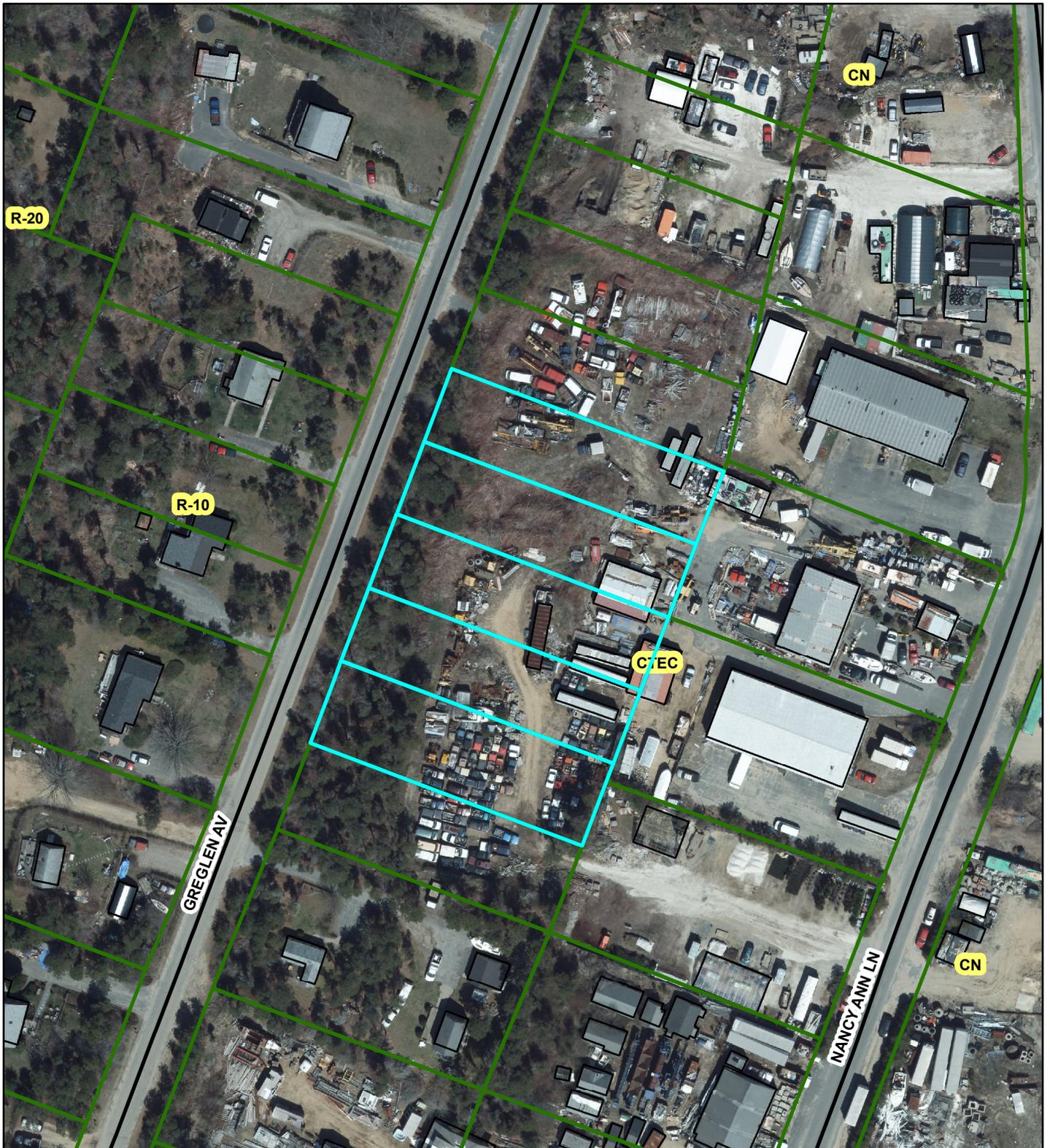




#7981 ANR
Richmond Great Point Development LLC
10A, 10B, 12A, 12B, 14A Greglen Avenue
Map 68 Parcels 180, 180.1, 181, 181.1 & 182



PLANNING BOARD



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

FILE # 7981

JUN 06 2016

Nantucket Planning Board



Form A

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

By Date: June 3, 2016 *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): 10A, 10B, 12A, 12B, and 14A Greglen Avenue (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 Greglen Avenue; 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 adjust the interior lot lines of these parcels for future conveyances_____

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 # 7981

Endorsement Date: _____

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

10A, 10B, 12A, 12B, and 14A Greglen Avenue, Town of Nantucket MA

ADDITIONAL SPACE NEEDED TO PROVIDE DETAILED INFORMATION FOR MULTIPLE PARCELS

10A Greglen Avenue (0.26 Acres)

Tax Assessors Map Information: Map # 68, Parcel # 180

Registry / Plan Information: Lot # 838 on Land Court Plan # 16514-93)
(Land Court Certificate # 24872)

10B Greglen Avenue (0.26 Acres)

Tax Assessors Map Information: Map # 68, Parcel # 180.1

Registry / Plan Information: Lot # 837 on Land Court Plan # 16514-93)
(Land Court Certificate # 24872)

12A Greglen Avenue (0.26 Acres)

Tax Assessors Map Information: Map # 68, Parcel # 181

Registry / Plan Information: Lot # 836 on Land Court Plan # 16514-93)
(Land Court Certificate # 24872)

12B Greglen Avenue (0.26 Acres)

Tax Assessors Map Information: Map # 68, Parcel # 181.1

Registry / Plan Information: Lot # 835 on Land Court Plan # 16514-93)
(Land Court Certificate # 24872)

14A Greglen Avenue (0.29 Acres)

Tax Assessors Map Information:

Map # 68, Parcel # 182

Registry / Plan Information:

Lot # 834 on Land Court Plan # 16514-93)
(Land Court Certificate # 24872)

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"
10A, 10B, 12A, 12B, and 14A Greglen Avenue

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 10A and 10B Greglen Avenue Properties

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 Twenty-Three" on Page 5 of the "Deed").

As to the Owner of One Hundred Percent (100%) of the 12A, 12B Greglen Avenue Properties

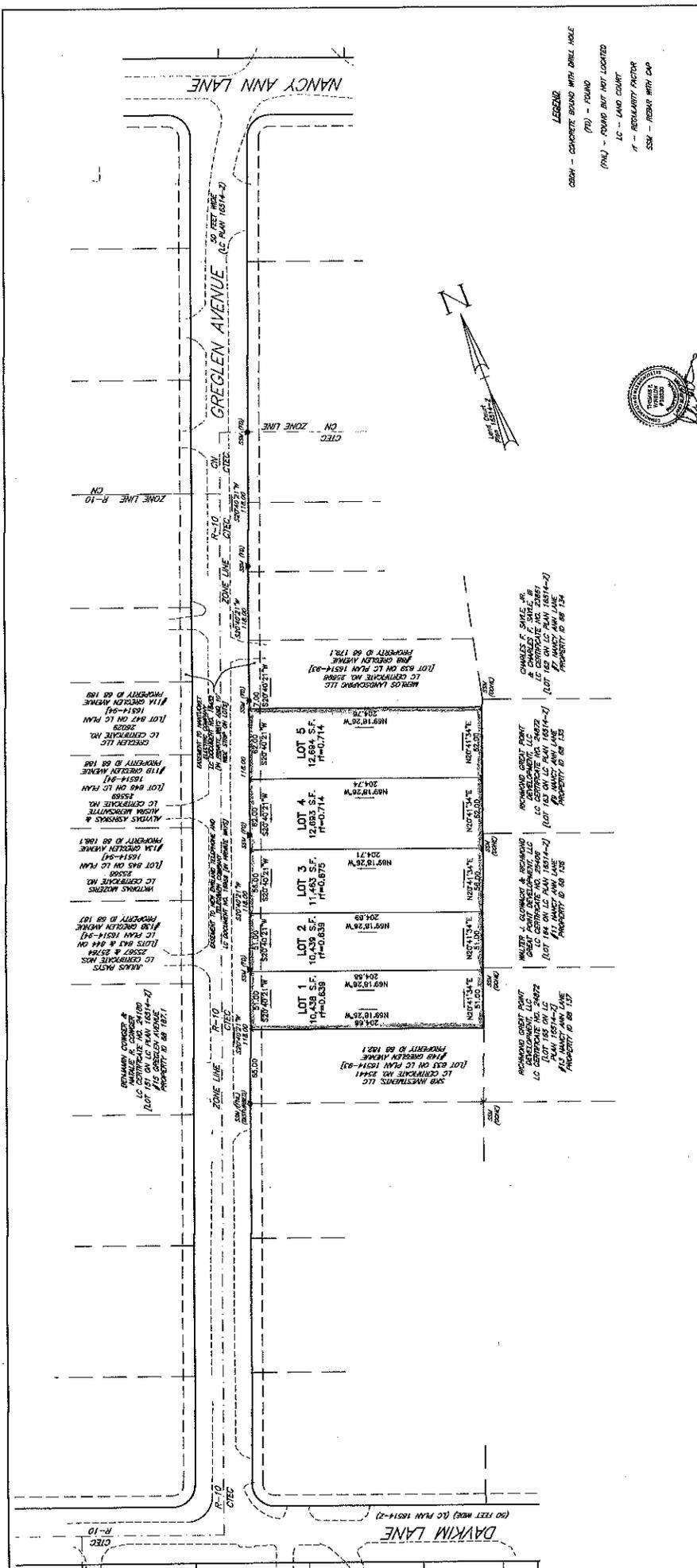
RICHMOND GREAT POINT DEVELOPMENT LLC

"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 Twenty-Two" on Page 5 of the "Deed").

As to the Owner of One Hundred Percent (100%) of the 14A Greglen Avenue 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 Twenty-One" on Page 5 of the "Deed").



LEGEND
 CHW - CHANGERS BOUND WITH WHOLE HAIR
 (PL) - PLANNED BUT NOT LOCATED
 LC - LAND COUNTY
 P - PERMITS FACTOR
 SSN - RESIN WITH CAP

ZONE CODE
 MINIMUM LOT AREA = 10,000 S.F.
 MINIMUM LOT FRONTAGE = 50 FEET
 MINIMUM FRONT SETBACKS
 SIDE = 5 FEET
 REAR = 10 FEET
 ALLOWABLE GARAGE COVER % = 40%
 REGULATORY FACTOR (R) SHALL NOT BE LESS THAN 0.25

APPROVAL UNDER THE SUBDIVISION CONTROL ACT NOT REQUIRED UNLESS OTHERWISE SPECIFIED

DATE: MAY 2, 2016

SCALE: 1" = 40'

Subdivision Plan of Land in NANTUCKET, MASS.

Being a Subdivision of Lots 814, 835, 836, 837 & 838 on Land Court Plan No. 18514-93

Phone: 791.246.2000
 Fax: 791.246.7996
 www.hoyes.com

Hoyes

Scale: 1" = 40'

Current Ownership
 LOTS 1 THROUGH 5 ON THIS PLAN
 RICHMOND GREAT POINT DEVELOPMENT, LLC
 LC CERTIFICATE NO. 24972

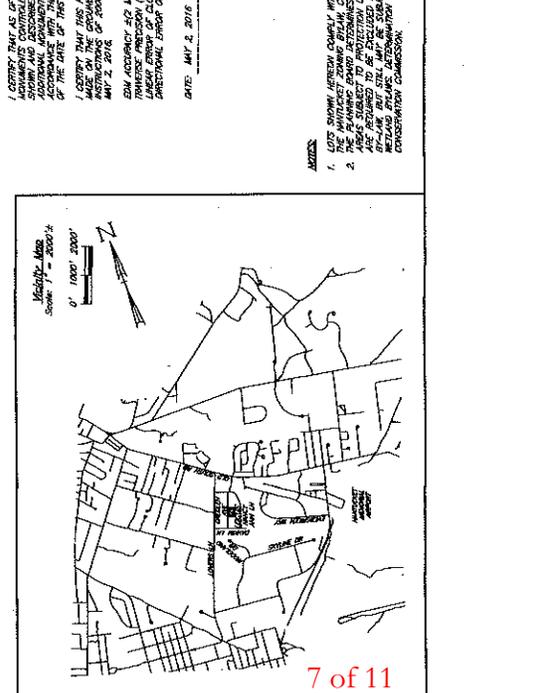
LOT 814 ON LC PLAN 18514-93
 #108 GREEN LANE
 PROPERTY ID: 68 181

LOT 835 ON LC PLAN 18514-93
 PROPERTY ID: 68 181

LOT 836 ON LC PLAN 18514-93
 #108 GREEN LANE
 PROPERTY ID: 68 181

LOT 837 ON LC PLAN 18514-93
 #108 GREEN LANE
 PROPERTY ID: 68 181

LOT 838 ON LC PLAN 18514-93
 #108 GREEN LANE
 PROPERTY ID: 68 181





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
(Revised / Previously Withdrawn)
10A, 10B, 12A, 12B, and 14A Greglen Avenue (Total of Five Lots)
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 minor reconfiguration of the interior lot lines of a series of five (5) contiguous lots, cumulatively totaling +/- 1.33 acres of land, located at 10A, 10B, 12A, 12B, and 14A Greglen Avenue.

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).

This submittal comprises a minor revision of a prior Approval Not Required (ANR) Plan that was submitted to your office for the same properties on May 3, 2016, and was withdrawn on May 6, 2016. The reason for the withdrawal was to allow us to (slightly) reconfigure the widths of several of the lots that were proposed in the previous submittal. No other aspects of the prior submittal were modified.

The plan area comprises a series of five (5) continuous properties located on the east side of Greglen Avenue within a larger area that had previously been subdivided by way of an Approval Not Required (ANR) Plan that was endorsed by the Planning Board at its September 8, 2014 meeting and had included the configuration of a series of a total of ten (10) contiguous lots, cumulatively totaling +/- 2.68 acres of land, including 6A, 6B, 8A, 8B, 10A, 10B, 12A, 12B, 14A, and 14B Greglen Avenue.

In the twenty months that has elapsed since the previous Approval Not Required (ANR) Plan was endorsed, we have conveyed five (5) of the ten (10) lots to local buyers and businesses. We now have buyers for several of the remaining lots and need to reconfigure the size (width) of the remaining five (5) lots to best meets the requirements of the prospective buyers of these lots, and to then leave us with the most optimal configuration of the remaining lots, for future sale or development.

No additional lots will be created by way of this proposed action and neither the perimeter nor the cumulative size of the five (5) lots that are being reconfigured will change. We are merely proposing to (slightly) adjust the interior lots lines of each of these five (5) lots, which will (slightly) change the width and square footage of the respective lots.

The entirety of all of the properties involved in this application are designated within the Commercial Trade, Entrepreneurship, and Craft (CTEC) zoning district.

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

- Minimum Lot Area (Not Less than 10,000 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 five (5) lots that are proposed to be reconfigured, will be as follows (following the proposed reconfiguration):

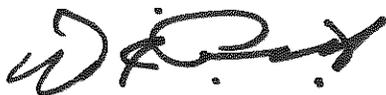
Lot Number on Plan And Street Address	Lot Area (Square Footage)	Lot Frontage (Linear Feet)	Lot Regularity Factor (rf)
Lot # 1 – 14A Greglen Avenue	10,438	51.00	0.639
Lot # 2 – 12B Greglen Avenue	10,439	51.00	0.639
Lot # 3 – 12A Greglen Avenue	11,463	56.00	0.675
Lot # 4 – 10B Greglen Avenue	12,693	62.00	0.714
Lot # 5 – 10A Greglen Avenue	12,694	62.00	0.714
Subtotal (Average)	11,545	56.40	0.676

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 May 2, 2016, depicting the subdivision of the lots along with the applicable / customary notes and details, and (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 subject properties 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
John Ogren, Hayes Engineering
Andrew Burek, Esq., TRC



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
(Revised / Previously Withdrawn)
10A, 10B, 12A, 12B, and 14A Greglen Avenue (Total of Five Lots)
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 five (5) contiguous lots, cumulatively totaling +/- 1.33 acres of land, located at 10A, 10B, 12A, 12B, and 14A Greglen Avenue (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,

A handwritten signature in black ink, appearing to read "D. Armanetti".

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

Cc: Andrew Burek, Esq.