



#29-16 Mary G. Heard, Estate of Edward Heard  
2 Lucretia Mott Lane  
Map 42.3.2 Parcel 125 (portion of)  
Special Permit for second driveway access





TOWN CLERK  
Town & County Building  
16 Broad St  
Nantucket, MA 02554

MAY 16 2016 AM 8:08



## Nantucket Planning Board

### Application for a Special Permit

Date: MAY 16, 2016

File #: 29-116

Name of development: \_\_\_\_\_

Owner(s) name(s): MARY G. HEARD ESTATE OF EDWARD HEARD

Mailing address: 59 PUNCH BOWL DR. FALMOUTH, MA 02540

Phone number: \_\_\_\_\_ Fax number: \_\_\_\_\_ E-mail: mghheard@yahoo.com

Applicant's name: SAME AS OWNER

Mailing address: \_\_\_\_\_

Phone number: \_\_\_\_\_ Fax number: \_\_\_\_\_ E-mail: \_\_\_\_\_

Engineer / surveyor's name: JEFFREY L. BLACKWELL

Mailing address: 20 TEASDALE CIRCE NANTUCKET, MA 02554

Phone number: 228-9026 Fax number: \_\_\_\_\_ E-mail: jeff@blackwellsurvey.com

Location of lot(s):  
 Street address 2 LUCRETIA MOTT LANE

Tax Assessors Map 42.3.2 Parcel PORTION 125

Nantucket Registry of Deed: Plan Book 2016-33 and Page \_\_\_\_\_ OR

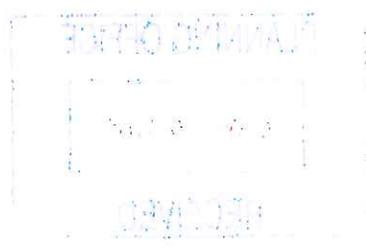
Plan File # \_\_\_\_\_ OR Land Court Plan # \_\_\_\_\_ at Certificate # \_\_\_\_\_

Size of parcel: 4342 sq. ft. Zoning District: ROH

Special Permit sought: (check one)

- Cluster subdivision
- Commercial WECS
- Driveway Access/Curb Cut Special Permit
- Harbor Overlay District (HOD)
- Major Commercial Development (MCD)

Nantucket Planning and Land Use Services ▪ 2 Fairgrounds Road ▪ Nantucket ▪ MA ▪ 02554 ▪ (508) 325-7587



Faint, illegible text on the left side of the page.

- Multi-family Special Permit
- Moorlands Management District Subdivision or Construction (MMD)
- NEHOD (Neighborhood Employee Housing Overlay District)
- MRD (Major Residential Development)
- MIPOD (Mid-Island Planned Overlay District)
- Other Uses Requiring a Special Permit (specify all uses and *Nantucket Code* sections)

Section	Description

Specify all associated Zoning Code relief sought:

Section	Description
139-20.1 B. (1)	NO MORE THAN ONE DRIVEWAY ACCESS SHALL BE ALLOWED ON A LOT.

*Only the zoning relief expressly requested above will be considered as part of this application.*

If applying for a Major Commercial Development, specify how the application will comply with Section 139-11 (j) of the *Zoning Code of the Town of Nantucket*, also known as the Town's Affordable Housing Effort:

\_\_\_\_\_

Planning Board filing fee due: \$ 250.00

Engineering Inspection Escrow Deposit due: \$ \_\_\_\_\_

I/ we hereby certify that the applicant(s) cited above have been authorized by me/ us to file a Special Permit application with the Planning Board on property that I/ we own.

Nantucket Planning and Land Use Services ▪ 2 Fairgrounds Road ▪ Nantucket ▪ MA ▪ 02554 ▪ (508) 325-7587

x Mary G. Heard  
Owner(s) Signature(s)

Applicant's Signature

I/we MARY G. HEARD the undersigned, hereby authorize  
\_\_\_\_\_ to act as agent(s) on my/our behalf and to  
make any necessary revisions on this filed application as they may be requested by the Board to meet its governing  
rules and guidelines.

x Mary G. Heard  
Owner(s) signature(s)

**Check List**

- Planning Board Special Permit abutters list -- to be obtained at the Tax Assessor's office
- Completed application form entitled "Application to the Planning Board for a Special Permit"
- Application fee of \$250.00 payable to Town of Nantucket
- Abutters fee of \$6.11 per abutters payable to Pitney Bowes Reserved Funds \*
- Four (4) sets of mailing labels with each abutter's name and address \*
  - 1" x 2 5/8" size, typed labels, are preferred
  - duplicate labels are not necessary if the same owner is listed for more than one abutting property
- Completed application form
- Town Clerk's stamped application (provide 2 copies-one for Town Clerk and one for Planning Board)

Nantucket Planning and Land Use Services ▪ 2 Fairgrounds Road ▪ Nantucket ▪ MA ▪ 02554 ▪ (508) 325-7587

CURRENT ZONING CLASSIFICATION:  
Residential Old Historic (R-OH)

Existing:	Proposed:
MINIMUM LOT SIZE: 5000 S.F.	4,342± S.F.
MINIMUM FRONTAGE: 50 FT.	50 FT.
FRONT YARD SETBACK: NONE	SEE PLAN
REAR/SIDE SETBACK: 5 FT.	SEE PLAN
GROUND COVER %: 50 %	SEE PLAN
	27.6±%

**PROPOSED SECOND CURB CUT**

**LUCRETIA MOTT LANE**  
(PUBLIC 1798 STREET)  
F.K.A. GARDNER LANE OR GARDEN LANE

T:\JACK 26 JOB 80  
V:\DRAWFILES\B8109\2nd Curb Cut.dwg 5/13/2016 7:02:49 AM EDT

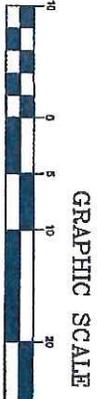
**OWNER INFORMATION**  
ESTATE OF EDWARD S. HEARD  
DEED No. 1201-33 LOT A  
PLANNING MAP 42.3.2 PARCEL 125 (PORTION)  
43 SCHOOL STREET



42.3.2-124  
N/F  
MICHAEL S. BALDOCK  
JENNIFER A. BALDOCK  
DEED BK./Pg.: 1352/8  
NO PLAN  
#7 SCHOOL STREET

LOT A  
4,342± S.F.  
Plan No. 2016-33

MARY G. HEARD  
LOT B  
4,406± S.F.  
Plan No. 2016-33



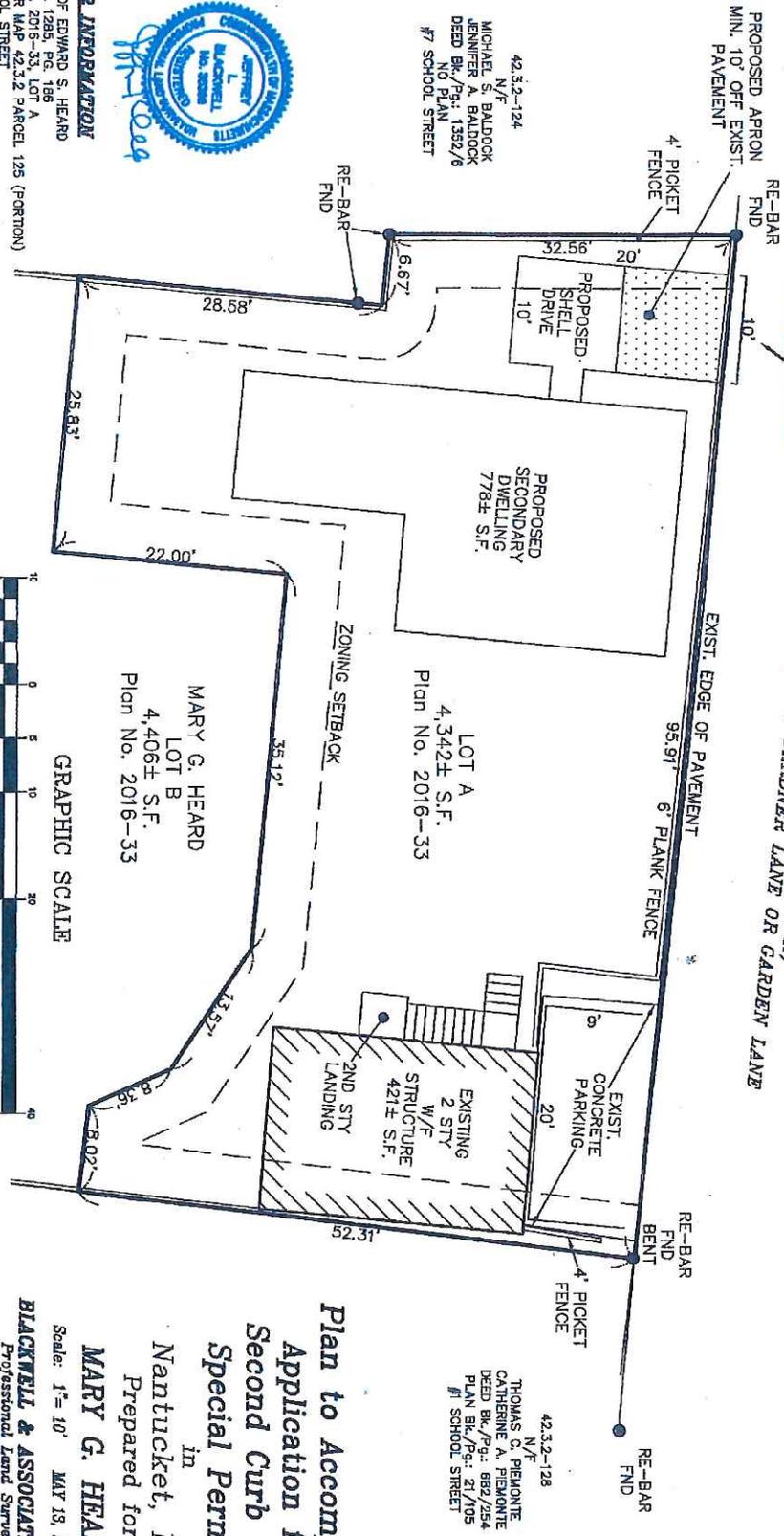
B8109

Plan to Accompany  
Application for  
Second Curb Cut  
Special Permit

in  
Nantucket, MA  
Prepared for  
MARY G. HEARD

Scale: 1" = 10' MAY 13, 2016  
**BLACKWELL & ASSOCIATES, Inc.**  
Professional Land Surveyors  
20 TRAVENALE CIRCLE  
NANTUCKET, MASS 02654  
(508) 228-9028

42.3.2-128  
N/F  
THOMAS C. PIEMONTE  
CATHERINE A. PIEMONTE  
DEED BK./Pg.: 682/254  
PLAN BK./Pg.: 21/105  
#1 SCHOOL STREET



PLAN No. 2016/33

NANTUCKET REGISTRY OF DEEDS  
 Date: 4/15/2016  
 Time: 3:16 PM  
 Plan No.: 2016-53  
 Reserved for Registry Use  
 SHEET 1 OF 1  
 2016 REGISTRY

BY: Pg. 0 Page 0  
 2016 PLAN: 04/05/16 09:16 PM

THOMAS C. PEABODY  
 DEED Bk./Pg.: 652/254  
 PLAN Bk./Pg.: 27/105  
 #7 SCHOOL STREET

42.3.2-124  
 NANTUCKET, MA  
 DEED Bk./Pg.: 1352/6  
 #7 SCHOOL STREET

42.3.2-128  
 NANTUCKET, MA  
 DEED Bk./Pg.: 652/254  
 PLAN Bk./Pg.: 27/105  
 #7 SCHOOL STREET

42.3.2-128  
 NANTUCKET, MA  
 DEED Bk./Pg.: 652/254  
 PLAN Bk./Pg.: 27/105  
 #7 SCHOOL STREET

42.3.2-128  
 NANTUCKET, MA  
 DEED Bk./Pg.: 652/254  
 PLAN Bk./Pg.: 27/105  
 #7 SCHOOL STREET

42.3.2-128  
 NANTUCKET, MA  
 DEED Bk./Pg.: 652/254  
 PLAN Bk./Pg.: 27/105  
 #7 SCHOOL STREET

42.3.2-128  
 NANTUCKET, MA  
 DEED Bk./Pg.: 652/254  
 PLAN Bk./Pg.: 27/105  
 #7 SCHOOL STREET

42.3.2-128  
 NANTUCKET, MA  
 DEED Bk./Pg.: 652/254  
 PLAN Bk./Pg.: 27/105  
 #7 SCHOOL STREET

42.3.2-128  
 NANTUCKET, MA  
 DEED Bk./Pg.: 652/254  
 PLAN Bk./Pg.: 27/105  
 #7 SCHOOL STREET

42.3.2-128  
 NANTUCKET, MA  
 DEED Bk./Pg.: 652/254  
 PLAN Bk./Pg.: 27/105  
 #7 SCHOOL STREET

42.3.2-128  
 NANTUCKET, MA  
 DEED Bk./Pg.: 652/254  
 PLAN Bk./Pg.: 27/105  
 #7 SCHOOL STREET

42.3.2-128  
 NANTUCKET, MA  
 DEED Bk./Pg.: 652/254  
 PLAN Bk./Pg.: 27/105  
 #7 SCHOOL STREET

42.3.2-128  
 NANTUCKET, MA  
 DEED Bk./Pg.: 652/254  
 PLAN Bk./Pg.: 27/105  
 #7 SCHOOL STREET

42.3.2-128  
 NANTUCKET, MA  
 DEED Bk./Pg.: 652/254  
 PLAN Bk./Pg.: 27/105  
 #7 SCHOOL STREET

42.3.2-128  
 NANTUCKET, MA  
 DEED Bk./Pg.: 652/254  
 PLAN Bk./Pg.: 27/105  
 #7 SCHOOL STREET

42.3.2-128  
 NANTUCKET, MA  
 DEED Bk./Pg.: 652/254  
 PLAN Bk./Pg.: 27/105  
 #7 SCHOOL STREET

42.3.2-128  
 NANTUCKET, MA  
 DEED Bk./Pg.: 652/254  
 PLAN Bk./Pg.: 27/105  
 #7 SCHOOL STREET

42.3.2-128  
 NANTUCKET, MA  
 DEED Bk./Pg.: 652/254  
 PLAN Bk./Pg.: 27/105  
 #7 SCHOOL STREET

42.3.2-128  
 NANTUCKET, MA  
 DEED Bk./Pg.: 652/254  
 PLAN Bk./Pg.: 27/105  
 #7 SCHOOL STREET

42.3.2-128  
 NANTUCKET, MA  
 DEED Bk./Pg.: 652/254  
 PLAN Bk./Pg.: 27/105  
 #7 SCHOOL STREET

THE PLANNING BOARD DETERMINES THAT:  
 (a) LOTS A & B DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND REGULATIONS. A DETERMINATION OF WETLANDS STATUS MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

LOT A  
 4,342± S.F.

LOT B  
 4,408± S.F.

LOT A  
 4,342± S.F.

Division Plan  
 of Land  
 in  
 Nantucket, MA  
 Prepared for  
 EDWARD S. HEARD  
 Scale: 1" = 10' MARCH 31, 2016  
 BLACKWELL & ASSOCIATES, Inc.  
 Professional Land Surveyors  
 170 TRASSIUM CIRCLE  
 NANTUCKET, MASS. 02554  
 (508) 228-9626

LEGEND  
 (FND) (SET) ○ DENOTES IRON PIPE MONUMENT (SEE PLAN)  
 (FND) (SET) ● DENOTES IRON NAIL MONUMENT (SEE PLAN)  
 (SSM) (SET) ● DENOTES STEEL SURVEY MARKER SET

GRAPHIC SCALE  
 1 inch = 10 ft.

SEE: PLANNING BOARD ENDORSEMENT IS NOT A CERTIFICATION OF ZONING COMPLIANCE.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW  
 NANTUCKET PLANNING BOARD

DATE SIGNED: 4-11-16  
 FILE NO.: 3454

PROFESSIONAL LAND SURVEYOR

DATE: 4-1-16

NOTE: BUILDINGS TO PROPERTY LINE SETBACKS ARE MEASURED FROM CORNERBOARDS.

NOTE: LOTS A AND B ARE BEING CREATED PURSUANT TO MGL c. 41, s. 81 P, based upon the Exception Clause of MGL c. 41, s. 81 L for lots containing two or more structures that preclude the adoption of Subdivision Control in Nantucket.

NOTE: BUILDINGS TO PROPERTY LINE SETBACKS ARE MEASURED FROM CORNERBOARDS.

NOTE: BUILDINGS TO PROPERTY LINE SETBACKS ARE MEASURED FROM CORNERBOARDS.

NOTE: BUILDINGS TO PROPERTY LINE SETBACKS ARE MEASURED FROM CORNERBOARDS.

NOTE: BUILDINGS TO PROPERTY LINE SETBACKS ARE MEASURED FROM CORNERBOARDS.

NOTE: BUILDINGS TO PROPERTY LINE SETBACKS ARE MEASURED FROM CORNERBOARDS.

NOTE: BUILDINGS TO PROPERTY LINE SETBACKS ARE MEASURED FROM CORNERBOARDS.

NOTE: BUILDINGS TO PROPERTY LINE SETBACKS ARE MEASURED FROM CORNERBOARDS.

NOTE: BUILDINGS TO PROPERTY LINE SETBACKS ARE MEASURED FROM CORNERBOARDS.

NOTE: BUILDINGS TO PROPERTY LINE SETBACKS ARE MEASURED FROM CORNERBOARDS.

NOTE: BUILDINGS TO PROPERTY LINE SETBACKS ARE MEASURED FROM CORNERBOARDS.

NOTE: BUILDINGS TO PROPERTY LINE SETBACKS ARE MEASURED FROM CORNERBOARDS.

NOTE: BUILDINGS TO PROPERTY LINE SETBACKS ARE MEASURED FROM CORNERBOARDS.

NOTE: BUILDINGS TO PROPERTY LINE SETBACKS ARE MEASURED FROM CORNERBOARDS.

NOTE: BUILDINGS TO PROPERTY LINE SETBACKS ARE MEASURED FROM CORNERBOARDS.

NOTE: BUILDINGS TO PROPERTY LINE SETBACKS ARE MEASURED FROM CORNERBOARDS.

NOTE: BUILDINGS TO PROPERTY LINE SETBACKS ARE MEASURED FROM CORNERBOARDS.

NOTE: BUILDINGS TO PROPERTY LINE SETBACKS ARE MEASURED FROM CORNERBOARDS.

NOTE: BUILDINGS TO PROPERTY LINE SETBACKS ARE MEASURED FROM CORNERBOARDS.

NOTE: BUILDINGS TO PROPERTY LINE SETBACKS ARE MEASURED FROM CORNERBOARDS.

NOTE: BUILDINGS TO PROPERTY LINE SETBACKS ARE MEASURED FROM CORNERBOARDS.

LOTUS MAP T-3207 E  
 CURRENT ZONING CLASSIFICATION: Residential Medium Density (R-50)  
 MINIMUM FRONT YARD SETBACK: 50 FT.  
 MINIMUM SIDE YARD SETBACK: NONE  
 MINIMUM REAR YARD SETBACK: NONE  
 GROUND COVER %: 30 %

LOTUS MAP T-3207 E  
 CURRENT ZONING CLASSIFICATION: Residential Medium Density (R-50)  
 MINIMUM FRONT YARD SETBACK: 50 FT.  
 MINIMUM SIDE YARD SETBACK: NONE  
 MINIMUM REAR YARD SETBACK: NONE  
 GROUND COVER %: 30 %

LOTUS MAP T-3207 E  
 CURRENT ZONING CLASSIFICATION: Residential Medium Density (R-50)  
 MINIMUM FRONT YARD SETBACK: 50 FT.  
 MINIMUM SIDE YARD SETBACK: NONE  
 MINIMUM REAR YARD SETBACK: NONE  
 GROUND COVER %: 30 %

LOTUS MAP T-3207 E  
 CURRENT ZONING CLASSIFICATION: Residential Medium Density (R-50)  
 MINIMUM FRONT YARD SETBACK: 50 FT.  
 MINIMUM SIDE YARD SETBACK: NONE  
 MINIMUM REAR YARD SETBACK: NONE  
 GROUND COVER %: 30 %

LOTUS MAP T-3207 E  
 CURRENT ZONING CLASSIFICATION: Residential Medium Density (R-50)  
 MINIMUM FRONT YARD SETBACK: 50 FT.  
 MINIMUM SIDE YARD SETBACK: NONE  
 MINIMUM REAR YARD SETBACK: NONE  
 GROUND COVER %: 30 %

LOTUS MAP T-3207 E  
 CURRENT ZONING CLASSIFICATION: Residential Medium Density (R-50)  
 MINIMUM FRONT YARD SETBACK: 50 FT.  
 MINIMUM SIDE YARD SETBACK: NONE  
 MINIMUM REAR YARD SETBACK: NONE  
 GROUND COVER %: 30 %

LOTUS MAP T-3207 E  
 CURRENT ZONING CLASSIFICATION: Residential Medium Density (R-50)  
 MINIMUM FRONT YARD SETBACK: 50 FT.  
 MINIMUM SIDE YARD SETBACK: NONE  
 MINIMUM REAR YARD SETBACK: NONE  
 GROUND COVER %: 30 %

LOTUS MAP T-3207 E  
 CURRENT ZONING CLASSIFICATION: Residential Medium Density (R-50)  
 MINIMUM FRONT YARD SETBACK: 50 FT.  
 MINIMUM SIDE YARD SETBACK: NONE  
 MINIMUM REAR YARD SETBACK: NONE  
 GROUND COVER %: 30 %

LOTUS MAP T-3207 E  
 CURRENT ZONING CLASSIFICATION: Residential Medium Density (R-50)  
 MINIMUM FRONT YARD SETBACK: 50 FT.  
 MINIMUM SIDE YARD SETBACK: NONE  
 MINIMUM REAR YARD SETBACK: NONE  
 GROUND COVER %: 30 %

LOTUS MAP T-3207 E  
 CURRENT ZONING CLASSIFICATION: Residential Medium Density (R-50)  
 MINIMUM FRONT YARD SETBACK: 50 FT.  
 MINIMUM SIDE YARD SETBACK: NONE  
 MINIMUM REAR YARD SETBACK: NONE  
 GROUND COVER %: 30 %

LOTUS MAP T-3207 E  
 CURRENT ZONING CLASSIFICATION: Residential Medium Density (R-50)  
 MINIMUM FRONT YARD SETBACK: 50 FT.  
 MINIMUM SIDE YARD SETBACK: NONE  
 MINIMUM REAR YARD SETBACK: NONE  
 GROUND COVER %: 30 %

LOTUS MAP T-3207 E  
 CURRENT ZONING CLASSIFICATION: Residential Medium Density (R-50)  
 MINIMUM FRONT YARD SETBACK: 50 FT.  
 MINIMUM SIDE YARD SETBACK: NONE  
 MINIMUM REAR YARD SETBACK: NONE  
 GROUND COVER %: 30 %

LOTUS MAP T-3207 E  
 CURRENT ZONING CLASSIFICATION: Residential Medium Density (R-50)  
 MINIMUM FRONT YARD SETBACK: 50 FT.  
 MINIMUM SIDE YARD SETBACK: NONE  
 MINIMUM REAR YARD SETBACK: NONE  
 GROUND COVER %: 30 %

LOTUS MAP T-3207 E  
 CURRENT ZONING CLASSIFICATION: Residential Medium Density (R-50)  
 MINIMUM FRONT YARD SETBACK: 50 FT.  
 MINIMUM SIDE YARD SETBACK: NONE  
 MINIMUM REAR YARD SETBACK: NONE  
 GROUND COVER %: 30 %

LOTUS MAP T-3207 E  
 CURRENT ZONING CLASSIFICATION: Residential Medium Density (R-50)  
 MINIMUM FRONT YARD SETBACK: 50 FT.  
 MINIMUM SIDE YARD SETBACK: NONE  
 MINIMUM REAR YARD SETBACK: NONE  
 GROUND COVER %: 30 %

LOTUS MAP T-3207 E  
 CURRENT ZONING CLASSIFICATION: Residential Medium Density (R-50)  
 MINIMUM FRONT YARD SETBACK: 50 FT.  
 MINIMUM SIDE YARD SETBACK: NONE  
 MINIMUM REAR YARD SETBACK: NONE  
 GROUND COVER %: 30 %

LOTUS MAP T-3207 E  
 CURRENT ZONING CLASSIFICATION: Residential Medium Density (R-50)  
 MINIMUM FRONT YARD SETBACK: 50 FT.  
 MINIMUM SIDE YARD SETBACK: NONE  
 MINIMUM REAR YARD SETBACK: NONE  
 GROUND COVER %: 30 %

LOTUS MAP T-3207 E  
 CURRENT ZONING CLASSIFICATION: Residential Medium Density (R-50)  
 MINIMUM FRONT YARD SETBACK: 50 FT.  
 MINIMUM SIDE YARD SETBACK: NONE  
 MINIMUM REAR YARD SETBACK: NONE  
 GROUND COVER %: 30 %

LOTUS MAP T-3207 E  
 CURRENT ZONING CLASSIFICATION: Residential Medium Density (R-50)  
 MINIMUM FRONT YARD SETBACK: 50 FT.  
 MINIMUM SIDE YARD SETBACK: NONE  
 MINIMUM REAR YARD SETBACK: NONE  
 GROUND COVER %: 30 %

LOTUS MAP T-3207 E  
 CURRENT ZONING CLASSIFICATION: Residential Medium Density (R-50)  
 MINIMUM FRONT YARD SETBACK: 50 FT.  
 MINIMUM SIDE YARD SETBACK: NONE  
 MINIMUM REAR YARD SETBACK: NONE  
 GROUND COVER %: 30 %

LOTUS MAP T-3207 E  
 CURRENT ZONING CLASSIFICATION: Residential Medium Density (R-50)  
 MINIMUM FRONT YARD SETBACK: 50 FT.  
 MINIMUM SIDE YARD SETBACK: NONE  
 MINIMUM REAR YARD SETBACK: NONE  
 GROUND COVER %: 30 %

LOTUS MAP T-3207 E  
 CURRENT ZONING CLASSIFICATION: Residential Medium Density (R-50)  
 MINIMUM FRONT YARD SETBACK: 50 FT.  
 MINIMUM SIDE YARD SETBACK: NONE  
 MINIMUM REAR YARD SETBACK: NONE  
 GROUND COVER %: 30 %

DATE: 4-1-16  
 FILE NO.: 3454



## Nantucket Planning Board

May 10, 2016

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

Re: 3 School Street – Mary G. Heard (Map 42.3.2 Parcel 125)

Dear Mr. Butler:

Please be advised that the Planning Board, at its meeting on May 9, 2016 Planning Board 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:

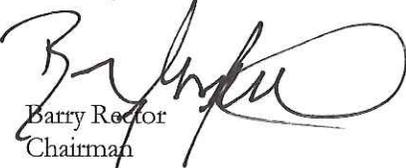
Planning staff recommends approval of this application with the following conditions:

- (1) That 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.

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 Reedor  
Chairman

cc: **Mary G. Heard**  
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.*