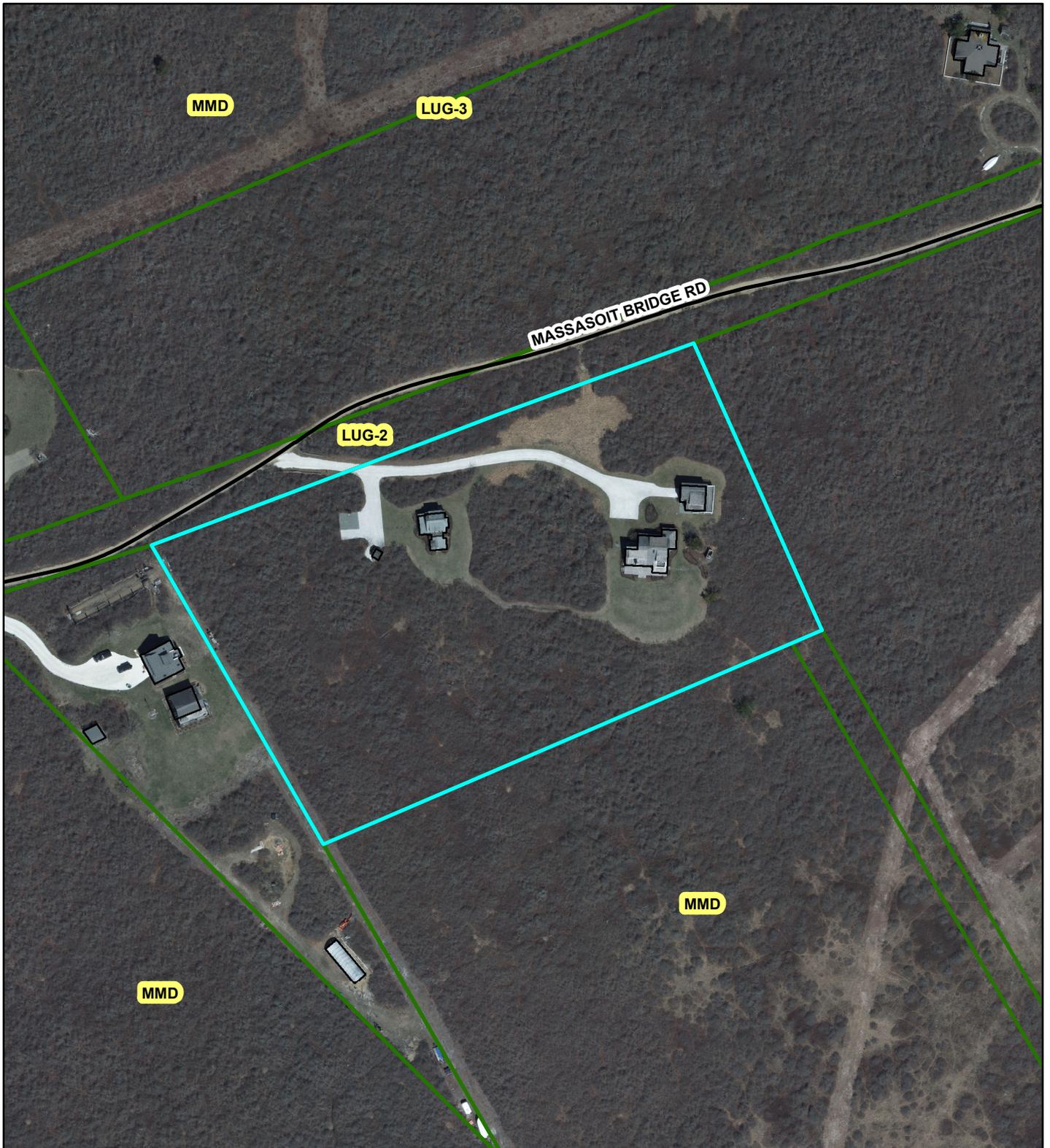




#7974 ANR
Elizabeth Harris Lifschultz
3 Massasoit Bridge Road
Map 59 Parcel 11



PLANNING BOARD

FILE # 7974



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

Nantucket Planning Board

JUN 07 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): Elizabeth Harris Lifschultz

*Owner's/Applicant's address: 132 Old Roaring Brook Road, Mt. Kisco
State: NY Zip Code: 10549-3716

*(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 Massasoit Bridge Road

Name of Registered Land Surveyor: Paul J. Santos, PLS Nantucket Surveyors, LLC
Surveyor's address: 5 Windy Way, P.O. Box 3627, Nantucket MA 02554

The owner's title to the land derived under deed from Scott S. Murphy/Shelley Anne Hopkins, date 6/20/03
And recorded in Nantucket Registry of Deed, Book 831 Page 22 or Land Court Certificate of
Title # _____, registered in Nantucket District Book _____, Page _____ and shown on
Assessor's Map# 59, 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 150 feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

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

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

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

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 81-1.)

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.

Elizabeth Harris Lifschultz
Owner's Signature

Planning Board File # 7974

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

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

na kb

Re: **NOTICE OF "FORM A" SUBMISSION**
#3 Massasoit Bridge Road
PROJECT # NS10384

JUN 07 2016

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: Elizabeth Harris Lifschultz

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

CC: Elizabeth Harris Lifschultz

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: Elizabeth Harris Lifschultz
#3 Massasoit Bridge Road
Map: 59 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 that reads 'Paul J. Santos'.

Paul J. Santos, PLS
Agent for the Applicant

CC: Elizabeth Harris Lifschultz



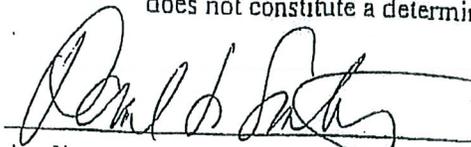
Nantucket Planning Board ANR CHECKLIST

Owner Name Elizabeth Harris Lifschultz

Property Address #3 Massasoit Bridge Road

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. 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

NANTUCKET REGISTRY OF DEEDS

Date _____
 Title _____
 Plan Bk. _____ P.C. _____
 Plan File _____
 ATESTE: _____ Register
 RESERVED FOR REGISTRY USE ONLY



THE AREA CALCULATIONS FOR EACH LOT COMPLY WITH LOT AREA REQUIREMENTS OF THE ZONING REGULATIONS BY-LAW CH. 139 SS. 2A AND 13A. PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.

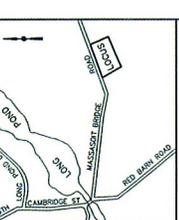
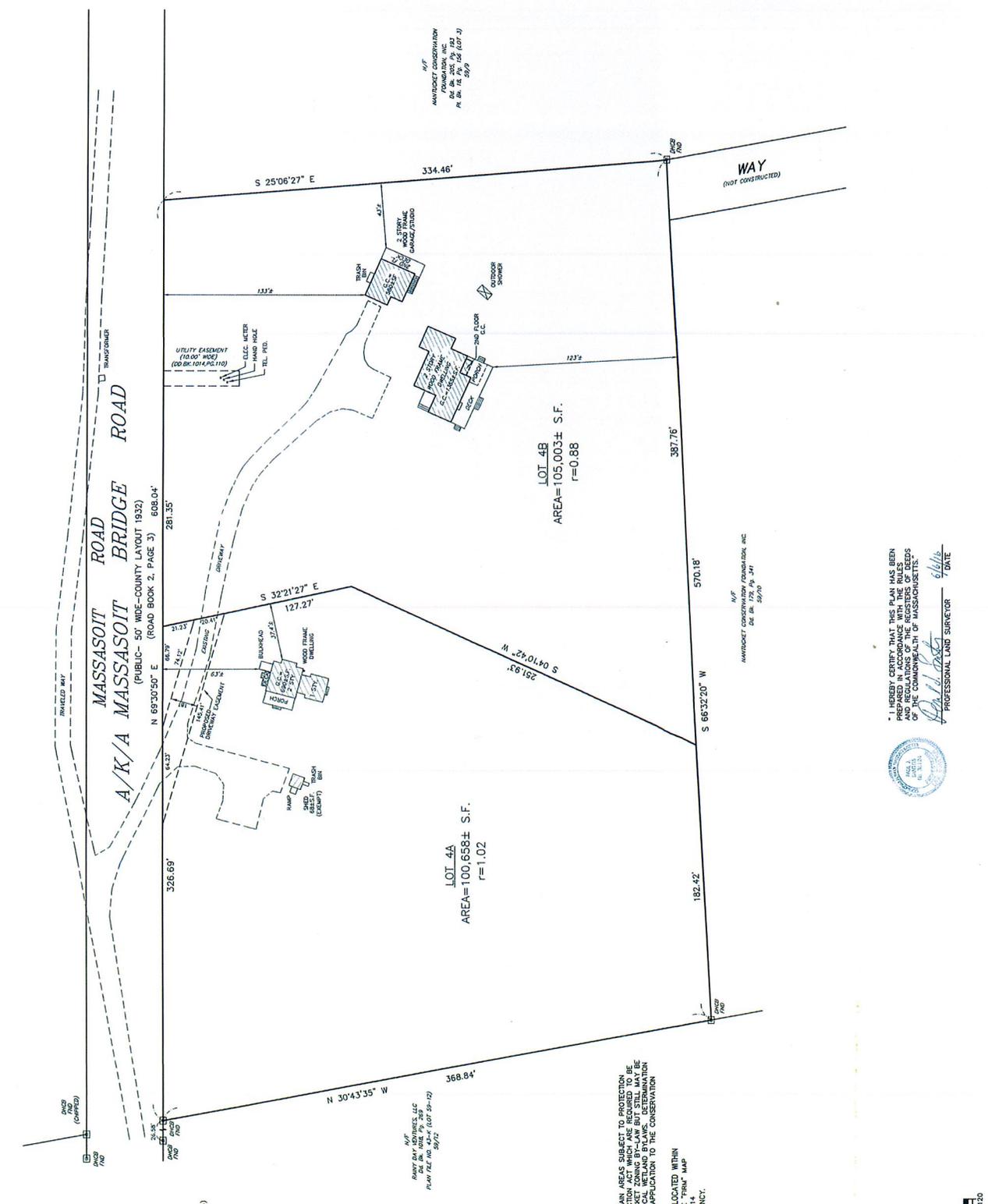
NANTUCKET PLANNING BOARD

APPROVAL UNDER THE SUBSTITUTION OF FEDERAL LAW NOT REQUIRED

BARRY RECTOR, CHAIRMAN
 LISA WILLIAMS, VICE-CHAIRMAN
 NATHANIEL LOWELL
 JESSIE HANCOCK
 JOHN TRIBEL

DATE APPROVED _____
 DATE SIGNED _____
 FILE NO. _____

N-10384



REFERENCES:
 OWNER: ELIZABETH HARRIS LIFSCHILTZ
 DEED REFERENCE: DEED BOOK 831, PAGE 22
 PLAN REFERENCE: PLAN BOOK 18, PAGE 156 (LOT 4)
 ASSESSORS REFERENCE: MAP-59 PARCEL:11

ZONING CLASSIFICATION:
 DISTRICT: LUG-2

MINIMUM LOT SIZE: = 60,000 S.F.
MINIMUM FRONTAGE: = 150'
MINIMUM SETBACKS: FRONT = 15', SIDE & REAR LINE SETBACK = 15'
MAXIMUM GROUND COVER RATIO: = 4%

LEGEND:

- DRIVE
- DRILL HOLE/CONCRETE BOUND
- DEED BOOK
- D.L. BL.
- CC
- GROUND COVER
- N/F
- ROW OR FORMERLY
- S.F.
- SQUARE FEET

NOTES:

- THE PLANNING BOARD DETERMINES THAT:
 - LOTS 4A & 4B DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER MASSACHUSETTS WELL PROTECTION ACT WHICH ARE TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY-LAW BUT STILL MAY BE APPLICABLE TO THE CONSERVATION COMMISSION.
 - THE PREMISES SHOWN ON THIS PLAN ARE NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DESIGNATED ON THE "FIRM" MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PLAN OF LAND
 #3 MASSASOIT BRIDGE ROAD
 NANTUCKET, MASSACHUSETTS

SCALE: 1" = 30' DATE: JUNE 06, 2016

PREPARED FOR:
 ELIZABETH HARRIS LIFSCHILTZ
 NANTUCKET SURVYORS, LLC
 NANTUCKET, MASSACHUSETTS
 (0307) 238-0206

GRAPHIC SCALE
 1" = 30'

DATE: 6/6/16
 PROFESSIONAL LAND SURVEYOR

7 of 7