#7975 ANR
Town of Nantucket
Central Road aka Surrey Avenue
Map 92.4

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

JUN 0 7 2016

PLANNING BOARD

FILE # 7975

Nantucket Planning Board

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

Date: June 6, 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): Central Road a.k.a. Surrey Avenue

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

The owner's title to the land derived under deed from Article 96 date 4/5/2014 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 # 92.4 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)

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

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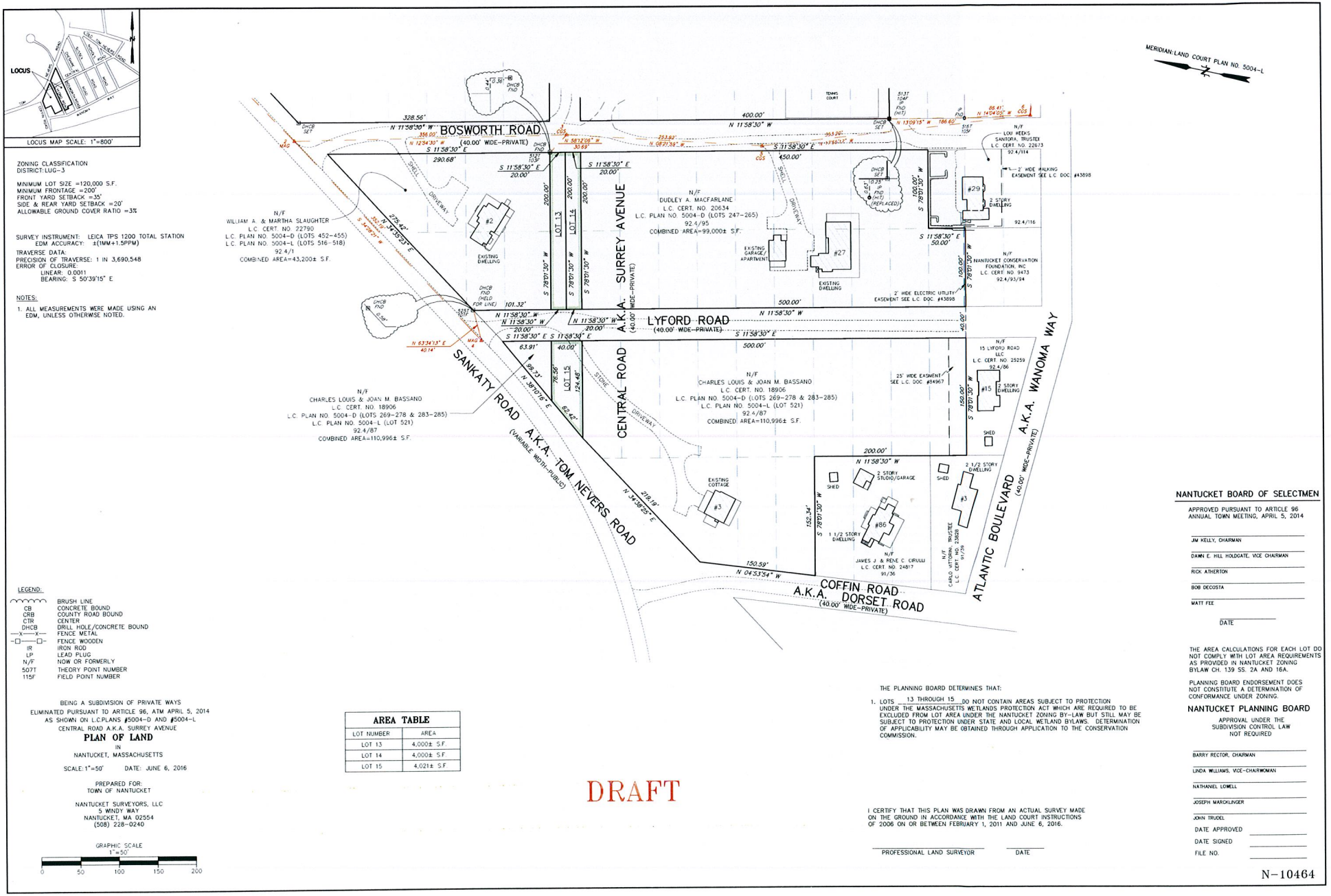
Endorsement Date: _____



ZONING CLASSIFICATION
DISTRICT: LUG-3

MINIMUM LOT SIZE =120,000 S.F.
MINIMUM FRONTAGE =200'
FRONT YARD SETBACK =35'
SIDE & REAR YARD SETBACK =20'
ALLOWABLE GROUND COVER RATIO =3%

SURVEY INSTRUMENT: LEICA TPS 1200 TOTAL STATION
EDM ACCURACY: ±(1MM+1.5PPM)

TRAVERSE DATA:
PRECISION OF TRAVERSE: 1 IN 3,690,548
ERROR OF CLOSURE:
LINEAR: 0.0011
BEARING: S 50°39'15" E

NOTES:

1. ALL MEASUREMENTS WERE MADE USING AN EDM, UNLESS OTHERWISE NOTED.

LEGEND:

	BRUSH LINE
CB	CONCRETE BOUND
CRB	COUNTY ROAD BOUND
CTR	CENTER
DHCB	DRILL HOLE/CONCRETE BOUND
—X—X—	FENCE METAL
—□—□—	FENCE WOODEN
IR	IRON ROD
LP	LEAD PLUG
N/F	NOW OR FORMERLY
5071	THEORY POINT NUMBER
115F	FIELD POINT NUMBER

BEING A SUBDIVISION OF PRIVATE WAYS
ELIMINATED PURSUANT TO ARTICLE 96, ATM APRIL 5, 2014
AS SHOWN ON L.C.PLANS #5004-D AND #5004-L
CENTRAL ROAD A.K.A. SURREY AVENUE

PLAN OF LAND

IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=50' DATE: JUNE 6, 2016

PREPARED FOR:
TOWN OF NANTUCKET

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

GRAPHIC SCALE
1"=50'
0 50 100 150 200

AREA TABLE	
LOT NUMBER	AREA
LOT 13	4,000± S.F.
LOT 14	4,000± S.F.
LOT 15	4,021± S.F.

DRAFT

THE PLANNING BOARD DETERMINES THAT:

1. LOTS 13 THROUGH 15 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY-LAW BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BYLAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON OR BETWEEN FEBRUARY 1, 2011 AND JUNE 6, 2016.

PROFESSIONAL LAND SURVEYOR _____ DATE _____

NANTUCKET BOARD OF SELECTMEN

APPROVED PURSUANT TO ARTICLE 96
ANNUAL TOWN MEETING, APRIL 5, 2014

JM KELLY, CHAIRMAN

DAWN E. HILL HOLDGATE, VICE CHAIRMAN

RICK ATHERTON

BOB DECOSTA

MATT FEE

DATE

THE AREA CALCULATIONS FOR EACH LOT DO NOT COMPLY WITH LOT AREA REQUIREMENTS AS PROVIDED IN NANTUCKET ZONING BYLAW CH. 139 SS. 2A AND 16A.

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

NANTUCKET PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

BARRY RECTOR, CHAIRMAN

LINDA WILLIAMS, VICE-CHAIRWOMAN

NATHANIEL LOWELL

JOSEPH MARCKLINGER

JOHN TRUDEL

DATE APPROVED

DATE SIGNED

FILE NO.

N-10464