



Nantucket Planning Board

SECONDARY DWELLING REPORT

Prepared by: Holly E. Backus, Land Use Specialist

Meeting Date: June 13, 2016

231 Madaket Road
Assessors Map #38 Parcel #10

Applicant
Michael Haigley

Owner
Louise Swift



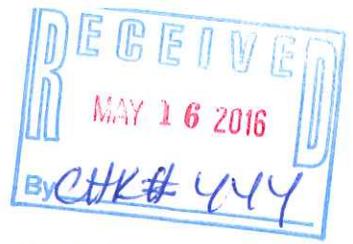


The applicant is proposing to convert an existing 672 square foot garage into a garage apartment as the secondary dwelling on the lot. The proposed secondary dwelling will be located on the northeast side of the site, which has approximately 151,630 square feet of lot area and is zoned LUG-1. There is an existing 2,112 square foot primary dwelling located on the lot.

The dwelling will be accessed by a shared dirt driveway easement with an existing Belgian Block apron off Madaket Road, which is a public paved road. The site will contain proposed total of two (2) exterior parking spaces and one (1) interior parking space within the existing garage for the garage apartment. The site plan, as submitted meets the requirements of Zoning Bylaw Sections 139-18 and 139-20.1.

Planning staff recommends approval of this application with the following conditions:

- (1) That any future landscaping at the driveway entrances be limited to low growing plant material not to exceed three (3) feet in height;
- (2) That the driveways be cleared free of vegetation and obstruction to a width of twelve (12) feet and a height of thirteen (13) feet; and
- (3) That the applicant shall submit an As-Built prior to the final inspection by staff which shall take place prior to the issuance of a Certificate of Occupancy.



2016 MAY 16 PM 3:31



Nantucket Planning Board

APPLICATION FOR A SECONDARY (2ND) DWELLING PERMIT

Date Submitted: 5/16/16 Fee Amount: \$100.

Applicant: Michael Haigley

Mailing address: Box 563 Nantucket MA 02554

Daytime phone number: 508 364-7344 Fax: —

E-mail Address: michaelhaigleyqck@gmail.com

Owner (if other than applicant): Louise Swift

Mailing address: 231 Madaket Rd.

Signature of Property Owner(s) Louise Swift

Location of proposed secondary (2ND) dwelling:

Street Address: 231 Madaket Rd.

Assessors Tax Map #: 38 Parcel #: 10

Size of Parcel: 151,630 ± SF Zoning District: LUG-1 HEB

Secondary Dwelling # of Bedrooms: 1

Primary Dwelling # of Bedrooms: 4

Number of Parking Spaces required (See Chapter 139-18 of the Bylaw): 3

Number of Parking Spaces provided: 3 TOTAL

Please provide a brief description of the proposed second dwelling: GARAGE APT
PLEASE DO NOT WRITE "SEE ATTACHED."

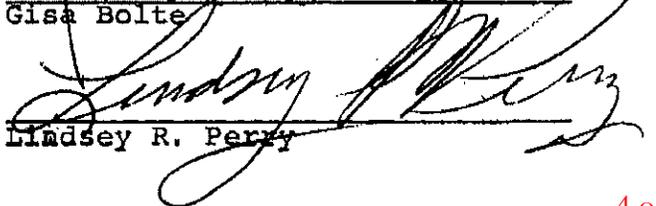
Proposed second Dwelling is existing. We are Requesting
to add 1 Bath + 1 Kitchen -
New Septic System to accommodate this is
being installed June 6 2016 -

021814

EASEMENT

I, GISA BOLTE, of Topsfield, Essex County, Massachusetts being the owner of Lot 626 Madaket Road as shown on Land Court Plan 3092-59 as evidenced by Certificate of Title No. 7791, Nantucket Registry District, and I, LINDSEY R. PERRY, of Topsfield, Essex County, Massachusetts being the owner of Lot 718 Madaket Road as shown on Land Court Plan 3092-75, as evidenced by Certificate of Title No. 8232, Nantucket Registry District, FOR VALID CONSIDERATION PAID, the receipt whereof is hereby acknowledged hereby grant to MARK V. LOMBARDI and DEBORAH A. LOMBARDI, the owners of Lot 625 Madaket Road as shown on Plan No. 3092-59 as evidenced by Certificate of Title No. 7957, Nantucket Registry District, and their successors in title to said Lot 625, a perpetual right and easement to cross and re-cross said Lots 626 and 718 by vehicle and by foot for access to and egress from Lot 625 and Madaket Road along the Easterly border of said Lots 626 and 718 in the area designated within the dotted lines as shown on Exhibit A annexed hereto and made a part hereof.

WITNESS our hands and seals this 28th day of November, 1979.


Gisa Bolte

Lindsey R. Perry

COMMONWEALTH OF MASSACHUSETTS

021812

Nantucket, ss:

November 28, 1979

Then personally appeared the above-named Lindsey R. Perry and acknowledged the foregoing instrument to be his free act and deed, before me,



Theodore L. Tillotson, Notary Public

My Commission Expires:

November 26, 1982

Theodore L. Tillotson, Notary Public
My Commission Expires November 26, 1982

1812

LOT 625
MARK V. AND DEBORAH
LOMBARDI

Louise Swift

GISA BOLTE
LOT 626 LC. 3092-59

567.11
Mike Haigley

LOT 708
AREA = 88500 ± S.F.
OR 1.87 ACRES

MADAKET
LAND TRUST

LOT 717
AREA = 60033 ± S.F.
OR 1.38 ACRES

433.44 (PUBLIC - 40 FT. WIDE)

ROAD

MADAKET



NOTE:
BEING A SUBDIV
PART OF LOT G

EXHIBIT A

I CERTIFY THAT THE CON
ARE THE SAME AS WH

DOCUMENT No. 21812

Sherburne Registry District

DEC 6 1979

RECEIVED FOR REGISTRATION
10 O'CLOCK 40 m A. M.

NOTED ON CERTIFICATE NO. 7791
IN REGISTRATION BOOK 39 PAGE 191

NOTED ON CERTIFICATE NO. 8232
IN REGISTRATION BOOK 42 PAGE 32

NOTED ON CERTIFICATE NO. 7957
IN REGISTRATION BOOK 40 PAGE 157

Attest *Jessie d. Barnett*
Assistant Recorder

RECEIVED
MAY 16 2016
By

DOCUMENT No. 21812

Sherburne Registry District

DEC 6 1979

RECEIVED FOR REGISTRATION
O'CLOCK m M

EASEMENT

Theodore L. Tillotson,
Esquire

LAW OFFICES OF
SHERBURNE, POWERS & NEEDHAM
ONE BEACON STREET
BOSTON, MASSACHUSETTS 02108

1
11/6
10:40

COMMONWEALTH OF MASSACHUSETTS
TOWN OF NANTUCKET

Map 28 Parcel 11

BUILDING DEPARTMENT

No. 1316-04 Office of the Building Inspector

FEE \$ 92.00
NOV 18 20 04

BUILDING PERMIT

THIS PERMIT CERTIFIES THAT WE 21 SWIFT HAS
PERMISSION TO CONSTRUCT A ONE CAR GARAGE WITH 2 TOILET BATHS
4145 E No 13th Room LOCATED ON 131 NANTUCKET ROAD PROVIDED THAT

THE PERSON ACCEPTING THIS PERMIT SHALL CONFORM TO THE TERMS OF THE APPLICATION ON
FILE IN THE BUILDING DEPARTMENT AND TO THE PROVISIONS OF THE STATUTES AND THE
ORDINANCES RELATING TO THE CONSTRUCTION, MAINTENANCE AND INSPECTION OF BUILDINGS
IN THE TOWN OF NANTUCKET, AND THE MASSACHUSETTS STATE BUILDING CODE 780 CMR.

A CERTIFICATE OF OCCUPANCY WILL BE ISSUED UPON RETURN OF THIS PERMIT ONLY AFTER ALL
REQUIRED INSPECTIONS HAVE BEEN SIGNED AND DATED BY THE APPROPRIATE INSPECTOR.

THIS PERMIT SHALL BECOME INVALID 6 MONTHS FROM THE DATE OF ISSUE IF THE WORK
PERMITTED HAS NOT COMMENCED OR IS NOT PROCEEDING CONTINUOUSLY TO COMPLETION AS
FAR AS REASONABLY PRACTICABLE.

THIS CARD MUST BE DISPLAYED IN A CONSPICUOUS PLACE ON THE PREMISES.

CERTIFICATE OF OCCUPANCY NO. _____ BUILDING INSPECTOR Memo...

Certificate No: OP-2016-0070

Building Permit No.: BP-2004-1220

Commonwealth of Massachusetts

Town of Nantucket

Building Electrical Mechanical Permits

This is to Certify that the _____ located at _____

Dwelling Type

GARAGE

231 MADAKET RD

in the

TOWN OF NANTUCKET

Address

Town/City Name

IS HEREBY GRANTED A PERMANENT CERTIFICATE OF OCCUPANCY

Construct a one car garage 672sf with storage above; 414sf - No bath room -
CO for permit 1316-04 M/P 38/10

This permit is granted in conformity with the Statutes and ordinances relating thereto.

Issued On: Tue Feb 16, 2016

[Handwritten Signature]

780 C.M.I.Z. 6th ED.

BASED ON 10/15/09 ZMS PERIOD

Geo TMS® 2016 Des Lauriers Municipal Solutions, Inc.

LUG-3

#233 MADAKET ROAD
MAP 59 PARCEL 1.1
MADAKET CONSERVATION LAND TRUST

#233 MADAKET ROAD
MAP 59 PARCEL 1.1
MADAKET CONSERVATION LAND TRUST

MAP 38
PARCEL 10
151,630± s.f.

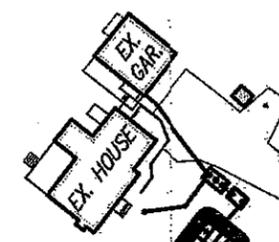
#229 MADAKET ROAD
MAP 59 PARCEL 2
MICHAEL T. HAIGLEY

APPROXIMATE LOCATION OF
WETLAND PER PLAN PREPARED
FOR MICHAEL HAIGLEY, PREPARED
BY NANTUCKET SURVEYORS INC.
DATED MARCH 21, 2001

#225 MADAKET ROAD
MAP 59 PARCEL 1.3
MADAKET CONSERVATION LAND TRUST

#227 MADAKET ROAD
MAP 59 PARCEL 1.2
DONALD E. & SUE WALKER

#233 MADAKET ROAD
MAP 59 PARCEL 1.1
MADAKET CONSERVATION
LAND TRUST



#219 MADAKET ROAD
MAP 59 PARCEL 43
KATHLEEN E. COOK

#221 MADAKET ROAD
MAP 59 PARCEL 42
DAVID B. & ANNE MADIGAN

#223 MADAKET ROAD
MAP 59 PARCEL 41
DAVID B. & ANNE MADIGAN

EX. WELL

EX. WELL

EX. WELL

N 131°0'28" W
524.79'

S 20°39'20" E
470.36'

N 76°50'20" E
646.21'

S 88°58'35" W
596.66'

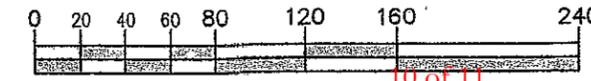
S 05°53'52" E
199.76'

99.88'
S 85°02'30" W

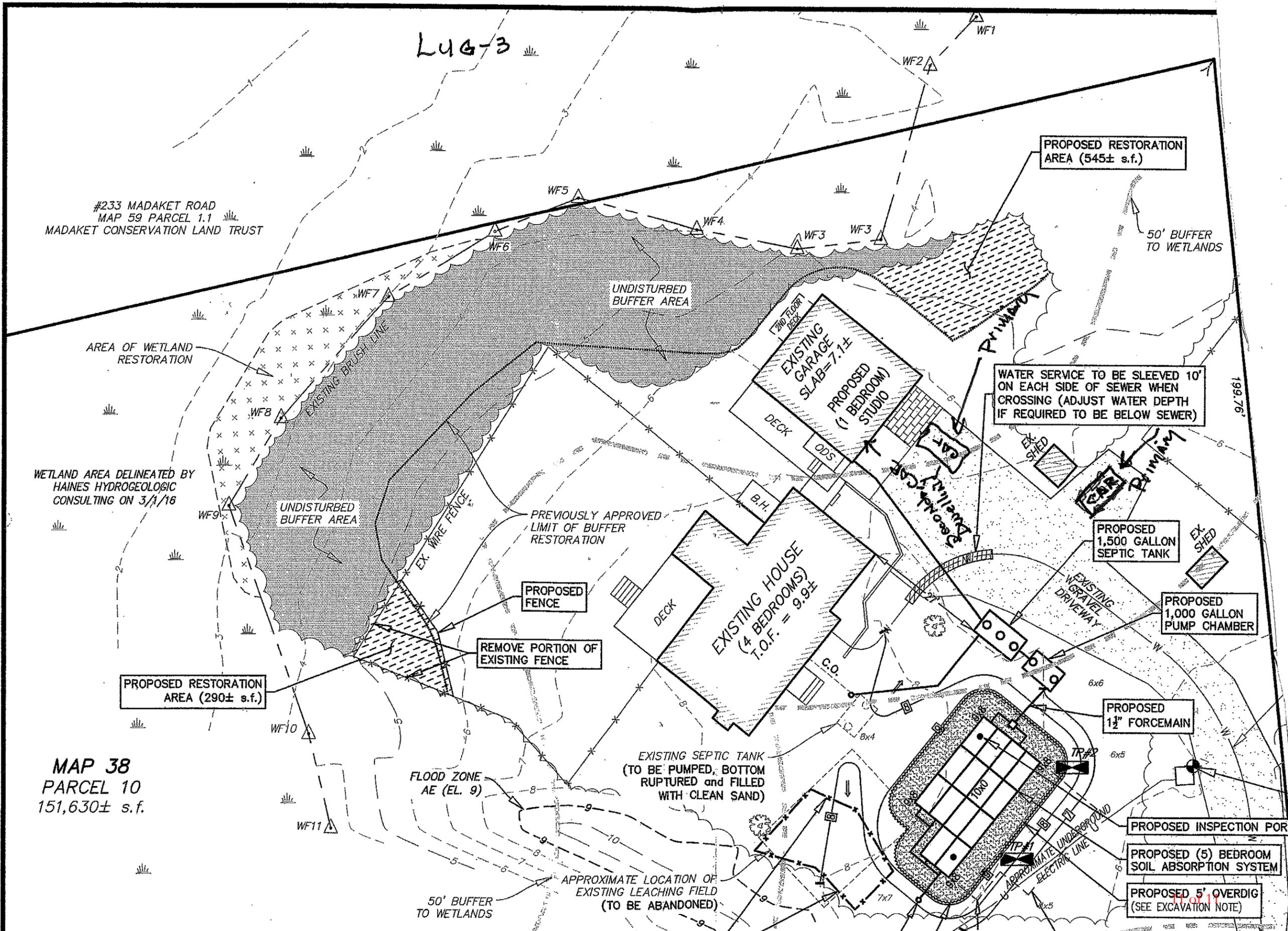
MADAKET ROAD

Belgian
Block Adron

SITE OVERVIEW



10 of 11
1 inch = 80 feet



#233 MADAKET ROAD
 MAP 59 PARCEL 1.1
 MADAKET CONSERVATION LAND TRUST

WETLAND AREA DELINEATED BY
 HAINES HYDROGEOLOGIC
 CONSULTING ON 3/1/16

MAP 38
 PARCEL 10
 151,630± s.f.

LUG-3

PROPOSED RESTORATION
 AREA (545± s.f.)

50' BUFFER
 TO WETLANDS

UNDISTURBED
 BUFFER AREA

AREA OF WETLAND
 RESTORATION

WATER SERVICE TO BE SLEEVED 10'
 ON EACH SIDE OF SEWER WHEN
 CROSSING (ADJUST WATER DEPTH
 IF REQUIRED TO BE BELOW SEWER)

UNDISTURBED
 BUFFER AREA

PREVIOUSLY APPROVED
 LIMIT OF BUFFER
 RESTORATION

PROPOSED
 1,500 GALLON
 SEPTIC TANK

PROPOSED
 FENCE

REMOVE PORTION OF
 EXISTING FENCE

PROPOSED
 1,000 GALLON
 PUMP CHAMBER

PROPOSED RESTORATION
 AREA (290± s.f.)

EXISTING HOUSE
 (4 BEDROOMS)
 T.O.F. = 9.9±

PROPOSED
 1 1/2" FORCEMAIN

EXISTING SEPTIC TANK
 (TO BE PUMPED, BOTTOM
 RUPTURED and FILLED
 WITH CLEAN SAND)

FLOOD ZONE
 AE (EL. 9)

PROPOSED INSPECTION PORT

PROPOSED (5) BEDROOM
 SOIL ABSORPTION SYSTEM

PROPOSED 5' OVERDIG
 (SEE EXCAVATION NOTE)

APPROXIMATE LOCATION OF
 EXISTING LEACHING FIELD
 (TO BE ABANDONED)

50' BUFFER
 TO WETLANDS