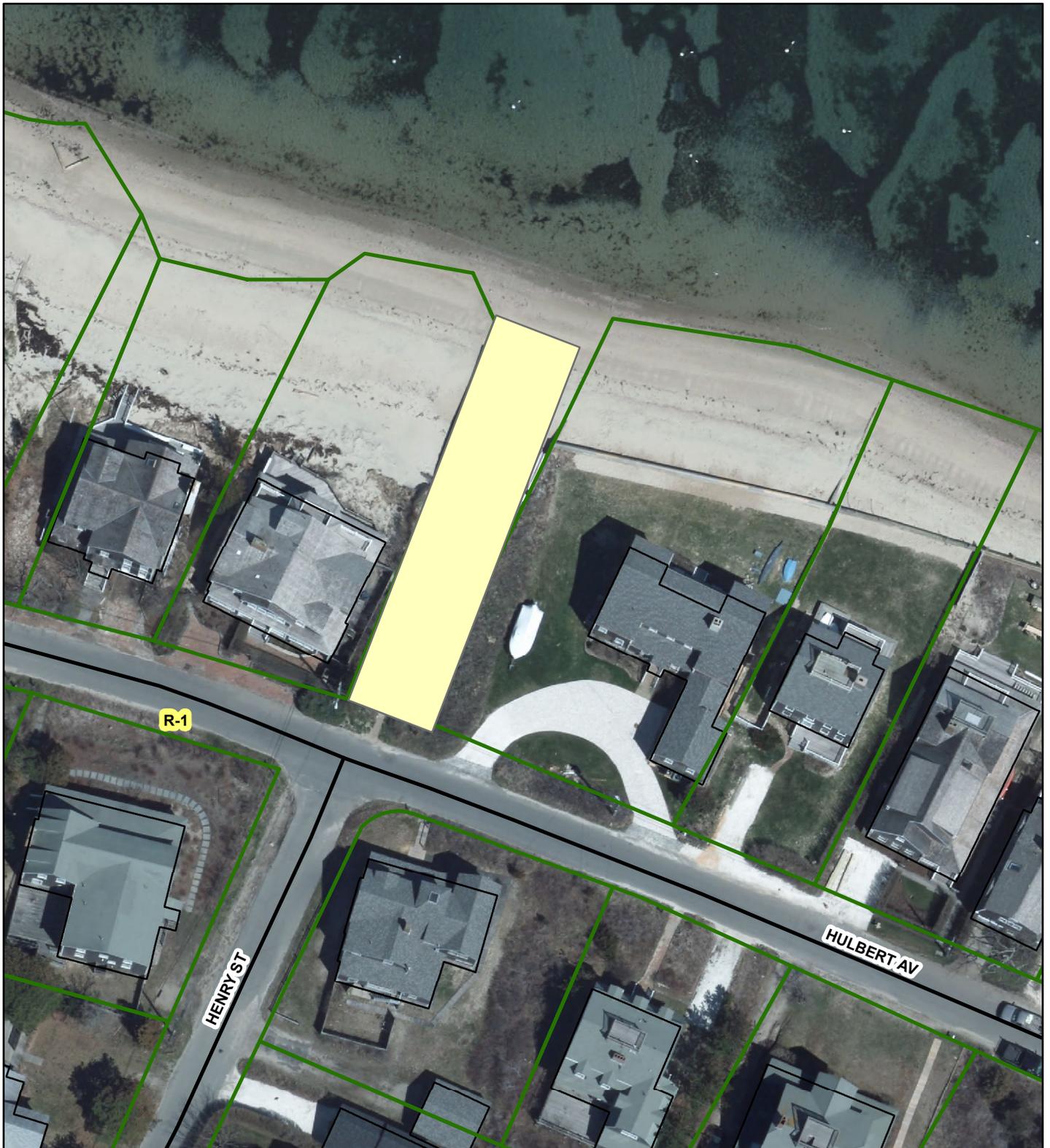




#7987 ANR
Town of Nantucket
Henry Street Map 80
Taking & Disposition Plan





PLANNING BOARD

FILE # 7987 ~~Nantucket~~ Planning Board

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): Henry Street & Hulbert Avenue
Name of Registered Land Surveyor: Blackwell & Associates, Inc.
Surveyor's address: 20 Teasdale Circle, Nantucket, MA 02554

The owner's title to the land derived under deed from Article 5 date STM 2013 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)

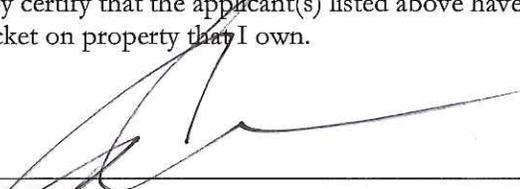
- The accompanying plan is not a subdivision because it does not show a division of land (perimeter plan).
- The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of at least such distance as is presently required by the *Nantucket 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

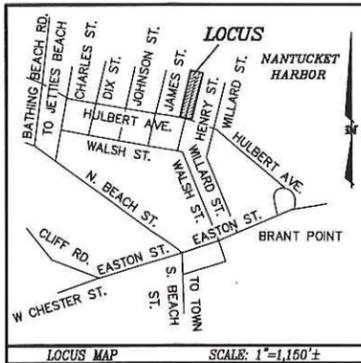
I hereby certify that the applicant(s) listed above have been authorized by me to file a plan with the Planning Board of Nantucket on property that I own.



 Owner's Signature

Planning Board File # 7987

Endorsement Date: _____



CURRENT ZONING CLASSIFICATION:
Residential 1 (R-1)

MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONT YARD SETBACK: 10 FT.
REAR/SIDE SETBACK: 5 FT.*
GROUND COVER % : 30 %

*139-16 C.(3): 10' SETBACK REQUIRED FOR ANY STREET OR WAY.

6' WIDE FOOTPATH EASEMENT LINE TABLE

LINE	BEARING	LENGTH
L1	S73°05'16"E	18.02'
L2	N17°38'59"E	23.18'
L3	N41°38'03"E	17.49'
L4	N12°04'57"E	10.09'
L5	N04°14'41"E	13.92'
L6	N26°05'40"E	19.80'
L7	S66°07'07"E	2.88'
L8	S67°10'04"E	3.96'
L9	S26°05'40"W	21.03'
L10	S04°14'41"W	10.96'
L11	S12°04'57"W	12.09'
L12	S41°38'03"W	17.80'
L13	S17°38'59"W	21.82'
L14	N73°05'16"W	5.51'
L15	N73°05'16"W	0.49'
L16	S73°05'16"E	7.71'
L17	S66°45'26"E	3.24'

BEACH EASEMENT LINE TABLE LOT A

LINE	BEARING	LENGTH
L18	N66°07'07"W	9.37'
L19	N26°09'45"E	67.50'
L20	S71°14'08"E	16.25'
L21	S26°05'40"W	68.88'

BEACH EASEMENT LINE TABLE LOT B

LINE	BEARING	LENGTH
L22	N26°05'40"E	68.88'
L23	S71°14'08"E	16.25'
L24	S26°01'34"W	34.43'
L25	N63°10'10"W	0.43'
L26	S26°49'50"W	9.59'
L27	N77°27'08"W	0.48'
L28	S24°58'37"W	24.85'
L29	N73°08'17"W	10.50'
L29	N67°10'04"W	5.27'

OWNER INFORMATION

ALICE C. WETHERILL INCOME TRUST AGREEMENT
CERT. OF TITLE 13442
L.C.C. 11176-D, LOT 1
ASSESSOR'S MAP 29, PARCEL 16
#45 HULBERT AVENUE

CARTER D. CAFRITZ MANAGEMENT TRUST
MELISSA CAFRITZ MANAGEMENT TRUST
MBO TRUST
CERT. OF TITLE #24266
L.C.C. 14586-B, LOT 2
ASSESSOR'S MAP 29, PARCEL 15
#47 HULBERT AVENUE

NANTUCKET REGISTRY OF DEEDS

Date: _____

Time: _____

Plan No.: _____

Attest: Register

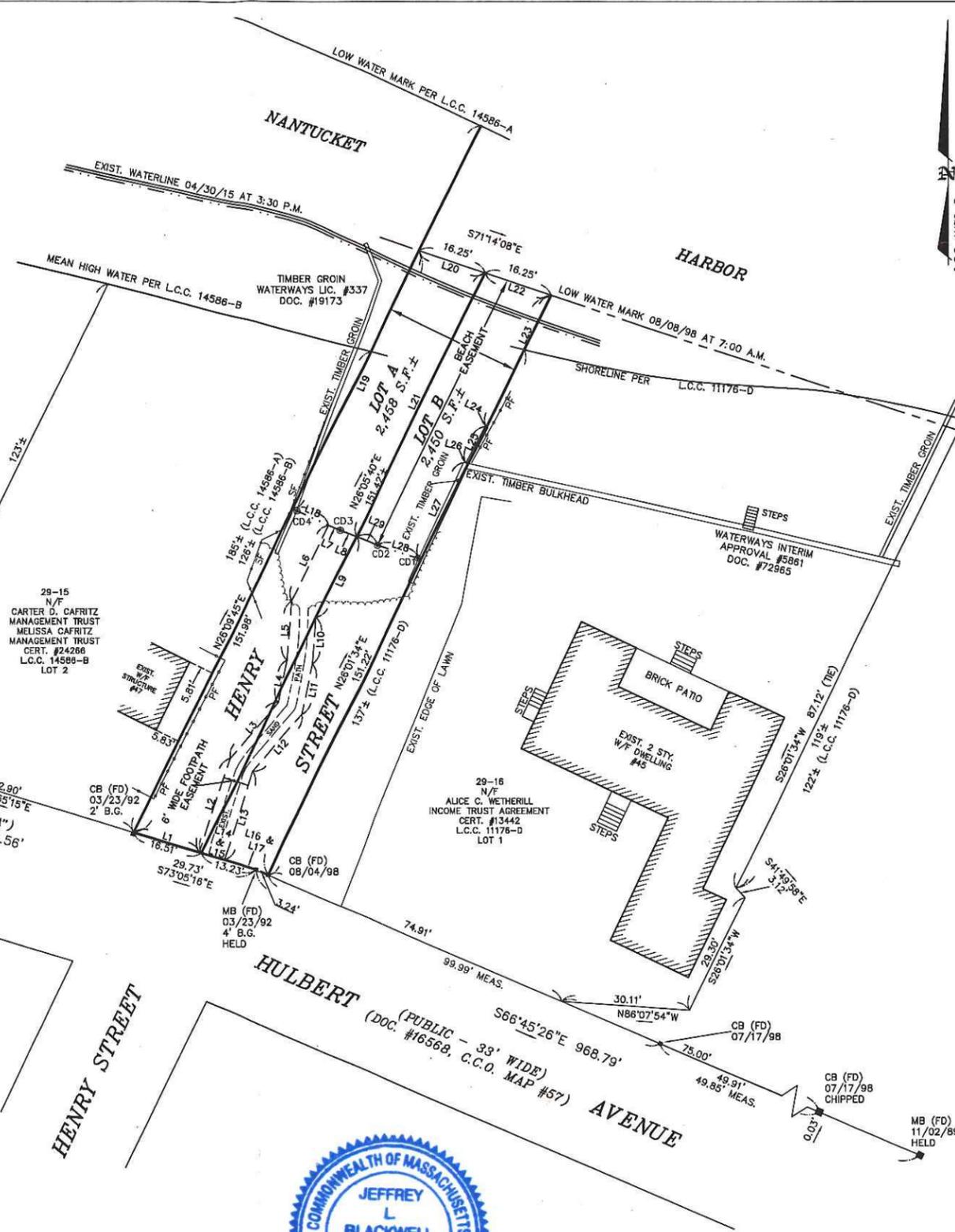
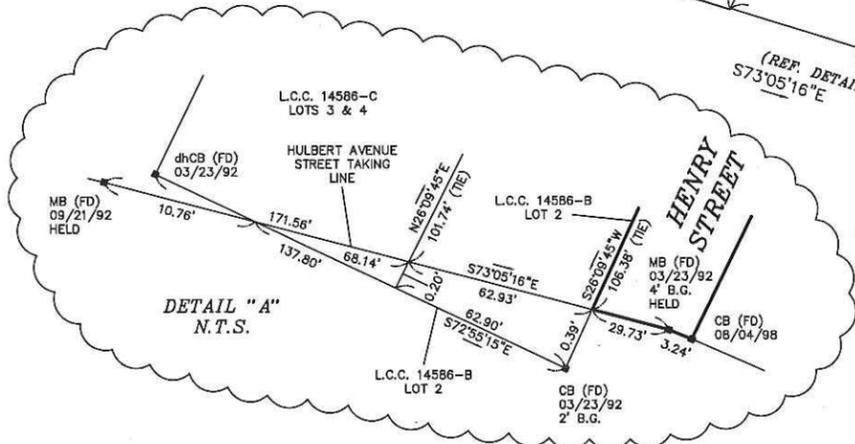
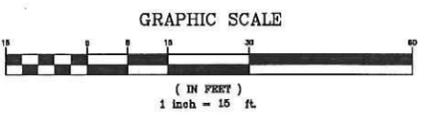
SHEET 1 OF 1

RESERVED FOR REGISTRY USE

TAKING AND DISPOSITION
Plan of Land
in
Nantucket, MA
Prepared for
TOWN OF NANTUCKET

Scale: 1" = 15' JUNE 07, 2016

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026



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 6-9-16
PROFESSIONAL LAND SURVEYOR DATE

NOTE:
PARCEL(S) A & 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 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.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.

- LEGEND**
- CB (FD) ■ DENOTES CONCRETE BOUND FOUND
 - MB (FD) ■ DENOTES MARBLE BOUND WITH CROSS CUT FOUND
 - B.G. ■ DENOTES BELOW GRADE
 - MEAS. ■ DENOTES MEASURED DISTANCE BETWEEN RECORD MONUMENTS
 - CD4 ■ DENOTES APPROVED COASTAL DUNE/COASTAL BEACH BOUNDARY



NOTE:
LOT A IS CONSIDERED UNBUILDABLE DUE TO INSUFFICIENT LOT AREA AND FRONTAGE. LOT A IS TO BE CONVEYED TO AND COMBINED WITH LAND OF CARTER D. CAFRITZ MANAGEMENT TRUST AND MELISSA CAFRITZ MANAGEMENT TRUST, ASSESSOR'S MAP 29, PARCEL 15.

LOT B IS CONSIDERED UNBUILDABLE DUE TO INSUFFICIENT LOT AREA AND FRONTAGE. LOT B IS TO BE CONVEYED TO AND COMBINED WITH LAND OF ALICE C. WETHERILL INCOME TRUST AGREEMENT, ASSESSOR'S MAP 29, PARCEL 16.

Nantucket Board of Selectmen
Being a majority-

- Jim Kelly, Chairman
- Down Hill Holdyeta, Vice Chairman
- Rick Atherton
- Bob DeCosta
- Matt Fee
- DATE SIGNED: _____

Nantucket Planning Board

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

- Barry Hector, Chairman
- Linda Wilkoma, Vice Chairman
- Nathaniel Lowell
- Joseph Morandinger
- John Trudel III
- DATE SIGNED _____
- FILE # _____