



#7978 ANR  
Woodbine Street  
Roadway Acquisition Plan  
Map 80



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



PLANNING BOARD

JUN 07 2016

*Handwritten signature/initials*

# Nantucket Planning Board

FILE # 1978

## 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): Woodbine Street (Parcels A & B)  
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 Articles 95 & 96 date 4/5/2016 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

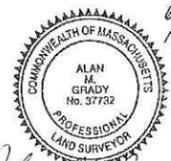
Planning Board File # 7978

Endorsement Date: \_\_\_\_\_

ZONE: LUG-1  
 REQUIRED  
 LOT AREA: 40,000 s.f.  
 FRONTAGE: 100'  
 FRONT YARD: 35'  
 SIDE/REAR YARD: 10'  
 GROUND COVER: 7%

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

POCHICK AVENUE

WOODBINE STREET

#24 WOODBINE STREET  
 MAP 80 PARCEL 96  
 N/F  
 JAMES LAWRENCE CONLON  
 REVOCABLE TRUST and  
 ANN DENISE CONLON  
 REVOCABLE TRUST

#23 WOODBINE STREET  
 MAP 80 PARCEL 95  
 N/F  
 MARK J. YACOS and  
 DEBORAH A. YACOS

#22 WOODBINE STREET  
 MAP 80 PARCEL 322  
 N/F  
 WILLIAM H. GARTLAND and  
 MICHELE D. GARTLAND  
 DEED BK. 1034 PG. 63  
 & BK. 1325 PG. 30  
 & BK. 1408 PG. 145  
 Plan File: 54-W - LOT 1

#21 WOODBINE STREET  
 MAP 80 PARCEL 321  
 N/F  
 21 WOODBINE, LLC  
 DEED BK. 1342 PG. 75  
 & BK. 1409 PG. 327  
 Plan File: 54-W - LOT 4

#12 WEWEDER AVENUE  
 MAP 80 PARCEL 97  
 N/F  
 TOWN OF NANTUCKET

Plan No: 2010-56 - PARCEL "D"  
 Plan No: 2010-56 - PARCEL "C"

Plan No: 2012-61 - PARCEL "1"

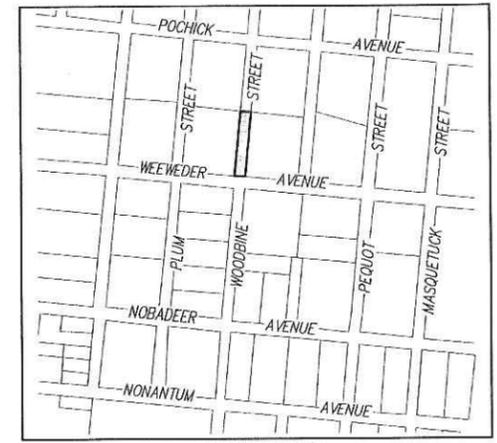
Plan No: 2013-14 - PARCEL "C"

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.
- (c) PARCELS "A" and "B" CONTAIN INADEQUATE LOT AREA, AS DEFINED IN THE NANTUCKET ZONING BYLAW, TO COMPLY WITH MINIMUM AREA REQUIREMENTS APPLICABLE UNDER SUCH BYLAW.

NOTES:

1. LOCUS: a portion of WOODBINE STREET (ON ASSESSORS MAP 80)
2. PLAN REFERENCES: PLAN No: 2016-20  
 Plan No: 2015-63  
 Plan No: 2012-61  
 Plan No: 2010-56  
 Plan File: 54-W
3. TOWN MEETING REFERENCE: WARRANT ARTICLES 95 & 96 OF THE 2016 ANNUAL TOWN MEETING



LOCUS MAP  
 SCALE: 1" = 500'

ROADWAY ACQUISITION PLAN  
 IN  
 NANTUCKET, MASS.  
 OF  
 A PORTION OF WOODBINE STREET

PREPARED BY  
 BRACKEN ENGINEERING, INC.  
 19 OLD SOUTH ROAD  
 NANTUCKET, MA 02554  
 tel: (508) 325-0044  
 fax: (508) 833-2282  
 SCALE: 1" = 40' JUNE 6, 2016

TOWN OF NANTUCKET  
 BOARD OF SELECTMEN

DATE : \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED  
 NANTUCKET PLANNING BOARD

By \_\_\_\_\_

FILE NUMBER : \_\_\_\_\_

DATE ENDORSED : \_\_\_\_\_

