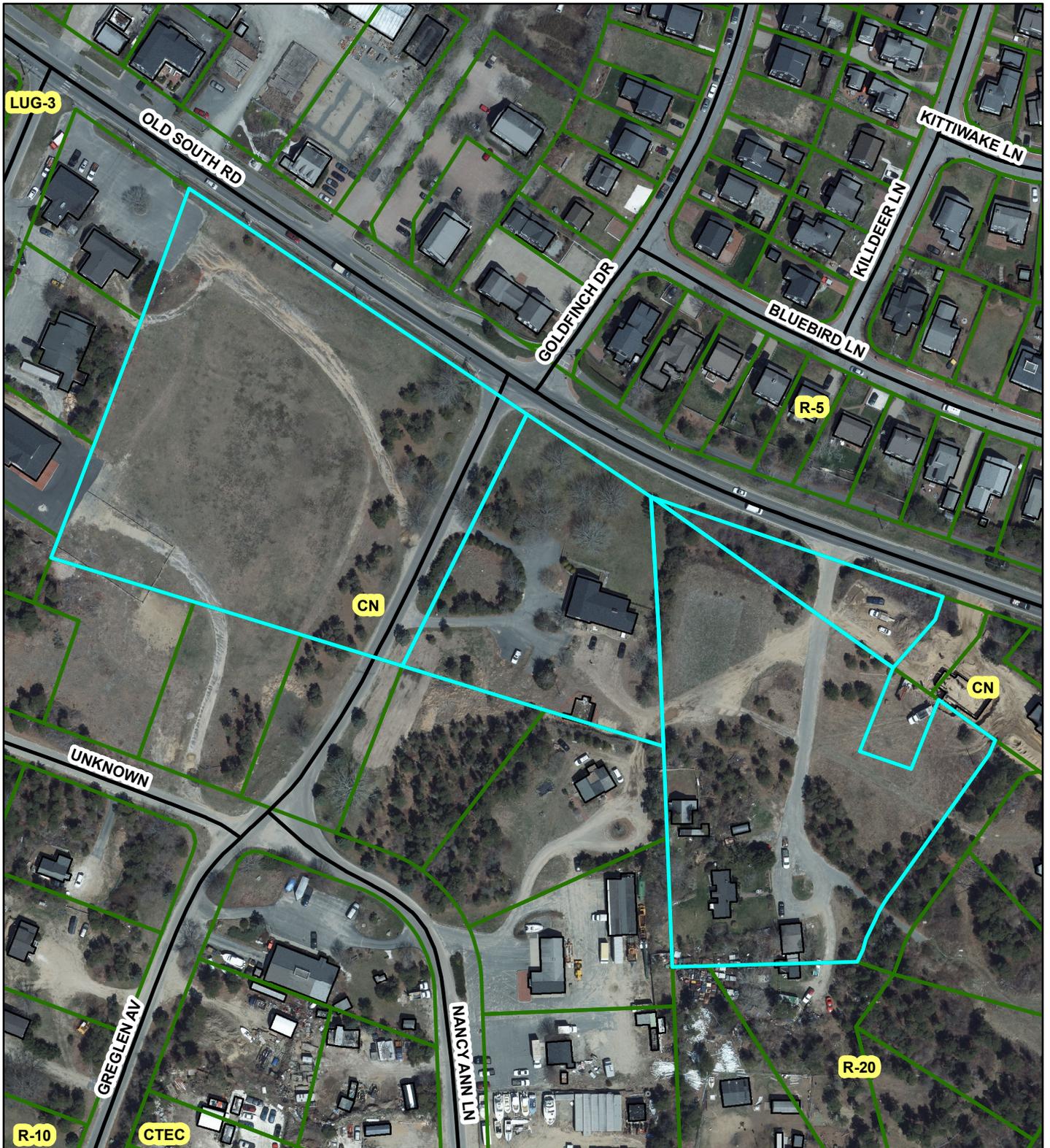




#7980 ANR
Richmond Great Point Development LLC
63, 67, 73 & 75A Old South Road
Map 68 Parcels 157, 158, 129 & 999.2



PLANNING BOARD



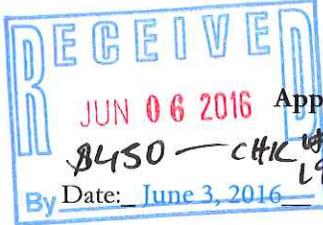
Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

FILE # 7980

Nantucket Planning Board

JUN 06 2016

Handwritten signature



Form A

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

*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): Portions of 63, 67, 73, and 75(A) Old South Road (See Attachment "A" for Detailed Information for Each Individual Property)

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, date, 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 #.

(Multiple Assessor's Map and Parcels - See Attachment "B" for Detailed Title / Deed Information for Each Individual Property)

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 Fifty (50) 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 Old South 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 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)

_____ To create buildable lots for the development of five (5) individual retail "liner" buildings _____

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. Armanetti, Director of Real Estate Development
Richmond Great Point Development LLC

Planning Board File # 7980

Endorsement Date: _____

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

63, 67, 73, and 75(A) Old South Road, Town of Nantucket MA

ADDITIONAL SPACE NEEDED TO PROVIDE DETAILED INFORMATION FOR MULTIPLE PARCELS

63 Old South Road (3.41 Acres)

Tax Assessors Map Information: Map # 68, Parcel # 157

Registry / Plan Information: Lot # 872 on Land Court Plan # 16514-103)
(Land Court Certificate # 24872)

67 Old South Road (1.69 Acres)

Tax Assessors Map Information: Map # 68, Parcel # 158

Registry / Plan Information: Lot # 59 on Land Court Plan # 16514-L)
(Land Court Certificate # 24872)

73 Old South Road (2.92 Acres)

Tax Assessors Map Information: Map # 68, Parcel # 129

Registry / Plan Information: Lot # 853 on Land Court Plan # 16514-97)
(Land Court Certificate # 24872)

75(A) Old South Road (0.35 Acres)

Tax Assessors Map Information: Map # 68, Parcel # 999.2

Registry / Plan Information: Lot # 858 on Land Court Plan # 16514-100)
(Land Court Certificate # 25525)

Attachment "B" to "Application for Endorsement of Plan Believed Not to Require Approval (ANR)"

Additional Space Needed to Provide Derivation of Title to Land

"Subdivision Plan of Land in Nantucket Mass"
63, 67, 73, and 75(A) Old South Road

The title to the land included in the Application for Endorsement of Plan Believed Not to Require Approval (ANR) is derived as follows:

As to the Owner of One Hundred Percent (100%) of the 63 Old South Road Property

RICHMOND GREAT POINT DEVELOPMENT LLC

"Deed" dated August 7, 2013, recorded at the Nantucket County Registry of Deeds, in Book # 01397, Page # 312, recorded on August 8, 2013 (referred to as "Recorded Land – Parcel Thirty-Three" on Page 7 of the "Deed").

As to the Owner of One Hundred Percent (100%) of the 67 Old South Road Property

RICHMOND GREAT POINT DEVELOPMENT LLC

"Deed" dated August 7, 2013, recorded at the Nantucket County Registry of Deeds, in Book # 01397, Page # 312, recorded on August 8, 2013 (referred to as "Recorded Land – Parcel One" on Page 1 of the "Deed").

As to the Owner of One Hundred Percent (100%) of the 73 Old South Road Property

RICHMOND GREAT POINT DEVELOPMENT LLC

"Deed" dated August 7, 2013, recorded at the Nantucket County Registry of Deeds, in Book # 01397, Page # 312, recorded on August 8, 2013 (referred to as "Recorded Land – Parcel Forty-Three" on Page 9 of the "Deed").

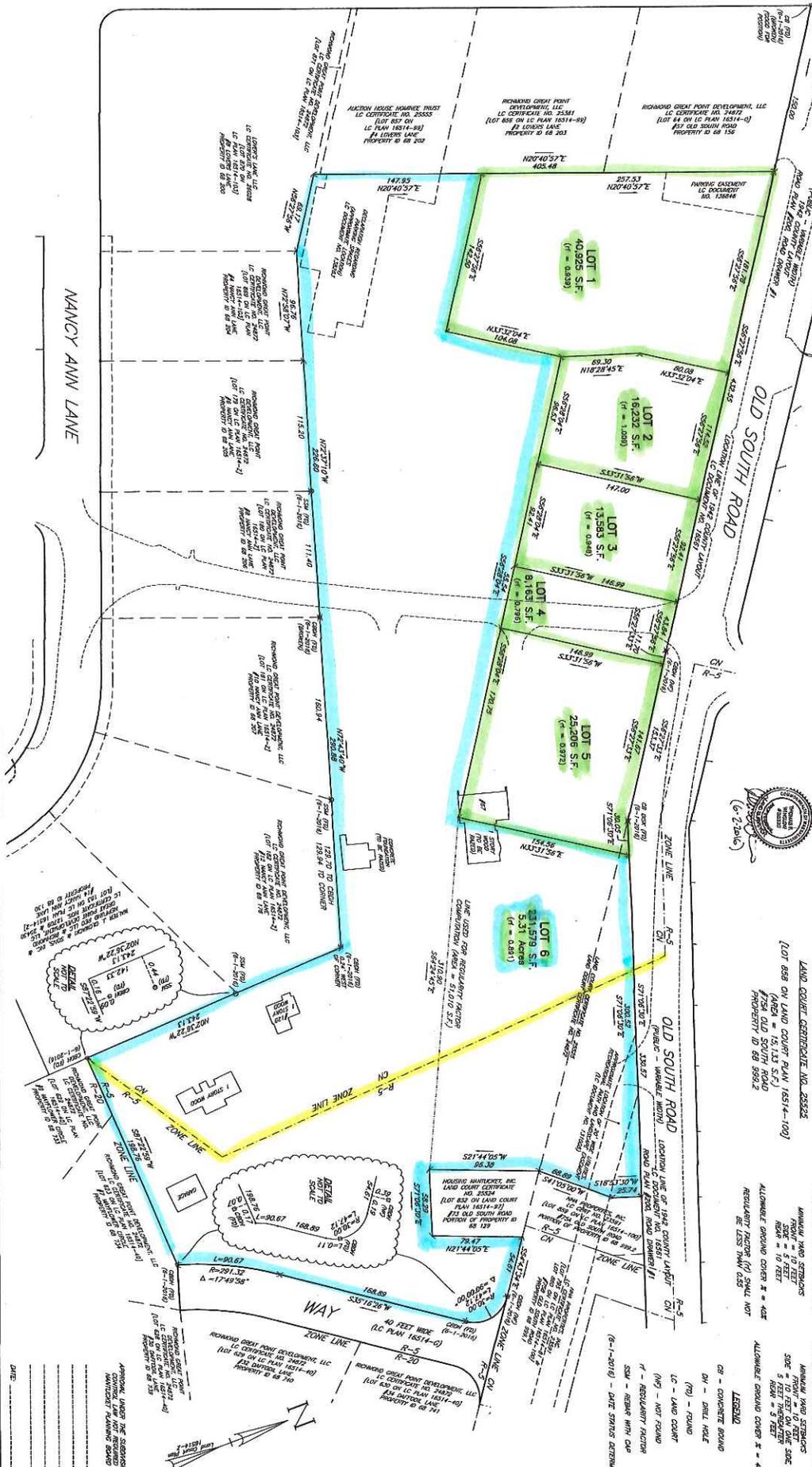
As to the Owner of One Hundred Percent (100%) of the 75(A) Old South Road Property

RICHMOND GREAT POINT DEVELOPMENT LLC

"Deed" dated February 5, 2015, recorded at the Nantucket County Registry of Deeds, as Certificate # 25525, Document # 00147075, recorded on February 6, 2015 (referred to as "Lot 858 on Land Court Plan numbered 16514-100").

LOVERS LANE ZONE LINE LUG-3 ON

NANCY ANN LANE



NOTES

1. LOTS SHOWN HEREIN CORRELATE WITH THE LOT AREA
2. THE TOTAL AREA OF THIS SUBDIVISION IS 132,714 S.F. (3.04 ACRES)
3. THE TOTAL AREA OF THE ORIGINAL UNDIVIDED LAND IS 132,714 S.F. (3.04 ACRES)
4. THE ASSOCIATED ZONING ACT WHICH HAS BEEN REVISED TO INCLUDE THE PROVISIONS OF THE MASS. ZONING ACT, BUT NOT THE PROVISIONS OF THE MASS. ZONING ACT WHICH ARE NOT YET IN EFFECT, IS APPLICABLE TO THIS SUBDIVISION.
5. THE ASSOCIATED ZONING ACT WHICH HAS BEEN REVISED TO INCLUDE THE PROVISIONS OF THE MASS. ZONING ACT, BUT NOT THE PROVISIONS OF THE MASS. ZONING ACT WHICH ARE NOT YET IN EFFECT, IS APPLICABLE TO THIS SUBDIVISION.

I CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE ASSOCIATED ZONING ACT WHICH HAS BEEN REVISED TO INCLUDE THE PROVISIONS OF THE MASS. ZONING ACT, BUT NOT THE PROVISIONS OF THE MASS. ZONING ACT WHICH ARE NOT YET IN EFFECT, IS APPLICABLE TO THIS SUBDIVISION.

DATE: JUNE 1, 2016

PROFESSIONAL LAND SURVEYOR

Subdivision Plan of Land in NANTUCKET, MASS.

Being a Subdivision of Lot 159, 651 Land Court Plan No. 16514-1, Lot 659, 16514-100 & Lot 872 on Land Court Plan No. 16514-103

Hope Engineering, Inc.
Civil Engineers & Land Surveyors
603 South Street
Nantucket, MA 01990
Telephone: 781.246.2600
Fax: 781.246.2556
www.hopeeng.com

Scale: 1" = 40'

June 1, 2016

Current Ownership

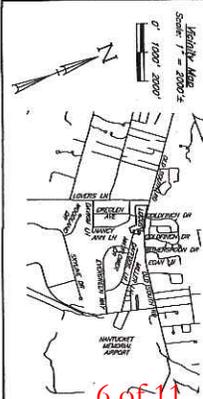
RICHMOND GREAT POINT DEVELOPMENT, LLC
LAND COURT CERTIFICATE NO. 24822

LOT 872 ON LC PLAN 16514-103
(AREA = 148,025 S.F.)
7524 OLD SOUTH ROAD
PROPERTY ID 68 157

LOT 59 ON LC PLAN 16514-1
(AREA = 61,195 S.F.)
887 OLD SOUTH ROAD
PROPERTY ID 68 158

LOT 853 ON LAND COURT PLAN 16514-97
(AREA = 111,269 S.F.)
PORTMAN COURT CERTIFICATE NO. 28324

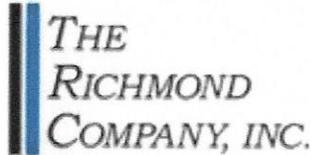
LOT 659 ON LAND COURT PLAN 16514-100
(AREA = 15,133 S.F.)
7524 OLD SOUTH ROAD
PROPERTY ID 68 996.2



ZONE, CN
MINIMUM LOT AREA = 2,000 S.F.
MINIMUM LOT FRONTAGE = 50 FEET
MINIMUM YARD SETBACKS
SIDE = 5 FEET
REAR = 10 FEET
ALLOWABLE GROUND COVER % = 40%
REGULATORY FRAME (R) SHALL NOT BE LESS THAN 0.25

ZONE, R-5
MINIMUM LOT AREA = 5,000 S.F.
MINIMUM LOT FRONTAGE = 50 FEET
MINIMUM YARD SETBACKS
SIDE = 5 FEET
REAR = 10 FEET
ALLOWABLE GROUND COVER % = 40%

LEGEND
CN - CONCRETE ROAD
DR - DRIVE
R-5 - R-5 ZONE
R-20 - R-20 ZONE
R-50 - R-50 ZONE
LUG-3 - LUG-3 ZONE
SSW - REBAR WITH CAP
(R-1-2016) - DATE STATUS DETERMINED



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

June 3, 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 "Form A" Application and Approval Not Required (ANR) Plan
Creation of Buildable Lots to Facilitate Future Development of Retail "Liner" Buildings
Portions 63, 67, 73, and 75(A) Old South Road
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 subdivision and delineation of frontage of a series of six (6) contiguous lots, cumulatively totaling +/- 7.71 acres of land, located at 63, 67, 73, and 75(A) Old South Road.

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 six (6) continuous properties fronting on the south side of Old South Road, located due east of its intersection with Lovers Lane. By way of the subdivision proposed / contemplated herein, portions of the existing properties in this area will be reconfigured in a manner to create a series of five (5) contiguous parcels fronting on Old South Road (shown as Lots # 1, # 2, # 3, # 4, and # 5 on the accompanying plan) in order to facilitate the future development of a series of small retail "liner" buildings in this area (an application seeking the Major Commercial Development / Special Permit and Site Plan Approval permits which are required to develop these retail "liner" buildings will be submitted to the Planning Board in the near future).

As you and the members of the Planning Board may recall, the development of these smaller retail "liner" buildings on this specific portion of our portfolio was expressly contemplated and recommended in the land use section of the "Naushop Crossing Area Plan" that was created by the plan work group and was adopted by the Nantucket Planning and Economic Development Commission in March of 2014.

One additional parcel is being created which comprises the residual (southern) portion of the existing parcels being subdivided (shown as Lot # 6 on the accompanying plan). This parcel is not proposed to be developed with a retail "liner" building, but will be incorporated into the future development of the surrounding parcels, after additional planning and permitting efforts.
63, 67, 73, and 75(A) Old South Road

The entirety of all of the properties involved in this application are designated within the Commercial-Neighborhood (CN) zoning district.

The six (6) lots resulting from the proposed subdivision action will meet or exceed the relevant dimensional criteria and related requirements, as such are established in the local zoning bylaw for the above-referenced district, including but not limited to the following:

- Minimum Lot Area (Not Less than 7,500 Square Feet)
- Minimum Lot Frontage (Not Less than 50 Linear Feet)
- Minimum Lot Regularity Factor (Not Less than 0.55)

The specific dimensional characteristics of the six (6) lots that are proposed to be created will be as follows (as a result of the proposed subdivision):

Lot Number on Plan	Lot Area (Square Footage)	Lot Frontage (Linear Feet)	Lot Regularity Factor (rf)
Lot # 1	40,925	181.78	0.939
Lot # 2	16,232	114.52	1.009
Lot # 3	13,583	92.41	0.948
Lot # 4	8,163	55.54	0.796
Lot # 5	25,206	171.72	0.992
Lot # 6	231,579	300.52	0.891
Subtotal (Average)	335,688 (7.71 A)	152.75	0.929

In addition to the completed (Form A) application, we have submitted: (1) the "Subdivision Plan of Land in Nantucket, Mass" as prepared by Hayes Engineering, Inc., dated June 1, 2016, depicting the subdivision of the lots along with the applicable / customary notes and details, (2) the "Deed" dated August 7, 2013, recorded at the Nantucket Registry of the Land Court as Certificate # 24872, on August 8, 2013, documenting the acquisition of title to the 63, 67, and 73 Old South Road properties by Richmond Great Point Development LLC, and (3) the "Deed" dated February 5, 2015, recorded at the Nantucket Registry of the Land Court as Certificate # 25525, on February 6, 2015, documenting the acquisition of title to the 75(A) Old South Road property by Richmond Great Point Development LLC,

We trust that this submittal conforms to the applicable requirements for such an Approval Not Required (ANR) Plan and we look forward to the completion of your review and the subsequent endorsement of the plan by the Town of Nantucket Planning Board.

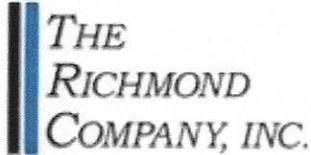
If you have any immediate questions with respect to either the application or the enclosed materials, please feel free to contact me at 978-988-3900, Extension # 12.

Very truly yours,



David J. Armanetti
Director of Real Estate Development
The Richmond Company, Inc.
On Behalf of Richmond Great Point Development LLC

Cc: Philip Pastan, TRC
Kathryn Fossa, TRC
Patricia Roggeveen, RGPDLLC
Shane Valero, RGPDLLC
Andrew Burek, Esq., TRC
Arthur Reade, Jr., Esq., RG&H



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

June 3, 2016

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

Attention: Catherine Flanagan Stover, MMC, CMMC

Subject: Submittal of "Form A" Application and Approval Not Required (ANR) Plan
Creation of Buildable Lots to Facilitate Future Development of Retail "Liner" Buildings
Portions 63, 67, 73, and 75(A) Old South Road
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 six (6) contiguous lots, cumulatively totaling +/- 7.71 acres of land, located at 63, 67, 73 and 75(A) Old South Road (the date of the submittal is June 6, 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,

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

Cc: Andrew Burek, Esq.

