



#7952 ANR #7984

Town of Nantucket
Map 67 Parcel 40 - portion of



PLANNING BOARD



JUN 06 2016

FILE # 7984 (A)

NANTUCKET PLANNING BOARD

B-7808

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

Date : June 6, 2016 *Name of Owner(s)/Applicant(s): Inhabitants of the Town of Nantucket

*Owner's/Applicant's address: Town of Nantucket, 16 Broad Street, Nantucket, Mass. 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): Off Ticcoma Way

Name of Professional Land Surveyor:: Leo C. Asadoorian PLS c/o Blackwell & Associates, Inc.
Surveyor's address: 20 Teasdale Circle, Nantucket, Mass. 02554 (508) 228-9026 x-12

The owner's title to the land derived under deed from, Nantucket Electric Co. date: July 28, 2004
And recorded in Nantucket Registry of Deed, Book _____ Page _____ or Land Court Certificate of Title # 21,348, registered in Nantucket District Book:-, Page: - and shown on Assessor's Map#: 67, Parcels # 40, 700-755.
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: **40 or 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: **Proposed Road to be named at a later date.**
 - 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 _____

PLANNING BOARD

- 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)

Lot 75 shown on L.C.Plan 37,902 C is being subdivided and a portion of Lot 75 (Lot 86) is to be combined with Lot 87 to form one legal lot and will be conveyed back to Habitat for Humanity, Inc.

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 is owned by the Town of Nantucket.

Alex C. Nadorian RS (agent)
 Owner's Signature: for the Town of Nantucket:

Planning Board File # 7984

Endorsement Date: _____



PLANNING BOARD

FILE # 7984 (B)

JUN 06 2016

NANTUCKET PLANNING BOARD

B-7808

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

Date : June 6, 2016 *Name of Owner(s)/Applicant(s): HABITAT FOR HUMANITY, INC.

*Owner's/Applicant's address: 2 GREGLEN AVE. NANTUCKET, MA. 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): Off Ticcoma Way

Name of Professional Land Surveyor:: Leo C. Asadoorian PLS c/o Blackwell & Associates, Inc.
Surveyor's address: 20 Teasdale Circle, Nantucket, Mass. 02554 (508) 228-9026 x-12

The owner's title to the land derived under deed from, Nantucket Electric Co. date: July 28, 2004
And recorded in Nantucket Registry of Deed, Book 1429 Page 234 or Land Court Certificate of
Title # registered in Nantucket District Book:-, Page: - and shown on Assessor's Map#: 67, Parcels # 709
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: Ticcoma Way
 - 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)

Division plan shows the creation of thirteen (13) lots, one of which will have legal frontage (Lot 84) off of Fairgrounds Road Proposed roadway (Lot 80) was recently taken by the County Commissioners and will be named at a later date, will provide frontage for the remaining 12 Lots.

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 is owned by the Town of Nantucket.

As C. Anderson PLS (agent)
 Owner's Signature: for the Town of Nantucket:

Planning Board File # 7984

Endorsement Date: _____

