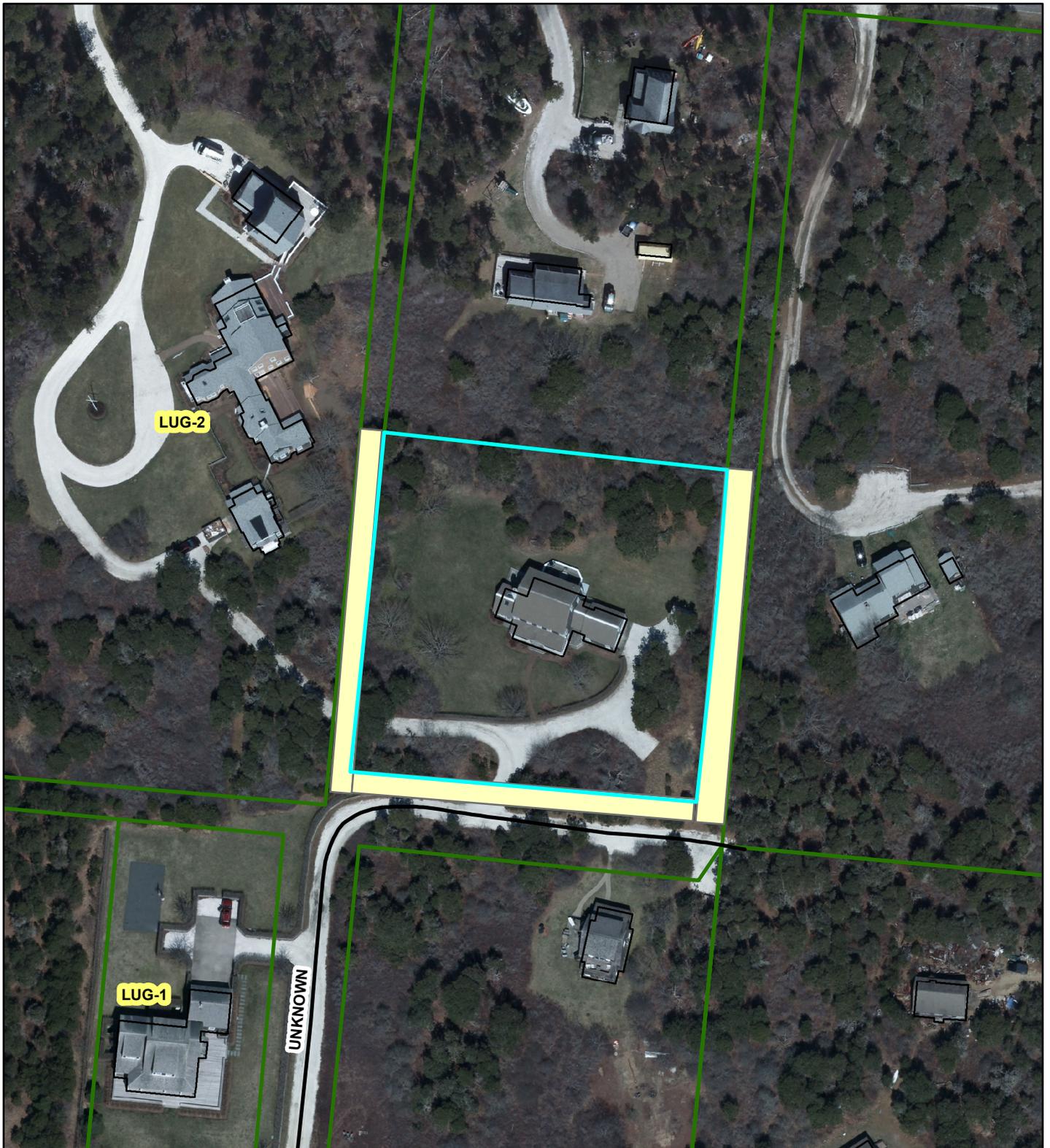




#7986 ANR  
Town of Nantucket  
Map 79  
Taking & Disposition Plan





TC

NANTUCKET

TOWN CLERK

TOWN CLERK

# PLANNING BOARD

FILE # 7986

## Nantucket Planning Board

June 9am 11:28:50  
JH

### Form A

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

Date: June 8, 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): Harriet Street, Central Avenue, Pocomo Avenue & Pochick Avenue

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)

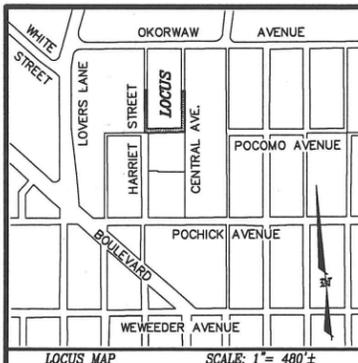
Taking and Disposition

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.

W. J. [Signature] for TON  
 Owner's Signature

Planning Board File # 7986

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



**OWNER INFORMATION**  
 JOSEPH P. VACANTI  
 SUSAN TREACY  
 DEED BK. 1326, PG. 85  
 Plan Bk. Pg.: 02/61; LOTS 16-31 BLOCK 89  
 ASSESSOR'S MAP 79, PARCEL 129  
 #56 POCHICK AVENUE (F.K.A. 7 OKORAW AVENUE)

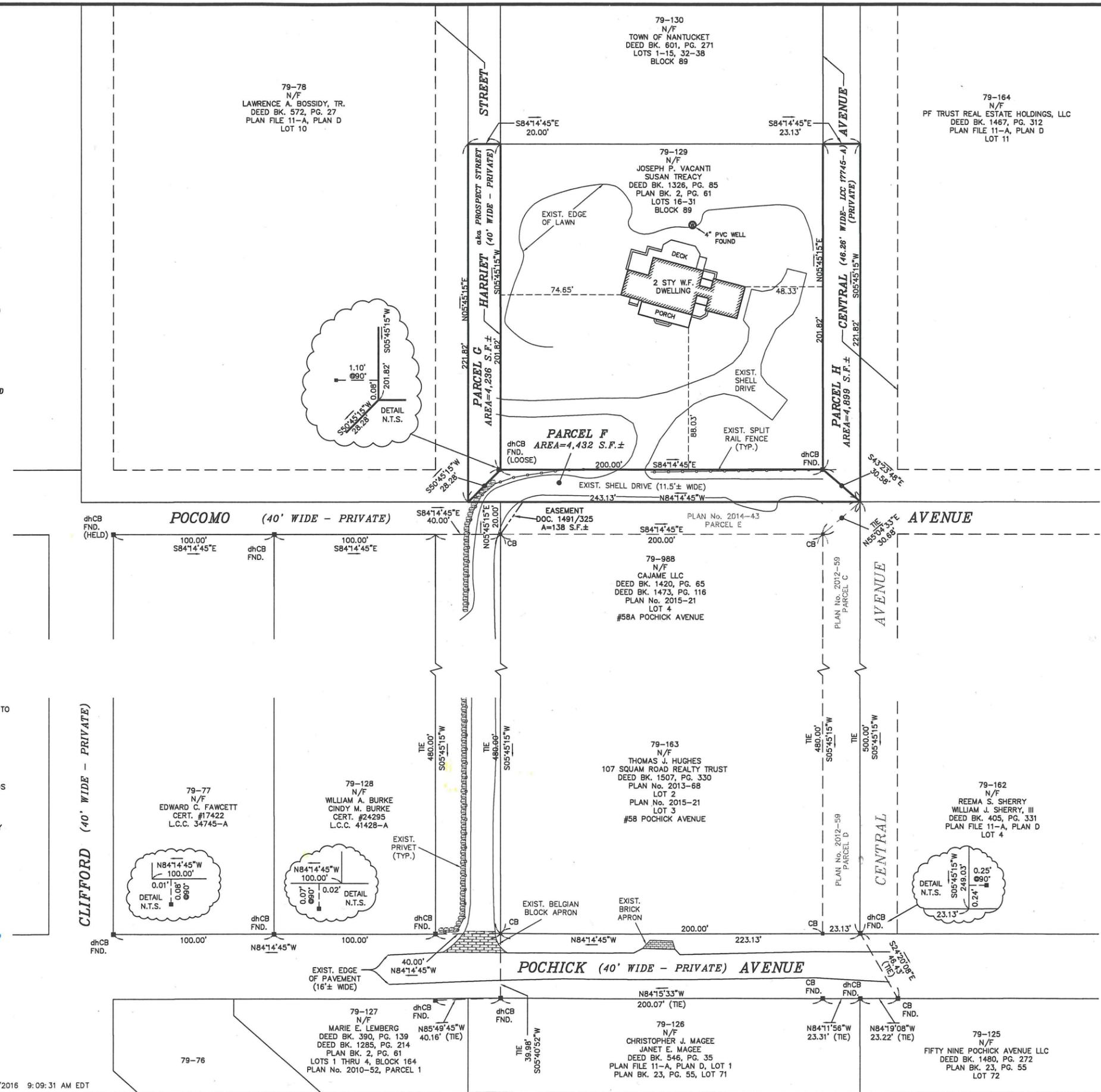
**LEGEND**  
 dhCB ■ DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND  
 CB ■ DENOTES CONCRETE BOUND FOUND



**NOTE:**  
 PARCELS F-H ARE UNBUILDABLE AND ARE INTENDED TO BE COMBINED WITH VACANTI LAND DESCRIBED IN DEED Bk./Pg.: 1326/85.

**NOTE:**  
 LOT(S) F-H 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 BY-LAW BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BY-LAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.  
 Jeffrey L. Blackwell 6-6-16  
 PROFESSIONAL LAND SURVEYOR DATE



NANTUCKET REGISTRY OF DEEDS  
 Date: \_\_\_\_\_  
 Time: \_\_\_\_\_  
 Plan No.: \_\_\_\_\_  
 Attest: Register  
 SHEET 1 OF 1  
 RESERVED FOR REGISTRY USE

CURRENT ZONING CLASSIFICATION:  
 Limited Use General 1 (L.U.G.-1)  
 MINIMUM LOT SIZE: 40,000 S.F.  
 MINIMUM FRONTAGE: 100 FT.  
 FRONT YARD SETBACK: 35 FT.  
 REAR/SIDE SETBACK: 10 FT.  
 GROUND COVER %: 7%

REFERENCE ARTICLES 76 & 77, 2010 ATM  
**TAKING AND DISPOSITION**  
 Plan of Land  
 in  
 Nantucket, MA  
 Prepared for  
**TOWN OF NANTUCKET**

Scale: 1" = 30' JUNE 06, 2016  
**BLACKWELL & ASSOCIATES, Inc.**  
 Professional Land Surveyors  
 20 TEASDALE CIRCLE  
 NANTUCKET, MASS. 02554  
 (508) 228-9026  
 GRAPHIC SCALE  
 ( IN FEET )  
 1 inch = 30 ft.

**Nantucket Board of Selectmen**  
 Being a majority-  
 Jim Kelly, Chairman  
 Dawn E. Hill Holdgate, Vice Chairman  
 Rick Atherton  
 Bob DeCosta  
 Matt Fee  
 DATE SIGNED: \_\_\_\_\_

**Nantucket Planning Board**  
 APPROVAL UNDER THE  
 SUBDIVISION CONTROL LAW  
 NOT REQUIRED  
 Barry Rector, Chairman  
 Linda Williams, Vice Chairman  
 Joseph Marcklinger  
 Nathaniel Lowell  
 John Trudel III  
 DATE SIGNED \_\_\_\_\_ FILE # \_\_\_\_\_