



#32-16 Donald T. Visco & Phyllis J. Visco  
10 Tomahawk Road  
Map 69 Parcel 362  
Special Permit





7356  
250



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

*[Handwritten signature]*

MAY 17 2016 PH1:14

# Nantucket Planning Board

## Application for a Special Permit

Date: May 16, 2016

File #: 32-16

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

Owner(s) name(s): Donald T. Visco and Phyllis J. Visco, as Trustees of the Visco Family Nominee Trust

Mailing address: 3 Zachary Way, Nantucket, MA 02554

Phone number: 508-228-1795 Fax number: \_\_\_\_\_ E-mail: \_\_\_\_\_

Applicant's name: Ack Tomahawk LLC

Mailing address: 2 Zachary Way, Nantucket, MA 02554

Phone number: 508-228-2339 Fax number: 508-228-2439 E-mail: viscopumping@aol.com

Engineer / surveyor's name: Jeffrey L. Blackwell/Blackwell & Associates

Mailing address: 20 Teasedale Circle, Nantucket, MA 02554

Phone number: 508-228-9064 Fax number: \_\_\_\_\_ E-mail: \_\_\_\_\_

Location of lot(s):

Street address 10 Tomahawk Road (Lot 229)

Tax Assessors Map 69 Parcel 362 & 363 (portion)

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

Plan File # \_\_\_\_\_ OR Land Court Plan # 26984-9 at Certificate # 24981  
(Lot ~~229~~ 215)

Size of parcel: 7,517 s.f. sq. ft. Zoning District: C1

**AKS**

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
139-18	Parking
139-7A	Interior and Exterior Storage and Warehousing
139-20	Off Street Loading
139-20.1	Driveway Width

Specify all associated Zoning Code relief sought:

Section	Description

*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:

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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.

\_\_\_\_\_  
*Donald T. Visco*  
Owner(s) Signature(s) Donald T. Visco, as Trustee  
Ack Tomahawk LLC  
By: \_\_\_\_\_  
Applicant's Signature *Stephyn Choie*

I/we \_\_\_\_\_, 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.

\_\_\_\_\_  
\_\_\_\_\_  
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 \$6.74 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)



LAND COURT CASE # 26984  
ASSESSORS MAP 69 PARCEL 10

NOTE: BUILDING COVERED BY THIS PLAN IS SHOWN BY A SHADING PATTERN.

**ZONING CLASSIFICATION:**  
DISTRICT: RC-2 RESIDENTIAL COMMERCIAL, 21  
MINIMUM LOT SIZE: 8000 S.F.  
MINIMUM FRONT YARD SETBACK: 10'  
MINIMUM SIDE YARD SETBACK: 5'  
MINIMUM REAR YARD SETBACK: 5'  
MINIMUM FRONT OVERHANG: 50%  
MINIMUM SIDE OVERHANG: 50%MINIMUM REAR OVERHANG: 50%**SECOND OWNER:**  
NO. 10000 CORP., INC.  
50000 S.F.  
SHARON, MA 02564  
**INSURANCE ACCIDENT:**  
TOWNSHIP OF NANTUCKET  
- (R-2000 + 2000)

**TRAVELER DATA:**  
SECTION: 11-27934  
TOWNSHIP: 11-27934  
RANGE: 01000  
DIRECTION: N20°00'17"  
DATE: 11-14-10

I, THE BOARD, HEREBY CERTIFIES THAT THIS PLAN WAS PREPARED BY A LICENSED PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH THE MASSACHUSETTS REGULATION OF PROFESSIONAL LAND SURVEYORS, AND THAT THE PLAN WAS DRAWN FROM THE ORIGINAL RECORDS OF THE SURVEYOR, AND THAT THE PLAN WAS DRAWN FROM THE ORIGINAL RECORDS OF THE SURVEYOR, AND THAT THE PLAN WAS DRAWN FROM THE ORIGINAL RECORDS OF THE SURVEYOR.

**PLAN OF LAND**  
IN  
**NANTUCKET, MA**  
BEING A SUBDIVISION OF LOT 93  
AS SHOWN ON LCP # 26984-5

**WB NANTUCKET HOLDINGS, LLC**  
DRAWN BY: [Signature]  
DATE: 11-14-10

**WELLER & ASSOCIATES**  
1645 PALMOUTH RD., SUITE 402 - 10, BOX 417  
NANTUCKET, MASSACHUSETTS 02554  
TEL: (508) 775-0735 FAX: (508) 775-0734  
EMAIL: tweller@comcast.net

**PROFESSIONAL ENGINEERS & LAND SURVEYORS**

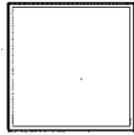


**26984-8**  
LAND COURT  
FEB 23 2011  
FILED

SEE ADDITIONS TO REGULATION ON EXEMPTED FROM FILING IN ENGINEERING FILES 702

NANTUCKET PLANNING BOARD APPROVAL, REQUIRED UNDER SUBDIVISION CONTROL LAW

DATE SIGNED: 11-14-2010  
FILE NUMBER: 7094



DRAWING INDEX

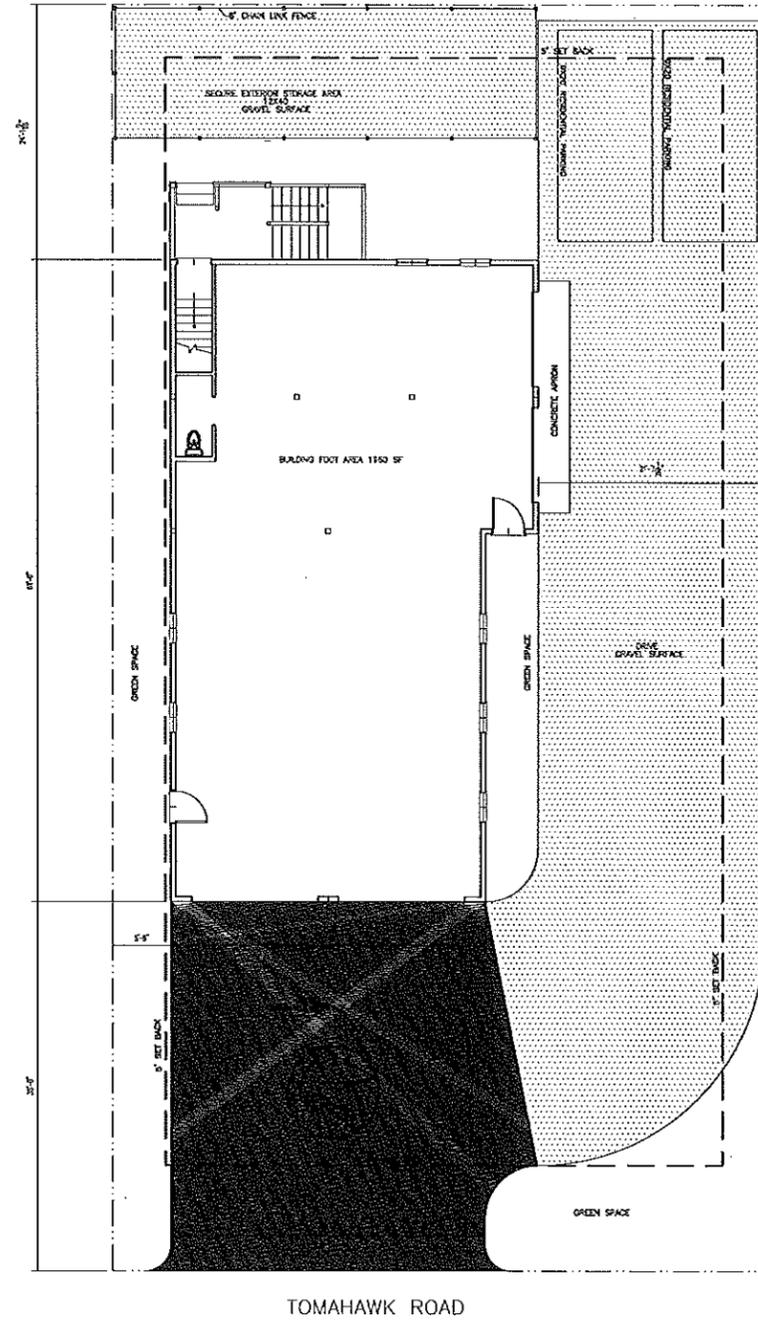
- 1 SITE PLAN
- 2 FLOOR PLANS
- 3 ELEVATIONS EAST & WEST
- 4 ELEVATIONS NORTH & SOUTH
- 5
- 6
- 7

LOCUS MAP  
10 TOMAHAWK ROAD

MAP NO. 69  
 PARCEL NO. 362  
 ZONING CLASSIFICATION CI w/RC-2 FREEZE  
 LOT AREA 7517 SF  
 SETBACKS:  
 FRONT YARD 10'  
 REAR/SIDE 5'  
 G.C.R. 50%  
 ALLOWED G.C. 3,758 SF  
 EXISTING G.C. 26 %  
 PROPOSED G.C. 1.960 SF

USE GROUP R3 & S1  
TYPE 5A, PROTECTED

SITE INFO			
BUILDING & DECK AREA	2,093 SF	27.8 %	
IMPERVIOUS SURFACE	1,122 SF	15 %	
PERVIOUS SURFACE	2,763 SF	36.8 %	
GREEN SPACE	1,539 SF	20.4 %	

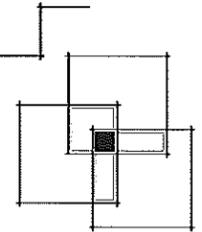


SITE PLAN

SANDCASTLE CONSTRUCTION INC.  
 ARCHITECTS & BUILDERS

P.O. BOX 2113  
 NANTUCKET, MA  
 02584

508-228-8050



ACK TOMAHAWK LLC  
 TOMAHAWK ROAD  
 NANTUCKET, MA

COMMERCIAL STRUCTURE

Project  
 Job No

Notes  
 HDC APPL.  
 CERT. NO.

PLANNING BOARD PLAN

Title  
 SITE PLAN

Date  
 5/4/2016  
 Scale  
 1/8"=1'0"

5



2014 00145362

Cert: 25297 Doc: DD  
Registered: 08/15/2014 03:12 PM

LAND COURT, BOSTON. The Land  
herein described will be shown on  
our approved plan to follow as  
*As shown to*

AUG 14 2014

Plan *26984-8* Lot *215*  
(EXAMINED AS DESCRIPTION ONLY)  
T.C. PONTBRIAND  
AGGING CHIEF ENGINEER (T16)

## DEED

KENNETH C. COFFIN, INC., a Massachusetts Corporation, with a mailing address of Post Office Box 90, Siasconset, Massachusetts 02564, for consideration paid in the amount of Two Hundred Twenty-Five Thousand (\$225,000.00) Dollars grants to DONALD T. VISCO and PHYLLIS J. VISCO, Trustees of the VISCO FAMILY NOMINEE TRUST, under Declaration of Trust dated July 30, 2001, recorded with Nantucket Deeds in Book 707, Page 110, as Amended by Book 1210, page 188, with a mailing address of Post Office Box 1081, Nantucket, Massachusetts 02554, with QUITCLAIM COVENANTS,

That certain parcel of vacant land, located in the Town and County of Nantucket, Commonwealth of Massachusetts, now known and numbered as 10 Tomahawk Road, shown as Lot 215 on Land Court Plan No. 26984-8, filed with Certificate of Title No. 11,346 at Nantucket Registry District.

Said land is subject to the following matters:

- (a) Real estate taxes for fiscal year 2015.
- (b) Matters set forth on Certificate of Title No. 11,346 at Nantucket Registry District.
- (c) Planning Board Covenant dated November 20, 2009, Registered with Nantucket Registry District as Document No. 133107, as affected by Restated Covenant registered as Document No. 133481, as affected by Form J Certificate of Completion registered with Nantucket Registry District for the Land Court as Document No. 145102.
- (d) Statement of Conditions of Subdivision Approval dated as of November 20, 2009, registered with Nantucket Registry District as Document No. 133482.

- (e) Declaration of Restrictions and Easements dated as of November 20, 2009, registered with Nantucket Registry District as Document No. 133483.
- (f) Coffin Owners Association Trust dated as of November 20, 2009, registered with Nantucket Registry District as Document No. 133484.
- (g) Grant of Easement to Nantucket Electric Company, dated April 17, 2013, registered with Nantucket Registry District as Document No. 140871.
- (h) Easement to Verizon New England, Inc. dated July 16, 2014, registered with the Nantucket Registry District as Document No. 145101.

For title, see Certificate of Title No. 11,346 at Nantucket Registry District.

Executed and sealed on August 14, 2014.

Kenneth C. Coffin, Inc.

BY:

*[Signature]*

Kenneth T. Coffin, President

*[Signature]*

David Coffin, Treasurer

NANTUCKET LAND BANK CERTIFICATE	
<input checked="" type="checkbox"/> Paid \$ 4500.00	
<input type="checkbox"/> Exempt	
<input type="checkbox"/> Non-applicable	
No. 35442	Date 8/15/14
Authorization	<i>[Signature]</i>

MASSACHUSETTS EXCISE TAX *KCC*  
 Nantucket County ROD #16 001  
 Date: 08/15/2014 03:12 PM  
 Ctr# 461282 27158 Doc# 00145362  
 Fee: \$1,026.00 Cons: \$225,000.00

## COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss

August 14, 2014

On this 14<sup>th</sup> day of August, 2014, before me, the undersigned notary public, personally appeared, Kenneth T. Coffin, (a)  personally known to me, or (b)  proved to me through satisfactory evidence of identification, which was \_\_\_\_\_ (type of identification), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily on behalf of Kenneth C. Coffin, Inc., for its stated purpose.

*Patricia A. Halsted*

Official signature and seal of Notary Public  
Printed name:

## COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss

August 14, 2014

On this 14<sup>th</sup> day of August, 2014, before me, the undersigned notary public, personally appeared, David Coffin, (a)  personally known to me, or (b)  proved to me through satisfactory evidence of identification, which was \_\_\_\_\_ (type of identification), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily on behalf of Kenneth C. Coffin, Inc., for its stated purpose.

*Patricia A. Halsted*

Official signature and seal of Notary Public  
Printed name:

