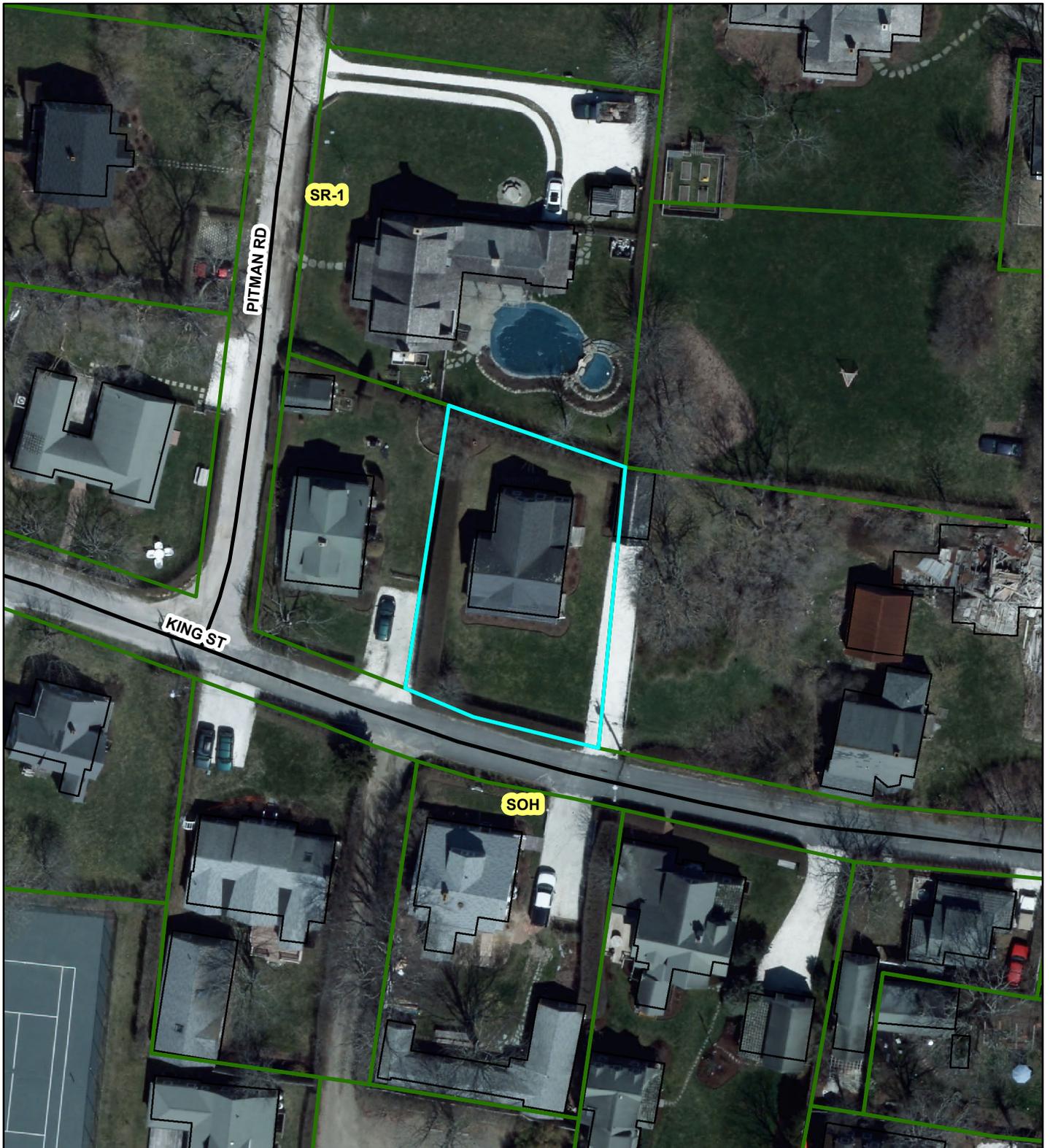




#7973 ANR
Tredick R. T. & Robin K. Gorham
9 King Street
Map 73.4.2 Parcel 11



PLANNING BOARD

FILE # 7973



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

math

Nantucket Planning Board

JUN 7 2016

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

Date: 6/6/16 *Name of Owner(s)/Applicant(s): Tredick R.T. & Robin K. Gorham

*Owner's/Applicant's address: 15 Crow Valley Road, Smiths, Bermuda FL03

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): 9 King Street

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

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

The owner's title to the land derived under deed from Judy Carter/Roberta Giffen, date 4/22/98-12/15/15

And recorded in Nantucket Registry of Deed, Book 571/1515 Page 326/324 or Land Court Certificate of

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

Assessor's Map# 73.4.2, Parcel # 11.

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 two (2) _____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____

Aerial Photo 1940

- 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

Robin Gorham

Planning Board File # 7973

Endorsement Date: _____



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

June 6, 2016

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

RECEIVED
JUN 07 2016
CVR#2978
Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

JUN 07 2016

MSB

Re: **NOTICE OF "FORM A" SUBMISSION**
#9 King Street
PROJECT # N9683

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: Tredick R.T. & Robin K. Gorham.

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

Very Truly Yours,
Nantucket Surveyors LLC

Paul J. Santos, PLS
Executive Vice President, Associate

XC Tredick R.T. & Robin K. Gorham
Arthur I. Reade, Jr.

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

June 6, 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: Tredick R.T. & Robin K. Gorham
#9 King Street
Map: 73.4.2 Parcel: 11

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 a light blue circular stamp.

Paul J. Santos, PLS
Agent for the Applicant

XC Tredick R.T. & Robin K. Gorham
Arthur I. Reade, Jr.

Office located at 5 Windy Way • Nantucket, MA 02554



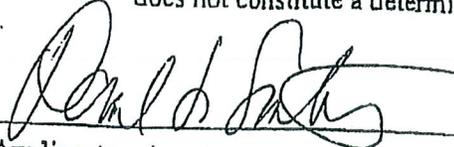
Nantucket Planning Board ANR CHECKLIST

Owner Name Tredick R.T. & Robin Gorham

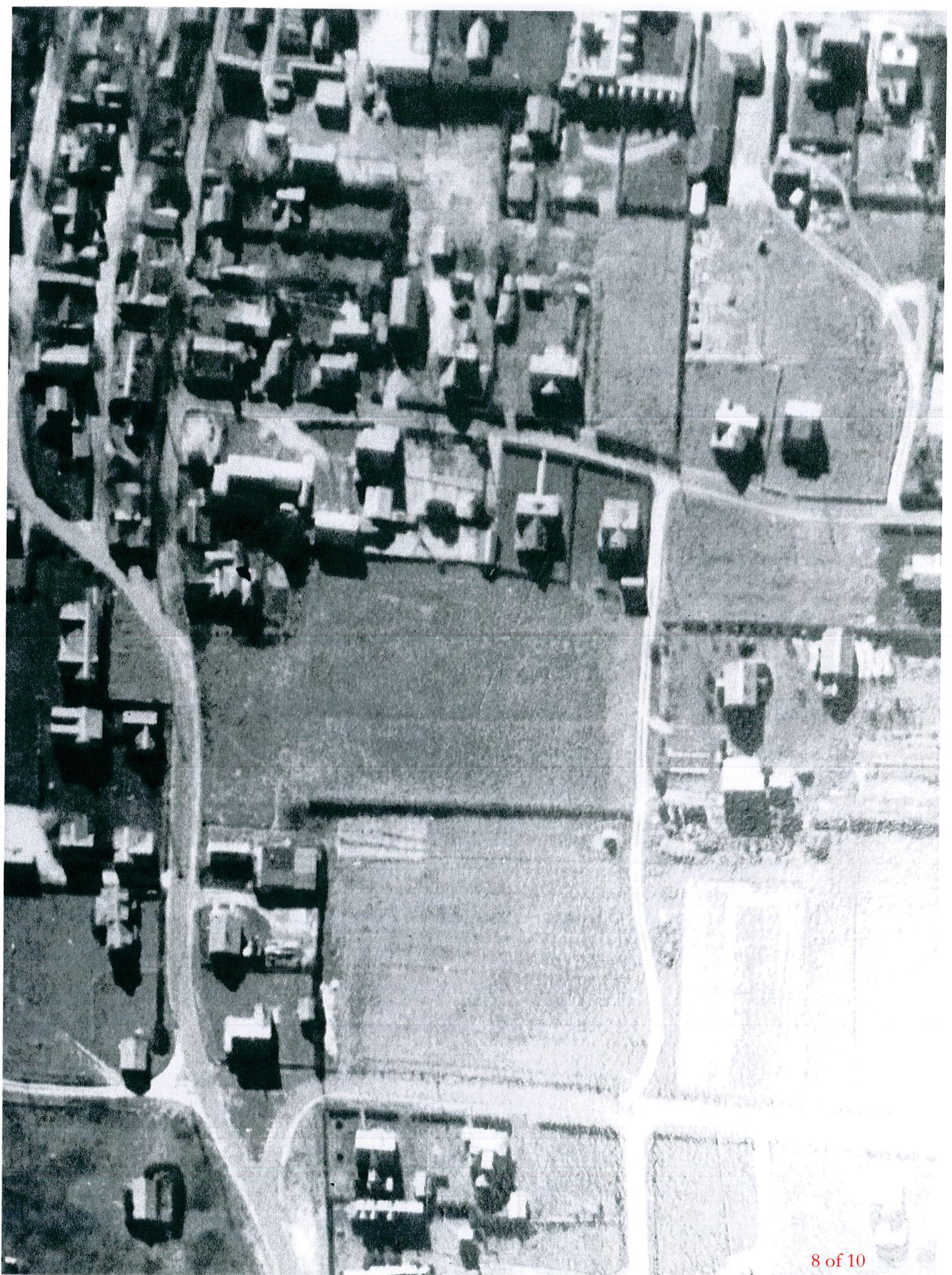
Property Address 9 King Street

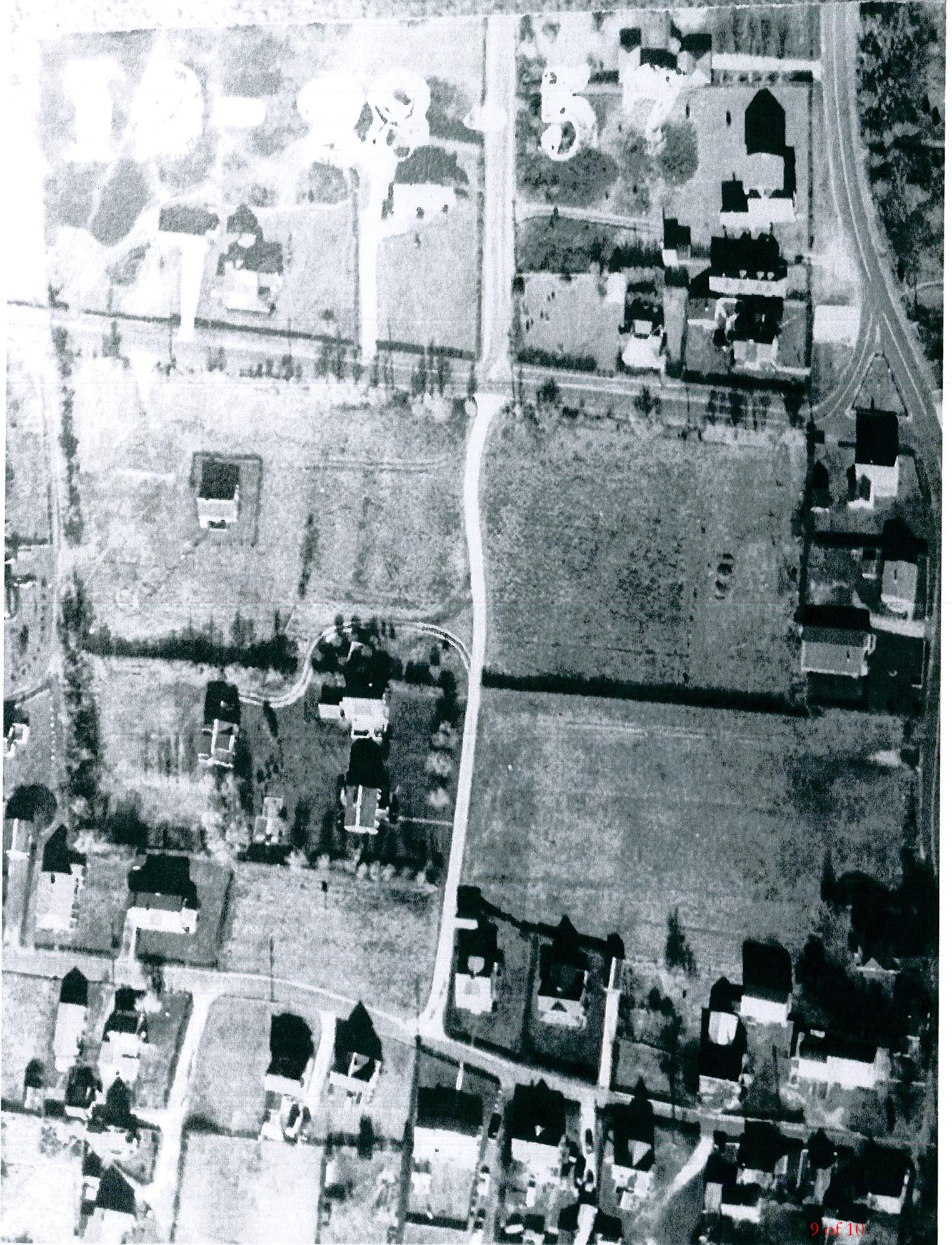
Engineer/Surveyor Nantucket Surveyors, LLC

1. The area, frontage, and dimensions of the lot, or lots, requiring endorsement, and of any contiguous lots in common beneficial ownership whose dimensions are altered by the plan, and which contiguous lots have area or frontage less than twice the prevailing required area and/or frontage for the zoning district in which the land is located. In the case where said contiguous lots have less than twice the required frontage but more than twice the area, only the frontage shall be shown on the plan.
2. The date of the plan, scale, north point.
3. The names of the record owner and the applicant, and the name, seal and signature of the registered surveyor.
4. Abutting properties with the names of owners from the most recent tax list and showing all relevant abutting lot lines.
5. Zoning classification data, wetlands and floodplains.
6. The Assessor's map and parcel number as it is recorded on the official tax maps of Nantucket and recently recorded plans for the parcel.
7. The name(s) of the way(s) on which the lots front.
8. The physical condition of the way(s) shown on the plan including actual width, surface condition and available drainage.
9. An area set aside for the signatures of Board members, file number and date of endorsement preceded by the words "Approval Under the Subdivision Control Law Not Required, Nantucket Planning Board."
10. A locus plan at a scale of at least 1"=2000', containing sufficient information so that the land can be readily located, including streets bounding on or near the property.
11. N/A Each plan shall contain a note or notes as to the compliance of each lot shown thereon with the Lot Area requirements as provided in the *Nantucket Zoning Bylaw*, Chapter 139 ss 2A and 16A. The mylar plan shall show the entire area of such lot as computed pursuant to the minimum technical standards for surveys as set forth under 250 CMR 6.01, including such areas subject to protection under the State Wetlands Protection Act.
12. N/A A note which is substantially to the following effect: "Wetland lines are approximate and for purposes of determining zoning compliance only."
13. A note which is substantially to the following effect: "Planning Board endorsement does not constitute a determination of conformance under zoning."


Applicant or Agent

AERIAL VIEWS
OF THE
TOWN OF NANTUCKET
—↔—
1940





NANTUCKET REGISTRY OF DEEDS

Date _____

Time _____

Plan Bk. _____ PG _____

Plan File _____

Attest: _____ Register _____

RESERVED FOR REGISTRY USE ONLY

NANTUCKET PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

BARRY RECTOR, CHAIRMAN

LINDA WILLIAMS, VICE-CHAIRWOMAN

NATHANIEL LOWELL

JOSEPH MARKUNGER

JOHN TRUDEL

DATE APPROVED _____

DATE SIGNED _____

FILE NO. _____

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



LEGEND:

DHCB FOUND

IP FOUND

N/F NOW OR FORMERLY

S.F. SQUARE FEET

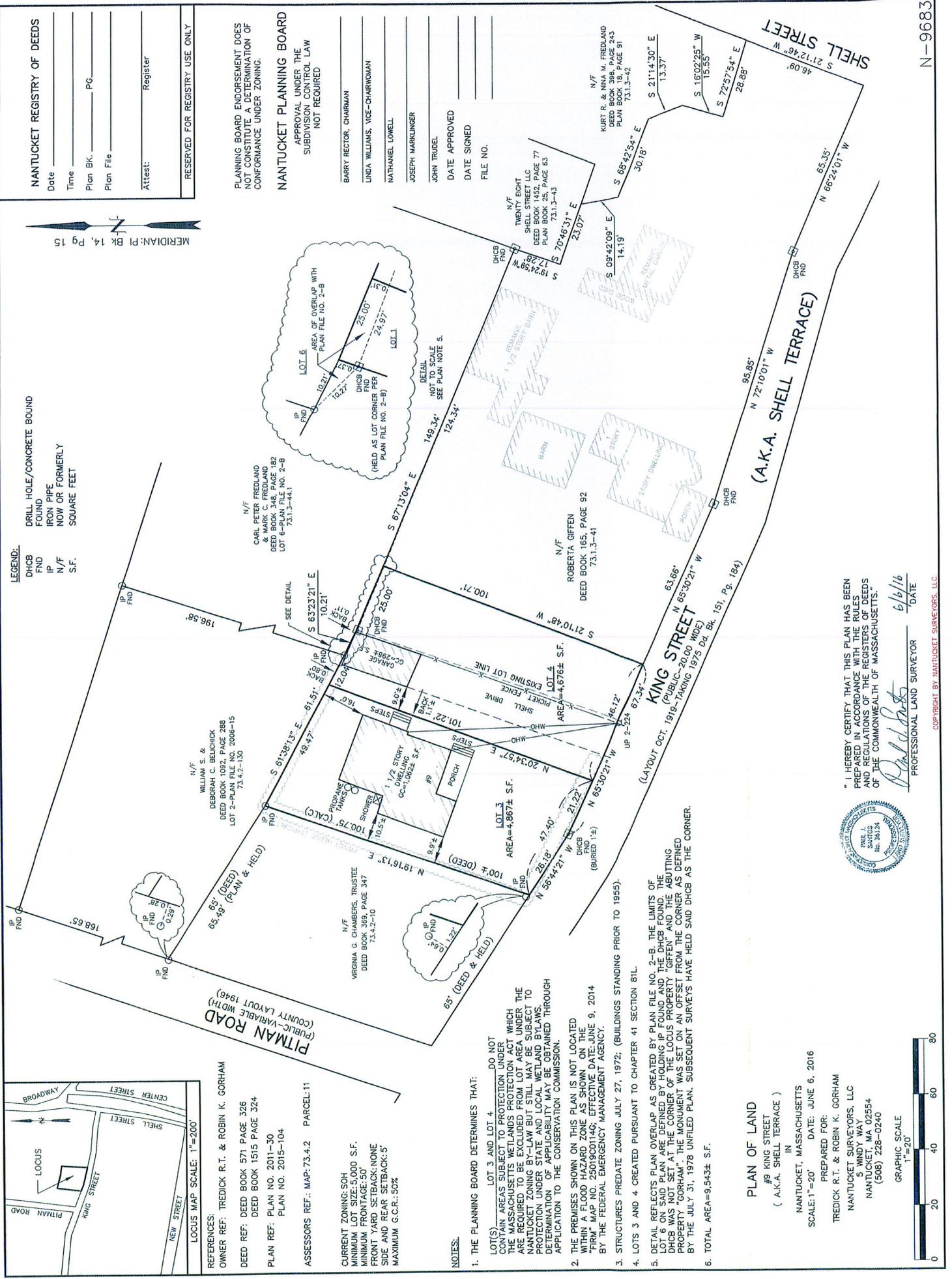
DRILL HOLE/CONCRETE BOUND

FOUND

IRON PIPE

NOW OR FORMERLY

SQUARE FEET



PITMAN ROAD
(PUBLIC-VARIABLE WIDTH)
(COUNTY LAYOUT 1946)

(A.K.A. SHELL TERRACE)

KING STREET
(PUBLIC-20.00' WIDE)
(LAYOUT OCT. 1919-TAKING 1975 Dd. Bk. 151, Pg. 184)

SHELL STREET
S 21°12'46" W 46.09'

LOCUS MAP SCALE: 1"=200'

OWNER REF: TREDICK R.T. & ROBIN K. GORHAM

DEED REF: DEED BOOK 571 PAGE 326

DEED REF: DEED BOOK 1515 PAGE 324

PLAN REF: PLAN NO. 2011-30

PLAN REF: PLAN NO. 2015-104

ASSESSORS REF: MAP: 73.4.2 PARCEL: 11

CURRENT ZONING: SOH

MINIMUM LOT SIZE: 5,000 S.F.

MINIMUM FRONTAGE: 50'

FRONT YARD SETBACK: NONE

SIDE AND REAR SETBACK: 5'

MAXIMUM G.C.R.: 50%

NOTES:

- THE PLANNING BOARD DETERMINES THAT:
 - LOT 3 AND LOT 4 DO NOT (IN 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.
 - THE PREMISES SHOWN ON THIS PLAN IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS SHOWN ON THE "FIRM" MAP NO. 25019C0114C; EFFECTIVE DATE, JUNE 9, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 - STRUCTURES PREDATE ZONING JULY 27, 1972; (BUILDINGS STANDING PRIOR TO 1955).
 - LOTS 3 AND 4 CREATED PURSUANT TO CHAPTER 41 SECTION 81L
 - DETAIL REFLECTS PLAN OVERLAP AS CREATED BY PLAN FILE NO. 2-B. THE LIMITS OF LOT 6 ON SAID PLAN ARE DEFINED BY HOLDING IP FOUND AND THE DHCB FOUND. THE HOLDING IP FOUND WAS NOT SET AT THE CORNER OF THE LOCUS PROPERTY GORHAM AS DEFINED PROPERTY "GORHAM". THE MONUMENT WAS SET ON A POINT SET FROM THE CORNER AS DEFINED BY THE JULY 31, 1978 UNFILED PLAN. SUBSEQUENT SURVEYS HAVE HELD SAID DHCB AS THE CORNER.
 - TOTAL AREA=9,543± S.F.

PLAN OF LAND

#9 KING STREET
(A.K.A. SHELL TERRACE)
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=20' DATE: JUNE 6, 2016

PREPARED FOR:
TREDICK R.T. & ROBIN K. GORHAM
NANTUCKET SURVEYORS, LLC
5 WINDY WAY
NANTUCKET, MA 02554
(508) 228-0240

GRAPHIC SCALE
1"=20'



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



Paul J. Santos
PROFESSIONAL LAND SURVEYOR

6/6/16
DATE

COPYRIGHT BY NANTUCKET SURVEYORS, LLC