) seeking endorsement by the Town of Nantucket Planning Board of an Approval Not Required (ANR) Plan which will result in the minor reconfiguration of the interior lot lines of a series of five (5) contiguous lots, cumulatively totaling +/- 1.33 acres of land, located at 10A, 10B, 12A, 12B, and 14A Greglen Avenue.

The submittal is being made in accordance with and conforms to the provisions of Section 2.03b of "The Rules and Regulations Governing the Subdivision of Land, Nantucket, Massachusetts" as well as "The Subdivision Control Law of Massachusetts" (M.G.L. Chapter 41, Sections 81K-81GG, inclusive).

The plan area comprises a series of five (5) continuous properties located on the east side of Greglen Avenue within a larger area that had previously been subdivided by way of an Approval Not Required (ANR) Plan that was endorsed by the Planning Board at its September 8, 2014 meeting and had included the configuration of a series of a total of ten (10) contiguous lots, cumulatively totaling +/- 2.68 acres of land, including 6A, 6B, 8A, 8B, 10A, 10B, 12A, 12B, 14A, and 14B Greglen Avenue.

In the nineteen months that has elapsed since the previous Approval Not Required (ANR) Plan was endorsed, we have conveyed five (5) of the ten (10) lots to local buyers and businesses. We now have buyers for several of the remaining lots and need to reconfigure the size (width) of the remaining five (5) lots to best meets the requirements of the prospective buyers of these lots, and to then leave us with the most optimal configuration of the remaining lots, for future sale or development.

No additional lots will be created by way of this proposed action and neither the perimeter nor the cumulative size of the five (5) lots that are being reconfigured will change. We are merely proposing to (slightly) adjust the interior lots lines of each of these five (5) lots, which will (slightly) change the width and square footage of the respective lots.

The entirety of all of the properties involved in this application are designated within the Commercial Trade, Entrepreneurship, and Craft (CTEC) zoning district.



The Richmond Company, Inc.
23 Concord Street
Wilmington, Massachusetts 01887
(979) 988-3900

May 2, 2016

TOWN OF NANTUCKET
TOWN CLERK
16 Broad Street
Nantucket, Massachusetts 02554

Attention: Catherine Flanagan Stover, MMC, CMMC

Subject: Submittal of Approval Not Required (ANR) Plan
10A, 10B, 12A, 12B, and 14A Greglen Avenue (Total of Five Lots)
Richmond Great Point Development LLC Owner)

Dear Mrs. Stover:

The purpose of this correspondence, issued in our capacity as the applicant and development manager, on behalf of the owner of the subject properties (Richmond Great Point Development LLC) is to serve as the Notice of the date of submittal of the completed application (Form A) and associated materials (plans, deeds, etc.) seeking endorsement by the Town of Nantucket Planning Board of an Approval Not Required (ANR) Plan for the five (5) contiguous lots, cumulatively totaling +/- 1.33 acres of land, located at 10A, 10B, 12A, 12B, and 14A Greglen Avenue (the date of the submittal is May 2, 2016).

The Notice (and copy of the completed (Form A) application and accompanying plan) is being submitted to your office in accordance with and conforms to the provisions of Section 2.03b of "The Rules and Regulations Governing the Subdivision of Land, Nantucket, Massachusetts" as well as "The Subdivision Control Law of Massachusetts" (M.G.L. Chapter 41, Sections 81K-81GG, inclusive).

Upon your acknowledgment of receipt of this Notice (by way of time / date stamping the application), we intend to submit the original completed (Form A) application and accompanying plan to the Town of Nantucket Planning Board to obtain its review and subsequent endorsement.

Should you have any questions with respect to the Notice or the submittal, please feel free to contact me at 978-988-3900, Extension # 12.

Very truly yours,

A handwritten signature in black ink, appearing to read "D. Armanetti", is written over a horizontal line.

David J. Armanetti
Director of Real Estate Development
The Richmond Company, Inc.
(Applicant / Development Manager)

Cc: Andrew Burek, Esq.



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

MAY 3 2016 AM 8:34

Nantucket Planning Board

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

Date: MAY 2/2016 *Name of Owner(s)/Applicant(s): RICHMOND GREAT POINT DEVELOPMENT, LLC

*Owner's/Applicant's address: 23 CONCORD STREET, WILMINGTON
State: MA Zip Code: 01887

*(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): 10A, 10B, 12A, 12B, 14A GREGGLEN AVENUE (5 LOTS)

Name of Registered Land Surveyor: HAYES ENGINEERING, INC.
Surveyor's address: 603 SALEM STREET, WAKEFIELD MA 01880

The owner's title to the land derived under deed from (SEE ATTACHMENT A FOR DETAIL)
And recorded in Nantucket Registry of Deed, Book _____ Page _____ or Land Court Certificate of Title # _____, registered in Nantucket District Book _____, Page _____ and shown on Assessor's Map# _____, Parcel # _____.
To the Planning Board of the Town of Nantucket: (MULTIPLE LOTS)

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

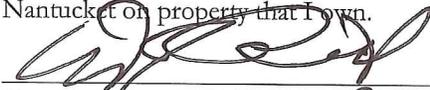
C. a way in existence on _____ (date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed 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)

NOT APPLICABLE.

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 **DAVID J. ARONOWITZ, MANAGER R.F. DEV.
RICHMOND GREAT POINT DEVELOPMENT LLC.**

Planning Board File # _____

Endorsement Date: _____

“Attachment A” to “Application for Endorsement of a Plan Believed Not to Require Approval (ANR)”

10A, 10B, 12A, 12B, and 14A Greglen Avenue, Town of Nantucket MA

ADDITIONAL SPACE NEEDED TO PROVIDE DETAILED INFORMATION FOR MULTIPLE PARCELS

10A Greglen Avenue (0.26 Acres)

Tax Assessors Map Information: Map # 68, Parcel # 180

Registry / Plan Information: Lot # 838 on Land Court Plan # 16514-93)
(Land Court Certificate # 24872)

10B Greglen Avenue (0.26 Acres)

Tax Assessors Map Information: Map # 68, Parcel # 180.1

Registry / Plan Information: Lot # 837 on Land Court Plan # 16514-93)
(Land Court Certificate # 24872)

12A Greglen Avenue (0.26 Acres)

Tax Assessors Map Information: Map # 68, Parcel # 181

Registry / Plan Information: Lot # 836 on Land Court Plan # 16514-93)
(Land Court Certificate # 24872)

12B Greglen Avenue (0.26 Acres)

Tax Assessors Map Information: Map # 68, Parcel # 181.1

Registry / Plan Information: Lot # 835 on Land Court Plan # 16514-93)
(Land Court Certificate # 24872)

14A Greglen Avenue (0.29 Acres)

Tax Assessors Map Information:

Map # 68, Parcel # 182

Registry / Plan Information;

Lot # 834 on Land Court Plan # 16514-93)
(Land Court Certificate # 24872)



Nantucket Planning Board

SECONDARY DWELLING REPORT

Prepared by: Holly E. Backus, Land Use Specialist

Meeting Date: May 9, 2016

3 Beacon Lane
Assessors Map #21 Parcel #26.9

Applicant

Workshop/APD / Andrew Kotchen

Owner

Beacon Land Nominee Trust



The applicant is proposing to construct a 2,865 square foot primary dwelling and a 797 square foot secondary dwelling. The proposed structures will be replacing the existing structures. The proposed secondary dwelling will be located on the northeast side of the site, which has approximately 87,986 square feet of lot area and is zoned R-20. The applicant is further proposing two (2) garages, both at 384 square feet, respectfully. The proposed total ground cover is 4,430 square feet.

The dwellings will be accessed by a gravel driveway off Beacon Lane, which is a private paved road. The driveway will need an apron at the end of the driveway. The site will contain a total of five (5) exterior parking spaces for both the proposed primary and existing garage apartment dwellings.

The site plan, as submitted does not meet the requirements of Zoning Bylaw Sections 139-18 and 139-20.1 and will need to be revised.

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 a revised site plan be provided prior to an approval letter showing the required apron;
- (3) That any future landscaping at the driveway entrances be limited to low growing plant material not to exceed three (3) feet in height;
- (4) 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
- (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: 04/12/2016 Fee Amount: \$100

Applicant: Workshop/APD / Andrew Kotchen

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

Daytime phone number: 212.273.9712 Fax: -

E-mail Address: info@workshopapd.com

Owner (if other than applicant): 3 Beacon Land Nominee Trust

Mailing address: 3 Beacon Land Nominee Trust

Signature of Property Owner(s) _____

Location of proposed secondary(2ND) dwelling:

Street Address: 3 Beacon Lane Nantucket MA 02554

Assessors Tax Map #: 21 Parcel #: 26.9

Size of Parcel: 87,986 SF Zoning District: R-20

Secondary Dwelling # of Bedrooms: 2 Bedrooms

Primary Dwelling # of Bedrooms: 2 Bedrooms

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

Number of Parking Spaces provided: 5 Spaces

Please provide a brief description of the proposed second dwelling:

PLEASE DO NOT WRITE "SEE ATTACHED."

New Construction secondary dwelling with 1 story and walk-out basement.

3BL RESIDENCE

3 BEACON LANE, NANTUCKET, MA 02554

OWNER

3 BEACON LAND NOMINEE TRUST
2 South Water Street
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

STRUCTURAL ENGINEER

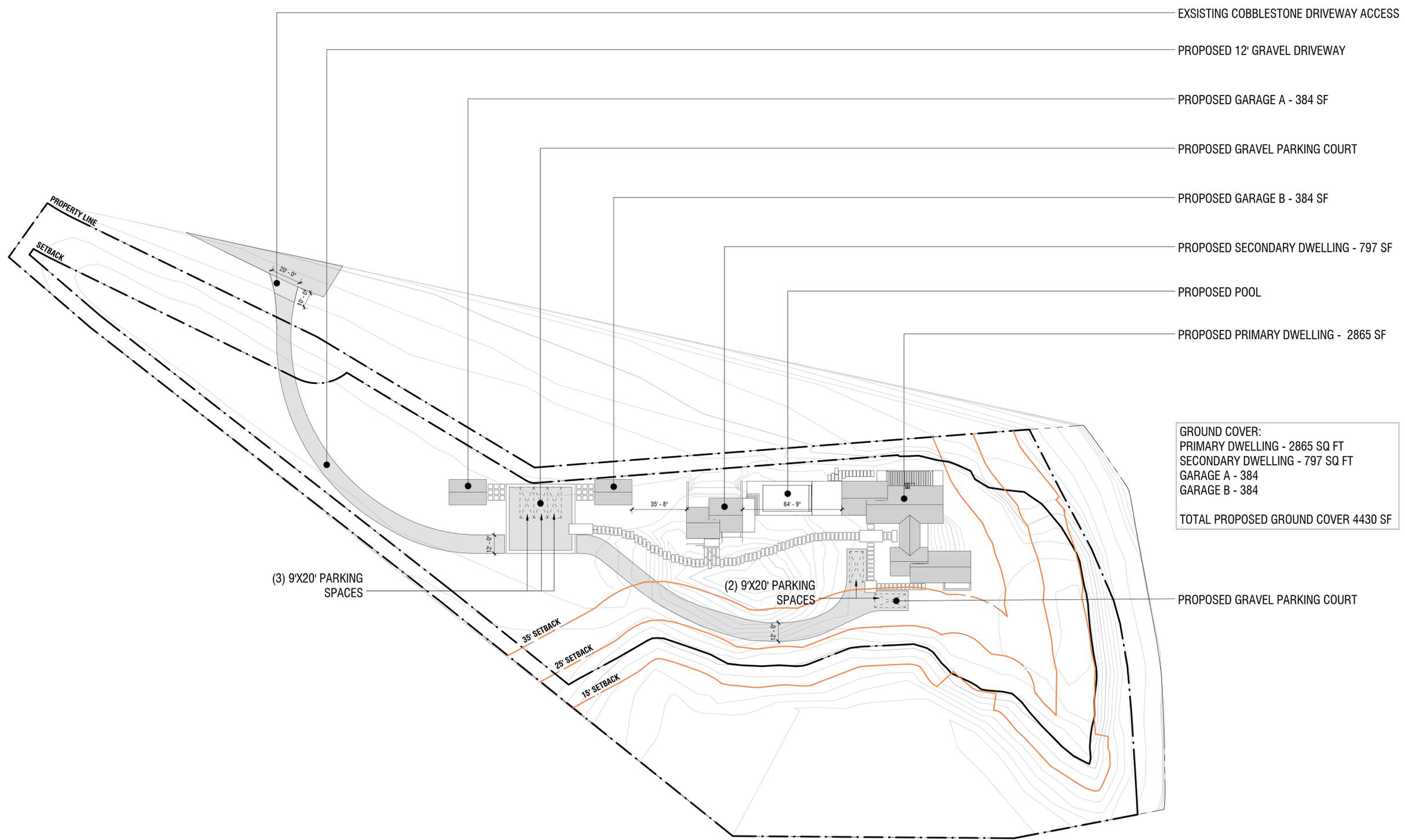
CRAFT - ENGINEERING STUDIO
39 West 38th Street, 7th Fl
New York, NY 10018
T: (646) 912-8867

SURVEYOR

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

CONTRACTOR

ROBERT J. REID BUILDERS
7 Windy Way
Nantucket, MA 02554
T: (508) 737-6191



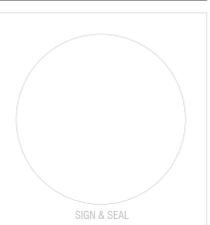
GROUND COVER:
PRIMARY DWELLING - 2865 SQ FT
SECONDARY DWELLING - 797 SQ FT
GARAGE A - 384
GARAGE B - 384
TOTAL PROPOSED GROUND COVER 4430 SF

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

REVISIONS

NO.	DATE	DESCRIPTION
01	04/11/2016	HDC REVISION (PRIMARY)

NOT FOR CONSTRUCTION



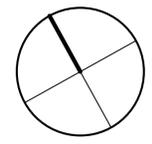
ISSUES

NO.	DATE	DESCRIPTION
01	03/18/2016	HDC SUBMISSION (PRIMARY)
02	03/18/2016	HDC SUB. (2ND DWELLING)
03	03/18/2016	HDC SUB. (GARAGE A)
04	03/18/2016	HDC SUB. (GARAGE B)
05	04/12/2016	2ND DWELLING APPLICATION

DRAWING INFO

CONSTRUCTION DOCUMENTS
DRAWN BY: ZSH/MLW/WJP
CHECKED BY: ADK/AFH
DATE: JANUARY 4, 2016
SCALE: AS NOTED
PROJ. NO. 3BL - 315019

1 SITE PLAN
1/32" = 1'-0"



SITE PLAN
L-100.00

Holly Backus

From: Holly Backus
Sent: Monday, May 02, 2016 3:39 PM
To: 'Andrew Hart'; Andrew Kotchen
Cc: Catherine Ancero
Subject: RE: 3 Beacon Lane

Hi Andy,

Thank you!

We need an apron....cobblestone, Belgium block, concrete, brick, or asphalt...minimum depth 10' behind the edge of pavement.

Other than that, looks good! 😊

Thanks!

Holly E. Backus
Land Use Specialist
Town of Nantucket

From: Andrew Hart [mailto:afh@workshopapd.com]
Sent: Monday, May 02, 2016 3:32 PM
To: Holly Backus; Andrew Kotchen
Cc: Catherine Ancero
Subject: RE: 3 Beacon Lane

Hi Holly,
No trouble at all.
Let us know if this attachment works for you.

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

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From: Holly Backus [mailto:hbackus@nantucket-ma.gov]
Sent: Monday, May 2, 2016 2:01 PM
To: Andrew Hart <afh@workshopapd.com>; Andrew Kotchen <adk@workshopapd.com>
Cc: Catherine Ancero <CAncero@nantucket-ma.gov>
Subject: RE: 3 Beacon Lane

Awesome! Don't mean to pest... just wanted to check in. Thanks!

Holly E. Backus
Land Use Specialist
Town of Nantucket

From: Andrew Hart [<mailto:afh@workshopapd.com>]
Sent: Monday, May 02, 2016 2:00 PM
To: Holly Backus; Andrew Kotchen
Cc: Catherine Ancero
Subject: RE: 3 Beacon Lane

Good afternoon Holly,
That's exactly what we're looking to do.

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
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From: Holly Backus [<mailto:hbackus@nantucket-ma.gov>]
Sent: Monday, May 2, 2016 1:59 PM
To: Andrew Kotchen <adk@workshopapd.com>
Cc: Catherine Ancero <CAncero@nantucket-ma.gov>; Andrew Hart <afh@workshopapd.com>
Subject: RE: 3 Beacon Lane

If we could get the revisions by the end of the day, that would be most appreciated.

Thanks!

Holly E. Backus
Land Use Specialist
Town of Nantucket

From: Andrew Kotchen [<mailto:adk@workshopapd.com>]
Sent: Monday, May 02, 2016 1:15 PM
To: Holly Backus
Cc: Catherine Ancero; Andrew Hart
Subject: Re: 3 Beacon Lane

Holy - we will get you the requested information.

Best adk

Andrew D Kotchen | Principal

Workshop/APD

39 W 38th Street, 7th Floor

New York, NY 10018

212.273.9712

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.

On May 2, 2016, at 10:39 AM, Holly Backus <hbackus@nantucket-ma.gov> wrote:

Good Morning Andrew,

I am reviewing the above application. Is it possible for you to send a site plan with the square footages shown a little clearer? I scanned it and zoomed in, and even after that it is very difficult to make out the numbers and I know if I'm having difficulty, the board will most definitely have trouble.

Could you also show where the five (5) total parking spaces are proposed and the required apron, please. We also need to know the overall proposed ground cover.

Thanks!

Holly E. Backus
Land Use Specialist

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

Tel: 508-325-7587 X 7026

Fax: 508-228-7298

hbackus@nantucket-ma.gov

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

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Nantucket Planning Board

SECONDARY DWELLING REPORT

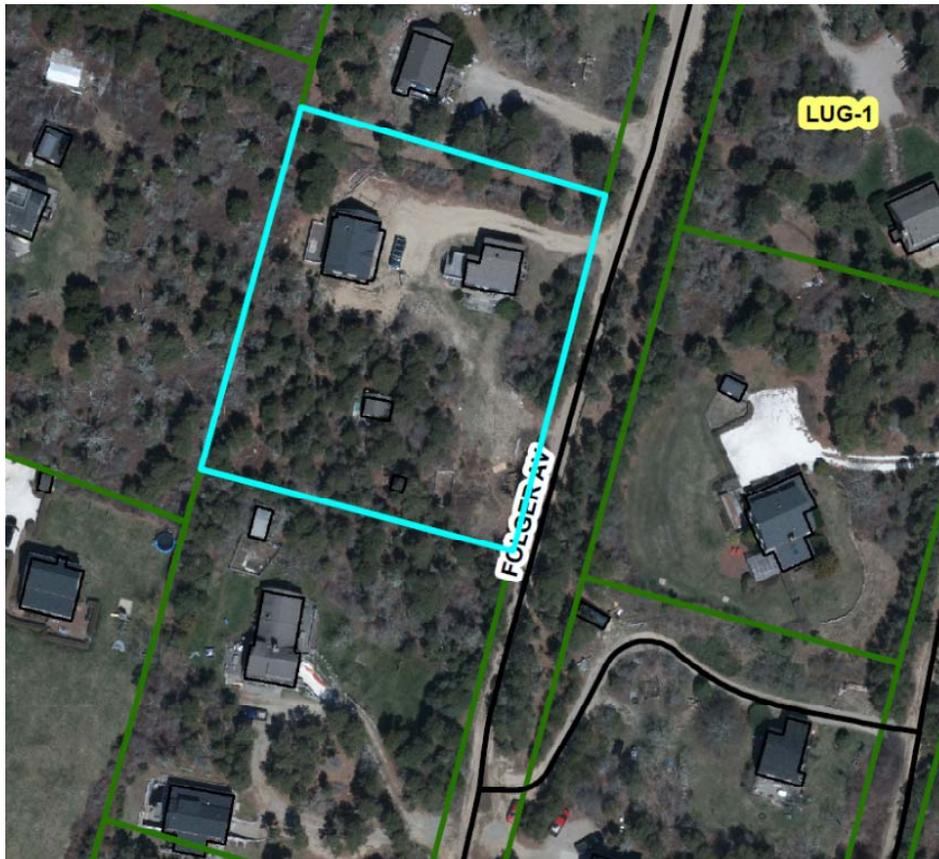
Prepared by: Holly E. Backus, Land Use Specialist

Meeting Date: May 9, 2016

13 Folger Ave
Assessors Map #80 Parcel #157

Applicant
Brent Williams

Owner
Same



The applicant is proposing to construct a 1285 primary dwelling. The proposed primary dwelling will be replacing the existing 800 square foot primary dwelling located on the northwest side of the site, which has approximately 43,559 square feet of lot area and is zoned LUG-1. There is an existing 1,018 square foot garage apartment already on the property.

The dwellings will be accessed by a gravel driveway off Folger Ave, which is a private dirt road. The site will contain a total of three (3) exterior parking spaces and two (2) interior parking spaces for a total of five (5) parking spaces for both the proposed primary and existing garage apartment dwellings.

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 Folger Ave shall be improved (i.e.: grading and trimming of vegetation) a minimum width of sixteen (16) feet from Folger Ave to the intersection of Cherry Street. This shall be completed prior to the issuance of a Building Permit and prior to the issuance of a Certificate of Occupancy;
- (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 driveways 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.



Nantucket Planning Board

Application for a Secondary Dwelling Permit

Applicant: _____

Mailing address: _____

Daytime phone number: _____ Fax: _____

E-mail Address: _____

Owner (if other than applicant): _____

Mailing address: _____

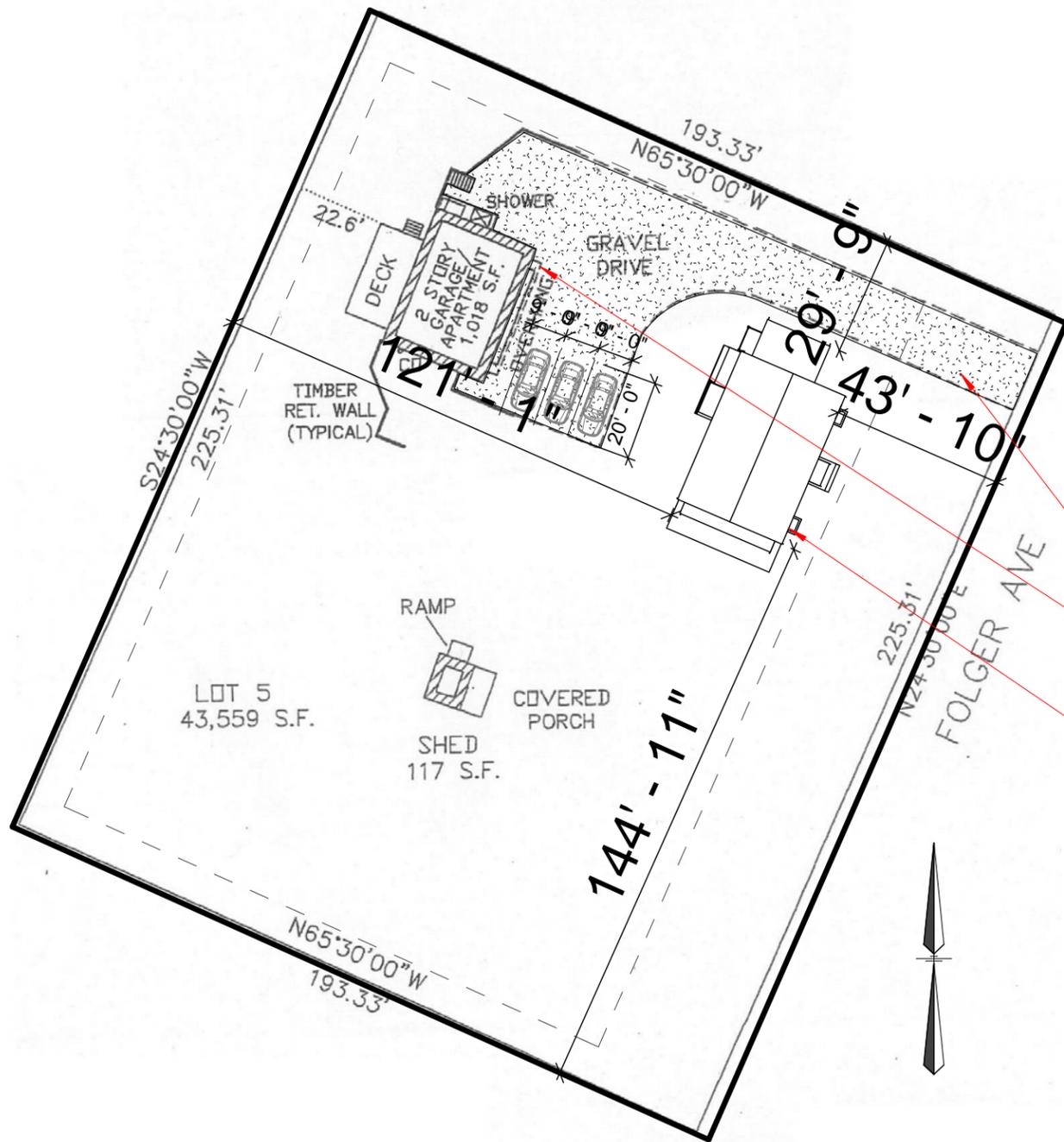
Location of proposed secondary dwelling:

Street Address _____

Assessors Tax Map # _____ Parcel # _____

Size of Parcel _____ Zoning District _____

Secondary Dwelling # of Bedrooms ____ Primary Dwelling # of Bedrooms ____

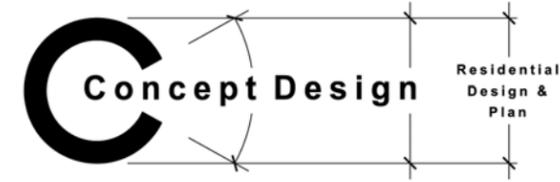


- Existing Gravel Drive
- Existing 1,018 SF [Ground Cover] Garage Apt[1 Bedroom]
- Proposed 3 Bedroom 1,285 SF [Ground Cover] Primary Dwelling[To Replace Existing Primary Dwelling Which is Currently Permitted for a "Move-Off" to Another Site]

1 Site Plan
1" = 40'-0"

Nantucket Building Dept
Submission
04.04.16

These Designs are the Property of CONCEPT DESIGN, LLC and May Not be Used Beyond the Scope of This Project Without Express Written Consent. Applicable Copyright Laws Will be Enforced ©2016



Williams Residence
13 Folger Ave
Nantucket, MA 02554
79 of 443

Map & Parcel
Current Zoning
Minimum Frontage
Front Setback
Side/Rear Setback

80-157
LUG-1
100 FT
35 FT
10 FT

Min. Lot Size
Allowable G.C.
Lot Size
Existing G.C.
Proposed G.C.
Total Proposed G.C.

40,000 SF
3,049 SF
43,557 SF
1,018 SF
1,285 SF
2,303 SF

04.04.16
A-1
SITE PLAN

13 FOLGER AV

Location 13 FOLGER AV **Assessment** \$787,600
Mblu 80 / 157 / **PID** 7628
Acct# 00007628 **Building Count** 2
Owner WILLIAMS BRENT E & STACEY T

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$398,100	\$389,500	\$787,600

Owner of Record

Owner WILLIAMS BRENT E & STACEY T **Sale Price** \$480,000
Co-Owner **Certificate**
Address 2 GREGLLEN AVE PMB 370 **Book & Page** 00713/0231
 NANTUCKET, MA 02554 **Sale Date** 09/18/2001
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WILLIAMS BRENT E & STACEY T	\$480,000		00713/0231	00	09/18/2001
HAISS JOAN M & FRANKLIN NANCY	\$132,000		00247/ 224		04/14/1986

Building Information

Building 1 : Section 1

Year Built: 1975
Living Area: 1600
Replacement Cost: \$322,439
Building Percent 84
Good:
Replacement Cost
Less Depreciation: \$270,800

Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	Average
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle

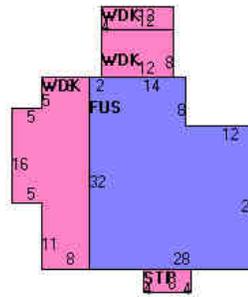
Building Photo



(<http://images.vgsi.com/photos/NantucketMAPhotos//\00\00\61\18.jpg>)

Exterior Wall 2	
Roof Structure:	Gambrel
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern

Building Layout



Building Sub-Areas		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	800	800
FUS	Upper Story, Finished	800	800
STP	Stoop	32	0
UST	Utility, Storage, Unfinished	96	0
WDK	Deck, Wood	480	0
		2208	1600

Building 2 : Section 1

Year Built: 2006
Living Area: 866
Replacement Cost: \$131,510
Building Percent Good: 96
Replacement Cost Less Depreciation: \$126,200

Building Attributes : Bldg 2 of 2	
Field	Description
Style	Gar/Apt Res
Model	Residential
Grade:	Above Average
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas

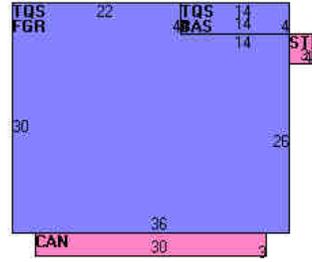
Building Photo



(<http://images.vgsi.com/photos/NantucketMAPotos//\00\01\62\61.jpg>)

Building Layout

Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	1
Total Bthrms:	1
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern



Building Sub-Areas			Legend	
Code	Description	Gross Area	Living Area	
TQS	Three Quarter Story	1080	810	
BAS	First Floor	56	56	
CAN	Canopy	90	0	
FGR	Garage, Finished	1024	0	
STP	Stoop	12	0	
		2262	866	

Extra Features

Extra Features		Legend
No Data for Extra Features		

Land

Land Use

Use Code	1090
Description	MULTI HSES M01
Zone	LUG1
Neighborhood	400
Alt Land Appr Category	No

Land Line Valuation

Size (Acres)	1
Frontage	0
Depth	0
Assessed Value	\$389,500

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			30 S.F.	\$200	1
SHD1	SHED FRAME			120 S.F.	\$900	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total



Nantucket Planning Board

SECONDARY DWELLING REPORT

Prepared by: Holly E. Backus, Land Use Specialist

Meeting Date: May 9, 2016

14 Eat Fire Spring Road
Assessors Map #20 Parcel #61

Applicant
BPC Architecture

Owner
John Esposito



The applicant is proposing to construct 616 square foot second dwelling. The applicant is proposing to construct an addition onto the existing primary dwelling for a total of 1953 square feet. The proposed secondary dwelling will be located on the northwest side of the site, which has approximately 138,509 square feet of lot area and is zoned LUG-3.

The dwelling will be accessed by a shared dirt driveway off Eat Fire Spring Road, which is a dirt roadway. The site will contain a total of five (5) exterior parking spaces. 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 traveled surface of Eat Fire Spring Road shall be improved (i.e. grading and trimming of vegetation) a minimum width of sixteen (16) feet from Quidnet Road to Chase Lane. This road work shall be completed prior to the issuance of a Building Permit and prior to the issuance of the Certificate of Occupancy;
- (2) 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);
- (3) That any future landscaping at the driveway entrances 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.

2016 APR 29 7:39



2016 APR 29 AM 7:39

C4K# 2077

Nantucket Planning Board

APPLICATION FOR A SECONDARY (2ND) DWELLING PERMIT

Date Submitted: 4/29/16 Fee Amount: _____

Applicant: BPC Architecture

Mailing address: 2 Broad St Nantucket

Daytime phone number: 228-2722 Fax: _____

E-mail Address: thea@bpc-architecture.com

Owner (if other than applicant): John Esposito

Mailing address: 313 Lynnwood Blvd Nashville TN 37205

Signature of Property Owner(s) _____

Location of proposed secondary (2ND) dwelling:

Street Address: 14 East Five Spring Rd

Assessors Tax Map #: 20 Parcel #: 61

Size of Parcel: 138,509 SF Zoning District: L063

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: 5

Please provide a brief description of the proposed second dwelling:

PLEASE DO NOT WRITE "SEE ATTACHED."

All new construction, 2 bedroom 2nd dwelling
1/2 story w/ full basement

Main house is being added to.



Nantucket Planning Board

SECONDARY DWELLING REPORT

Prepared by: Holly E. Backus, Land Use Specialist

Meeting Date: May 9, 2016

250 Polpis Road
Assessors Map #26 Parcel #27

Applicant
Polpis Harbor LLC

Owner
Same



The applicant is proposing to construct a 2,590 secondary dwelling. The proposed secondary dwelling will be located on the northeast side of the site, which has approximately 383,763 square feet of lot area and is zoned LUG-3. There is an existing 3,470 square foot garage primary dwelling, 1,154 square foot studio, 413 square foot shed, cabana and pool already on the property.

The dwelling will be accessed by a separate pervious driveway off Polpis Road, which is a public paved road. The site will contain ten (10) exterior parking spaces for the primary structure and four (4) exterior parking spaces and three (3) interior parking spaces within a proposed garage for the secondary dwelling.

Furthermore, the applicant is requesting a waiver from the requirements of Section 139-20.1(B)(1) pursuant to Section 139-20.1(C) of the Nantucket Zoning Bylaw 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 does not meet the requirements of Zoning Bylaw Sections 139-18 and 139-20.1 and must be amended accordingly.

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

- (1) A revised site plan indicating the required apron and apron material from the edge of pavement, total square footage of the proposed garage, and the total ground cover proposed be provided to staff prior to the issuance of approval letter;
- (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 driveways 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.

VAUGHAN, DALE, HUNTER AND BEAUDETTE

PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

WHALER'S LANE

P.O. BOX 659

NANTUCKET, MASSACHUSETTS 02554

TEL: (508) 228-4455

FAX: (508) 228-3070

EDWARD FOLEY VAUGHAN

KEVIN F. DALE

RICHARD P. BEAUDETTE

LORI D'ELIA

BRYAN J. SWAIN



WILLIAM F. HUNTER
OF COUNSEL

2016 APR 30 AM 10:10

April 29, 2016

BY HAND DELIVERY

Leslie Woodson Snell
Deputy Director of Planning
Nantucket Planning Board
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Re: *Secondary Dwelling and Secondary Curb Cut Application
Polpis Harbor LLC
250 Polpis Road
Nantucket, MA 02554*

Dear Leslie:

Our firm represents Polpis Harbor LLC, the owner of the property located at 250 Polpis Road, Nantucket, MA 02554 ("the Premises"). My client hereby applies for a Secondary Dwelling Permit to construct a 4 bedroom guest house on the Premises. Additionally, my client is seeking approval from the Planning Board to have a secondary curb cut on the Premises so that the secondary dwelling can be accessed independently.

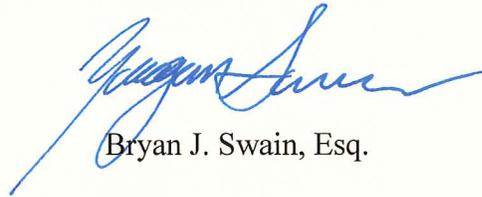
Enclosed please find the aforementioned application with supporting documentation. Please note that I have enclosed the requisite filing fee in the form of a \$100.00 check made payable to "Town of Nantucket."

Please place this matter on the Planning Board's May 9, 2016 agenda. Please note that on behalf of my client I reserve the right to supplement this application with additional materials at a later time. Please let me know if you need any additional information.

Leslie Woodson Snell
Deputy Director of Planning
April 29, 2016
Page 2 of 2

Thank you for your help and if you have any question, please do not hesitate to call me at 508-228-4455.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bryan Swain". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Bryan J. Swain, Esq.

CC: Polpis Harbor LLC



Nantucket Planning Board

APPLICATION FOR A SECONDARY (2ND) DWELLING PERMIT

Date Submitted: April 29, 2016 Fee Amount: \$100.00

Applicant: Polpis Harbor LLC

C/O Vaughan, Dale, Hunter and Beaudette, P.C.
Mailing address: PO BOX 659, 2 Whalers Lane, Nantucket, MA 02554

Daytime phone number: 508-228-4455 Fax: 508-228-3070

E-mail Address: bryan@vdhlaw.com

Owner (if other than applicant): Same as above

Mailing address: Same as above

Signature of Property Owner(s)  Bryan J. Swain, Esquire, Attorney for Applicant

Location of proposed secondary (2ND) dwelling:

Street Address: 250 Polpis Road, Nantucket, MA 02554

Assessors Tax Map #: 26 Parcel #: 27

Size of Parcel: 8.81 AC Zoning District: LUG 3

Secondary Dwelling # of Bedrooms: 4

Primary Dwelling # of Bedrooms: 4

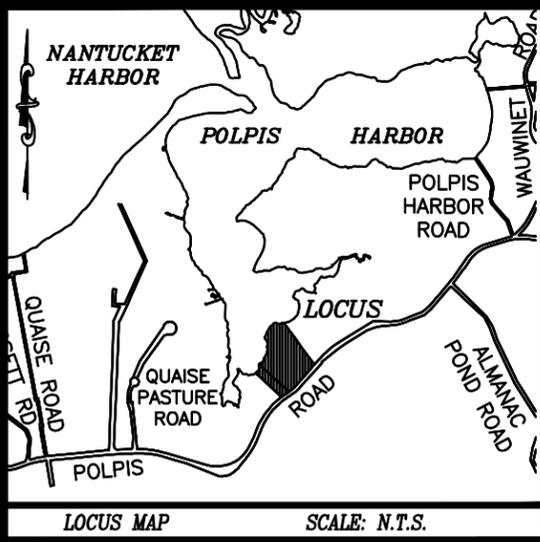
Number of Parking Spaces required (See Chapter 139-18 of the Bylaw): 4

Number of Parking Spaces provided: 14

Please provide a brief description of the proposed second dwelling:

PLEASE DO NOT WRITE "SEE ATTACHED."

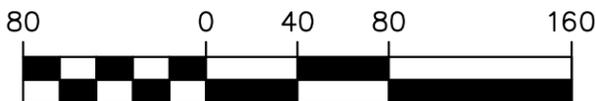
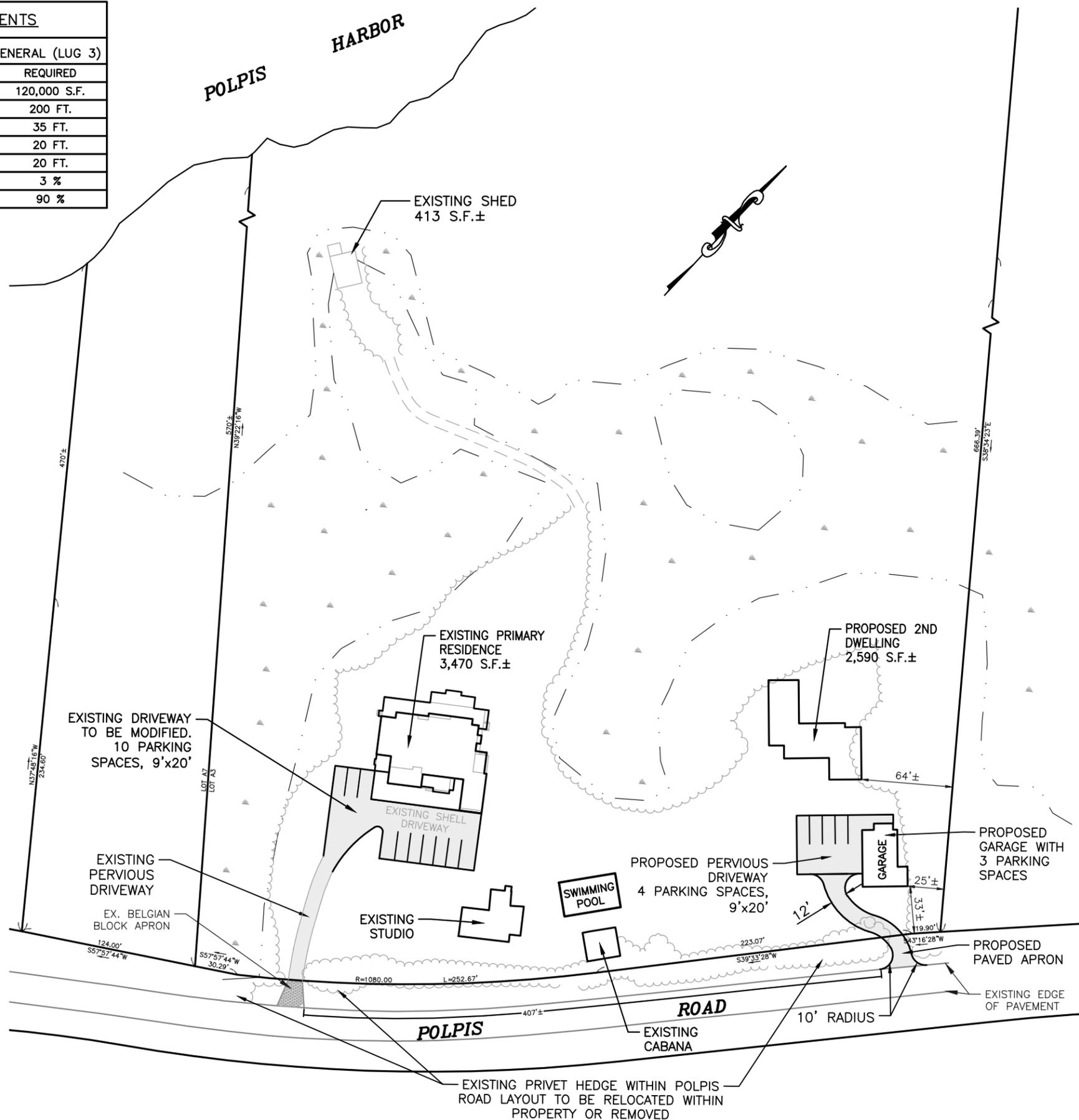
The Applicant intends to construct a 4 bedroom guest house.



ZONING REQUIREMENTS	
ZONING DISTRICT: LIMITED USE GENERAL (LUG 3)	
LOT AREA	REQUIRED 120,000 S.F.
LOT FRONTAGE	200 FT.
FRONT YARD SETBACK	35 FT.
REAR YARD SETBACK	20 FT.
SIDE YARD SETBACK	20 FT.
MAX. GROUND COVER RATIO	3 %
UPLAND AREA	90 %

GENERAL NOTES:

- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY BLACKWELL & ASSOCIATES, INC. AND SUPPLEMENTED WITH RECORD PLAN INFORMATION.
- ELEVATIONS ARE REFERENCED TO NAVD 88.
- THE SITE IS LOCATED WITHIN A KNOWN FLOOD HAZARD ZONE AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 25019C0092G, DATED JUNE 9, 2014.
- THIS SITE IS LOCATED WITHIN THE NATURAL HERITAGE ENDANGERED SPECIES PROGRAM (NHESP) PRIORITY HABITATS OF RARE SPECIES AND NHESP ESTIMATED HABITATS OF RARE WILDLIFE AS SHOWN IN THE MASSACHUSETTS NATURAL HERITAGE ATLAS, 13TH EDITION, EFFECTIVE OCTOBER 1, 2008, ISSUED BY THE NHESP, MASSACHUSETTS DIVISION OF FISHERIES AND WILDLIFE.



SCALE: 1 INCH = 80 FEET

DATE: MAY 3, 2016	REV. DATE:
PROJ.#: 14122	DRAWN BY: SKD / RT
SCALE: 1" = 80'	CHECK BY: DCM
ISSUED FOR: APPROVAL	

BUILDING SITE PLAN
248 & 250 POLPIS ROAD
 ASSESSOR'S MAP 26, PARCELS 26 & 27
 NANTUCKET, MASSACHUSETTS
 PREPARED FOR POLPIS HARBOR LLC

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



Nantucket Planning Board

SECONDARY DWELLING REPORT

Prepared by: Holly E. Backus, Land Use Specialist

Meeting Date: May 9, 2016

3 School Street
Assessors Map #42.3.2 Parcel #125 – portion of

Applicant
Blackwell & Associates, Inc.

Owner
Mary G. Heard (Estate of Edward S. Heard)



The applicant is proposing to construct a 778 square foot second dwelling at 3 School Street. The proposed three (3) bedroom dwelling will be located at the northwest corner of the site, which contains approximately 4,342 square foot of lot area (per ANR #7954 and Plan #2016-33 as attached) and is zoned ROH. The primary structure is a 421 square foot two (2) story structure.

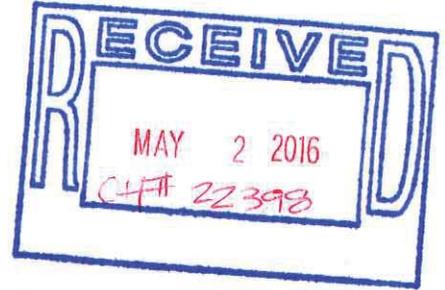
Access to the site is from Lucretia Mott Lane, which is a paved public road. The site will contain a separate shell drive off of Lucretia Mott Lane and apron with a total of one (1) parking space for the proposed secondary dwelling. The primary dwelling is currently accessed by an existing concrete parking lot off of Lucretia Mott Lane with a total of one (1) exterior parking space.

Furthermore, the applicant is requesting a waiver from the requirements of Section 139-20.1(B)(1) pursuant to Section 139-20.1(CP) of the Nantucket Zoning Bylaw 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 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: 04/28/2016 Fee Amount: \$100

Applicant: Blackwell & Associates, Inc.

Mailing address: 20 Teasdale Circle

Daytime phone number: (508) 228-9026 Fax: _____

E-mail Address: jeff@blackwellsurvey.com

Owner (if other than applicant): Mary G. Heard

Mailing address: 59 Punch Bowl Drive Falmouth, MA 02540

Signature of Property Owner(s) Jeff Blackwell, Agent
Location of proposed secondary(2ND) dwelling:

Street Address: 3 School Street (Portion- Lot A Plan No. 2016-33)

Assessors Tax Map #: 42.3.2 Parcel #: 125 (portion)

Size of Parcel: 4,342 S.F. Zoning District: R-OH

Secondary Dwelling # of Bedrooms: 3

Primary Dwelling # of Bedrooms: 1

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."

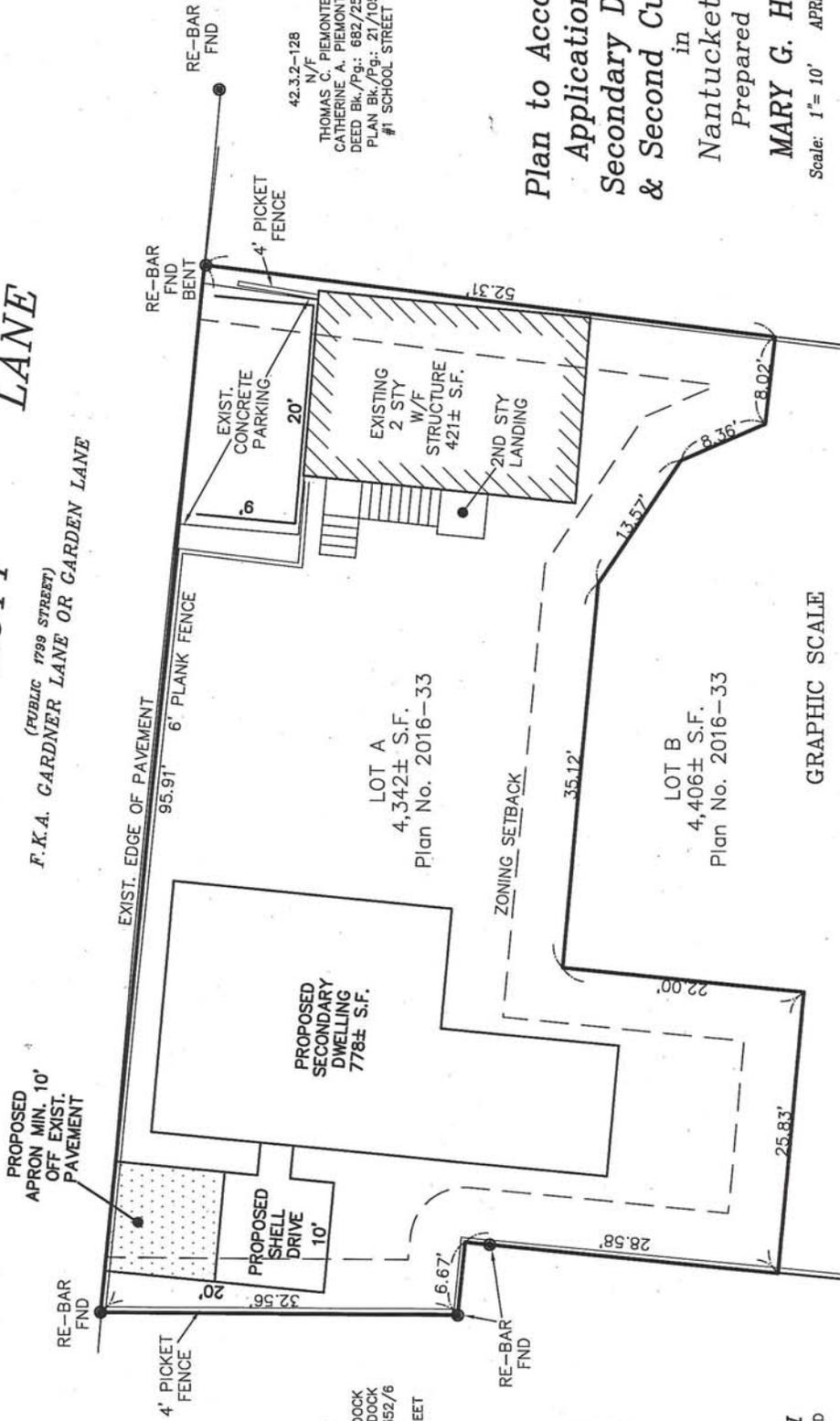
Locus was recently subdivided by Plan No. 2016-33 recorded at the Nantucket County Registry of Deeds. The applicant seeks to permit a secondary structure more than twenty percent larger and more than ten feet away from the existing structure on Lot A of Plan No. 2016-33. A concurrent Special Permit application for a second curb cut will be filed with the Planning Board in order to provide adequate off street parking. The non-conforming lot area and resulting ground cover ratio will comply with the existing allowable ground coverage for the R-OH zoning district [139-33 E (1) (a)].

CURRENT ZONING CLASSIFICATION:
Residential Old Historic (R-OH)

Proposed:
MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONT YARD SETBACK: NONE
REAR/SIDE SETBACK: 5 FT.
GROUND COVER % : 50 %

Existing:
4,342± S.F.
SEE PLAN
SEE PLAN
SEE PLAN
9.7±%

LUCRETIA MOTT LANE
(PUBLIC 1799 STREET)
F.K.A. GARDNER LANE OR GARDEN LANE



42.3.2-128
N/F
THOMAS C. PIEMONTE
CATHERINE A. PIEMONTE
DEED Bk./Pg.: 682/254
PLAN Bk./Pg.: 21/105
#1 SCHOOL STREET

42.3.2-124
N/F
MICHAEL S. BALDOCK
JENNIFER A. BALDOCK
DEED Bk./Pg.: 1352/6
NO PLAN
#7 SCHOOL STREET



OWNER INFORMATION
ESTATE OF EDWARD S. HEARD
DEED Bk. 1285, PG. 186
PLAN No. 2016-33, LOT A
ASSESSOR MAP 42.3.2 PARCEL 125 (PORTION)
#3 SCHOOL STREET

**Plan to Accompany
Application for
Secondary Dwelling
& Second Curb Cut**

in
Nantucket, MA
Prepared for
MARY G. HEARD

Scale: 1" = 10'
APRIL 28, 2016
BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

GRAPHIC SCALE

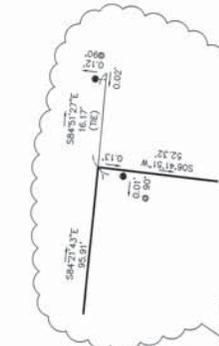


T: \JACK 26 JOB 60
V: \DRAWFILES\B8109\2nd Dwelling.dwg 4/28/2016 9:43:38 AM EDT

B8109

NANTUCKET REGISTRY OF DEEDS
 Date: 4/15/2016
 Time: 3:16 PM
 Plan No.: 2016-53
 Attorney: *Grandt Ferruci*
 SHEET 1 OF 1
 RESERVED FOR REGISTRY USE

PLAN BR/Pg: 2/105
 3/11/16
 10:25:11 AM 16 PM



LEGEND
 (FND) (SET) ○ DENOTES IRON PIPE MONUMENT (SEE PLAN)
 (FND) (SET) ● DENOTES IRON NAIL MONUMENT (SEE PLAN)
 (SM) (SET) ● DENOTES STEEL SURVEY MARKER SET

Division Plan
 of Land
 in
 Nantucket, MA
 Prepared for
 EDWARD S. HEARD
 Scale: 1" = 10' MARCH 31, 2016
 BLACKWELL & ASSOCIATES, Inc.
 170 TRASSMERE CIRCLE
 NANTUCKET, MASS. 02554
 (508) 228-9626



NOTE: PLANNING BOARD ENDORSEMENT IS NOT A CERTIFICATION OF ZONING COMPLIANCE.
 APPROVAL UNDER THE SUBDIVISION CONTROL ACT IS REQUIRED.
 DATE: 4-11-16
 FILE NO.: 3454

NOTE: LOTS A AND B ARE BEING CREATED PURSUANT TO MGL c. 41, s. 81, P. based upon the Exception Clause of MGL c. 41, s. 81 L for lots containing two or more structures that preclude the adoption of Subdivision Control in Nantucket.

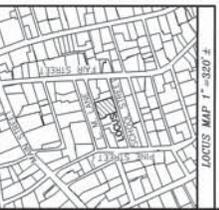
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
 DATE: 4-1-16
 PROFESSIONAL LAND SURVEYOR

OWNER INFORMATION
 ESTATE OF EDWARD S. HEARD
 170 TRASSMERE CIRCLE
 NANTUCKET, MASS. 02554
 #3 SCHOOL STREET

NOTE: BUILDINGS TO PROPERTY LINE SETBACKS ARE MASURED FROM CORNERBOARDS.

NOTE: LOTS A AND B DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND REGULATIONS. A WETLANDS Delineation REPORT MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

THE PLANNING BOARD DETERMINES THAT:
 (a) LOTS A & B DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND REGULATIONS. A WETLANDS Delineation REPORT MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.



LOTUS MAP T-3207 E
 CURRENT ZONING CLASSIFICATION: Residential (R-50)
 MINIMUM LOT FRONTAGE: 50 FT.
 MINIMUM FRONT YARD SETBACK: NONE
 MINIMUM SIDE YARD SETBACK: NONE
 MINIMUM REAR YARD SETBACK: NONE
 GROUND COVER %: 30 %

42.3.2-124
 MORRIS, M/F
 JANNER, A. BALLOON
 DEED Bk./Pg.: 1352/8
 #7 SCHOOL STREET

42.3.2-128
 N/F
 THOMAS C. PRADANTE
 DEED Bk./Pg.: 652/254
 PLAN BR./Pg.: 2/105
 #7 SCHOOL STREET



LOT A
 4,342± S.F.

LOT B
 4,408± S.F.

EXIST. EDGE OF PAVEMENT
 6" FRANK FENCE
 4" POCKET FENCE
 RE-BAR SET
 1" IRON PIPE FND
 BRICK SIDEWALK
 BRICK WALK
 10' UTILITY EASEMENT
 64'00" SSM TO RE-BAR
 66'25" OVERALL
 29'13" FLAGSTONE
 29'13" BRICK SIDEWALK
 11'14" BRICK SIDEWALK
 0'74" BRICK SIDEWALK
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Nantucket Planning Board

TERTIARY DWELLING REPORT

Prepared by: Holly E. Backus, Land Use Specialist

Meeting Date: May 9, 2016

50 Appleton Road

Assessors Map #66 Parcel #51

Applicant

Karen D. Baird

Owner

SAME



The Applicant is proposing to construct a one (1) bedroom tertiary dwelling with a gross floor area of 286 square feet. The site, 50 Appleton Road, contains an existing 1,744 square foot primary dwelling unit to be owner occupied and an existing 630 square foot, one (1) story secondary dwelling. The proposed tertiary dwelling will be located within an existing shed to be converted into the tertiary, located at the northwest side of the site, which has approximately 36,896 square feet in lot area and is zoned R-20. All structures will be owned by the same owner.

Access to the site is from Appleton Road which is partially a private paved and partially a private dirt roadway. The Applicant proposes a Belgian Block apron and a dirt driveway that will contain a total of six (6) 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 apron at the driveway entrance shall be constructed to a minimum depth of ten (10) feet, to be installed from the edge of pavement and in accordance with the provisions of Nantucket Zoning Bylaw Section 139-20.1(B)(2)(d);
- (2) That the driveway entrance be cleared free of vegetation and obstruction to a width of twelve (12) feet and a height of thirteen (13) feet;
- (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.

VAUGHAN, DALE, HUNTER AND BEAUDETTE

PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

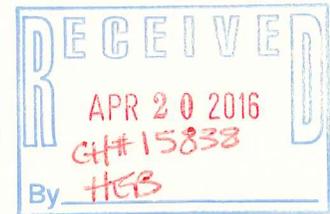
WHALER'S LANE

P.O. BOX 659

NANTUCKET, MASSACHUSETTS 02554

TEL: (508) 228-4455

FAX: (508) 228-3070



EDWARD FOLEY VAUGHAN

KEVIN F. DALE

RICHARD P. BEAUDETTE

LORI D'ELIA

BRYAN J. SWAIN

WILLIAM F. HUNTER

OF COUNSEL

April 20, 2016

BY HAND DELIVERY

Leslie Woodson Snell
Deputy Director of Planning
Nantucket Planning Board
2 Fairgrounds Road
Nantucket, Massachusetts 02554

*Re: Tertiary Dwelling Permit Application
Karen D. Baird
50 Appleton Road
Nantucket, MA 02554*

Dear Leslie:

Our firm represents Karen D. Baird, the owner of the property located at 50 Appleton Road, Nantucket, MA 02554 ("the Premises"). My client hereby applies for a Tertiary Dwelling Permit to convert an existing shed on the Premises into a Tertiary Dwelling.

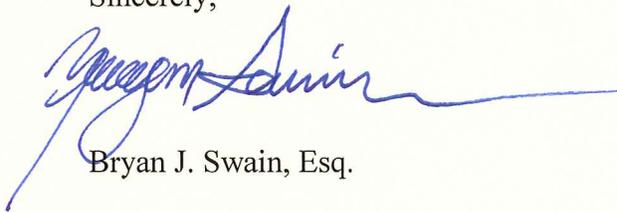
Enclosed please find the aforementioned application with supporting documentation. Please note that I have enclosed the requisite filing fee in the form of a \$100.00 check made payable to "Town of Nantucket."

Please place this matter on the Planning Board's May 9, 2016 agenda. Please note that on behalf of my client I reserve the right to supplement this application with additional materials at a later time. Please let me know if you need any additional information.

Leslie Woodson Snell
Deputy Director of Planning
April 20, 2016
Page 2 of 2

Thank you for your help and if you have any question, please do not hesitate to call me at 508-228-4455.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bryan J. Swain", with a long horizontal flourish extending to the right.

Bryan J. Swain, Esq.

CC: Karen D. Ward



Nantucket Planning Board

APPLICATION FOR A TERTIARY (3rd) DWELLING PERMIT

Date Submitted: April 20, 2016 Fee Amount: \$100.00 Number: 8

Applicant: Karen D. Baird

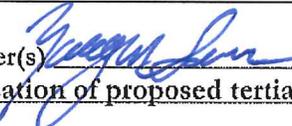
Mailing address: C/O Vaughan, Dale, Hunter and Beaudette, P.C.
2 Whaler's Lane, Nantucket, MA 02554

Daytime phone number: 508-228-4455 Fax: 508-228-3070

E-mail Address: bryan@vdhlaw.com

Owner (if other than applicant): same as above

Mailing address: same as above

Signature of Property Owner(s)  Bryan J. Swain, Esq., Attorney-in-fact for Applicant

Location of proposed tertiary (3RD) dwelling:

Street Address: 50 Appleton Road, Nantucket, MA 02554

Assessors Tax Map #: 66 Parcel #: 51

Size of Parcel: .84 Acres Zoning District: Residential - 20

Tertiary Dwelling # of Bedrooms: 1

Secondary Dwelling # of Bedrooms: 2

Primary Dwelling # of Bedrooms: 3

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

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 594, Page 167

Lot(s) # B shown on Plan Plan Book: 21 Page: 11

REGISTERED LAND (Land Court Title References)

Certificate of Title Number n/a

Lot (s) # n/a shown on Land Court Plan# n/a

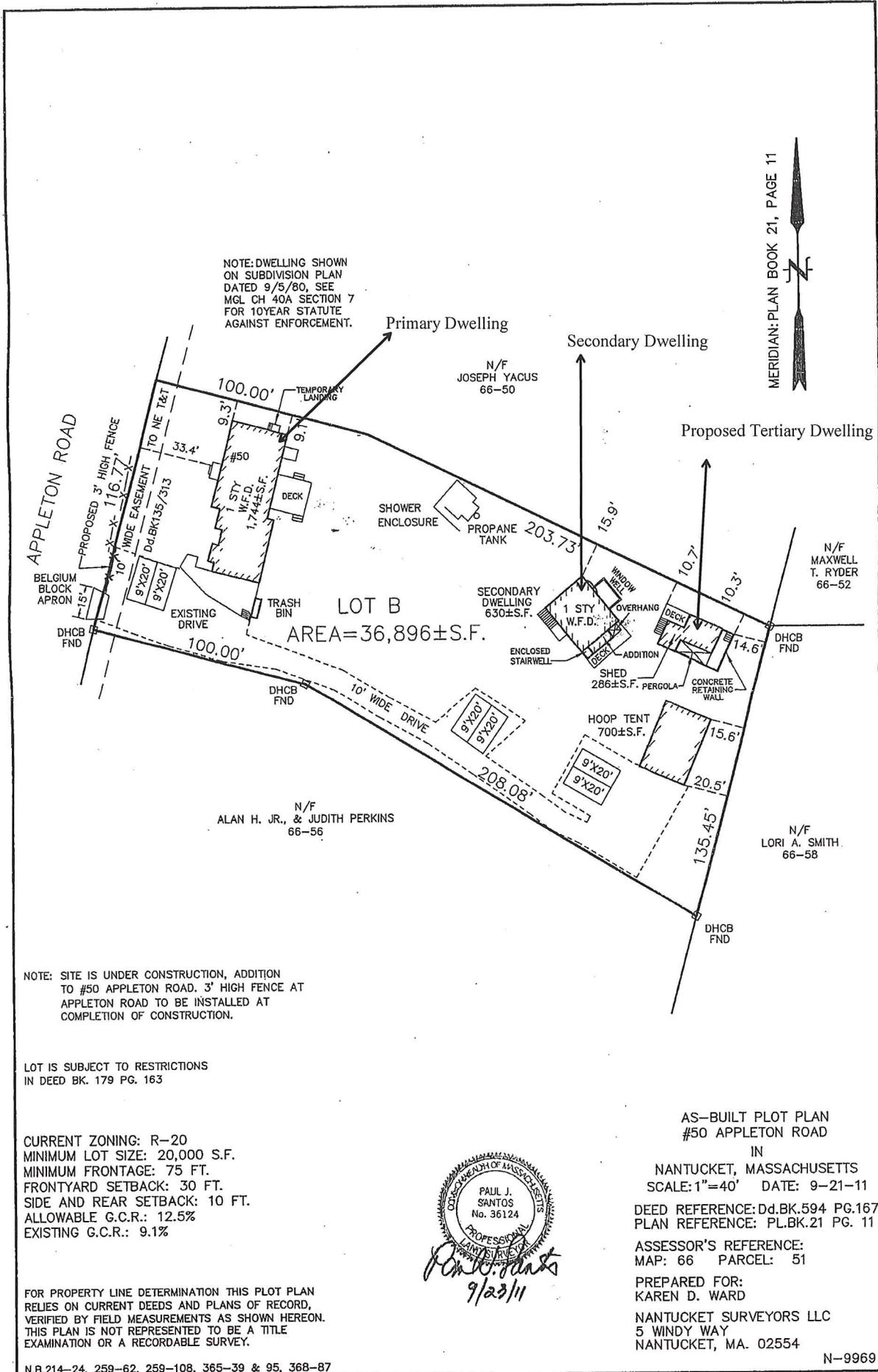
Please provide a brief description of the proposed third dwelling:

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

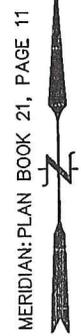
The Applicant desires to convert an existing shed on the Premises into a Tertiary Dwelling. The shed's existing ground cover is approximately 286 square feet and the total gross floor area of the shed is approximately 572 s.f. The Tertiary Dwelling will be owned by the same owner of the Primary Dwelling and Secondary Dwelling located on the Premises.

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

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



NOTE: DWELLING SHOWN ON SUBDIVISION PLAN DATED 9/5/80, SEE MGL CH 40A SECTION 7 FOR 10 YEAR STATUTE AGAINST ENFORCEMENT.



NOTE: SITE IS UNDER CONSTRUCTION, ADDITION TO #50 APPLETON ROAD. 3' HIGH FENCE AT APPLETON ROAD TO BE INSTALLED AT COMPLETION OF CONSTRUCTION.

LOT IS SUBJECT TO RESTRICTIONS IN DEED BK. 179 PG. 163

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%
 EXISTING G.C.R.: 9.1%

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.



AS-BUILT PLOT PLAN
 #50 APPLETON ROAD
 IN
 NANTUCKET, MASSACHUSETTS
 SCALE: 1"=40' DATE: 9-21-11
 DEED REFERENCE: Dd.BK.594 PG.167
 PLAN REFERENCE: PL.BK.21 PG. 11
 ASSESSOR'S REFERENCE:
 MAP: 66 PARCEL: 51
 PREPARED FOR:
 KAREN D. WARD
 NANTUCKET SURVEYORS LLC
 5 WINDY WAY
 NANTUCKET, MA. 02554



Nantucket Planning Board

TERTIARY DWELLING REPORT

Prepared by: Holly E. Backus, Land Use Specialist

Meeting Date: May 9, 2016

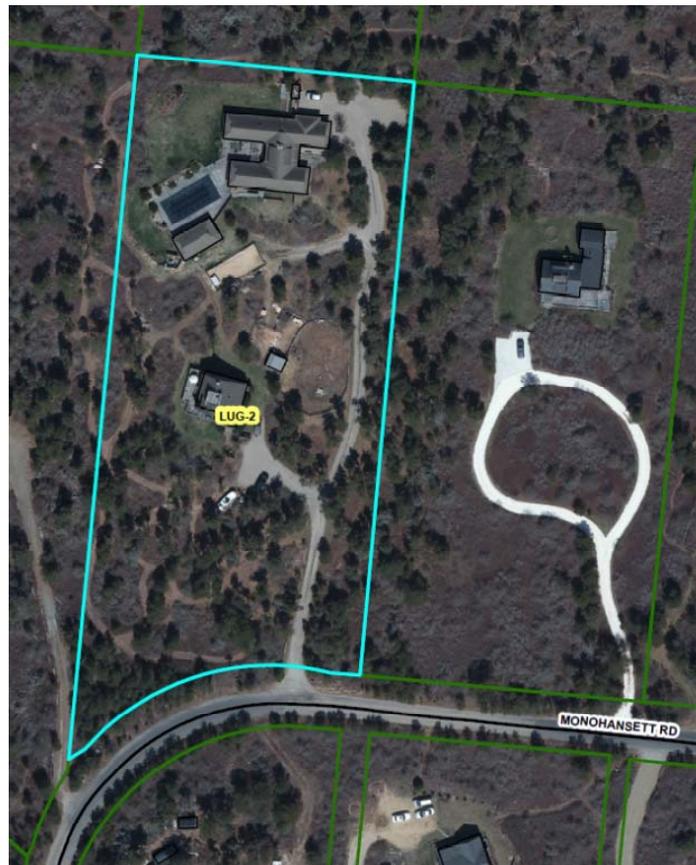
16 Monohansett Road
Assessors Map #79 Parcel #143

Applicant

16 Monohansett Road Trust

Owner

SAME



The Applicant is proposing to construct a one 1-bedroom tertiary dwelling with a gross floor area of 506 square feet. The site, 16 Monohansett Road, contains an existing 3,303 square foot primary dwelling unit to be owner occupied. The proposed tertiary dwelling will be located within the existing one (1) story building , located at the northwest side of the site, which has approximately 117,724 square feet in lot area and is zoned LUG-2.

Access to the site is from Monohansett Road; a private paved roadway. The Applicant proposes a Belgian Block apron and a shell driveway that will contain a total of four (5) exterior parking spaces. The site plan, as submitted does not meet the requirements of Zoning Bylaw Sections 139-18 and 139-20.1. A revised site plan is required.

Upon receiving an amended site plan, planning staff recommends approval of this application with the following conditions:

- (1) That one of the three (3) dwellings on the site will be owner occupied;
- (2) That apron at the driveway entrance shall be constructed to a minimum depth of ten (10) feet, to be installed from the edge of pavement and in accordance with the provisions of Nantucket Zoning Bylaw Section 139-20.1(B)(2)(d);
- (3) That there be a minimum of five (5) parking spaces delineated on the site plan;
- (4) That the driveway entrance be cleared free of vegetation and obstruction to a width of twelve (12) feet and a height of thirteen (13) feet;
- (5) That any landscaping at the driveway entrance be limited to low growing plant material not to exceed three (3) feet in height; and,
- (6) 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.



2016 APR 12 PM 2:14

Nantucket Planning Board

APPLICATION FOR A TERTIARY (3rd) DWELLING PERMIT

Date Submitted: 4/4/2016 Fee Amount: \$100.00 Number: _____

Applicant: 16 Monohansett Road Trust

Mailing address: 16 Monohansett Rd

Daytime phone number: (508) 280-3747 Fax: _____

E-mail Address: guard@wackebrothersconstruction.com

Owner (if other than applicant): SAME

Mailing address: SAME

Signature of Property Owner(s) Elizabeth (on ship)
Location of proposed tertiary (3RD) dwelling:

Street Address: 16 Monohansett Road

Assessors Tax Map #: 79 Parcel #: 143

Size of Parcel: 117,724 sq ft Zoning District: WG-2

Tertiary Dwelling # of Bedrooms: 1

Secondary Dwelling # of Bedrooms: 3

Primary Dwelling # of Bedrooms: 3

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

Number of Parking Spaces provided: 15 +

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 1503, Page 322

Lot(s) # 29 shown on Plan 11A

REGISTERED LAND (Land Court Title References)

Certificate of Title Number _____

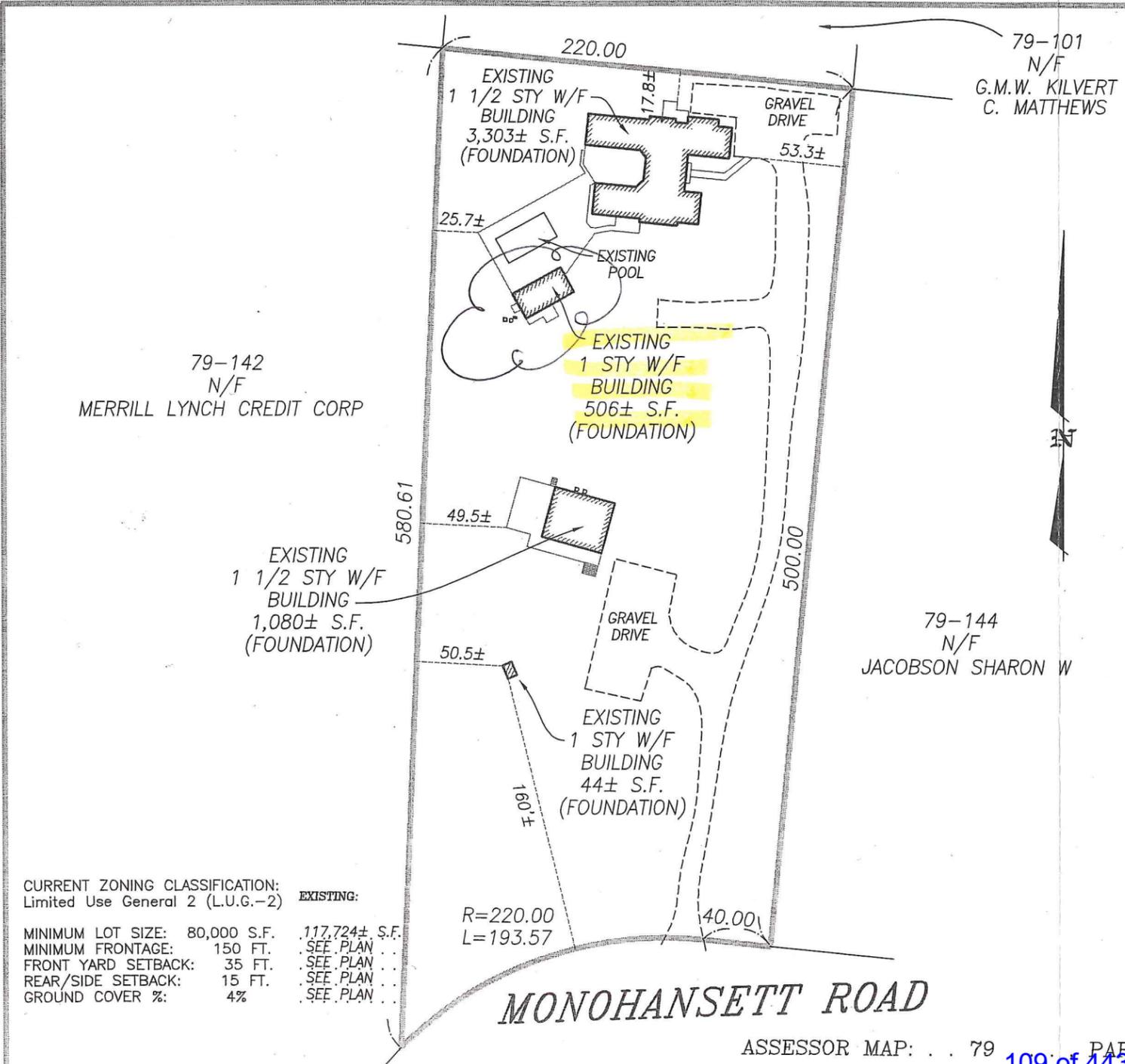
Lot (s) # _____ shown on Land Court Plan# _____

Please provide a brief description of the proposed third dwelling:

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

open studio building with 1/2 bath
#506 sq. ft.

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



COMMONWEALTH OF MASSACHUSETTS
EDWARD F. [Signature]
PROFESSIONAL LAND SURVEYOR

I CERTIFY, AS OF: 3/26/16 THAT
THE BUILDING(S) IS/ARE LOCATED ON THE
GROUND AS SHOWN HEREON

PROFESSIONAL LAND SURVEYOR

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.

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

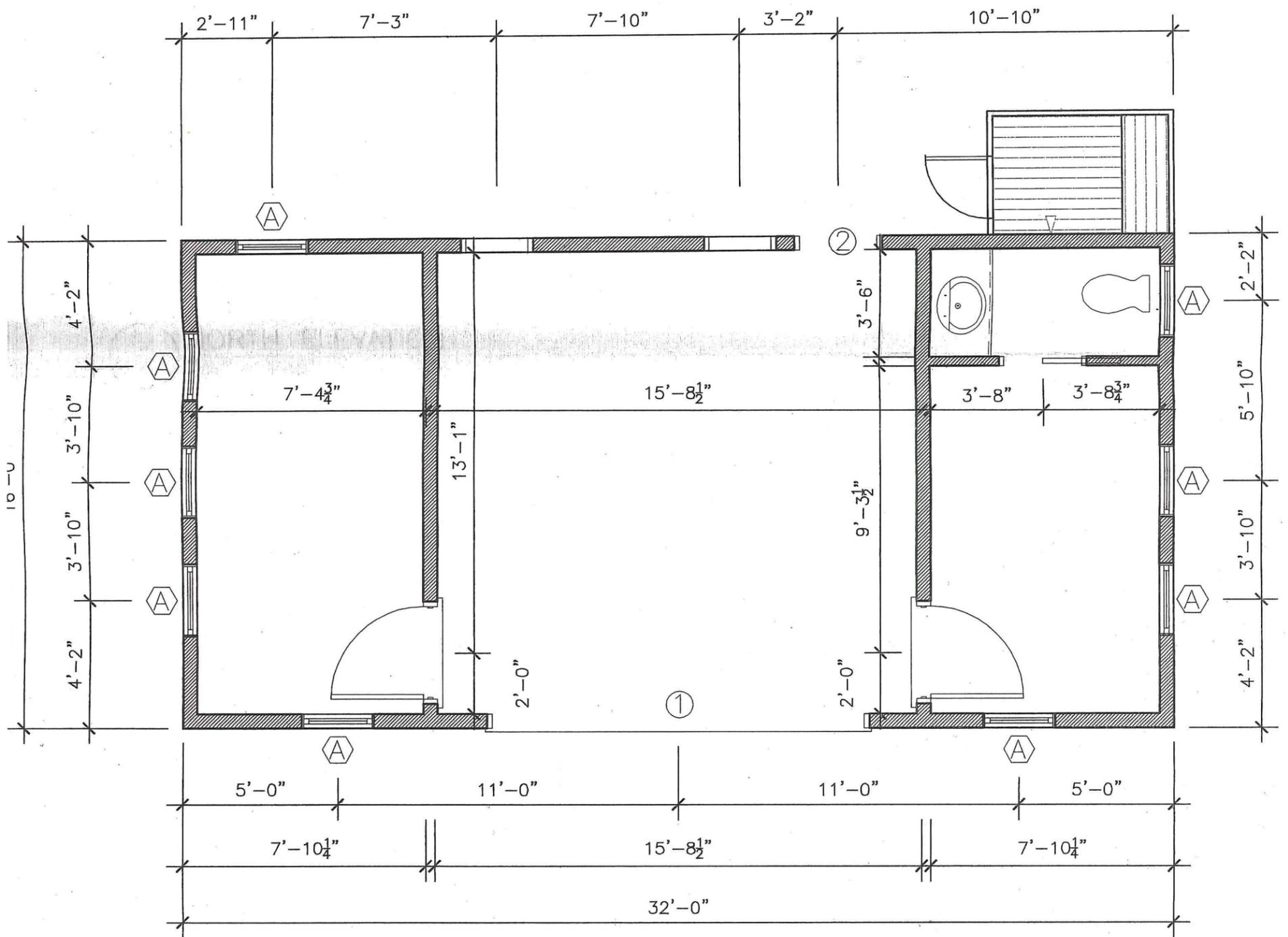
SCALE: 1" = 80' DATE: MARCH 26, 2016

Owner: . . . SIXTEEN MONOHANSETT ROAD TRUST . . .

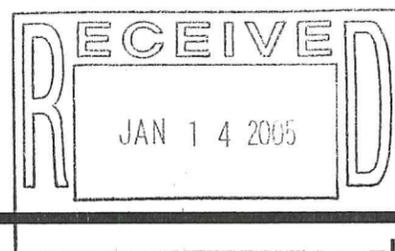
Deed: . . . 1503-322 . . . Plan: LOT 29; PLAN FILE 11A

Locus: 16 MONOHANSETT ROAD

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



1 FIRST FLOOR PLAN
 1/4" = 1'-0"



REVISION

First Floor Plan

A1.1

14 JAN 2005

Holly Backus

From: Holly Backus
Sent: Tuesday, May 03, 2016 10:18 AM
To: 'Teddy'
Subject: 16 Monohansett Road - Tertiary Dwelling Application

Importance: High

Hi Teddy,

Hope you are staying out of the rain.

I have questions for your client's site plan of the proposed Tertiary Dwelling Application for the May 9th meeting:

(1) Since Monohansett is a paved roadway, we will need an apron (cobblestone, Belgium block, concrete, brick, or asphalt... 10' minimum depth behind the edge of pavement.)

(2) Five parking spaces are required. They need to be delineated with dimensions on the plan.

(3) Which structure will be owner occupied?

Thanks in advance for your help!!

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>





#3222 FORM J
Oliver Estates
Lot1A
Map 55 Parcel 367





Nantucket Planning Board

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

Date: May 5, 2016 Planning Board File # 3222

Subdivision Name: Oliver Estates

Owner: Camelia R. Oliver

Owner's Address: Post Office Box 144, Nantucket, MA 02554

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

Applicant, (if other than owner): _____

Applicant's Address: _____

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

Date of Subdivision Plan: February 23, 1988

Land Location: Pleasant Street and Camelia Lane

Plan Recorded: Nantucket Registry of Deeds Plan Book 24 Page 80

Plan Registered: Nantucket Land Registry, Land Court Plan Number _____

Type of Performance Security:

Covenant dated: July 5, 1988
Covenant recorded: Nantucket Registry of Deeds, Book 306 Page 201.

or

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

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

Other Security , agreement dated: _____

Letter of credit, agreement dated: _____

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

Bank: _____

Address of Bank: _____

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

_____ Lot 1 in Plan Book 24 Page 80 _____ .

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

Duly executed as a sealed instrument this _____ day of _____, 2016 .
(Date) (Month) (Year)

Barry G. Rector

Nat Lowell

Linda Williams

John Trudel, III

Joseph Marcklinger

Signed by a Majority of the Town of Nantucket Planning Board

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS _____, 2016

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

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

Notary Public

My commission expires:

Catherine Ancero

From: Andrew Vorce
Sent: Friday, April 29, 2016 11:30 AM
To: Catherine Ancero
Cc: 'Patricia Halsted'
Subject: RE: 76 Pleasant Street - Camelia Lane

Please include an item on the 5/9 PB meeting for a Form J sign off for Lot 1A Camelia Lane subdivision. All remaining items have been closed out.

Andrew

From: Patricia Halsted [<mailto:patricia@halstedlaw.com>]
Sent: Friday, April 29, 2016 11:24 AM
To: Andrew Vorce
Subject: 76 Pleasant Street - Camelia Lane

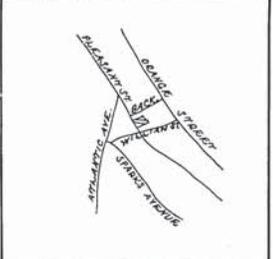
Hi Andrew,

I understand you spoke to Rhoda and it sounds like we're all set with this. The seller confirmed return of his monies 2 years ago. We just need to submit the Form J for May's meeting. I did go by the property after we met and there is an apron at the end of the drive, etc.

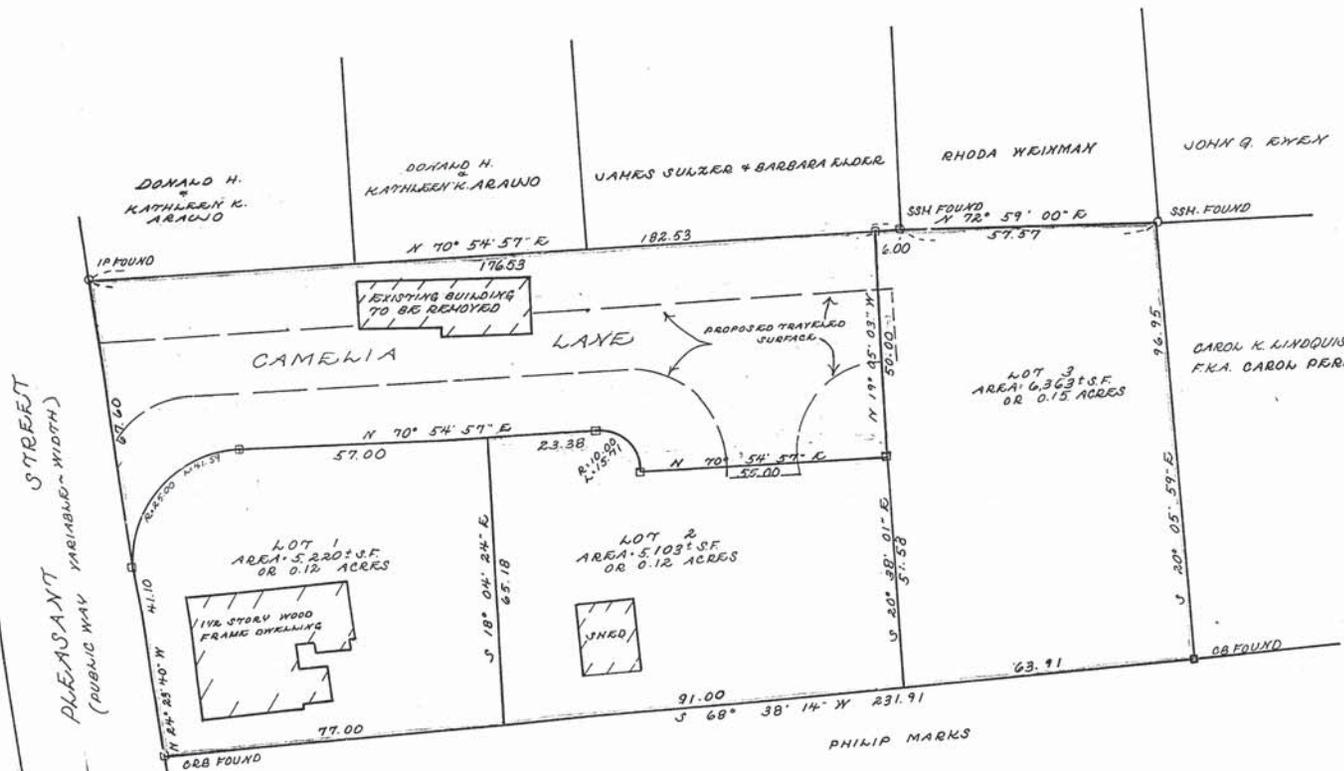
Please confirm.

Thank you for your time.
Patricia

August 29 1988 10:25AM
 RECEIVED AND ENTERED WITH
 NANTUCKET COUNTY DEEDS BOOK OF
 PLANS NO. 24 PAGE 80
 James M. Halagane REGISTER
 ATTEST REGISTER



LOCUS MAP
 SCALE 1" = 200'
 ZONING DATA
 ZONE R-1
 AREA 5000 SF
 FRONTAGE 50'
 FRONT YARD 10'
 SIDE + REAR YARD 5'
 GROUND COVER 30%



APPROVED:
 NANTUCKET PLANNING BOARD
 [Signatures]
 DATE APPROVED: June 1988
 DATE SIGNED: August 1988
 FILE NO. 3222

LEGEND:
 □ DH IN CB. TO BE SET UNLESS OTHERWISE NOTED.

I, JOANNIE HOLDGATE, CLERK OF THE TOWN OF NANTUCKET, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.
 TOWN CLERK, Joannie M. Holdgate
 DATE: August 29, 1988

NOTE: THIS PLAN IS SUBJECT TO A COVENANT WITH THE NANTUCKET PLANNING BOARD RECORDED NANTUCKET REGISTRY OF DEEDS. BOOK PAGE



DEFINITE PLAN OF LAND IN NANTUCKET, MA.
 SCALE 1" = 20'
 FEBRUARY 23, 1988
 JOHN J. SHUGRUE, INC.
 57 OLD SOUTH ROAD
 NANTUCKET, MA. 02554
 SUBDIVIDER: ESTATE OF DONALD T. ONYER, EXEC.
 SESAPAXA ROAD
 NANTUCKET, MA. 02554





#7263 Reed Pond
Definitive Subdivision Plan
Map 30 Parcels 8, 610, 611, 612, 613, 614, 615
Extension of Time request



SARAH F. ALGER, P.C.

ATTORNEYS AT LAW

TWO SOUTH WATER STREET • NANTUCKET, MASSACHUSETTS • 02554
TELEPHONE: 508-228-1118 FACSIMILE: 508-228-8004

SARAH F. ALGER
sfa@sfapc.com

CHRISTINE A. JENNESS
caj@sfapc.com

FIVE PARKER ROAD • POST OFFICE BOX 449
OSTERVILLE • MASSACHUSETTS • 02655
TELEPHONE: 508-428-8594 FACSIMILE: 508-420-3162

JOHN R. ALGER
1931-2007

April 19, 2016

Leslie Snell, Deputy
Director of Planning
Nantucket Planning & Economic
Development Commission
Two Fairgrounds Road
Nantucket, Massachusetts 02554

Re: Reed Pond Properties
File No. 7263

Dear Leslie:

We are requesting an extension of the time within which to complete the subdivision improvements under Paragraph 15 of the Subdivision Approval from April 22, 2016 to April 23, 2018.

Please put it on your agenda for the next meeting.

Thank you for your attention to this matter.

Sincerely,



SFA/jtd

Enclosure

cc: Mr. William P. Graves, III
78 Prescott Street
Pepperell, Massachusetts 01463

Ms. Lydia B. Graves II
68 Cotting Street
Medford, Massachusetts 02155



NANTUCKET
TOWN SEAL

10 JAN 27 P 3:13

RECEIVED

Nantucket Planning Board

APPROVAL OF A DEFINITIVE SUBDIVISION PLAN (AR)

Reed Pond Properties
Planning Board File #7263

Applicant/Owner:
William P. Graves, III Individually and as Trustees of the Alice G. DeJonge Trust
Lydia B. Graves, II

129 and 137 Cliff Road

Registered in the Nantucket Registry District of the Land Court, Certificate of Title #19163 and 23308

Parcels 8, 259 and 261 shown on Nantucket Tax Assessors Map 30

January 21, 2010

The applicant is proposing an Approval Required (AR) subdivision on a 44.7 acre parcel with frontage on Cliff Road. There are a total of nine (9) lots in the subdivision, six (6) of which are buildable. All of the buildable lots within the proposed subdivision meet or exceed the minimum lot size, frontage, and upland requirements.

The roadway for the proposed development is a dead-end roadway terminating with a cul-de-sac. The traveled surface of the roadway will be paved with a stone-seal to a width of sixteen (16) feet, with one (1) foot cape cod berms on each side. Stormwater runoff from the proposed interior roadway will be collected by deep sump catch basins, which will discharge to subsurface infiltration systems designed to contain and infiltrate up to the 100 year storm event. All lots within the proposed subdivision will be serviced by municipal water and wastewater will be treated through individual on-site septic systems.

The site is partially located within the 100 year flood plain and presently contains several wetland areas. The site is located in an area containing endangered species subject to the Massachusetts Endangered Species Act (MESA). The applicant has filed an application with the Natural Heritage Endangered Species Program (NHESP) to address any endangered species issues that may affect this proposal.

The Nantucket Planning Board at its January 21, 2010 meeting voted 5-0 to close the public hearing and voted 5-0 to **APPROVE** the Definitive Subdivision Plan (AR) for property located at 129 and 137 Cliff Road. The application for approval of this definitive subdivision plan was received by the Planning Board on November 16, 2009 and approval of the subdivision was based on the following documents:

- Plans entitled "Definitive Subdivision Plans for Reed Pond Properties, Nantucket, Massachusetts", sheets 1 through 9, prepared by Cullinan Engineering, Co., Inc. dated November 13, 2009, revised through January 7, 2010;
- Supporting Documentation for Application for Approval of Definitive Subdivision Plan prepared by Cullinan Engineering, Co., Inc. dated November 13, 2009;
- Engineering review reports from Pesce Engineering & Associates, Inc., engineering consultants for the Planning Board, dated December 31, 2009 and January 11, 2010;
- A Preliminary Plan approval letter dated August 13, 2007;
- Representation and testimony received in connection with the public hearing held December 14, 2009, January 11, 2010, and January 21, 2010. Minutes of these meetings are on file with the Planning Board; and
- Other assorted documents (including correspondence from abutting property owners) that are on file with the Planning Board.

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

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

2.06c	Staking of Subdivision	Waiver PARTIALLY Granted – the applicant is required to stake the centerline of the proposed roadway and all points where lots intersect the proposed roadway. Due to the vegetative brush cover on the site, individual lots are not required to be staked.
4.03a(1)	Streets	Waiver Granted – the applicant is proposing the Rural Road Alternative. The interior roadway will be a width of eighteen (18) feet (including berms) with a stone-seal surface and two (2) foot grass shoulders;
4.05	Street Construction	Waiver Granted – the applicant is proposing the Rural Road Alternative. The interior roadway will be paved to a minimum travel lane width of sixteen (16) feet;
4.06	Storm Drains	Waiver Granted – polypropylene corrugated wall stormwater collection chambers will be used in place of pre-cast concrete leaching basins.
4.16	Landscaping	Waiver Granted – due to the natural character and environmental conditions of the site, additional landscaping is not required.
4.18	Sidewalks	Waiver Granted – the applicant has agreed to grant an easement for bike path purposes across the Cliff Road frontage of the site;
2. That the interior roadway and associated infrastructure improvements shall not commence until the definitive plans have been endorsed by the Planning Board. The definitive plans shall be presented to the Planning Board within six (6) months of the date of this decision (January 21, 2010);
3. That recorded copies of all legal documents (Homeowners Association documents, Statement of Conditions, Grant of Right of Enforcement, Declaration of Restrictions and Easements for Access, Driveways, Utilities, and Drainage, and Covenant) shall be presented to the Planning Board prior to the release of any lot from the Covenant or within six (6) months from the date of this decision (January 21, 2010);
4. That a Homeowners Association be established by the applicant, along with a Road Maintenance Endowment Fund for the maintenance of all required improvements to the interior roadway including the drainage structures, grading, utilities, etc.. The Association shall be initially endowed at \$1000 per buildable lot (\$6000.00 total). This fund shall be administered by the Homeowners Association with the Planning Board named as a third party enforcing agent;
5. That the roadway layout for the interior roadway be transferred to the Homeowners Association. Evidence of the conveyance shall be presented to the Planning Board prior to the release of any lot;

6. That all lots within the subdivision be restricted to no further division. Minor lot line adjustments shall be permitted through the submission of an Approval Not Required (ANR) plan, however, no additional building lots shall be created;
7. That access to Lot 1A shall be prohibited from Cliff Road;
8. That the driveway access for Lot 3A shall be relocated so that access is from the interior roadway only. The existing driveway shall be permitted to remain in the present location only until Lot 1A or Lot 2A is no longer in common ownership with the other buildable lots within the subdivision;
9. That all of the land in this subdivision shall be subject to a Declaration of Reduction of Frontage recorded at the Nantucket Registry District of the Land Court, due to the frontage reduction for Lot 3A. This document shall be filed within six (6) months from the date of this decision (January 21, 2010);
10. That a common driveway to Lots 4A and 4B shall be secured by an easement over Lot 5A, and to the extent necessary Lot 5B. This driveway easement may be part of the legal documents referred to in Paragraph 3 of this decision and shall be recorded at the Nantucket Registry District of the Land Court within six (6) months from the date of this decision (January 21, 2010);
11. That the applicant has agreed to grant an easement for bike path purposes across the Cliff Road frontage of the site in substantial conformity with the plan entitled "Plan Showing Easements off Cliff Road" dated January 6, 2010, prepared by Greenman-Pedersen, Inc. This easement area shall be used for the bike path only and any associated landscaping or drainage structures. It shall not contain any pedestrian amenities, including, but not limited to: tables, benches, water fountains, bike racks;
12. That one (1) lot shall be released upon endorsement of the definitive plans. Other lots shall be released as infrastructure improvements are completed.

At anytime, the applicant shall have the right to obtain release(s) of the lots from the covenant in return for a deposit of money or negotiable securities with the Planning Board sufficient, in the opinion of the Board, to secure performance of the construction of ways and the installation of municipal services required for lots in the subdivision shown on the plan as set forth in the covenant, and the Planning Board may require that the applicant specify the time within which such construction shall be completed, all in accordance with Section 20.6f(2) of Rules & Regulations Governing the Subdivision of Land, Nantucket Island, Massachusetts, as amended;

13. That concrete bounds shall be installed in accordance with Section 4.02 of the *Rules and Regulations Governing the Subdivision of Land*. All bounds shall be installed prior to the release of the final lot from the covenant;
14. That a gravel tracking pad shall be installed at the entrance to the site during the construction period to remove construction debris from the tires of construction vehicles prior to entering Cliff Road;
15. That all required infrastructure improvements be completed within two (2) years from the date of definitive plan endorsement;
16. That the Planning Board may grant extensions of deadlines stated herein without holding a public hearing.

SIGNATURE PAGE TO FOLLOW

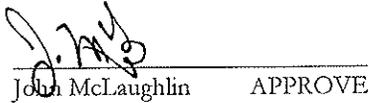
On January 21, 2010 the Planning Board voted 5-0 to close the public hearing and to APPROVE this subdivision. The Board also voted 5-0 to ENDORSE this decision.


Barry G. Rector APPROVE


Linda F. Williams APPROVE

Nathaniel Lowell APPROVE


Sylvia Howard APPROVE

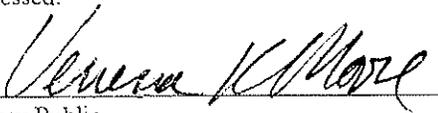

John McLaughlin APPROVE

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS

January 27, 2010

On the 27 day of January, 2009, before me, the undersigned notary public,
personally appeared Sylvia Howard, one of the above-named members of the Planning Board of Nantucket, Massachusetts, personally known to me to be the person whose name is signed on the preceding document, and acknowledged that he/she signed the foregoing instrument voluntarily for the purposes therein expressed.



Notary Public

March 22, 2013

My Commission Expires



#7264 Bunting Lane
Definitive Subdivision Plan
Map 68 Parcels 107, 108, 109, 110 & 228
Plans & legal documents to be endorsed



READE, GULLICKSEN, HANLEY & GIFFORD, LLP

SIX YOUNG'S WAY
NANTUCKET, MASSACHUSETTS 02554

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

(508) 228-3128
FAX: (508) 228-5630

MAILING ADDRESS:
POST OFFICE BOX 2669
NANTUCKET, MASS. 02584

April 29, 2016

BY HAND DELIVERY

Barry Rector, Chairman
Nantucket Planning Board
Planning and Land Use Services
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Re: Bunting Lane Subdivision
Planning Board File No. 7264

Dear Chairman Rector:

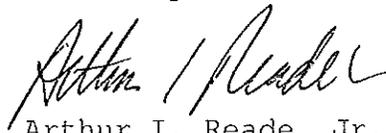
I enclose herewith for endorsement the final definitive plans, together with the following documents, several of which require Planning Board signatures:

Statement of Conditions of Subdivision Approval
Covenant
Instrument of Trust of Bunting Lane Association Trust
Declaration of Restrictions and Easements
Grant of Right of Enforcement of Restrictions
Facilities Maintenance and Endowment Agreement

Would you kindly place this matter on the agenda for the Planning Board meeting of May 9, 2016.

Thank you.

Sincerely,



Arthur I. Reade, Jr.

air@readelaw.com

Enclosures

AIR/irv

STATEMENT OF CONDITIONS OF SUBDIVISION APPROVAL*

We, JOAN E. BUNTING and MARY E. GLOWACKI (together, the "Owners") submitted an application on November 2, 2009, to the NANTUCKET PLANNING BOARD (the "Planning Board") for approval of a definitive plan (the "Plan") of a subdivision of land, prepared by Site Design Engineering, LLC, and Island Surveyors, LLC, dated November 2, 2009, revised on March 1, 2010, following the submission of a preliminary plan for the division of the same land which was filed on April 2, 2009, and approved on May 11, 2009, now owned by the Owner, of land located off Old South Road and Macy's Lane, Nantucket, Massachusetts, and showing three building lots numbered as Lots 1, 2 and 3 (Lot 3 consisting of Lots 3A and 3B, which are to be used only as a single lot), and a new roadway called Bunting Lane Lane [Lot 4] (the "Subdivision"). (Lots 1, 2, 3A and 4 are to be shown as Lots ____, ____, ____ and ____ on Land Court Plan 16514-__, and Lot 3B is to be shown as Lot ____ on Land Court Plan 16514- __) The Planning Board has approved the Plan by vote taken on January 21, 2010, and has endorsed the Plan on May 9, 2016,

subject to the terms and conditions of subdivision approval herein set forth.

In consideration of the Planning Board's approval of the Plan, the Owners hereby subject all of the land in the Subdivision to all conditions, terms and provisions set forth in the following:

(a) The Plan, as approved and endorsed pursuant to the Subdivision Control Law by the Planning Board.

(b) The Subdivision Control Law and the Planning Board's Rules and Regulations Governing the Subdivision of Land which were in effect on April 2, 2009, the date of filing of the preliminary plan.

(c) The Planning Board's letter of approval dated January 27, 2010, a copy of which as filed with the office of the Nantucket Town Clerk is attached hereto.

All of said conditions, terms and provisions shall constitute restrictions running with the land, and shall be enforceable in perpetuity by the Inhabitants of the Town of Nantucket, acting by and through the Planning Board, to which the right of enforcement thereof is specifically granted.

For title to all of the land in the Subdivision, see Certificates of Title No. 6610 and 12206 at Nantucket Registry District.

Executed as a sealed instrument as of May 9, 2016.

Joan E. Bunting

Mary E. Glowacki

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

April ____, 2015

Then personally appeared the above-named Joan E. Bunting and Mary E. Glowacki, and acknowledged the foregoing instrument to be their free act and deed, before me,

Notary Public

My commission expires:

ACCEPTANCE BY PLANNING BOARD

We, as a majority of the members of the Nantucket Planning Board, hereby accept and approve the foregoing Statement of Conditions of Subdivision Approval.

Dated: May 9, 2016

Barry Rector

John Trudel, III

Nathaniel Lowell

Linda Williams

Joseph Marcklinger

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

May __, 2016

Then personally appeared the above-named _____, being one of the members of the Nantucket Planning Board, and acknowledged the foregoing instrument to be _____ free act and deed, before me,

Notary Public

My commission expires:



NANTUCKET
TOWN CLERK

10 JAN 27 3:13

RECEIVED

Nantucket Planning Board

APPROVAL OF A DEFINITIVE SUBDIVISION PLAN (AR)

Bunting Lane Subdivision

Planning Board File #7264

Owner/Applicant: Joan E. Bunting and Mary E. Glowacki

116 Old South Road
Nantucket Tax Assessors Map 68, Parcel 110
Nantucket Registry of Deeds Certificate of Title 6610, Lot 108

68 Pine Tree Road
Nantucket Tax Assessors Map 68, Parcel 228
Nantucket Registry of Deeds Certificate of Title 6610, Lot 109

2 Macy's Lane
Nantucket Tax Assessors Map 68, Parcel 109
Nantucket Registry of Deeds Certificate of Title 6610, Lot 107

8 Macy's Lane
Nantucket Tax Assessors Map 68, Parcel 108
Nantucket Registry of Deeds Certificate of Title 6610, Lot 106

14 Macy's Lane
Nantucket Tax Assessors Map 68, Parcel 107
Nantucket Registry of Deeds Certificate of Title 6610, Lot 105

January 21, 2010

The Nantucket Planning Board at its January 21, 2010 meeting voted 5-0 to APPROVE the three (3) buildable lot Definitive Subdivision Plan (AR) for property located at 116 Old South Road, 68 Pine Tree Road, 2 Macy's Lane, 8 Macy's Lane, and 14 Macy's Lane. An application for this definitive subdivision plan was received by the Planning Board on November 2, 2009. Due to the filing and subsequent approval of a preliminary plan, the present application is subject to a "zoning freeze". Approval of Article 37 at the 2009 Annual Town Meeting rezoned these parcels from Residential Commercial 2 (RC-2) to a combination of

Residential 5 (R-5) and Commercial Neighborhood (CN). Approval of this definitive plan will "freeze" the RC-2 zoning district for eight years from the date of definitive plan endorsement.

The subdivision consists of three (3) buildable lots, all of which shall be accessed from the interior roadway. The proposed roadway is approximately 165 feet in length, terminating with a cul-de-sac. Brick sidewalks are proposed on both sides of the roadway. Stormwater will be collected by deep sump catch basins connected to a Stormceptor infiltration unit, which will then discharge to a subsurface infiltration system. All stormwater will be collected and infiltrated on the site. All lots within the proposed subdivision will be connected to municipal water and sewer.

Approval of the subdivision was based on the following documents:

- An Application for Approval of a Definitive Subdivision Plan (AR) dated November 2, 2009;
- A letter from Site Design Engineering dated November 2, 2009;
- A preliminary plan approval letter dated May 11, 2009;
- A staff report dated December 8, 2010 and January 7, 2010;
- A "Site Analysis Report" prepared by Site Design Engineering, inc. dated November 2, 2009;
- Plans entitled "Definitive Subdivision Plans for Bunting Lane Subdivision", sheets 1 through 9, prepared by Site Design Engineering, Inc. dated November 2, 2009;
- Review Reports from Pesce Engineering & Associates, Inc., consultants for the Planning Board, dated December 9, 2009;
- Representation and testimony received in connection with the public hearings held December 14, 2009, January 11, 2010, and January 21, 2010. Minutes of these meetings are on file with the Planning Board; and
- Other assorted documents that are on file with the Planning Board.

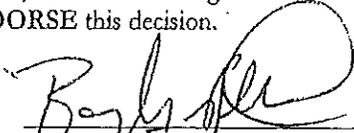
The Planning Board closed the public hearing on January 21, 2010.

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

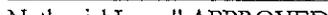
1. That the final definitive plans shall be presented to the Planning Board within six (6) months from the date of this decision (January 21, 2010). These plans shall include any outstanding revisions as required by Pesce Engineering & Associates, Inc. as well as any revisions discussed at the public hearings. The Planning Board may grant extensions of this deadline without holding a public hearing;
2. That copies of all legal documents (Homeowners Association documents, Statement of Conditions, Grant of Right of Enforcement, Grant of Easements for Utilities, Drainage, and Covenant) shall be presented to the Planning Board within six (6) months from the date of this decision (January 21, 2010). The Planning Board may grant extensions of this deadline without holding a public hearing. No lots shall be released from the Covenant until the legal documents have been recorded at the Registry of Deeds;
3. That a Homeowners Association shall be established by the applicant, along with a Road Maintenance Endowment Fund for the maintenance of all required improvements to the private way including grading, drainage facilities, and utilities. The Association shall be initially endowed at \$1000 per buildable lot (\$3,000.00 total). This fund shall be administered by the Homeowners Association with the Planning Board named as a third party enforcing agent;
4. That the roadway lot shall be transferred to the Homeowners Association. Evidence of the conveyance shall be presented to the Planning Board prior to the release of any lot and within six (6) months from the date of this decision (January 21, 2010);

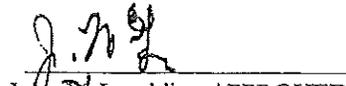
5. That in the event any of the lots are developed commercially, a dense buffer of mature evergreen plant material shall be required around the perimeter (except where driveways or walkways are located) of the subdivision. A restriction to this effect shall be included in the legal documents, with enforcement power granted to the Planning Board.
6. That all infrastructure shall be installed as shown on the referenced definitive subdivision plans, as revised;
7. That all lots shall be connected to the municipal sewer and water system. All other utilities shall be installed in accordance with the requirements of the respective utility;
8. That any additional subdivision of the lots shown on the plans referenced in this decision shall require a modification to the subdivision. Minor lot line adjustments which do not result in the creation of any additional buildable lots shall be permitted through the Approval Not Required (ANR) process;
9. That the required infrastructure improvements were based on the buildout potential of the three (3) buildable lots shown on the plans referenced in this decision. Any modifications to this subdivision that result in the creation of additional buildable lots may result in the requirement of additional infrastructure;
10. That all lots within the subdivision shall be accessed through the interior roadway only. Vehicular access to Old South Road from any of the lots shall be prohibited.
11. That Planning Staff shall be notified prior to any clearing or roadway construction. A pre-construction meeting with Planning Staff and other town staff, the applicant, and applicable construction/engineering personnel may be required;
12. That all required infrastructure improvements shall be completed within two (2) years from the date of definitive plan endorsement.

On January 21, 2010 the Planning Board voted 5-0 to APPROVE this Approval Required (AR) Subdivision and to ENDORSE this decision.


 Barry G. Rector APPROVED


 Sylvia Howard APPROVED


 Nathaniel Lowell APPROVED


 John McLaughlin APPROVED


 Linda F. Williams APPROVED

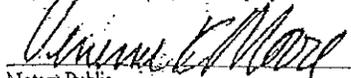
COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS

January 27, 2010

On the 27 day of January, 2010, before me, the undersigned notary public,

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


 Notary Public

March 22, 2013
 My Commission Expires

COVENANT

May 9, 2016

We, JOAN E. BUNTING and MARY E. GLOWACKI (the "Owners") submitted an application on November 2, 2009, to the NANTUCKET PLANNING BOARD (the "Planning Board") for approval of a definitive plan (the "Plan") of a subdivision of land, prepared by Site Design Engineering, LLC, and Island Surveyors, LLC, dated November 2, 2009, revised on March 1, 2010, of land located off Old South Road and Macy's Lane, Nantucket, Massachusetts, and showing three building lots numbered as Lots 1, 2 and 3 (Lot 3 consisting of Lots 3A and 3B, which are to be used only as a single lot), and a new roadway called Bunting Lane [Lot 4] (the "Subdivision"). (Lots 1, 2, 3A and 4 are to be shown as Lots _____, _____, _____ and _____ on Land Court Plan 16514-____, and Lot 3B is to be shown as Lot _____ on Land Court Plan 16514-____) (the "Subdivision"). The Owners have requested the Planning Board to approve the Plan without requiring a performance bond.

In consideration of the Planning Board approving the Plan without requiring a performance bond, the Owners hereby covenant and agree with the Inhabitants of the Town of Nantucket as follows:

1. That the Owners represent and warrant that they are the owners in fee simple absolute of all the land included in the Subdivision (the "Land") and that there are no mortgages of record or otherwise on any of the Land.
2. That the Owner will not sell or convey any lot in the Subdivision (except for the conveyance of Lot 4 to the Trustee of Bunting Lane Association Trust) or erect or place any permanent building on any lot until the construction of ways and installation of municipal services necessary to adequately serve such lot has been completed

in accordance with the covenants, conditions, agreements, terms and provisions as specified in the following:

a. The Definitive Plan as approved by the Planning Board on January 21, 2010 and endorsed on May 9, 2016, and given Planning Board File No. 7264.

b. The Subdivision Control Law and the Planning Board's Rules and Regulations Governing the Subdivision of Land which were in effect on April 2, 2009, the date of filing of the preliminary plan from which the Definitive Plan is derived.

c. The Statement of Conditions of Subdivision Approval executed by the Planning Board and the Owners with respect to the Subdivision, registered herewith at Nantucket Registry District.

However, a mortgagee who acquires title to the mortgaged premises by foreclosure or otherwise and any succeeding owner of the mortgaged premises or a part thereof may sell or convey any lot, subject only to that portion of this Covenant which provides that no lot shall be sold or conveyed or shall be built upon until ways and services have been provided to serve such lot.

3. That this Covenant shall be binding upon the successors and assigns of the Owners, shall constitute a covenant running with the Land, and shall operate as restrictions upon the Land.
4. That particular lots within the Subdivision shall be released from the foregoing conditions upon the recording of a certificate of performance executed by a majority of the Planning Board and designating the specific lots being released.
5. That nothing herein shall be deemed to prohibit a conveyance by a single deed, subject to this Covenant, of either the entire Land or of all lots not previously released by the Planning Board.
6. That the undersigned shall register this Covenant with the Nantucket Registry District of the Land Court; reference to this Covenant shall be entered upon the Plan as approved.

7. That a deed of any part of the Subdivision in violation of this Covenant shall be voidable by the grantee prior to the release of the Covenant, but not later than three (3) years from the date of such deed, as provided in M.G.L., c. 41, §81U.
8. That this Covenant, executed after endorsement of approval of the Plan by the Planning Board, shall take effect immediately.
9. That upon final completion of the construction of ways and installation of municipal services as specified herein, the Planning Board shall release this Covenant by an appropriate instrument, duly acknowledged. Failure to complete construction and installation within the time specified herein, or such extension as shall be determined by vote of the Planning Board with written concurrence of the Owners, shall result in automatic rescission of the approval of the Plan. Upon performance of the provisions of this Covenant with respect to any lot, the Planning Board may release such lot from the Covenant by an appropriate instrument duly recorded.
10. That nothing herein shall prohibit the Owners from varying the method of securing the construction of ways and installation of municipal services from time to time or from securing by one, or in part by one and in part by another, of the methods described in §81U, as long as such security is sufficient in the opinion of the Planning Board to secure performance of such construction and installation.
11. That the provisions of this Covenant shall survive the execution, delivery and recording of any release under Paragraphs 4 or 9 hereof, such releases being evidence only of compliance with this Covenant as to the provisions of Paragraphs 2, 4 and 9.

For title to all of the land in the Subdivision, see Certificates of Title Nos. 6610 and 12206 at Nantucket Registry District.

Executed as a sealed instrument as of May 9, 2016.

Joan E. Bunting

Mary E. Glowacki

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

May ____, 2016

Then personally appeared the above-named Joan E. Bunting and Mary E. Glowacki, and acknowledged the foregoing instrument to be their free act and deed, before me,

Notary Public

My commission expires:

ACCEPTANCE BY PLANNING BOARD

We, as a majority of the members of the Nantucket Planning Board, hereby accept and approve the foregoing Covenant.

Dated: May 9, 2016

Barry Rector

John Trudel, III

Nathaniel Lowell

Linda Williams

Joseph Marcklinger

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

May 9, 2016

Then personally appeared the above-named _____, being one of the members of the Nantucket Planning Board, and acknowledged the foregoing instrument to be _____ free act and deed, before me,

Notary Public

My commission expires:

**INSTRUMENT OF TRUST
OF
BUNTING LANE ASSOCIATION TRUST**

This Instrument of Trust is made as of May 9, 2016, at Nantucket, Massachusetts, by JOAN E. BUNTING (hereinafter collectively called the "Trustee", which term and any provisions referring thereto shall be deemed to include her successors in trust hereunder and to mean the trustee or trustees for the time being hereunder, whenever the context so permits).

ARTICLE ONE - Name of Trust

The trust hereby created shall be known as **BUNTING LANE ASSOCIATION TRUST**, and under that name, so far as legal, convenient, and practicable, shall all business carried on by the Trustees be conducted and shall all instruments in writing by the Trustees be executed.

ARTICLE TWO - Definitions

For purposes of this Instrument of Trust, the following words and phrases shall have the following meanings:

2.01. "Assessments". The assessments and charges provided for by the terms of the Declaration of Easements.

2.02. "Building Lot". Each of Lots 1, 2 and 3 (Lot 3 consisting of Lots 3A and 3B, which are to be used only as a single lot) upon the Plan. (Lots 1, 2, and 3A are to be shown as Lots ____, ____ and ____ on Land Court Plan 16514-__, and Lot 3B is to be shown as Lot ____ on Land Court Plan 16514- __).

2.03. "Covenant". A Covenant between the Developer and the Planning Board dated May 9, 2016, in File No. 7264, registered with Nantucket Registry District as Document No. _____.

2.04. "Declaration of Restrictions and Easements". That certain document entitled Declaration of Restrictions and Easements dated as of May 9, 2016, registered with Nantucket Registry District as Document No. _____.

2.05. "Developer". Joan E, Bunting, the present Owner of a portion of the Land, or such other person or entity as shall hold the rights of the Developer hereunder by express written and registered instrument of assignment executed by the original or a successor Developer.

2.06. "Land". Each of the Building Lots, and Lot 4, as shown upon the Plan.

2.07. "Lot". Each of the lots designated by a number on the Plan.

2.08. "Member". The Owner of a Building Lot.

2.09. "Owner". The person or persons or other entity, considered collectively, who are, from time to time, the owners of any Lot, according to the records at such time at the Nantucket Registry District of the Land Court.

2.10. "Plan". A plan by Site Design Engineering LLC, and Island Surveyors, LLC, dated November 2, 2009, revised on March 1, 2010, as endorsed by the Planning Board as approved under the Subdivision Control Law in File No. 7264, filed with the Land Registration Office as Land Court Plans 16514-__ and 16514-__.

2.11. "Roadway". Lot 4, as shown upon the Plan (to be shown as Lot ____ on Land Court Plan 16514-__, which shall be owned by the Association.

2.12. "Utility Lines". The pipes, wires, cables, or other means of transmission of electric, telephone, cable television, water, and if now or in the future applicable, sewer, gas, and such utility services as are now or may in the future be customarily installed to serve residential building lots in Nantucket, Massachusetts, which serve any of the Lots.

ARTICLE THREE - The Trust and Its Purpose

3.01. **Purposes.** This trust has been formed for the purpose of acting as an Association of the Owners of Lots and, in connection therewith, to construct, install, maintain, and improve the Roadway, the drainage structures and Utility Lines, and landscaping, located within the Roadway; to hold title to the Roadway; to collect and enforce the Assessments; and generally to promote common enjoyment by Members of their respective Lots and the best interest of all Members with respect to the Land, as the same may from time to time be determined by the Members, acting in accordance with the provisions hereof.

3.02. **Relationship of Parties.** It is hereby expressly declared that a trust and not a partnership has been created hereby, and that the Members are *cestuis que trustent* and not partners or associates nor in any other relation whatever between themselves with respect to the trust property, and hold no relation to the Trustees other than that of *cestuis que trustent*, with only such rights as are conferred upon them as such *cestuis que trustent* hereunder.

ARTICLE FOUR - The Trustees

4.01. **Election of Trustees.** There shall at all times be a board of trustees (hereinafter called the "Board of

Trustees" or the "Board") hereunder. So long as the Developer shall own all three of the Building Lots, the Board of Trustees shall consist of Joan E. Bunting; and in the case of any vacancy as Trustee such vacancy shall be filled by appointment by the Developer. After the sale of a Building Lot, the Board of Trustees shall consist of three natural persons, with each Building Lot designating one Trustee, to serve at the pleasure of the Owner of such Lot. Each Trustee shall be appointed by instrument in writing setting forth (a) the appointment of such Trustee, and (b) the acceptance of such appointment, signed and acknowledged by the person so appointed. Such appointment shall become effective upon the filing for record at Nantucket Registry District of such instrument, and such person shall then be and become such Trustee and shall be vested with the powers of the Trustees, jointly with the remaining or surviving Trustee or Trustees, without the necessity of any act of transfer or conveyance.

4.02. Unanimous Vote. In any matters relating to the administration of the Trust hereunder and the exercise of the powers hereby conferred, the Trustees shall act by unanimous consent.

4.03. Resignation or Removal. Any Trustee may resign at any time by instrument in writing, signed and acknowledged in the manner required in Massachusetts for the acknowledgment of

deeds, and such resignation shall take effect upon the filing for record at Nantucket Registry District of such instrument.

4.04. Personal Liability. No Trustee hereinbefore named or elected as hereinbefore provided shall under any circumstances or in any event be held liable or accountable out of his personal assets or be deprived of compensation by reason of any action taken, suffered, or omitted in good faith, or be so liable or accountable for more money or other property than he actually receives, or for allowing one or more of the other Trustees to have possession of the Trust funds or property, or be so liable, accountable, or deprived by reason or honest errors of judgment or mistakes of act or law or by reason of the existence of any personal or adverse interest or by reason of anything except his own personal and willful malfeasance or defaults.

4.05. Dealing with Trustees. No Trustee shall be disqualified by his office from contracting or dealing with the Trustees or with one or more Owners (whether directly or indirectly because of his interest individually or the Trustees' interest or any Owners' interest in any corporation, firm, trust, or other organization connected with such contracting or dealing or because of any other reason), as vendor, purchaser, or otherwise, nor shall any such dealing, contract, or arrangement entered into in respect of this Trust in which any

Trustee shall be in any way interested be avoided, nor shall any Trustee so dealing or contracting or being so interested be liable to account for any profit realized by any such dealing, contract, or arrangement by reason of such Trustee's holding office or of the fiduciary relation hereby established, provided the Trustee shall act in good faith and shall disclose the nature of his interest before the dealing, contract, or arrangement is entered into.

4.06. Indemnity. The Trustees, and each of them, shall be entitled to indemnity both out of the Trust property and by the Members against any liability incurred by them, or any of them, in the execution hereof, including, without limiting the generality of the foregoing, liabilities in contract and in tort and liabilities for damages, penalties, and fines. Each Member shall be personally liable for all sums lawfully assessed for his share of the common expenses of the Trust and for his proportionate share of any claims involving the Trust property in excess thereof. Nothing in this paragraph contained shall be deemed, however, to limit in any respect the powers granted to the Trustees in this Instrument.

**ARTICLE FIVE - Beneficiaries and the
Beneficial Interest in the Trust**

5.01. Beneficiaries. The *cestuis que trustent* or beneficiaries shall be the Members, as Owners, from time to time, of each of the Building Lots. The beneficial interest in the Trust hereunder shall be held by the Members in equal shares, one share appertaining to the ownership of each Building Lot.

5.02. Multiple Owners. The beneficial interest of each Building Lot set forth above shall be held and exercised as a unit and shall not be divided among several Owners of any such Building Lot. To that end, whenever any Building Lot is owned of record by more than one (1) person, the several Owners of such Building Lot shall (a) determine and designate which one of such Owners shall be authorized and entitled to cast votes, execute instruments and otherwise exercise the rights appertaining to such Lot hereunder, and (b) notify the Trustees of such designation by a notice in writing signed by all of the record Owners of such Building Lot. Any such designation shall take effect upon receipt by the Trustees and may be changed at any time and from time to time by notice as aforesaid. In the absence of any such notice of designation, the Board of Trustees may, by majority vote, designate any one such Owner for such purposes.

ARTICLE SIX - By-Laws

The provisions of this Article Six shall constitute the By-Laws of this Trust and the organization of Members established hereby, to wit:

6.01. Powers of the Trustees. The Trustees shall have the absolute control, management, and disposition of the Trust property as if they were the absolute owners thereof, free from the control of the Members and, without, by the following enumeration, limiting the generality of the foregoing or of any item in the enumeration, with full power and uncontrolled discretion, subject only to the limitations and conditions hereof, at any time and from time to time and without the necessity of applying to any court or to the Members for leave so to do.

6.02. Inspection of Records. Books, accounts, and records of the Trustees shall be open to inspection to any one or more of the Members at all reasonable times. The Trustees shall as soon as reasonably possible after the close of each fiscal year, or oftener if convenient for them, submit to the Members a report of the operations of the Trustees for such year, which shall include a profit and loss statement, and analysis of surplus changes during the year, and a balance sheet as of the close of each year, all in such summary form and only

in such detail as the Trustees shall deem proper. Any person who has been furnished with such report and shall have failed to object thereto by notice in writing to the Trustees given by registered mail within a period of six (6) months of the date of the receipt by him shall be deemed to have assented thereto.

6.03. Common Expenses, Profits, and Funds. The Members shall be liable for common expenses and entitled to common profits of the Trust in proportion to their respective percentages of beneficial interest as set forth in Article Five hereof. The Trustees may at any time or times distribute common profits among the Members in such proportions. The Trustees may, to such extent as they deem advisable, set aside common funds as reserve or contingent funds and may use the funds so set aside for reduction of indebtedness or other lawful capital purpose or, subject to provisions hereof, for repair, rebuilding, or restoration of the Roadway and the Utility Lines, or for improvements thereto, and the funds so set aside shall not be deemed to be common profits available for distribution. All such common expenses shall be assessed and collected in accordance with the Declaration of Easements.

6.04. Insurance. The Trustees may obtain and maintain, to the extent available, master policies of insurance with respect to the common areas and facilities for the benefit and protection of Trustees and all of the Members for (a) comprehen-

sive public liability, (b) workmen's compensation and employer's liability with respect to any manager, agent, or employee of the Trust, but excluding any independent agent or manager, and (c) such other risks as the Trustees in their discretion deem it appropriate to insure. All such insurance may be in such amounts and forms as the Trustees shall, in their discretion, deem appropriate and shall, insofar as practicable, contain provisions as above set forth with respect to non-cancellation, waiver of subrogation, waiver of defense based on conduct of any insured, and non-contribution. The cost of all such insurance obtained and maintained by the Trustees, pursuant to the provisions of this Section, shall be a common expense.

6.05. Improvements to Roadway. If and whenever the Trustees shall propose to make any improvement to the Roadway, the Trustees shall submit to all Members a form of agreement (which may be in several counterparts) specifying the improvement or improvements to be made and the estimated cost thereof and authorizing the Trustees to proceed to make the same. Upon (a) the receipt by the Trustees of such agreement signed by Members holding one hundred percent (100%) of the beneficial interest or (b) the expiration of ninety (90) days after such agreement was first submitted to the Members, whichever of said (a) and (b) shall first occur, the Trustees shall proceed to make the improvement or improvements specified in such

agreement, with all costs to be borne as herein provided. If and whenever any Member shall propose to make an improvement to or affecting the Roadway at such Member's expense, and the Trustees determine, in their reasonable discretion, that such improvement would be consistent and compatible with the provisions and intent of this Trust and the Declaration of Easements, the Trustees may, but shall not be obliged to, authorize such improvement to be made at the sole expense of the Member proposing the same, without the consent or approval of other Members, subject to such contractual undertakings of the Member proposing such improvement as the Trustees, in their reasonable discretion, deem to be necessary or desirable in the circumstances.

6.06. Rules, Regulations, Restrictions and Requirements. The Board of Trustees may at any time and from time to time adopt and amend and rescind administrative rules and regulations governing the details of the operation and use of the Roadway.

6.07. Meetings of Trustees. The Board of Trustees shall meet annually at a time and place designated by the Chairman of the Trustees, or at such other reasonable time and place as may be designated by a majority of the Trustees by written notice given to all Trustees at least fourteen (14) days prior to the date so designated, and at such meeting shall elect