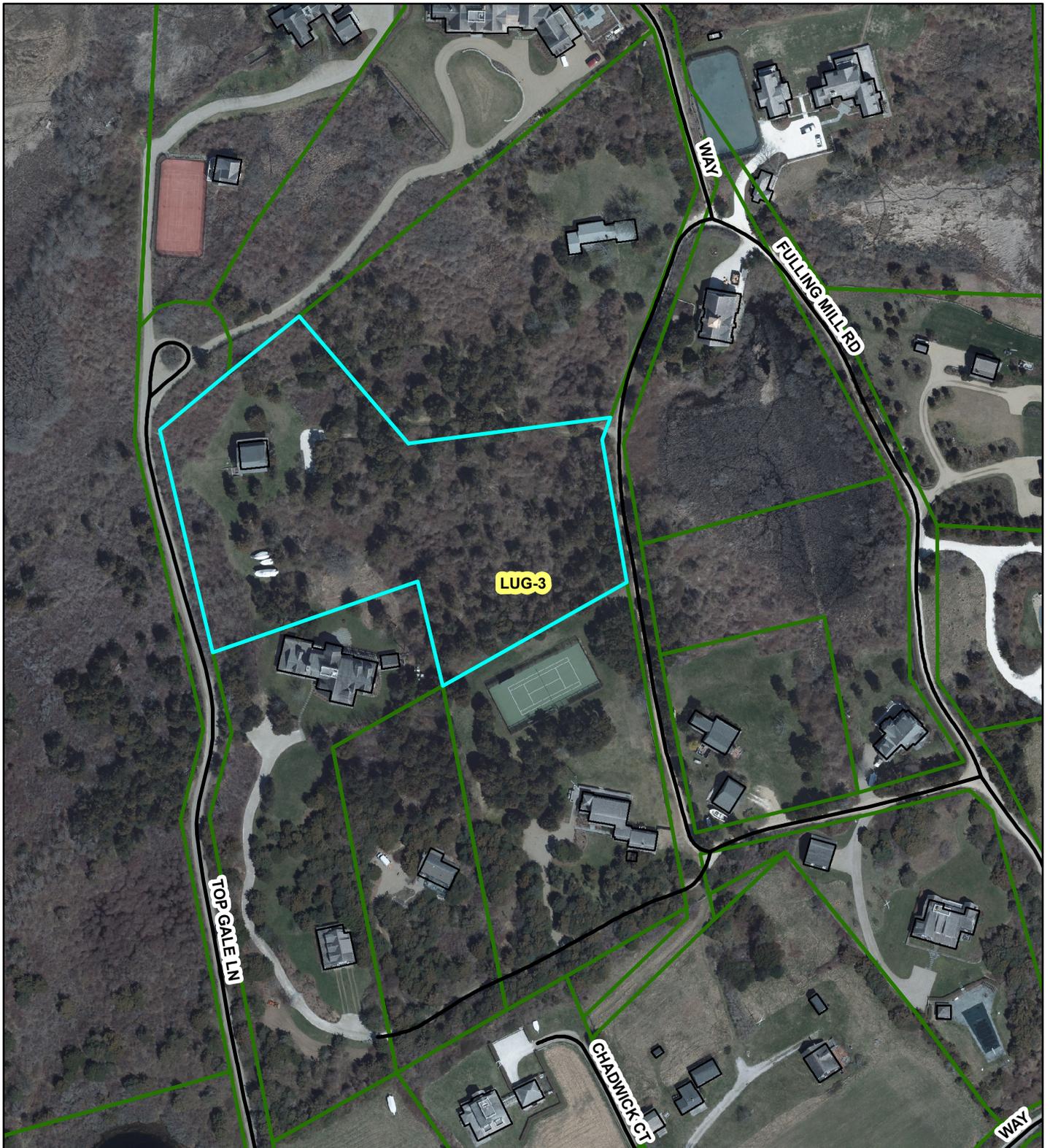




24 Filling Mill Road
Map 27 Parcel 21
Secondary Dwelling Modification



Holly Backus

From: Eleanor Antonietti
Sent: Friday, May 20, 2016 2:08 PM
To: Holly Backus
Cc: Catherine Ancero
Subject: FW: 24 Fulling Mill Road

Categories: Planning Board Matters

See below.

From: Patrick Levesque [<mailto:levesquebuilders@me.com>]
Sent: Wednesday, December 16, 2015 4:24 PM
To: Paul Rhude
Cc: Eleanor Antonietti; Lisa Botticelli; Catherine Ancero; dcland@comcast.net
Subject: Re: 24 Fulling Mill Road

Thank you Chief Rhude,

I would like to meet with you and the tree warden. When is a good time for you? David, timing for yourself? I should be able to make my schedule work with yours.

David I just got off the phone with the Chief, he is not available tomorrow, can you meet on Friday?

Pat

On Dec 16, 2015, at 4:09 PM, Paul Rhude wrote:

Good afternoon Pat,

I checked the road this afternoon. The current width and height clearance may prevent our emergency vehicles from reaching your property. We will require approximately 10' width on straight portions, 12' width on the corners and 12' height clearance to get our vehicles in. I would be happy to meet at the location with yourself and the Tree Warden to go over the specifics of this road.

Regards,

Paul Rhude
Chief
Nantucket Fire Department
(508)274-6086 Cell
(508)228-2324 Ext 3
prhude@fire.nantucket-ma.gov

From: Eleanor Antonietti [<mailto:eantonietti@nantucket-ma.gov>]
Sent: Wednesday, December 16, 2015 1:44 PM
To: levesquebuilders@me.com; Lisa Botticelli
Cc: Catherine Ancero; Paul Rhude; dcland@comcast.net
Subject: 24 Fulling Mill Road

Good morning Pat:

I have spent additional time going over all the accumulated information regarding Fulling Mill Road (layout *versustravelled* width *etc...*). After thorough and painstaking examination of the available Land Court documents, I have come to the conclusion – having further consulted with Director of Planning, Andrew Vorce – that a full survey of the roadway is not necessary and that a waiver or modification of the following condition may be justified.

That the traveled surface of Fulling Mill Road from the intersection with Polpis Road to the entrance to the Locus via the "Way" shall be improved (i.e. grading and trimming of vegetation) to a minimum width of sixteen (16) feet and minimum height of thirteen (13) feet. This road work shall be completed prior to the issuance of a Building Permit and prior to the issuance of the Certificate of Occupancy;

I can give you the required information in person, but I have attached numerous documents (compiled in a pdf) which you may or may not find relevant to your task.

Needless to say, you will have to amend the existing 2nd dwelling approval. Please submit to Planning Board Administrator, Catherine Ancero*, a letter detailing the requested waiver/modification of the requirement and specify to what width and height you propose to make the above-referenced improvements. The letter should explain the reason for the request and perhaps include some photos of the problematic areas of the roadway which show the trees and the wetlands bordering, or in some cases, encroaching on the roadway. As I mentioned yesterday, you will also need to obtain some sort of written confirmation (this could be an email to me and Catherine Ancero) from both the Fire Chief, Paul Rhude*, **and** the Tree Warden, David Champoux*, which acknowledges and approves your request to improve the road to a width and height that is more in keeping with the existing conditions, constraints, and rural nature of the area.

Let me know if you have any further questions.

*Catherine Ancero, Fire Chief Rhude, and David Champoux are all cc'd herewith.

Eleanor W. Antonietti

Zoning Administrator
Land Use Specialist

Planning and Land Use Services (PLUS)
Nantucket Planning Office
2 Fairgrounds Road
Nantucket, MA 02554
telephone 508.325.PLUS(7587) ext. 7010
facsimile 508.228.7298
antonietti@nantucket-ma.gov
www.nantucket-ma.gov

<image001.png>



Nantucket Planning Board

October 16, 2015

Mr. Steve Butler, Building Commissioner
2 Fairgrounds Road
Nantucket, MA 02554

Re: 24 Fulling Mill Road, Parizeau Nantucket Realty Trust, 24 Fulling Mill Road (Map 27 Parcel 21)

Dear Mr. Butler:

Please be advised that the Planning Board, at its meeting on October 15, 2015 Planning Board Special Meeting, considered the above application for adequate access, as per §139-20.1 of the *Nantucket Code*, and granted a secondary dwelling approval, conditional upon the following:

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

- (1) That the Site Plan should be revised to show an adequate on-site turnaround in accordance with the provisions of Section 139-20.1B(2)(g);
- (2) That the traveled surface of Fulling Mill Road from the intersection with Polpis Road to the entrance to the Locus via the "Way" shall be improved (i.e. grading and trimming of vegetation) to a minimum width of sixteen (16) feet and minimum height of thirteen (13) feet. This road work shall be completed prior to the issuance of a Building Permit and prior to the issuance of the Certificate of Occupancy;
- (3) That driveway be cleared free of vegetation and obstruction to a width of twelve (12) feet and a height of thirteen (13) feet;
- (4) That any future landscaping at the driveway entrance be limited to low growing plant material not to exceed three (3) feet in height to allow adequate sight distance; and
- (5) 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.

The approval is also **conditional** upon adherence to the site plan submitted by the applicant and endorsed by the Chairman, showing the relative locations of proposed or existing dwellings and driveways or parking areas.

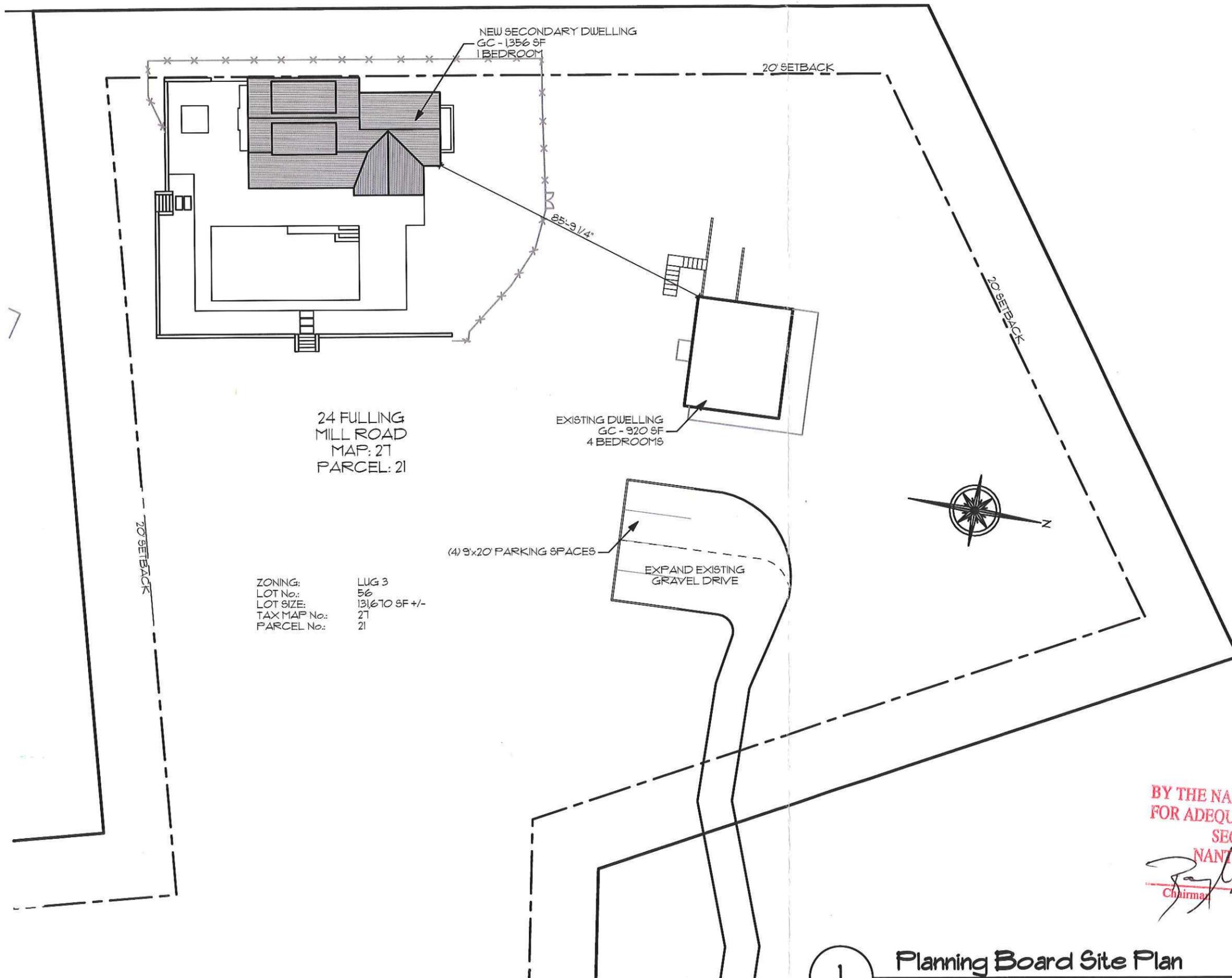
As per Section 139-2 of the *Nantucket Zoning Code*, the approval referenced herein is valid for a period of two years only, calculated from the date of site plan endorsement by the Planning Board. If you have any questions regarding this approval, please contact the Planning Office at 508-325-7587.

Sincerely,

Barry Rector,
Chairman

cc: Parizeau Nantucket Realty Trust
Marcus Silverstein - Zoning Enforcement Officer

NOTE TO APPLICANTS: Please note that a copy of the plan you submitted to the Board, which has been endorsed by the Chairman, is enclosed and must be presented to the Building Department when applying for a building permit. There will be a \$25 administrative fee to re-issue an endorsed site plan.



24 FULLING
MILL ROAD
MAP: 27
PARCEL: 21

ZONING: LUG 3
LOT No.: 56
LOT SIZE: 131670 SF +/-
TAX MAP No.: 27
PARCEL No.: 21

(4) 9x20' PARKING SPACES
EXPAND EXISTING
GRAVEL DRIVE

NEW SECONDARY DWELLING
GC - 1356 SF
1 BEDROOM

EXISTING DWELLING
GC - 920 SF
4 BEDROOMS

20' SETBACK

20' SETBACK

20' SETBACK



APPROVED
BY THE NANTUCKET PLANNING BOARD
FOR ADEQUATE ACCESS PURSUANT TO
SECTION 139-20.1 OF THE
NANTUCKET ZONING BYLAW
[Signature]
Chairman
10/26/15
Date

1 Planning Board Site Plan
SCALE: 1" = 30'

BOTTICELLI & POHL ARCHITECTS

11 Old South Road Nantucket, MA 02554 P: 508 228 5155 F: 508 228 3718
9 East Street Boston, MA 02111 P: 617 482 4543 F: 617 482 4562

www.botticellipohl.com

Planning Board Site Plan

New Pool House
24 Fulling Mill Road
Nantucket, MA
02554

Map No.: 27
Parcel No.: 21
Zoning Info: LUG-3
Project No.:
Scale: As Noted
Revised:
Drawing No.:

L-1.1

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