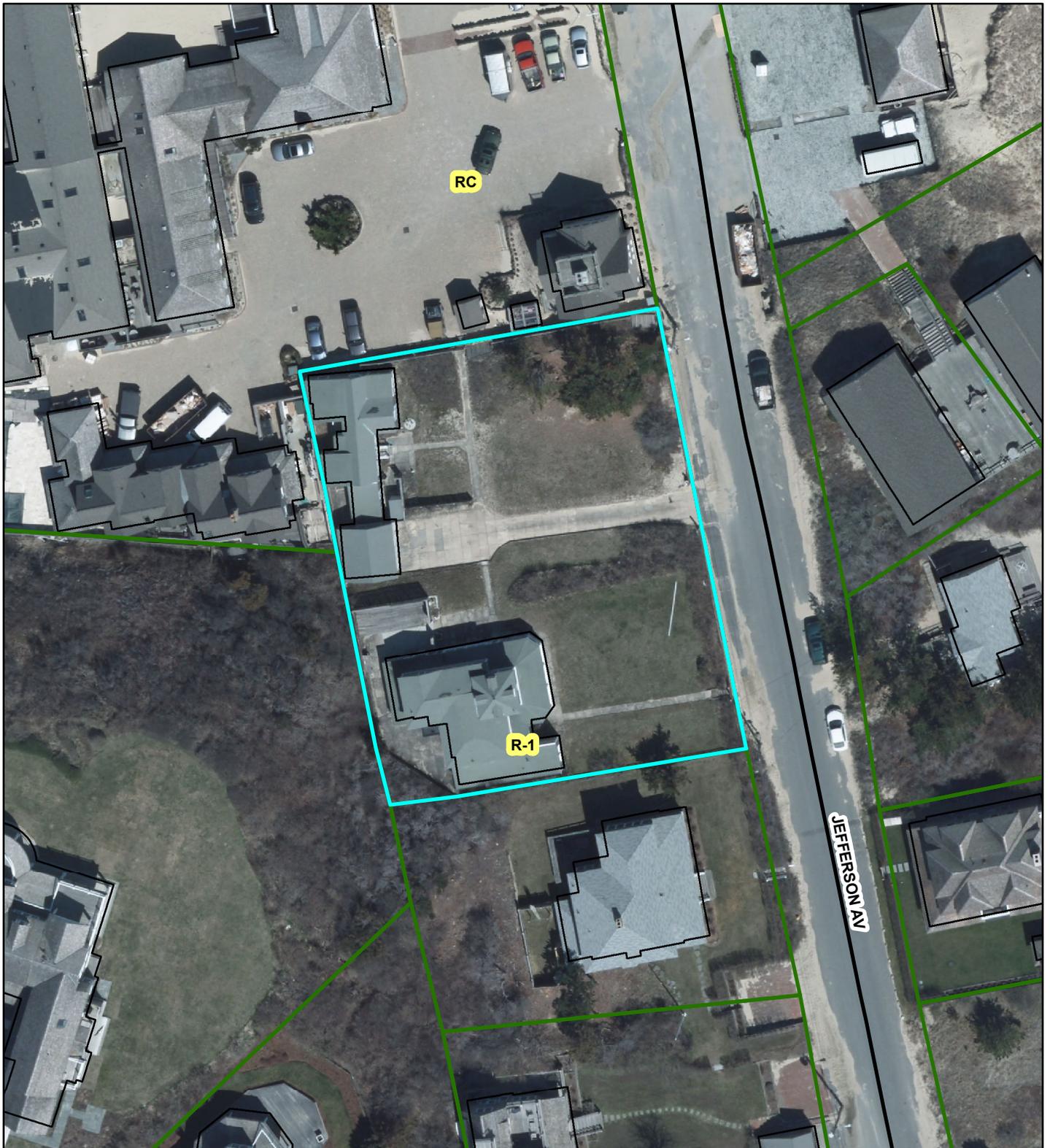




#7982 ANR  
Richard P. Beaudette, Esq., Trustee of Revocable Living Trust  
40 Jefferson Avenue  
Map 30 Parcel 119



**PLANNING BOARD**

**VAUGHAN, DALE, HUNTER AND BEAUDETTE**

PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

WHALER'S LANE

P.O. BOX 659

NANTUCKET, MASSACHUSETTS 02554

TEL: (508) 228-4455

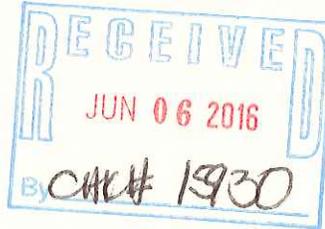
FAX: (508) 228-3070

WILLIAM F. HUNTER  
OF COUNSEL

FILE # 7982

EDWARD FOLEY VAUGHAN  
KEVIN F. DALE  
RICHARD P. BEAUDETTE  
—  
LORI D'ELIA  
BRYAN J. SWAIN

Barry Rector, Chairman  
Nantucket Planning Board  
2 Fairgrounds Road  
Nantucket, Massachusetts 02554



June 6, 2016  
Town Clerk  
Town & County Building  
16 Broad St  
Nantucket, MA 02554

JUN 06 2016

Re: William R. Parks, Karen A. Strain, Linda P. Strain and  
Edwyna S. Mulrow, Trustee of Revocable Trust, u/d/t March 10, 2003  
40 Jefferson Avenue, Nantucket, MA  
ANR Subdivision Application



Dear Chairman Rector:

On behalf of our clients referenced above, enclosed herewith is an Application for Approval Not Required Subdivision ("ANR"), Form B, plan endorsement, as well as Mylar and two (2) copies of the proposed ANR subdivision plans for 40 Jefferson Avenue, Nantucket, MA 02554 and the fee of \$150 (\$75 per lot).

Please place this matter on the agenda for the Monday, June 13, 2016 Planning Board Hearing.

Thank you for your time and attention to this matter.

Sincerely,

Richard P. Beaudette



PLANNING BOARD

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

FILE # 7982 Nantucket Planning Board

JUN 06 2016

Handwritten initials

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

Richard P. Beaudette, Esq. attorney for
William R. Parks, Karen A. Strain, Linda P. Strain and
Edwyna Strain Mulrow, Trustee of Revocable Living Trust

#04-15930

RECEIVED
JUN 7 6 2016
BY: [Signature]

Date: June 6, 2016 \*Name of Owner(s)/Applicant(s): Edwyna Strain Mulrow, Trustee of Revocable Living Trust
u/d/t dated March 10, 2003 and registered as Document No. 104144 at the Nantucket Registry District.

\*Owner's/Applicant's address: 15 Bemis Street, Weston
State: MA Zip Code: 02493

\*(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): 40 Jefferson Avenue

Name of Registered Land Surveyor: Alan M. Grady, PLS, Bracken Engineering, Inc.
Surveyor's address: 19 Old South Road, Nantucket, MA 02554

The owner's title to the land derived under deed from Edwyna S. Mulrow and John R. Strain, date July 30, 2003
And recorded in Nantucket Registry of Deed, Book Page or Land Court Certificate of
Title # 14440, registered in Nantucket District Book, Page and shown on
Assessor's Map# 30, Parcel # 119
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 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 Jefferson 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

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- 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)
- 

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.

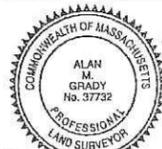
By:   
Owner's Signature Richard P. Beaudette, Attorney for  
William R. Parks, Karen A. Strain, Linda P. Strain and Edwyna S. Mulrow, Trustee

Planning Board File # 7982

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

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.



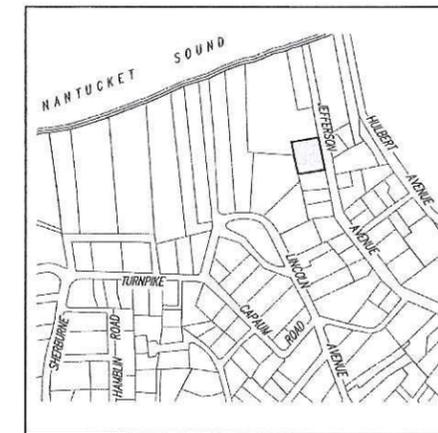
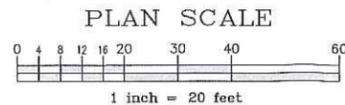
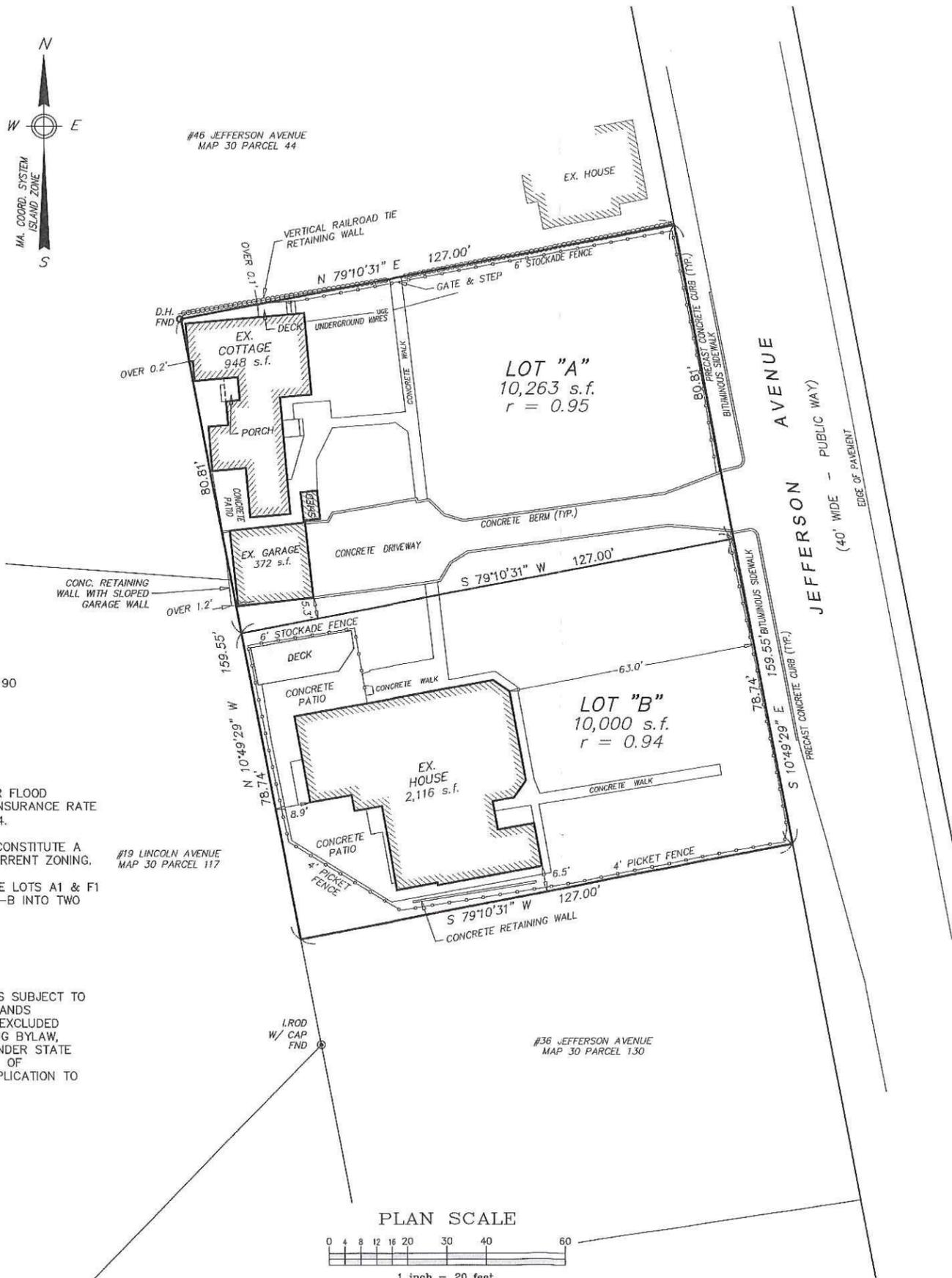
ALAN M. GRADY, PLS  
MASSACHUSETTS REG.  
No. 37732

NOTES:

- LOCUS: #40 JEFFERSON AVENUE  
MAP 30 PARCEL 119
- OWNER: EDWYNA S. MULROW, ET AL  
2 SUTTON PLACE SOUTH, APT. 190  
NEW YORK, NY 10022
- DEED REF: CERT #14440 (DOC #104143)
- PLAN REF: LCC #8751-G (LOTS A1 & F1)  
LCC #10879-B (LOTS A1 & F1)
- LOCUS PARTIALLY FALLS WITHIN A 500-YEAR FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0086-G dated 06/09/2014.
- PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER CURRENT ZONING.
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOTS A1 & F1 AS SHOWN ON LCC PLANS 8751-G & 10879-B INTO TWO LOTS, LOTS "A" & "B".

THE PLANNING BOARD DETERMINES THAT:

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.



LOCUS MAP Scale: 1" = 500'

ZONE:	R-1
REQUIRED	
LOT AREA:	5,000 s.f.
FRONTAGE:	50'
FRONT YARD:	10'
SIDE/REAR YARD:	5'
GROUND COVER:	30% (MAX)



By  
**PLAN OF LAND**  
IN  
**NANTUCKET, MASS.**  
PREPARED FOR  
**EDWYNA S. MULROW, ET ALI**  
**MAP 30 PARCEL 119**

PREPARED BY  
**BRACKEN ENGINEERING, INC.**  
19 OLD SOUTH ROAD  
NANTUCKET, MA 02554  
tel: (508) 325-0044  
fax: (508) 833-2282  
SCALE: 1" = 20' JUNE 2, 2016

APPROVAL BY THE  
NANTUCKET PLANNING BOARD  
NOT REQUIRED

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FILE NUMBER: \_\_\_\_\_  
DATE APPROVED: \_\_\_\_\_

Subdivision of Lot F shown on plan 8751<sup>D</sup>  
Subdivision of Land shown on plan 10879<sup>A</sup>

8751<sup>G</sup>  
10879<sup>B</sup>

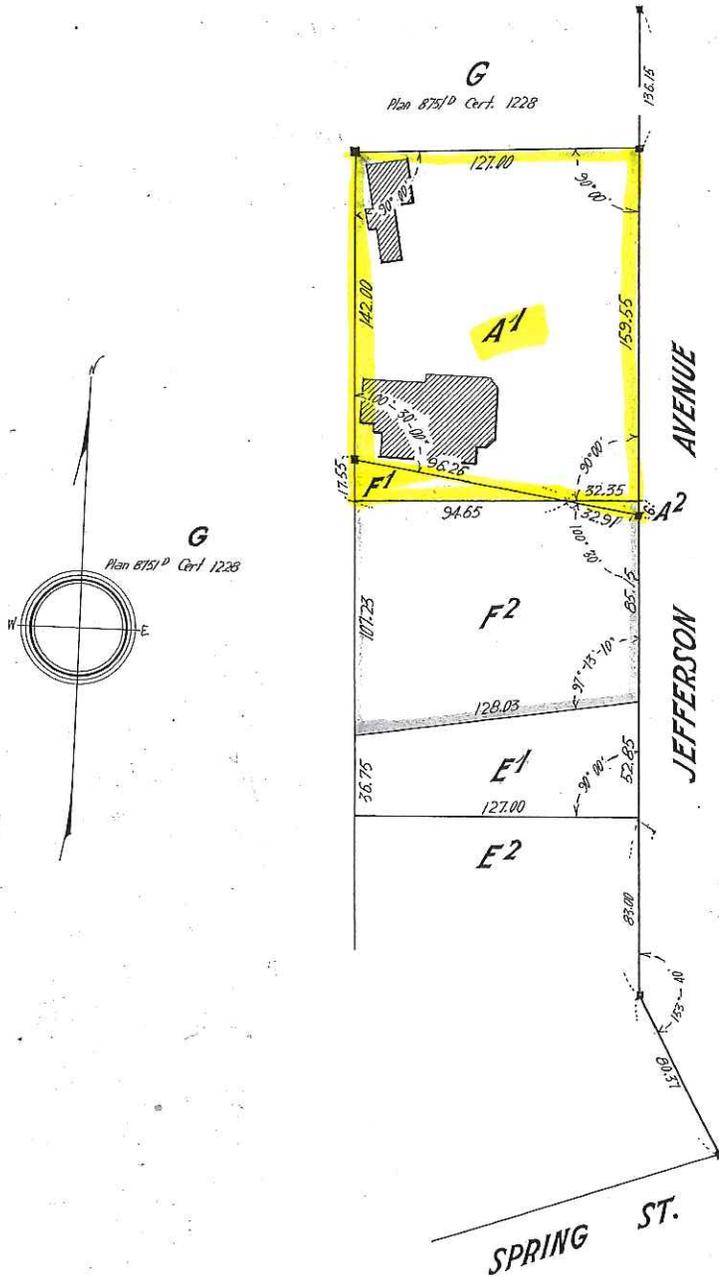
Filed with Cert. of Title No. <sup>1228</sup>  
<sub>1342</sub> resp. Reg. Dist. of Nantucket  
County

LAND IN NANTUCKET

Scale 60 feet to an inch

SEPT. 8, 1930

C. B. Humphrey, Engineer for Court.



This plan filed with Certificate No. 1800

Separate certificates of title may be issued  
for lots A1, A2, E1 and E2 as shown hereon  
By the Court

*Charles A. Southworth*  
Recorder.

SEPT. 8, 1930