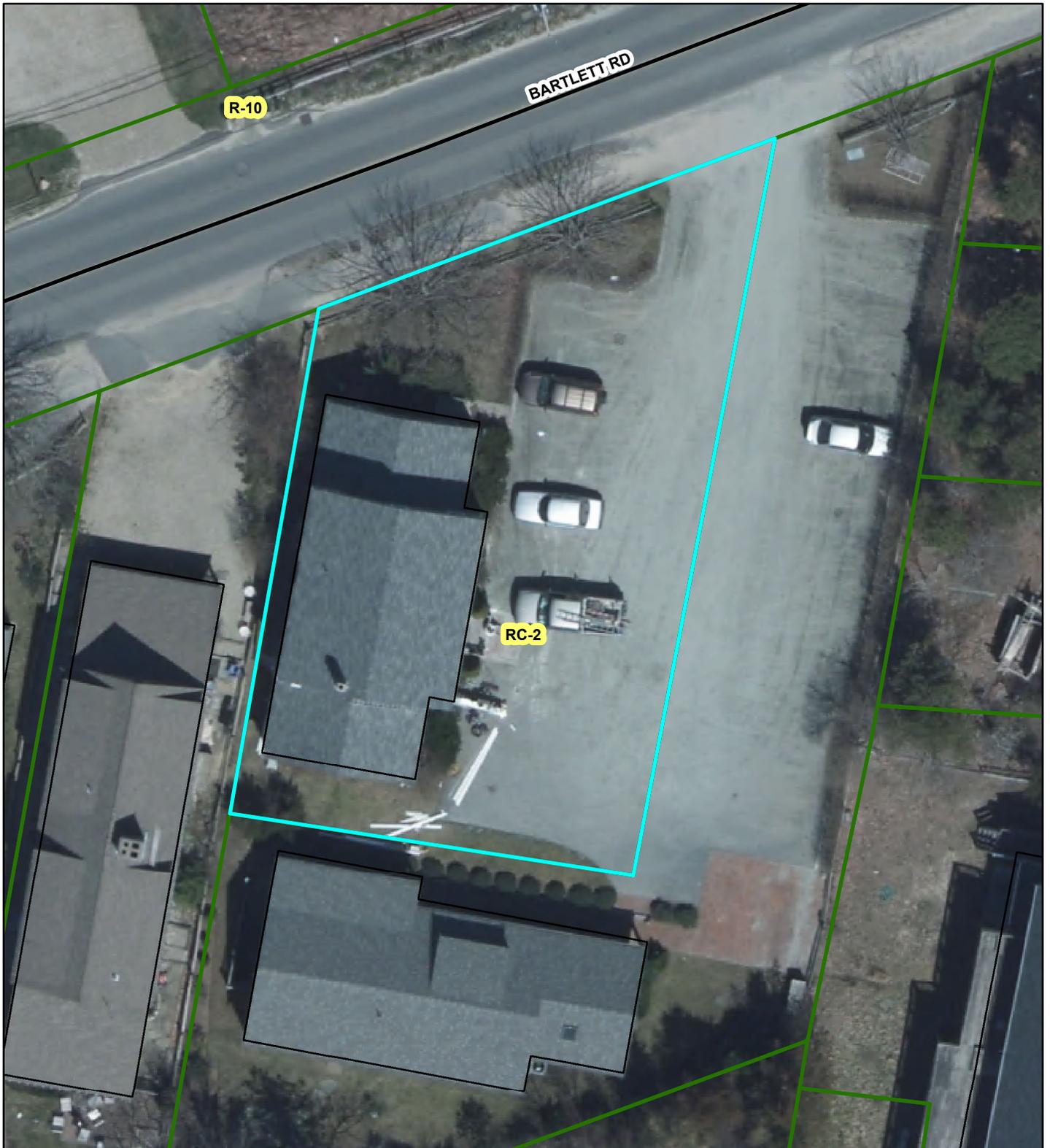




#31-16 A.D. Associates LLC  
4B Bartlett Road  
Map 67 Parcel 14  
Special Permit





CK# 9259  
\$250



Town Clerk  
Town & County Building  
16 Broad St  
Nantucket, MA 02554

*MAB*

# Nantucket Planning Board

MAY 17 2016 AM 7:26

## Application for a Special Permit

Date: May 16, 2016 File #: 31-116

Name of development: Four Bartlett Road Condominium

Owner(s) name(s): A.D. Associates LLC

Mailing address: c/o Sarah F. Alger, P.C., Two South Water Street, Nantucket, Massachusetts 02554

Phone number: (508) 228-1118 Fax number: (508) 228-8004 E-mail: sfa@sfapc.com

Applicant's name: Same as above.

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

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

Engineer / surveyor's name: Emack Surveying, LLC

Mailing address: Two Washaman Avenue, Nantucket, Massachusetts 02554

Phone number: (508) 325-0940 Fax number: \_\_\_\_\_ E-mail: emackack@comcast.net

Location of lot(s):  
 Street address 4B Bartlett Road

Tax Assessors Map 67 Parcel 14

Nantucket Registry of Deed: Plan Book \_\_\_\_\_ and Page \_\_\_\_\_ **OR**

Plan File # 2007-60 and 2008-43 **OR** Land Court Plan # \_\_\_\_\_ at Certificate # \_\_\_\_\_

Size of parcel: 7,247± sq. ft. Zoning District: RC-2

Special Permit sought: (check one)

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

- 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
See attached Addendum.	

Specify all associated Zoning Code relief sought:

Section	Description
See attached Addendum.	

*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:  
 Not applicable.

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Planning Board filing fee due: \$ 250.00

Engineering Inspection Escrow Deposit due: \$ waiver requested

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.

\_\_\_\_\_  
Owner(s)' Signature(s)

\_\_\_\_\_  
Applicant's Signature

I/we A. D. Associates LLC, the undersigned, hereby authorize  
Sarah F. Alger 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.

\_\_\_\_\_  
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)

## ADDENDUM

Applicant seeks a Special Permit under Nantucket Zoning By-law (the "By-law") §139-18.D for relief from the parking requirements of the By-law and, to the extent necessary, from the screening requirements under By-law §139-19.D.

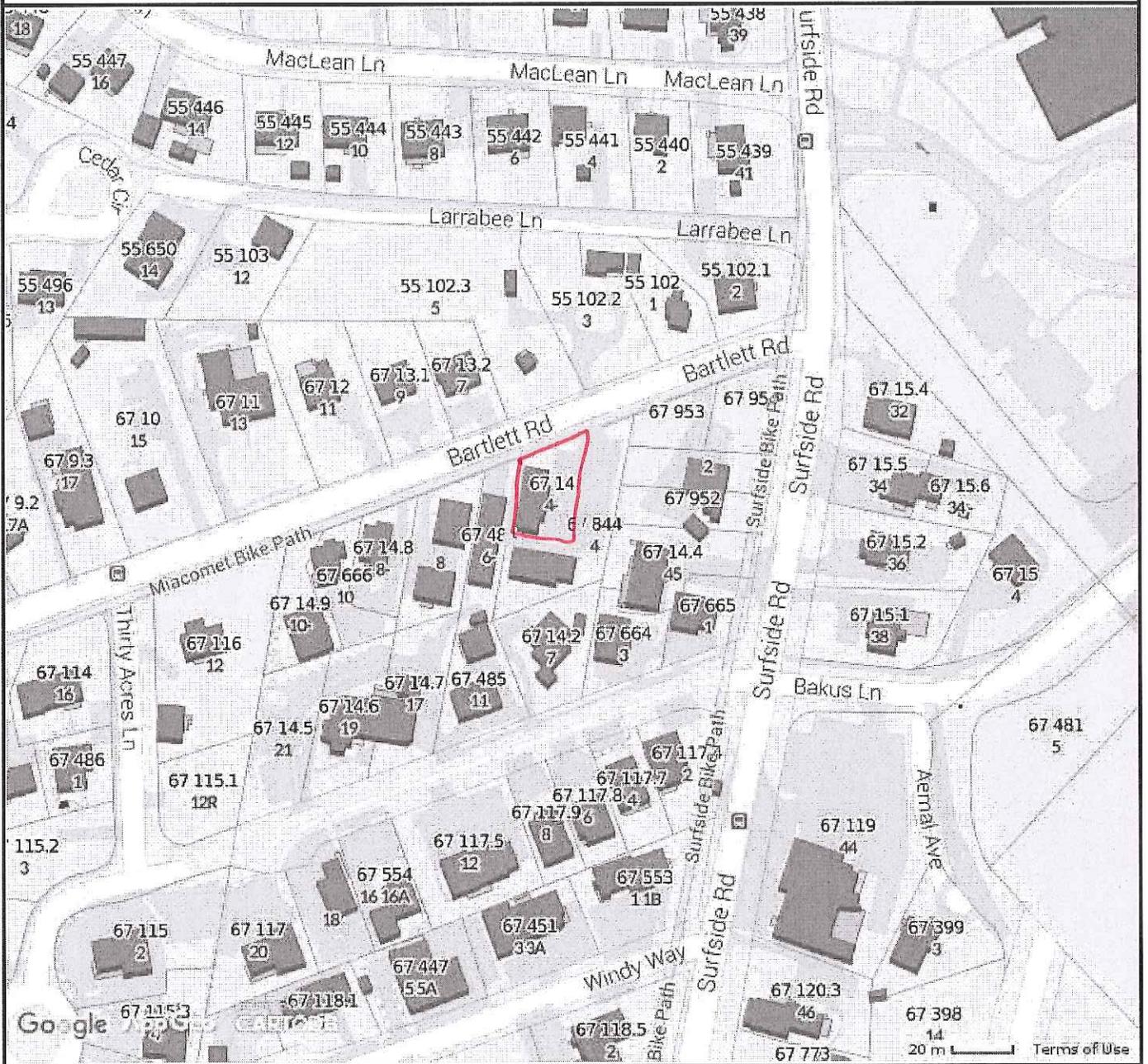
The Applicant proposes to convert existing basement storage space to use as a laboratory, medical sterilization and decontamination area, and staff break room ancillary to the existing offices on the first and second floors. Seventeen (17) parking spaces are required for the proposed uses, where a total of thirteen (13) spaces are provided, nine (9) on site and four (4) on an abutting property by easement.

A waiver of site plan review under By-law §139-23, as well as the engineering escrow, are requested because all changes are to the interior of the existing structure and will not affect the exterior of the locus or the site plan.

The steps on the west side of the existing structure do not meet setback but have the benefit of an existing special permit issued by the Nantucket Zoning Board of Appeals, dated June 1, 2007, recorded with Nantucket Deeds in Book 1129, Page 232. The locus and the structure and uses otherwise are in conformity with the provisions of the Nantucket Zoning By-law.

The Planning Board has jurisdiction over this application by virtue of By-law §139-30.A.

The locus is located at 4B Bartlett Road, is shown on Nantucket Tax Assessor's Map 67 as Parcel 14, is shown on Plan Nos. 2007-60 and Plan 2008-43, and is located in the Residential Commercial- 2 ("RC-2") Zoning District.



**Property Information**

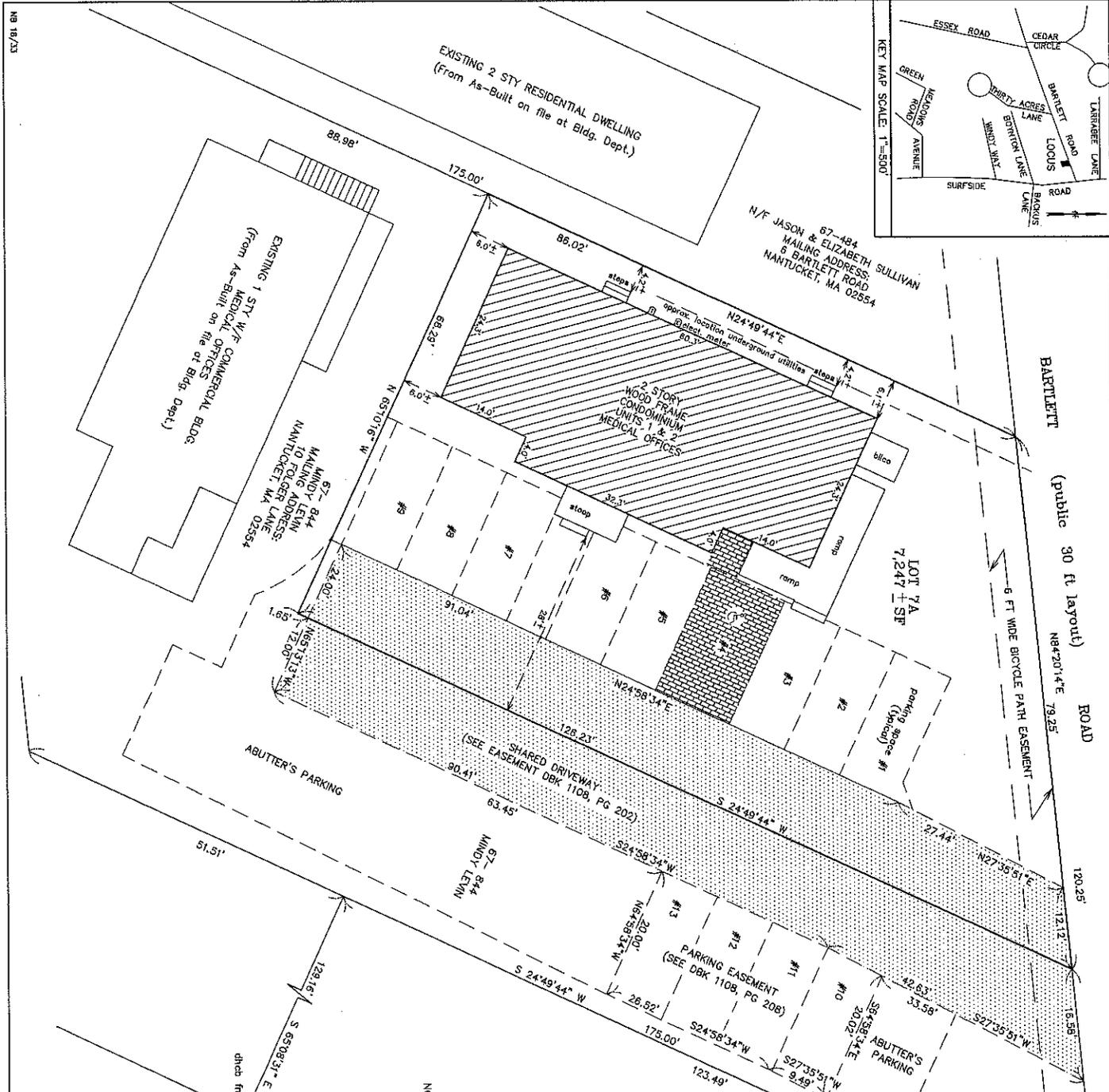
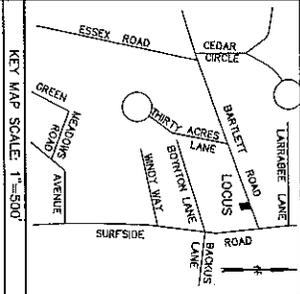
**Property ID** 67 867  
**Location** 4B BARTLETT RD #1  
**Owner** NANTUCKET AELLA LTD INC



**MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT**

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated December, 2014  
 Properties updated January, 2015



**NOTES:**

- 1.) LOT IS LOCATED WITHIN THE PUBLIC WELTHEAD RECHARGE DISTRICT
- 2.) LOT IS LOCATED WITHIN THE X ZONE (area outside 0.2% annual chance (flood plain) AS DELINEATED ON THE FIRMA OF COMMUNITY NO. 250230, MASSACHUSETTS, EFFECTIVE: JUNE 9, 2014, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 3.) ALL PROPOSED WORK IS IN THE INTERIOR OF THE BUILDING
- 4.) NO WETLANDS ARE PRESENT ON THE LOT
- 5.) NO CHANGES IN LANDSCAPING ARE PROPOSED

**PROPOSED:**  
 2495 SF OFFICE SPACE + 690 SF NEW MEDICAL STERILIZATION AND DECONTAMINATION LAB = 3185 SF TOTAL OFFICE SPACE  
 18 SPACES REQUIRED (2495/200 = 12.48)  
 460 SF STORAGE AREA ANCILLARY TO OFFICE SPACE:  
 1 SPACE REQUIRED (460/900 = 0.51)  
 TOTAL SPACES REQUIRED = 17  
 TOTAL SPACES PROVIDED = 13

**GREENSPACE CALCULATION: LOT 7A:**  
 2140 SF GREENSPACE / 7247 SF LOT AREA = 29.5% GREENSPACE  
 PARKING CALCULATION: LOT 7A:  
 EXISTING:  
 2495 SF OFFICE SPACE :  
 12 SPACES REQUIRED (2495/200 = 12.48)  
 900 SF STORAGE AREA ANCILLARY TO OFFICE SPACE:  
 1 SPACE REQUIRED (1250/900 = 1.39)  
 TOTAL SPACES REQUIRED = 13

**RECORD OWNER: A.D. ASSOCIATES LLC**  
 LOCATION: 4B BARTLETT ROAD, NANTUCKET, MA  
 ASSessor's REFERENCE MAP: 67, PARCEL: 14  
 DEED REFERENCE: DEED BOOK 1471, PG 221  
 PLAN REFERENCE: PLAN NO. 2007-60 & PLAN NO. 2008-43

**GRAPHIC SCALE**  
 SCALE: 1"=10'  
 DATE: MAY 9, 2016

**SITE PLAN OF LAND IN NANTUCKET, MASSACHUSETTS**  
 PREPARED FOR: A.D. ASSOCIATES LLC  
 AS OWNER OF UNITS 1 AND 2 OF THE FOUR BARTLETT ROAD CONDOMINIUM

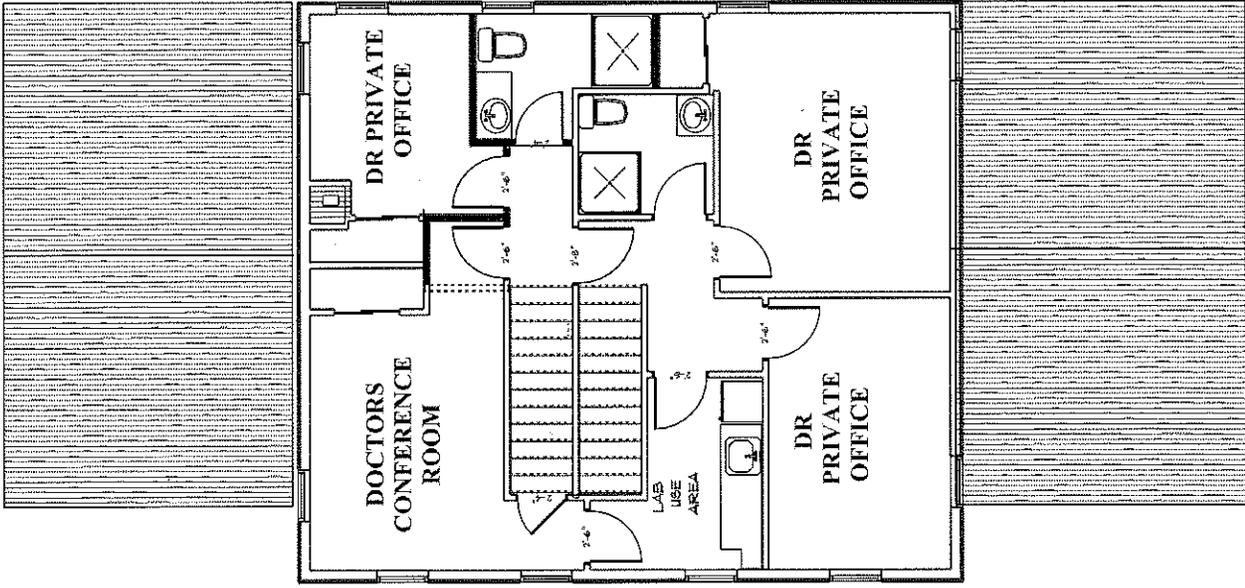
**EMACK SURVEYING, LLC**  
 2 WASHINGTON AVENUE  
 NANTUCKET, MA 02554  
 (508) 325-0940

**PLAN NO. 2007-60**

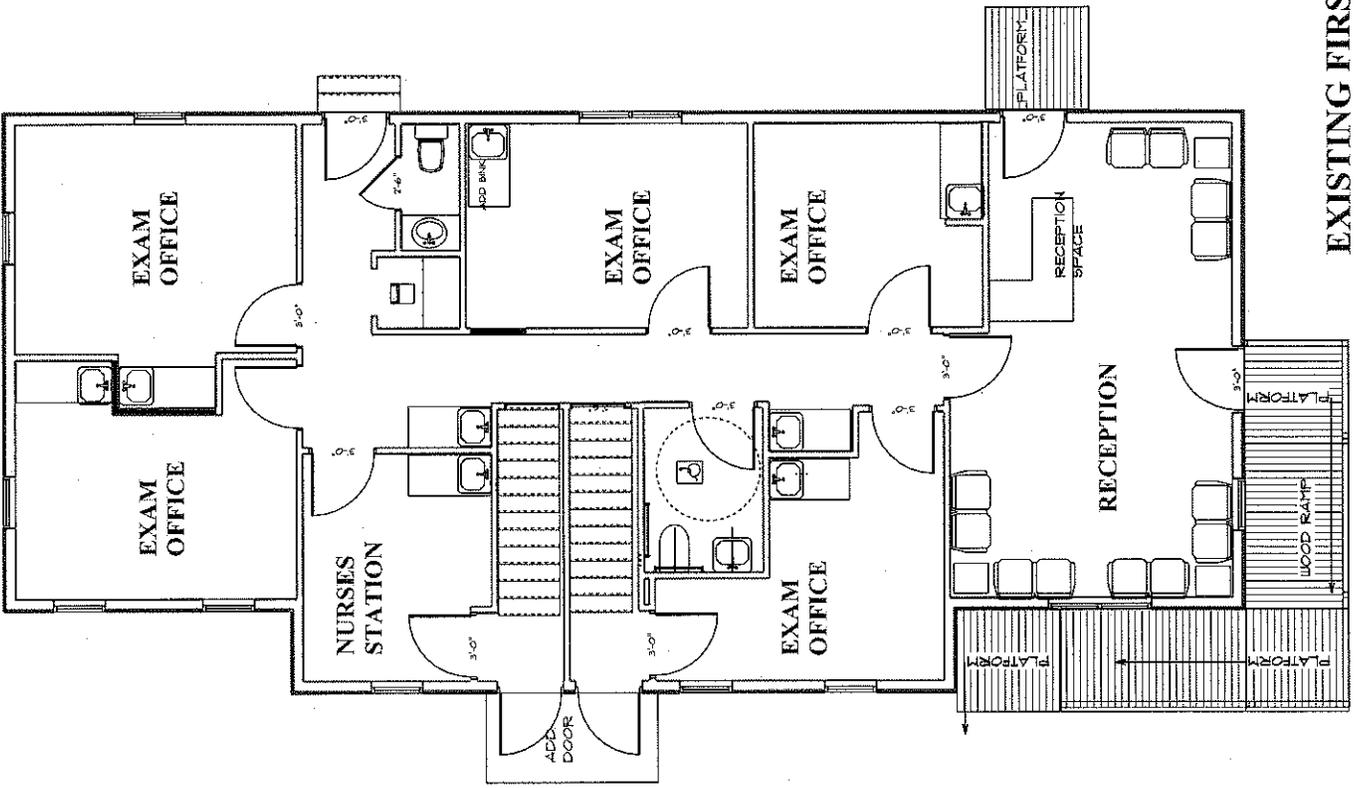
4 BARTLETT ROAD-  
 MEDICAL OFFICES

SCALE: 1/4"=1'  
 DRAWN BY: VO  
 DATE: 5-1-18 REV

EXISTING SECOND FLOOR

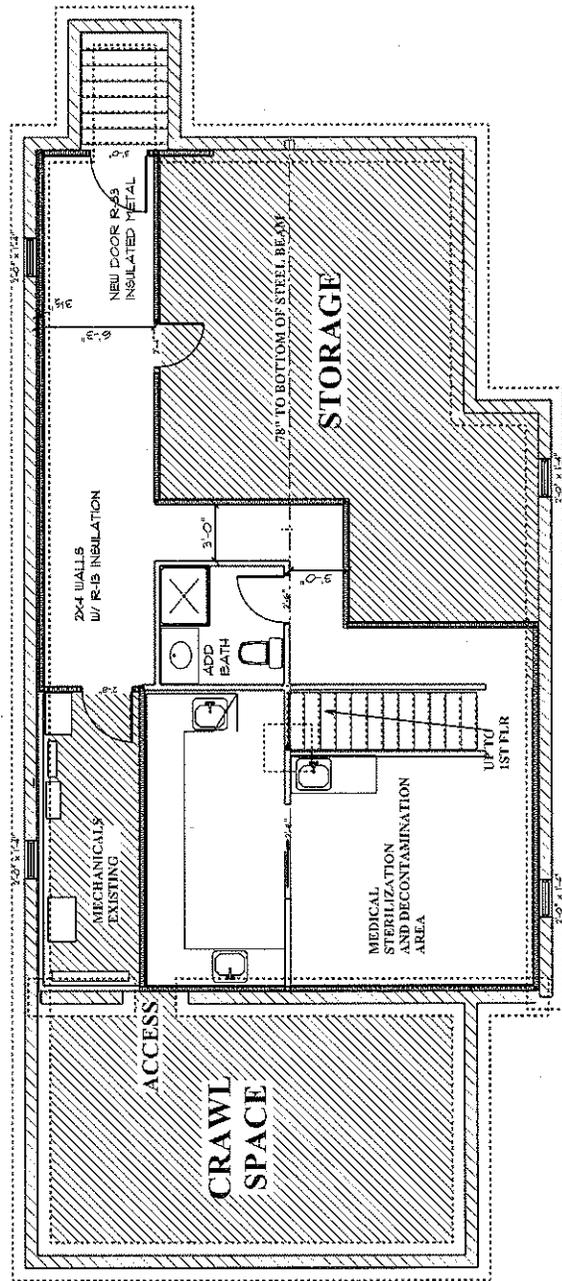


EXISTING FIRST FLOOR



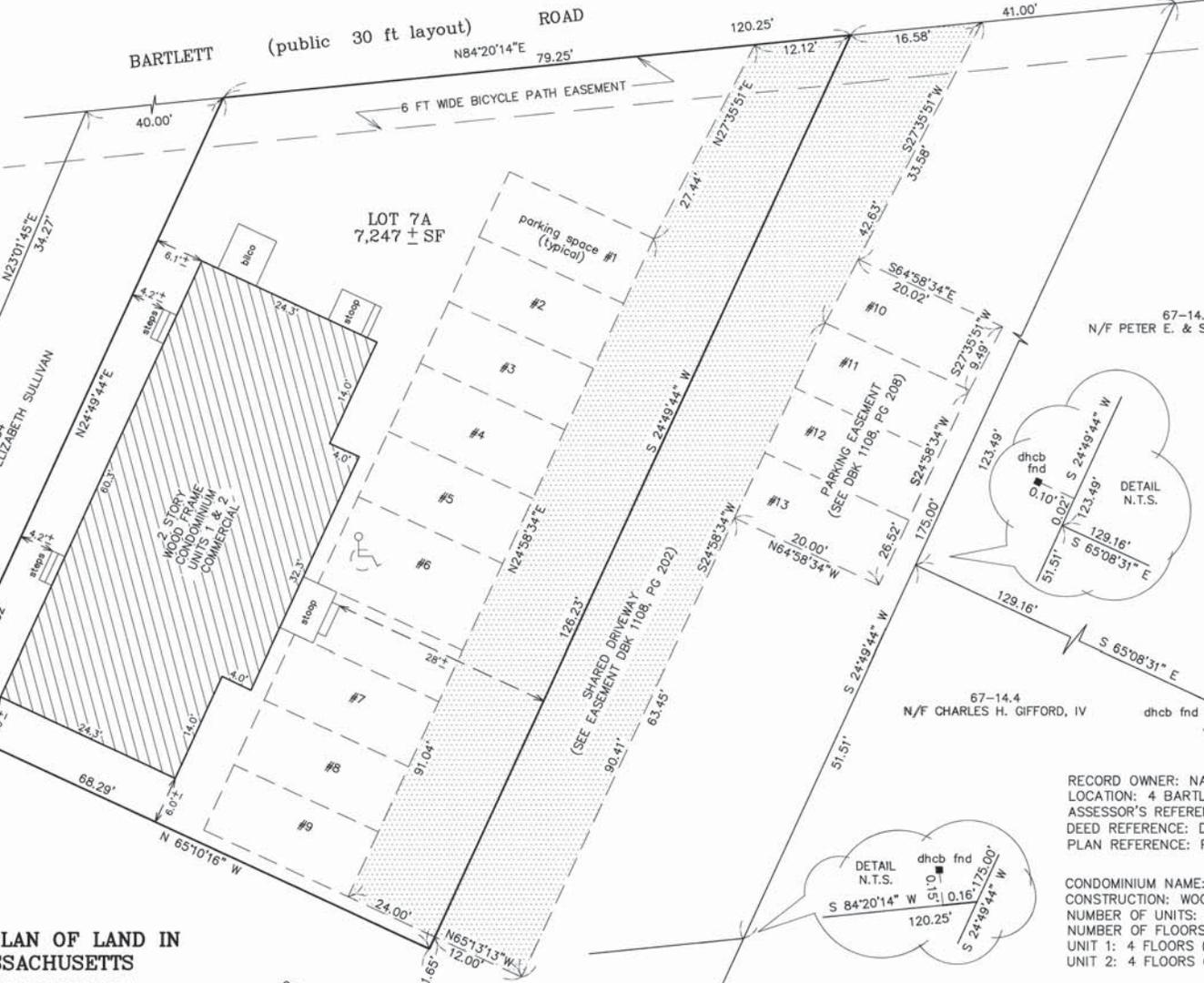
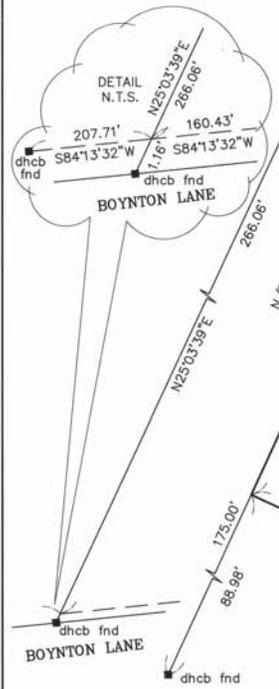
**PROPOSED  
 LAYOUT  
 FOR BASEMENT LEVEL  
 FINISH (@663 sf)  
 NOTE: (281 SF HALLWAY)**

**UNFINISHED AREAS**



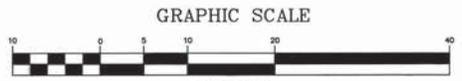


**NANTUCKET REGISTRY OF DEEDS**  
 Date: 05.26.2008  
 Time: 11:16 AM  
 Plan BK: \_\_\_\_\_ PG: \_\_\_\_\_  
 Plan File: 2008-43  
 Attest: Janice H. Ferreira  
 Register  
**SHEET 1 OF 5**  
 RESERVED FOR REGISTRY USE ONLY



**CONDOMINIUM SITE PLAN OF LAND IN NANTUCKET, MASSACHUSETTS**

FOUR BARTLETT ROAD CONDOMINIUM  
 PREPARED FOR: NANTUCKET AELLA LTD., INC.  
 SCALE: 1"=10' DATE: FEBRUARY 26, 2008



( IN FEET )  
 1 inch = 10 ft.  
 EMACK SURVEYING  
 2 WASHAMAN AVENUE  
 NANTUCKET, MA. 02554  
 (508) 325-0940

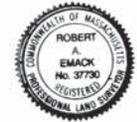
67-14 (PORTION OF)  
 N/F MINDY LEVIN

CURRENT ZONING: RC-2  
 MINIMUM LOT SIZE: 5000 SF  
 MINIMUM FRONTAGE: 40 FT  
 FRONTYARD SETBACK: 10 FT  
 SIDE AND REAR SETBACK: 5 FT  
 ALLOWABLE G.C.R.: 50%

RECORD OWNER: NANTUCKET AELLA LTD., INC.  
 LOCATION: 4 BARTLETT ROAD, NANTUCKET, MA  
 ASSESSOR'S REFERENCE: MAP: 67, PARCEL: 14 (PORTION OF)  
 DEED REFERENCE: DEED BOOK 213, PG 24  
 PLAN REFERENCE: PLAN NO. 2007-60

CONDOMINIUM NAME: FOUR BARTLETT ROAD CONDOMINIUM  
 CONSTRUCTION: WOOD FRAME  
 NUMBER OF UNITS: 2  
 NUMBER OF FLOORS:  
 UNIT 1: 4 FLOORS (INCLUDING BASEMENT AND ATTIC)  
 UNIT 2: 4 FLOORS (INCLUDING BASEMENT AND ATTIC)

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY  
 DEPICTS THE LOCATION AND DIMENSIONS OF THE  
 BUILDING, AS BUILT, AND FULLY LISTS THE UNITS  
 CONTAINED THEREIN, NAMELY UNITS 1 & 2.  
Robert A. Emack FEB 26 2008  
 PROFESSIONAL LAND SURVEYOR DATE



I HEREBY CERTIFY THAT THIS PLAN HAS BEEN  
 PREPARED IN ACCORDANCE WITH THE RULES  
 AND REGULATIONS OF THE REGISTERS OF DEEDS  
 OF THE COMMONWEALTH OF MASSACHUSETTS  
Robert A. Emack FEB 26 2008  
 PROFESSIONAL LAND SURVEYOR DATE



Bk: Pg: 0 Page: 1 of 0  
Doc: PLAN 05/28/2008 11:16 AM

**NANTUCKET REGISTRY OF DEEDS**

Date 05.28.2008

Time 11:16 AM

Plan BK. \_\_\_\_\_ PG. \_\_\_\_\_

Plan file NO. 2008-43

Attest: Denise H. Ferreira  
Register

**SHEET 2 OF 5**

RESERVED FOR REGISTRY USE ONLY

CONDOMINIUM NAME: FOUR BARTLETT ROAD CONDOMINIUM  
CONSTRUCTION: WOOD FRAME  
NUMBER OF UNITS: 2

NUMBER OF ROOMS(not including storage, attic, bath rooms, hallways, closets and entries):

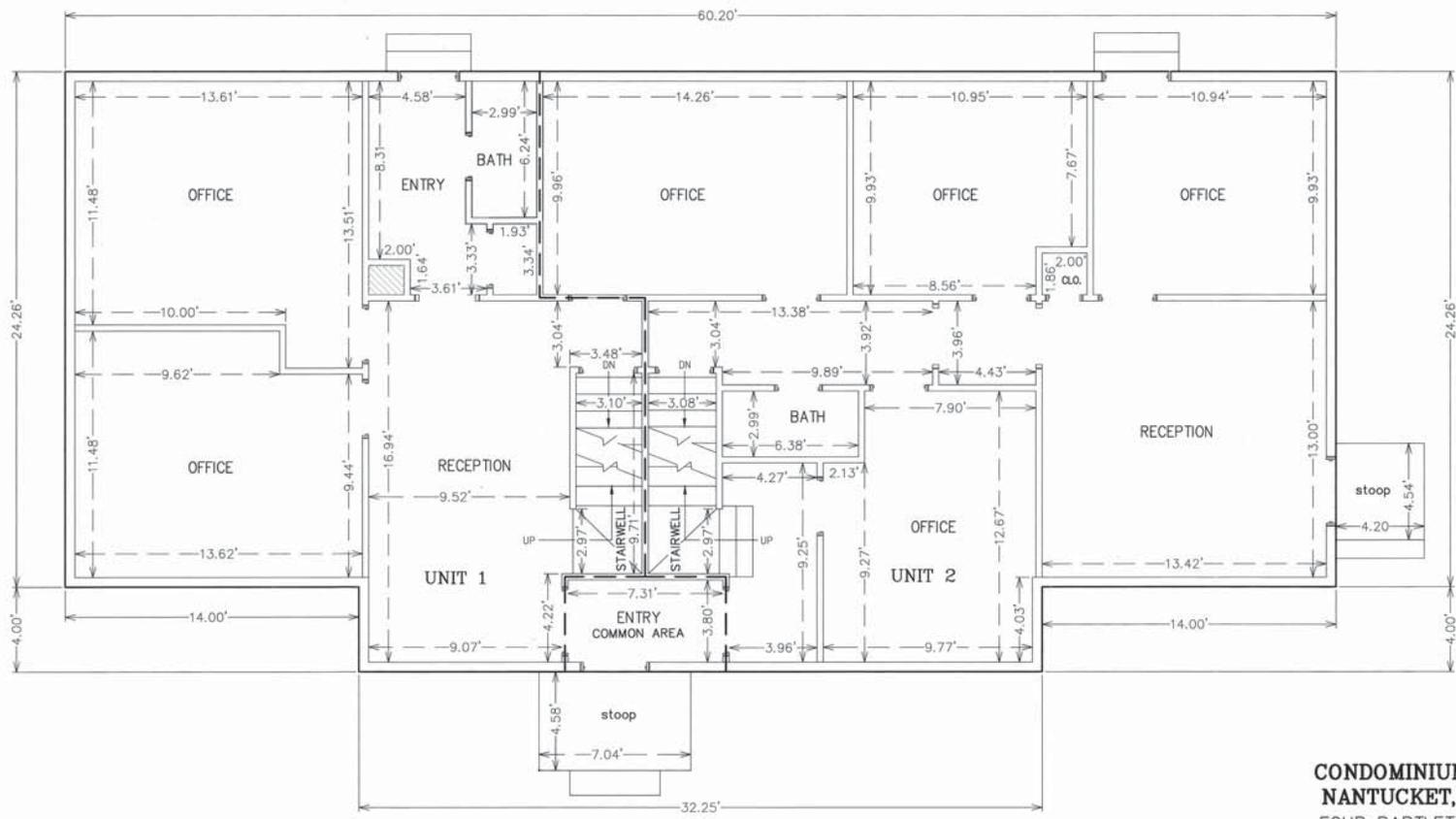
UNIT 1: 5 ROOMS  
UNIT 2: 7 ROOMS

APPROXIMATE FLOOR AREA UNIT 1: 1510 ± SF (including basement and attic)  
APPROXIMATE FLOOR AREA UNIT 2: 2086 ± SF (including basement and attic)

NUMBER OF FLOORS:

UNIT 1: 4 FLOORS  
UNIT 2: 4 FLOORS

RECORD OWNER: NANTUCKET AELLA LTD., INC.  
LOCATION: 4 BARTLETT ROAD, NANTUCKET, MA  
ASSESSOR'S REFERENCE: MAP: 67, PARCEL: 14  
DEED REFERENCE: DEED BOOK 213, PG 24  
PLAN REFERENCE: PLAN BOOK 22, PG 14



**1ST FLOOR**

**CONDOMINIUM FLOOR PLAN IN  
NANTUCKET, MASSACHUSETTS**

FOUR BARTLETT ROAD CONDOMINIUM

PREPARED FOR: NANTUCKET AELLA LTD., INC.

SCALE: 1" = 4' DATE: FEBRUARY 26, 2008

GRAPHIC SCALE



( IN FEET )  
1 inch = 4 ft.

EMACK SURVEYING  
2 WASHAM AVENUE  
NANTUCKET, MA. 02554  
(508) 325-0940

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY  
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CONTAINED THEREIN; NAMELY UNITS 1 & 2.

R-T-A-C-L  
PROFESSIONAL LAND SURVEYOR

FEB 26 2008  
DATE



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R-T-A-C-L  
PROFESSIONAL LAND SURVEYOR

FEB 26 2008  
DATE





Bk: Pg: 0 Page: 1 of 0  
Doc: PLAN 05/28/2008 11:18 AM

**NANTUCKET REGISTRY OF DEEDS**

Date: 05.28.2008

Time: 11:16 AM

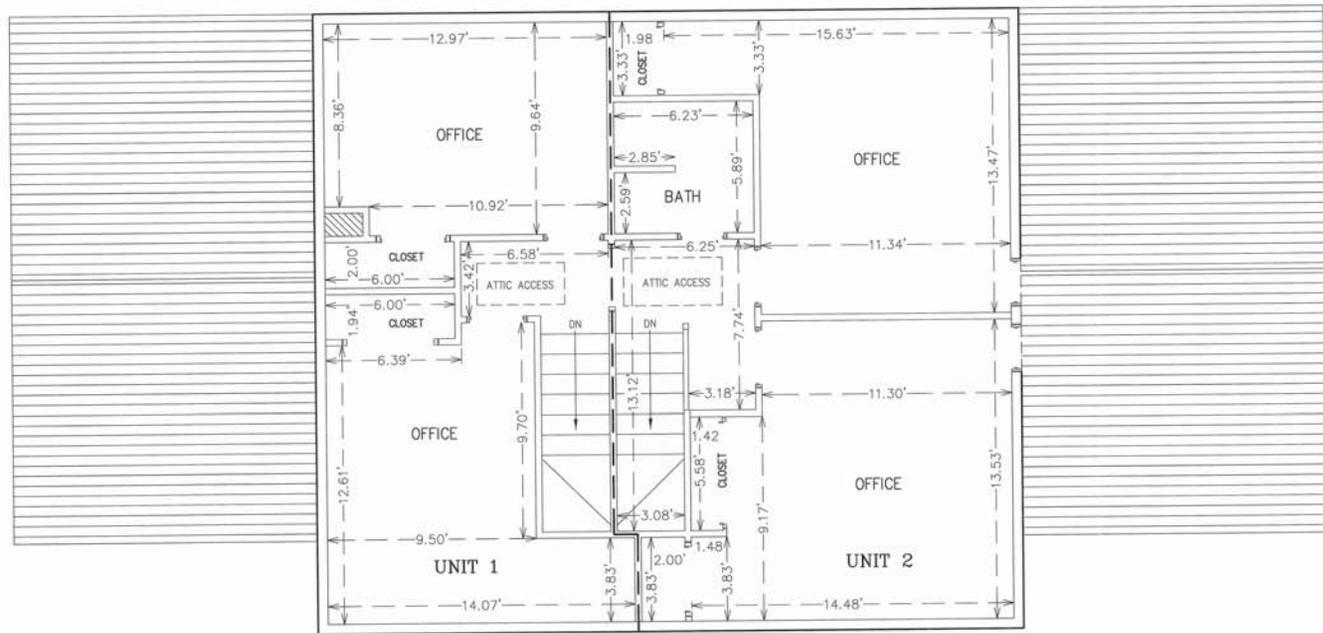
Plan BK. \_\_\_\_\_ PG. \_\_\_\_\_

Plan File No: 2008-43

Attest: Jennifer H. Ferreira  
Register

**SHEET 3 OF 5**

RESERVED FOR REGISTRY USE ONLY



2nd FLOOR

**CONDOMINIUM FLOOR PLAN IN  
NANTUCKET, MASSACHUSETTS**  
FOUR BARTLETT ROAD CONDOMINIUM  
PREPARED FOR: NANTUCKET AELLA LTD., INC.

SCALE: 1" = 4' DATE: FEBRUARY 26, 2008

GRAPHIC SCALE



( IN FEET )  
1 inch = 4' ft.

EMACK SURVEYING  
2 WASHAMAN AVENUE  
NANTUCKET, MA. 02554  
(508) 325-0940

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CONTAINED THEREIN; NAMELY UNITS 1 & 2.

R.A.C.  
PROFESSIONAL LAND SURVEYOR  
FEB 26 2008  
DATE



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AND REGULATIONS OF THE REGISTERS OF DEEDS  
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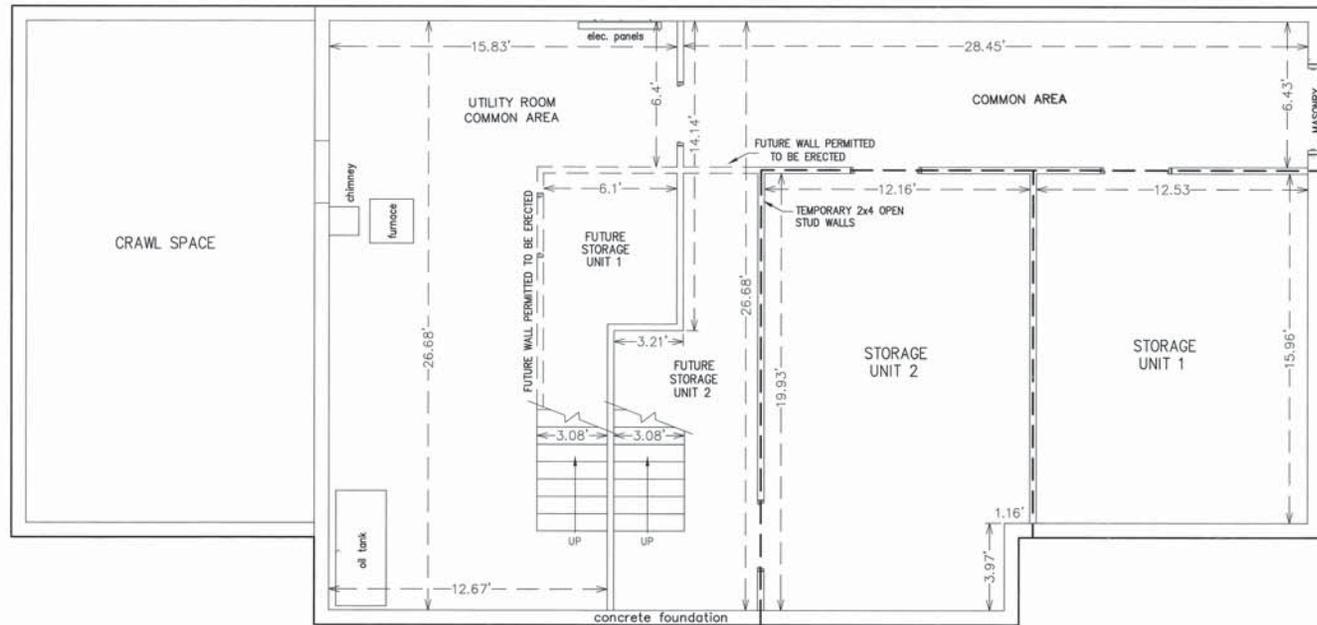
R.A.C.  
PROFESSIONAL LAND SURVEYOR  
FEB 26 2008  
DATE

LEGEND  
LINE DIVIDING UNITS = - - - - -



Bk: Pg: 0 Page: 1 of 0  
Doc: PLAN 05/28/2008 11:16 AM

NANTUCKET REGISTRY OF DEEDS  
Date 05.28.2008  
Time 11:16 AM  
Plan BK. \_\_\_\_\_ PG. \_\_\_\_\_  
Plan File: 2008-43  
Attest: James H. Ferris  
Register  
SHEET 4 OF 5  
RESERVED FOR REGISTRY USE ONLY



BASEMENT LEVEL

CONDOMINIUM FLOOR PLAN IN  
NANTUCKET, MASSACHUSETTS  
FOUR BARTLETT ROAD CONDOMINIUM  
PREPARED FOR: NANTUCKET AELLA LTD., INC.

SCALE: 1" = 4' DATE: FEBRUARY 26, 2008  
GRAPHIC SCALE



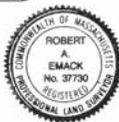
( IN FEET )  
1 inch = 4 ft.

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(508) 325-0940

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CONTAINED THEREIN; NAMELY UNITS 1 & 2.

Robert A. Emack  
PROFESSIONAL LAND SURVEYOR

FEB 26 2008  
DATE



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OF THE COMMONWEALTH OF MASSACHUSETTS

Robert A. Emack  
PROFESSIONAL LAND SURVEYOR

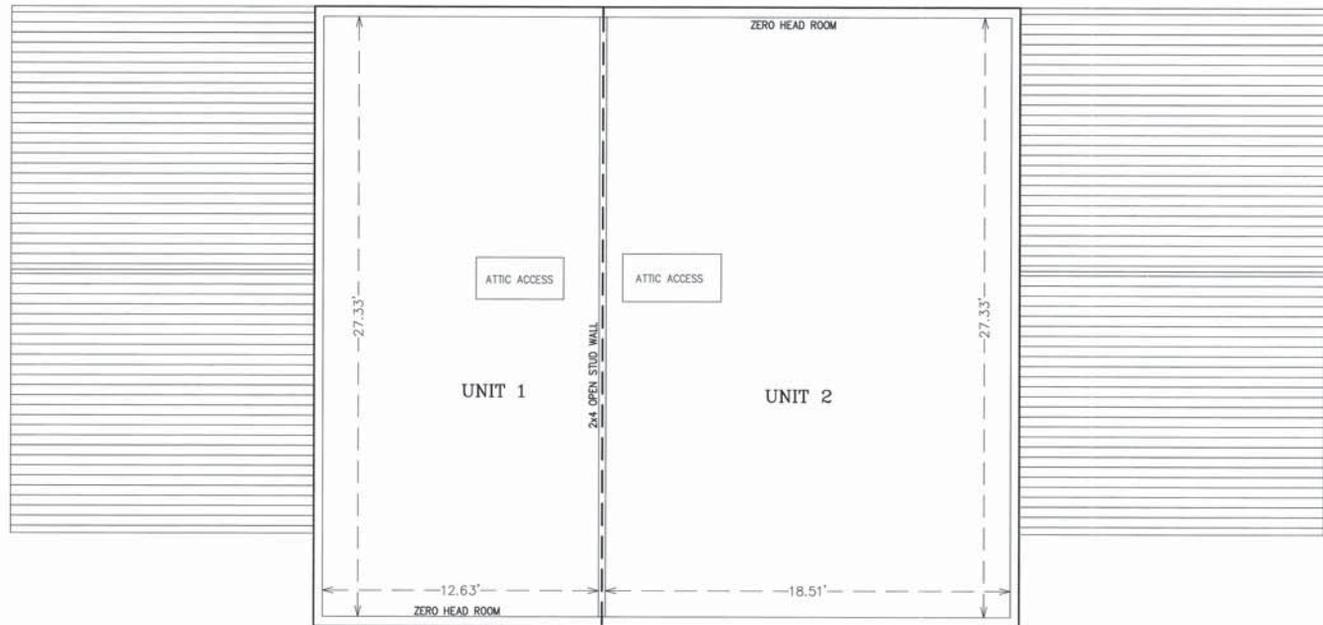
FEB 26 2008  
DATE

LEGEND

LINE DIVIDING UNITS = - - - - -



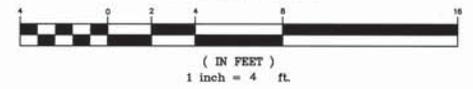
NANTUCKET REGISTRY OF DEEDS  
Date 05.28.2008  
Time 11:16 AM  
Plan BK: \_\_\_\_\_ PG. \_\_\_\_\_  
Plan File: 2008-43  
Attest: Grady H. Ferrina Register  
**SHEET 5 OF 5**  
RESERVED FOR REGISTRY USE ONLY



ATTIC

**CONDOMINIUM FLOOR PLAN IN  
NANTUCKET, MASSACHUSETTS**  
FOUR BARTLETT ROAD CONDOMINIUM  
PREPARED FOR: NANTUCKET AELLA LTD., INC.

SCALE: 1" = 4'      DATE: FEBRUARY 26, 2008  
GRAPHIC SCALE



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R. A. C. L.      FEB 26 2008  
PROFESSIONAL LAND SURVEYOR      DATE



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R. A. C. L.      FEB 26 2008  
PROFESSIONAL LAND SURVEYOR      DATE

LEGEND  
LINE DIVIDING UNITS = - - - - -