# Nantucket Planning Board

**S T A F F  R E P O R T**

Date: July 1, 2016

To: Planning Board

From: Holly E. Backus
Land Use Specialist

Re: Staff Report for July 11, 2016 Planning Board Meeting

**Call to Order:**

**Approval of the Agenda:**

**Minutes:**

**ANRs:**

- **#7987 Town of Nantucket, Henry St. & Hulbert Av. (Map 29)** ***** **RE-AFFIRM VOTE**

- **#7989 Eric Rosenberg & Michele Kolb, 7 Gardner Street (Map 42.3.3 Parcel 58)**
  The purpose of this plan is to divide a single lot, on which two (2) or more buildings were in existence prior to the 1955 enactment of the Subdivision Control Law. Evidence is provided of both buildings from the 1949 Sanborn Fire Map. Staff recommends endorsement.

- **#7990 29 Nonantum LLC, 29 Nonantum Avenue (Map 87 Parcel 51 (Portion)**
  The purpose of this plan is a perimeter plan. Staff recommends endorsement.

- **#7991 Matthew S. Sanford, 10 Academy Lane (Map 42.4.3 Parcel 86)**
  The purpose of this plan is to divide a single lot, on which two (2) or more buildings were in existence prior to the 1955 enactment of the Subdivision Control Law. Evidence of both buildings is provided from the 1923 Sanborn Fire Map. Staff recommends endorsement.

- **#7992 Town of Nantucket, Saccacha Avenue (Map 82)**
  The purpose of this plan is to create a 1,440 square foot unbuildable lot from a section of unconstructed Saccacha Avenue, a private way and shown as Parcel A. This portion of the private way is to be eliminated as authorized by Article 102 and 103 of the 2016 Annual Town Meeting. This lot will be available for acquisition by abutters. Staff recommends endorsement.

- **#7993 Dean Lampe, 30 York Street (Map 55.4.1 Parcel 150)**
  The purpose of this plan is to divide a single lot, on which two (2) or more buildings were in existence prior to the 1955 enactment of the Subdivision Control Law. Evidence is provided from the 1923 and 1949 Sanborn Fire Maps. Both proposed lots have frontage on either York Street or Boyer's Alley. Staff recommends endorsement.

- **#7994 Rockwood Nominee Trust, 5 Mothball Way (Map 83 Parcel 42.7)**
  The purpose of this plan, as shown on Land Court Plans #39297B through #39297-C, is to divide the previously endorsed Lot 13 into two (2) buildable lots and one (1) unbuildable lot: Lot 13A, Lot 13B and Lot 12. The unbuildable Lot 13B will be conveyed to abutting Lot 12 to create at least seventy-five (75) feet of frontage, as required, for both buildable lots. Copies of the Land Court Plan(s) are included in the Board's packet. Both lots will have frontage along Mothball Way. Staff recommends endorsement.

- **#7995 Sixty-Four Walsh Street LLC, 64 Walsh Street (Map 29 Parcel 94)**
  The purpose of this plan is to divide a single lot into Lot 1 and Lot 2. Both lots will have frontage on Walsh Street (established since January 2, 1955) and meet the required "r" factor and the minimum lot size for R-1. Staff recommends endorsement.

- **#7996 6 Lily Street, LLC, 6 Lily Street, Siasconset (Map 73.3.1 Parcel 109)**
  The purpose of this plan is to divide a single lot into Lot 5A and Lot 5B. The property received ANR endorsement in December 2013 (Planning Board File #7625) to create Lot 5 and Lot 7. Lot 5A is intended to be conveyed to the abutter at 8 Lily Street (Lot 7). Staff recommends endorsement.

- **#7997 William S. & Katherine M. Oldakowski, 34A Walsh Street (Map 29 Parcel 106)**
  The purpose of this plan is perimeter plan of Lot 10 with recently acquired Parcel 7 from the Yard Sale Program (Article 87 & 88 from 2012 ATM). Staff recommends endorsement.

- **#7998 Irvin F. Holdgate, Jr., 4 Lincoln Street, Siasconset (Map 73.4.2 Parcel 134)**
  The purpose of this plan is a perimeter plan of an existing lot. Staff recommends endorsement.

- **#7999 EILOGO VI, LLC, 3 Sunset Ridge Lane, Siasconset (Map 73.4.2 Parcel 84)**
  The purpose of this plan is a perimeter plan of an existing lot. Staff recommends endorsement.

**Second Dwellings:**

- **Matthew Reinemo, Reinemo Nominee Trust, 9 Cachalot Lane (Map 67 Parcel 858)**
- **Marc Yacone, 42 Friendship Lane (Map 56 Parcel 330)**

Reports issued by Holly E. Backus are included in your packet.

**Tertiary Dwellings:**

- **Sharon L. Hubbard, 28 Dukes Road (Map 56 Parcel 190)** ***CONTINUE TO 08-08-16***
- **Jonathan Featherstone-Witty, 69 Fairgrounds Road (Map 69Parcel 766)**

Reports issued by Holly E. Backus are included in your packet.

**Previous Plans:**

- **#09-12 Cape Cod 5,** *performance security release* ***CONTINUE TO 08-08-16***

- **#7874 Millie's Subdivision,** *endorse plans*
  FROM 06-10-16 STAFF REPORT:
  The Applicant's engineer is requesting the endorsement of the final definitive plans. The Applicant's engineer is further requesting an extension in order to record all the applicable legal documents in accordance with Condition #3 of the subdivision approval. Staff notes that the subdivision approval

required these documents to be submitted within six (6) months from the date of the decision which was November 19, 2016, and the Applicant has done such. A copy of the decision is included in the Board's packet. There is also an updated engineering review from Ed Pesce, PE included in the Board's packet. The Applicant's engineer made revisions that adequately address Mr. Pesce's previous review comments, however some minor comments have not been addressed or information received. One concern was whether or not the Nantucket Fire Department has reviewed the plans. Staff recommends approval of extension and once Mr. Pesce's comments are addressed, the endorsement of the plans.

UPDATE:
The Board voted 5-0 to approve the extension on providing the legal documents for the definitive subdivision; however the plans for the subdivision were not approved due to pending review comments from consulting engineer Mr. Ed Pesce, PE. Specifically, Mr. Pesce wanted the Nantucket Fire Department to be satisfied with the plans prior to endorsement. The project engineer has been in contact with the Fire Department and the NFD is satisfied with the proposed hydrant locations within the subdivision. Staff recommends approval.

- **#13-11 Atlantic Development, 51 Sparks Avenue,** *extension request to August 8, 2017*
  Staff recommends approval of the extension request.

- **#56-15 Newtown Court, 7 Newtown Court,** *endorse plans*
  The Applicant's engineer is requesting a modification of the approved plan for the Special Permit that was approved last year. This minor modification includes lot line adjustments for lots A-2, C-1 and C-2 in order to remove an encroachment for an air conditioning unit that is attached to a dwelling under construction on Lot A-2. Staff recommends endorsement.

- **#6810 Mary Jane McLean & Anne Jennings, 341 Madaket Road & 3 Pop's Lane**, *minor modification*
  The Applicant wishes to strike the legend notation from a previous ANR that became a Land Court Plan. Staff recommends that a new ANR plan be submitted for endorsement.

- **Nantucket Westmoor Farms, LLC, 6 & 8 Westmoor Farms Road,** *Covenant & Restriction Agreement discussion*
  FROM 06-10-16 STAFF REPORT:
  The Applicant has received zoning violations on the properties from the Zoning Enforcement Officer regarding the uses taken place. Specifically, the Nantucket Westmoor Farms Subdivision Declaration of Protective Covenants and Restrictions prohibit commercial use on the property. The Applicant would like clarification on the uses allowed and have the Board consider a covenant clarifying and limiting the number of "special events" that can be held on the properties. All correspondence and documentation is included in the Board's packet for consideration. Staff recommends the Board discuss the uses that have occurred and a possible resolution of the issue.

  UPDATE:
  At the last meeting, the Applicant's attorney asked for the Board to vote on if they thought the uses taking place were in fact commercial in nature or not. The Board voted 4-1 that the uses are not commercial uses taken place on the premise. The Applicant's attorney stated he will provide a restriction covering exactly the intended events for the summer season. We have not received any new information.

- **#6959 Pine Estates,** *modify restrictions*
  The Applicant is seeking consideration from the Board to waive Section 3.3 of the Restrictions of the Pine Estates Homeowners Association. The restriction prohibits secondary dwellings and garage apartments from nine (9) of the ten (10) buildable lots. Copies of the Definitive Subdivision Decision (File #6959) and the Restrictions are included with the Board's packet for convenience.

- **5 Meadow Lane,** *modification to the secondary dwelling approval to remove requirement*
  The approval of the Secondary Dwelling Permit included a requirement to improve the road; however Meadow Lane was repaved by the Town last year. This condition was inadvertently placed on the approval letter. There are photos included in the Board's packet that were provided by the Applicant to help illustrate the condition of the road. Staff recommends the removal of the condition.

**Public Hearings:**

- **#7716 Valero Road Subdivision, 60, 62, 64, 66 & 68 Old South Road,**
  *This Application was not heard at the December, January, February, March, April & May meetings.*
  ***CONTINUED TO 08-08-16***

- **#7946 Stephen M. Waterhouse, 20 Sparks Avenue, *CONTINUED TO 08-08-16***
  *(This application was not discussed at the June meeting.)*

- **#16-15 Brotherhood of Thieves, 23 Broad Street, *REQUEST TO WITHDRAWL***
  *This Application was not heard at the December, January, February, March, April & May meetings.*

- **#18-16 Hillsboro & 15th, LLC and 5050 Properties, LLC, 1, 3, 5, and 7 Flint Road, and 34 Tomahawk Road**
  FROM 05-02-16 STAFF REPORT:
  The Applicant is seeking a MCD Special Permit to construct a mixed commercial and residential use structure with a self-storage facility. The premise is located in the Commercial Industrial (CI) zoning district, a part of the Coffin Subdivision, which is currently under a zoning freeze under the RC-2 zoning district that will expire on October 15, 2017. The proposed facility will be comprised of two (2) buildings and will take up eight (8) vacant lots for a total of approximately 41,424 square feet of structure. The two (2) structures will be separated by only 8.6', however the CI zoning district requires 10' (ten) foot setbacks but the RC-2 zoning district requires only 5'. The proposed primary structure is approximately 17,378 square feet and the secondary structure is proposed to be approximately 3,203 square feet. The proposed ground cover is 49.9%, where 50% is allowed. The proposed open area ratio is 27.8%, where 30% is required; therefore the Applicant requests a waiver on the open area requirement. The primary structure will have two (2) basement levels and three (3) levels above grade for a total of 82,457 square feet of self-storage space with a 954 square foot office. The second structure will have one (1) level of self-storage of about 691 square feet. The second structure will also have a residential two (2) bedroom apartment for employee housing. The proposed facility requires a total of thirty-three (33) parking spaces. The Applicant proposes to provide six (6) parking spaces with thirteen (13) overflow parking spaces between the buildings. During peak operation, the facility is proposed to have three (3) or less employees. The proposed hours of operation of the self-storage facility is 7AM to 7PM. The Applicant has requested eight (8) total waivers for this application under the Zoning Bylaw. The Applicant further requests to construct the facility in phases and to be released from the previous MCD (File #4-84) as necessary. Plans have been provided to Ed Pesce, PE and a review is forthcoming. Staff does not have a recommendation at this time.

  FROM 06-10-16 STAFF REOPORT:
  The Applicant's legal counsel and project engineer presented the application to the Board. Overall, the Board had concerns about access and circulation to and from the site, along with concerns about the proposed loading areas. A Board member asked the Applicant to consider rearranging the site to accommodate at least two (2) loading zones for the facility. There was a discussion if the project should have one (1) way access to and from the site. The Planning Director suggested "edge parking" along the roadway for parking while the facility is being used by providing connectivity. The Board also asked for a landscape plan and for the Applicant to check with the Fire Chief. The Board would also like to see Mr. Pesce's review comments for the proposed project.

The Applicant has not provided revised plans based on the previous comments from the Board at this time; however they plan to present changes at the meeting and anticipate continuing the public hearing to the July meeting.

UPDATE:
The Applicant provided revised plans since the last meeting incorporating the Board's comments. Mr. Ed Pesce, PE also provided review comments for consideration. Mr. Pesce recommends that the Applicant discuss with the Board the reasons for the requested waivers, provide "one way" signage to be added on either side of the building access to control the flow of traffic around the building, provide the spot grade to insure proper drainage, and add a note regarding a 6 inch curb reveal requirement to the applicable plans. Mr. Pesce also recommends that an additional leach pit be fitted on the southeast corner of the infiltration system. Should the Board be so inclined to approve, staff recommends that Mr. Pesce's comments be addressed.

- **#23-16 Walter J. Glowacki, 6 Perry Lane**

FROM 05-02-16 STAFF REPORT:
In conjunction with the above 4 Perry Lane request, the Applicant is seeking a Special Permit to construct a building for storage and warehousing for personal use. Specifically, the Applicant wishes to construct a 330 square foot wood framed garage for storage. Because the proposed garage is already constructed and proposed to be moved from Davkim Lane, the Applicant has received a Certificate of Appropriateness from the HDC to move said structure. Staff does not have a recommendation at this time.

FROM 06-02-16 STAFF REPORT:
At the last meeting, after listening to the request from the Applicant's legal counsel, the Board was very adamant that no exterior storage would be allowed. The Applicant's legal counsel was clear that this was strictly for personal use only and no commercial uses were proposed upon the premise. The Board was very clear that the buildings were for "dead" storage for one (1) entity. The Board also had comments on the location of the proposed structures. The larger structure should be moved away from the rear and side property lines. The Board is concerned about the "lack of screening" proposed on the site and that there should be Leyland Cypresses planted along with a fence. Attorney Sarah Alger represented adjacent property owners and asked for clearer plans showing landscaping all around the property and open space, The Board and staff were told that there is currently a broken tractor and scrap metal sitting on the property. The Applicant has provided revised plans that are included in the Board's packet for consideration. Not all comments from the Board and staff have been considered in the revised plans. Staff comments are also included in the Board's packet.

UPDATE:
Staff has met with the Applicant and we expect a withdrawal of this application and the submission of an MCD application for 4 & 6 Perry Lane.

- **#25-16 Nantucket Cottage Hospital ("NCH") as the Owner, 57 & 59 South Prospect Street and 10 Vesper Lane**

FROM 05-02-16 STAFF REPORT:
The Applicant is seeking a Site Plan Review and approval to demolish or move existing structures on the site and to construct a new hospital facility. Specifically, the site will be reconfigured during the phased construction process in order to build the 106,605 square foot new hospital. The proposed phased construction is necessary in order to continue to provide quality healthcare services on the island while the new hospital is under construction. A portion of the premises is located within the Public Wellhead Recharge District. Plans have been provided to Ed Pesce, PE and a review is forthcoming.

FROM 06-10-16 STAFF REPORT:

At the May Planning Board meeting, the consultants for NCH provided a presentation of the proposed project. A Board member had a concern about moving the "Founder's Building" across the street and rather than keeping it on the same lot. The Planning Director had a comment regarding the continuation of on-street parking on Vesper Lane and the addition of the moving of the building called "Green Light" along South Prospect Street must be included on the proposed site plans. Another Board member had concerns on ADA parking at the "Founder's Building" and the "Anderson Building." There were also concerns about screening to soften the building, the proposed color of the asphalt parking lot, and the modern light poles proposed.

Since the last meeting, Ed Pesce had a meeting with the Applicant's engineer and revised the site plans accordingly. A copy of Mr. Pesce's report is included with the Board packet. A few items from Mr. Pesce's review for the Board to consider:

(1) Recommendation for a written endorsement from the Nantucket Fire Department
(2) A notation on the plans that states "Potential Connection to Cemetery to Provide 2 Spaces." He recommends a discussion of the applicant with the Board on the intent of this notation.
(3) The proposed lighting along Vesper Lane appears to exceed .5 foot-candles at the property boundary. He recommends a discussion between the applicant and the Board to determine if there are any alternatives to the proposed design.

UPDATE:

At the last meeting, the Board brought up some additional comments regarding the site. This included removing grass areas to accommodate three (3) ambulances within the garage bay area or at least to widen the area. Discussion also included changing the emergency room drop-off area to allow more room for vehicles. The project engineers have also been in contact with the Nantucket Fire Department on the location of the proposed fire hydrants. Mr. Ed Pesce, PE reviewed the turning lanes, exiting onto Prospect Street and they will be removed. A letter and revised documents have been provided and are included in the Board's packet for consideration.

- **#7918 – Richmond Great Point Development, LLC, owner, 42, 46, 48, 54 Skyline Drive & 20 Davkim Lane,**

  *(This Application was last heard at the February meeting.)*

  FROM 02-26-16 STAFF REPORT:

  The Applicant is seeking approval of a Definitive Subdivision Plan for properties along Skyline Drive and Davkim Lane. The Applicant proposes to create a new roadway known as Clay Street to access one (1) new buildable lot containing portions of 42, 46, 48 and 54 Skyline Drive and to connect Skyline Drive to Davkim Lane. A reconfiguration of the 20 Davkim Lane lot to accommodate the proposed roadway will result in the creation of an additional lot with frontage on proposed Clay Street. A copy of Ed Pesce's report is included in your packet. A letter of opposition to this proposal is also included in your packet.

  Staff does not have a recommendation at this time. This proposal will significantly impact future development in that area, particularly relevant to the workforce housing project that the applicant has publicly committed to building. The Board should thoroughly discuss this proposal and the future potential that will be created.

  UPDATE:

  The Applicant submitted a modified plan and materials for the Board to consider. The Applicant also submitted a revised list of waivers from the Subdivision Regulations and a revised Storm Water Management Plan. One of the proposed changes to the proposed subdivision plans is that the

proposed Clay Street does not continue into or through any portion of the 20 Davkim Lane property. Staff does not have a recommendation at this time.

- **#34-16 Frederick Galiardo, 6 Tom Nevers Road**

The Applicant is requesting a Special Permit to construct a second driveway access. The driveway in question is visible via the aerial maps. This is to validate the driveway. The granting of the Special Permit would not have a significant and adverse effect on the scenic or historic integrity of the neighborhood, and it is not contrary to sound traffic and safety considerations. Staff recommends approval.

- **#35-16 Seacliff, LLC and 142 Cliff Road, LLC, 144 Cliff Road & 142 Cliff Road**

The Applicant is requesting a Special Permit to construct a second driveway access. The Applicant proposes to extend the existing driveway in order to created a horse-shoe shaped driveway with two access fronting Cliff Road. The Applicant states that the request comes from seeking approval from the HDC with two (2) driveways. Section 139-20.1B(2)(g) requires "on-site" turnarounds for roads off Cliff Road. Both driveway accesses will be constructed with a Belgian block apron, in compliance with the Zoning Bylaw. The proposed driveways would be too close to one another, in regards to this application and the preceding application, and both properties have sufficient room to accommodate the required turnaround on the property to alleviate the need to backup onto Cliff Road, therefore staff recommends denial.

- **#36-16 Seacliff, LLC and 146 Cliff Road, LLC, 144 & 146 Cliff Road**

The Applicant is requesting a Special Permit to construct a second driveway access. The Applicant proposes to construct a second driveway access. Currently there is a driveway on 146 Cliff Road that is used by the owner of 148 Cliff Road with an easement (in perpetuity,) however the owner of 146 Cliff Road would like to have their own driveway access. Like the previous application (File #35-16,) Section 139-20.1B(2)(g) requires "on-site" turnarounds for roads off Cliff Road. At this time, staff has not received the surveyed site plan showing the proposed driveways in relationship to one another and adjoining property lines. Based on the submitted information, the proposed driveways would be too close to one another, in regards to this application and the prior application, and both properties have sufficient room to accommodate the required turnaround on the property to alleviate the need to backup onto Cliff Road, therefore staff recommends denial.

- **#37-16 Inn Partners Regatta, LLC, 78 Center Street**

The Applicant is requesting a Special Permit to alter and extend the preexisting, nonconforming transient residential facility. Specifically, the Applicant is requesting a Special Permit for a transient residential facility use. The property has been continuously been used as The Regatta Inn Guest House since prior to the adoption of Zoning. The Applicant is requesting the continued use as it is allowed by Special Permit within the ROH district. The Applicant is also requesting relief to alter the pre-existing nonconforming structure with respect to setbacks and height. The proposed addition will not increase the existing nonconformities of the structure. The Applicant is further a waiver of seventeen (17) parking spaces for "rooming, lodging, or guest house" uses. The property only provides one (1) parking space. And lastly, the Applicant is requesting Minor Site Plan review. The Applicant has received HDC approval on the proposed addition. Staff has received opposition to this request, a copy of which is included in the Board's packet. It is important for the Board to note that the public hearing will need to be kept open due to the need to properly re-advertise. Staff is supportive of this application, but does not have a recommendation at this time.

- **#38-16 16 Tomahawk Road, 16 Tomahawk Road**

The Applicant is requesting a Special Permit to construct 2,356 square foot a contractor's shop that includes light manufacturing, exterior storage, wholesale, aquaculture, ancillary office, interior storage and exterior storage uses. The Applicant plans to wholesale oysters from the premise. The Applicant further requests waivers on the engineering escrow and site plan review. The site will have sufficient

parking spaces provided; however the proposed curb-cut exceeds the maximum allowable width at 44'. The site is within the Coffin commercial subdivision off Arrowhead Drive and the uses proposed are consistent with the intent of the subdivision. The property is currently zoned Commercial Industrial (CI), however is subject to a "Zoning Freeze" under the Residential Commercial (RC-2) zoning district. The site plan shows a proposed catch basin and subsurface drainage structure to accommodate stormwater runoff. Staff recommends approval.

- **#41-16 White Elephant Village, 19 South Beach Street, and 72 South Beach Street**
  The Applicant is requesting a Special Permit to amend the original MCD (PB File #12-05), as amended in 2008, 2009, 2011, and 2013. Specifically, the Applicant is requesting to amend the Special Permit to release Lots 4 through 16 on the subdivision plan to be removed from the MCD special permit to allow for future development in accordance with the definitive subdivision plan that was previously approved by the Planning Board in December 2015 (PB File #7887). The Applicant is seeking to allow continued use of Lots 4 through 16 for ancillary hotel functions and uses as previously approved until such time as building permits are obtained for the development of the residences. After these lots are released, the special permit shall only pertain to the resort proper, which includes forty-five (45) guest suits with supporting amenities and function/meeting/restaurant/bar/service spaces; and utilizing all or portion of Townhouse 5 for office/retail/art gallery/personal services/convenience store/ and customarily ancillary uses as such time when Lot 15 is released from the special permit. Staff will provide a recommendation at the meeting, we nave permitting concerns that need to be addressed.

- **#42-16 White Elephant Village, 19 South Beach Street**
  The Applicant is requesting a Special Permit to authorize the use of offices, retail, personal services, convenience store, and art gallery uses specifically at 19 South Beach Street. The Applicant is also seeking a parking waiver for these uses that already exist on site. Specifically, the premise contains an office tenant and ancillary amenities and support facilities to the White Elephant Village. The Applicant wishes to continue using the premise with these uses, however in addition would like to allow uses such as art gallery, personal services, convenience store uses, and accessory uses. However, it is important for the Board to note that the Applicant does not wish to peruse any additions or alterations to 19 South Beach Street (Townhouse 5). The Applicant further seeks relief from the off-Street parking requirements of the Bylaw. Staff will provide a recommendation at the meeting, we nave permitting concerns that need to be addressed.

**RICHMOND GREAT POINT DEVELOPMENT, LLC APPLICATIONS:**

- **#7988 Richmond Great Point Development, LLC, Nancy Ann Lane, Greglen Avenue, Davkim Lane, and Old South Road**
  The Applicant is seeking approval of a Definitive Subdivision Plan to reconfigure certain roadway segments and reconfigure existing lots in the area comprising thirteen (13) contiguous lots and 1,270 linear feet +/- of roadway segments. The Applicant is seeking approval to improve the engineering design of Nancy Ann Lane and Greglen Avenue roadways to accommodate the future mixed-use development. No buildings are proposed to be developed as part of the proposed subdivision; however most of the vacant properties will not be reconfigured until the roadway reconfiguration improvements are completed. Staff does not have any recommendations at this time.

- **#39-16 Old South Road Crossing Retail "Liner" Buildings, 63, 67m 73, and 75(A) Old South Road**
  The Applicant is requesting a Major Commercial Development Special Permit to develop a series of retail "liner" buildings that will include retail, personal services, and restaurant uses. These uses are proposed within a series of five (5) single story buildings, to be located on a combination of five (5) contiguous properties. The Applicant is further requesting waivers from Off-Street Parking; Driveway Access; and Site Plan Review. The Applicant intends to construct three (3) of the five (5) buildings first.

These commercial buildings will have multiple commercial tenants in each structure, however no residential uses are proposed. One (1) structure will have outdoor display and outdoor patio area. Mr. Ed Pesce, PE provided an engineering review comments that are included in the Board's packet for consideration. One component of the proposed project is widening of Old South Road to add a center left or right turning late between the east-west Old South Road travel lanes. Should the Board consider approving this design concept, Mr. Pesce and staff recommend that additional design details be provided to the Board for their review. This would include the relocation of the drainage and electrical infrastructure on Old South Road. Recently, town staff had a coordinated review with the Applicants to discuss the proposed project. Staff understands that the Applicant would like to hear feedback from the Board on the proposed projects as the projects represent a preliminary design concept; however Mr. Pesce left the Applicant and their engineers a list of items to include in a future revision, as outlined in his July 4, 2016 review letter. Staff does not have any other recommendations at this time.

- **#40-16 "Meadows II" Rental Apartment Development Project, 20 and 20R Davkim Lane**

The Applicant is requesting a Special Permit to allow the development of the "Medows II," a workforce rental community project, located on a combination of two (2) contiguous properties, comprising of two hundred and twenty-five (225) rental apartment units. The proposed project will offer a mix/range of studio, one-bedroom, two-bedroom, and three-bedroom units, with a total of three hundred and sixty-three (363) individual bedrooms. The Applicant is further requesting waivers from Major Site Plan Review; Intensity Regulations; and Site Plan Review. The Applicants will be providing a Traffic Study for a future meeting. The proposed project will need to be served by new infrastructure, which will be provided by the applicant. This includes water and sewer services, drainage, street lighting, landscaping, etc. Recently, town staff had a coordinated review with the Applicants to discuss the proposed project. Staff understands that the Applicant would like to hear feedback from the Board on the proposed projects as the projects represent a preliminary design concept. Staff does not have any recommendations at this time.

- **#43-16 "Sandpiper Place" Single Family home Development Project, Off Daffodil Lane, Mayflower Circle, Evergreen Way, and Old South Road**

The Applicant is requesting a Special Permit to develop the "Sandpiper Place" workforce homeownership housing development, comprised of one hundred (100) single family housing units on a combination of nineteen (19) contiguous properties. Also, the proposed project includes a major "community focal point" that will be located adjacent to the main entrance, designed to incorporate a series of public spaces for community use, including meeting the house/barn structure, an outdoor common area, an outdoor patio/stage area, and landscaping improvements. The Applicant has further submitted a conventional subdivision plan in support of the Special Permit in which a total of one hundred (100) individual single family lots are proposed. The proposed lots range from 4,000 square feet to 4,500 square feet. The Applicant is further seeking waivers from Residential Development Options; Intensity Regulations; and Site Plan Review. Recently, town staff had a coordinated review with the Applicants to discuss the proposed project. Staff understands that the Applicant would like to hear feedback from the Board on the proposed projects as the projects represent a preliminary design concept. Staff recommends the Applicant to provide the Board a timeline of the "Phases" proposed of the project. Staff does not have any other recommendations at this time.

**<u>ZBA Cases:</u>**

- **#15-16 Madaket Wheelhouse, LLC, 13 Massachusetts Avenue (Map 60 Parcel 75)**
- **#22-16 John N. Jordin & Julie M. Jordin, 28 Lovers Lane (Map 68 Parcel 145)**
- **#23-16 Mark Bono & Elizabeth Gilbert Bono, as Owner, and EK Associates, LLC, as Applicant, 15 Black Fish Lane (Map 73 Parcel 108)**
- **#24-16 6 Lily Street LLC & Sconset Partners LLC, 6 & 8 Lilly Street (Map 73.3.1 Parcels 109 & 110)**

- **#25-16 George Gray, LLC, 55 Union Street (Map 55.1.4 Parcel 89)**
- **#26-16 Paul Benk & Lauri LeJeune Benk, 8 North Gully Road (Map 73.1.3 Parcel 48)**
- **#27-16 Kite Hill Lane, LLC, 5 Kite Hill Lane (Map 42.4.4 Parcel 65)**
- **#28-16 Eric J. Rosenberg & Michele Kolb, 7 Gardner Street (Map 42.3.3 Parcel 58 (portion)**
- **#29-16 Hans Dalgaard, 65 Surfside Road (Map 67 Parcel 222)**
  Staff will provide a recommendation at the meeting.

**Sketch Plans:**

**Public Comments:**

**Other Business:**

- **40B 106 Surfside Road,** *Comments*

**Adjourn:**

# Nantucket Planning Board

**Nantucket Planning Board**
**Agenda**

**MONDAY, JULY 11, 2016**
**5:30PM**
**4 Fairgrounds Road**
**Public Safety Facility Community Room**
**First Floor**
**www.nantucket-ma.gov**
**Video of meeting available on Town website**

**(AGENDA SUBJECT TO CHANGE)**

***The complete text, plans, application, or other material relative to each agenda items are available for inspection at the Planning Office at 2 Fairgrounds Road between the hours of 8:30 AM and 4:30 PM***

**I. Call to order:**

**II. Approval of the agenda:** (Pg. 11-13)

**III. Minutes:**

- **June 13, 2016**

**IV. ANRs:**

- **#7987 Town of Nantucket, Henry St. & Hulbert Av. (Map 29) ***** RE-AFFIRM VOTE** (Pg. 14-17)
- **#7989 Eric Rosenberg & Michele Kolb, 7 Gardner Street (Map 42.3.3 Parcel 58)** (Pg. 18-22)
- **#7990 29 Nonantum LLC, 29 Nonantum LLC (Map 87 Parcel 51 (Portion)** (Pg. 23-29)
- **#7991 Matthew S. Sanford, 10 Academy Lane (Map 42.4.3 Parcel 86)** (Pg. 30-38)
- **#7992 Town of Nantucket, Saccacha Avenue (Map 82)** (Pg. 39-42)
- **#7993 Dean Lampe, 30 York Street (Map 55.4.1 Parcel 150)** (Pg. 43-47)
- **#7994 Rockwood Nominee Trust, 5 Mothball Way (Map 83 Parcel 42.7)** (Pg. 48-61)
- **#7995 Sixty-Four Walsh Street LLC, 64 Walsh Street (Map 29 Parcel 94)** (Pg. 62-65)
- **#7996 6 Lily Street LLC, 6 Lily Street, (Map 73.3.1 Parcel 109)** (Pg. 66-94)

- **#7997 William S. & Katherine M. Oldakowski, 34A Walsh Street (Map 29 Parcel 106)** (Pg. 95-98)
- **#7998 Irvin F. Holdgate, Jr., 4 Lincoln Street, Siasconset (Map 73.4.2 Parcel 134)** (Pg. 99-102)
- **#7999 EILOGO VI, LLC, 3 Sunset Ridge Lane, Siasconset (Map 73.4.2 Parcel 84)** (Pg. 103-106)

**V. Second Dwellings:**

- **Matthew Reinemo, 9 Cachalot Lane (Map 67 Parcel 858)** (Pg. 107-110)
- **Marc Yacone, 42 Friendship Lane (Map 56 Parcel 330)** (Pg. 111-114)

**VI. Tertiary Dwellings:**

- **Sharon L. Hubbard, 28 Dukes Road (Map 56 Parcel 190),** ***CONTINUED TO 8-8-16***
- **Johnathan Featherstone-Witty, 69 Fairgrounds Road (Map 69 Parcel 766)** (Pg. 115-120)

**VII. Previous Plans:**

- **#09-12 Cape Cod 5,** *performance security release,* ***CONTINUED TO 8-8-16***
- **#7874 Millie's Subdivision,** *endorse plans* (Pg. 121-144)
- **#13-11 Atlantic Development, 51 Sparks Avenue,** *extension request to August 8, 2017* (Pg. 145-163)
- **#56-15 Newtown Court, 7 Newtown Court,** *endorse plans* (Pg. 164-166)
- **#6810 Mary Jane McLean & Anne Jennings, 341 Madaket Road & 3 Pop's Lane,** *minor modification to strike legend notation* (Pg. 167-175)
- **#6842 Nantucket Westmoor Farms, LLC, 6 & 8 Westmoor Farms Road,** *Covenant & Restriction Agreement discussion* (Pg. 176- 198)
- **#6959 Pine Estates,** *modify restrictions* (Pg. 199-214)
- **Robert & Deborah Giese, 5 Meadow Lane, (Map 41 Parcel 444),** *discussion of condition* (Pg. 215-222)
- **#791 Nantucket Beach Properties, Jonathan Way,** *Form J (Lot 590)* (Pg. 223-231)
  - ******* This item was not anticipated by the Chairman 48 hours in advance.**

**VIII. Public Hearings:**

- **#7716 Valero Road Subdivision, 60, 62, 64, 66 & 68 Old South Road,** *action deadline 08-31-16,* ***CONTINUED TO 08-08-16***
- **#7946 Stephen M. Waterhouse, 20 Sparks Avenue,** *action deadline 07-27-16,* ***CONTINUED TO 08-08-16***
- **#16-15 Brotherhood of Thieves, 23 Broad Street,** *action deadline 08-31-16* ***REQUEST TO WITHDRAW***
- **#18-16 Hillsboro & 15th, LLC & 5050 Properties, LLC, 1,3, 5 & 7 Flint Road and 28, 30, 32 & 34 Tomahawk Road,** *action deadline 08-07-16* (Pg. 232-280)
- **#23-16 Walter J. Glowacki, 6 Perry Lane,** *action deadline 08-07-16* (Pg. 281-289)
- **#25-16 Nantucket Cottage Hospital ("NCH") as the Owner, 57 & 59 South Prospect Street & 10 Vesper Lane,** *action deadline 08-07-16* (Pg. 290-313)
- **#34-16 Frederick Galiardo, 6 Tom Nevers Road,** *action deadline 9-11-16* (Pg. 314-317)
- **#35-16 Seacliff, LLC and 142 Cliff Road, LLC, 144 Cliff Road & 142 Cliff Road,** *action deadline 9-11-16* (Pg. 318-328)
- **#36-16 Seacliff, LLC and 146 Cliff Road, LLC, 144 & 146 Cliff Road,** *action deadline 9-11-16* (Pg. 329-338)
- **#37-16 Inn Partners Regatta, LLC, 78 Center Street,** *action deadline 9-11-16* (Pg. 339-359)
- **#38-16 16 Tomahawk Road, 16 Tomahawk Road,** *action deadline 9-11-16* (Pg. 360-366)
- **#41-16 White Elephant Village, 19 South Beach Street, and 72 South Beach Street,** *action deadline 9-11-16* (Pg. 367-441)
- **#42-16 White Elephant Village, 19 South Beach Street,** *action deadline 9-11-16* (Pg. 442-452)
- **#7918 Richmond Great Point Development, LLC – 42, 48, & 54 Skyline Drive & 20 Davkim**

**Lane,** *action deadline 07-31-16* (Pg. 453-570)

- **#7988 Richmond Great Point Development, LLC, Nancy Ann Lane, Greglen Avenue, Davkim Lane, and Old South Road,** *10-28-16* (Pg. 571-600)
- **#39-16 Old South Road Crossing Retail "Liner" Buildings, 63, 67m 73, and 75(A) Old South Road,** *action deadline 9-11-16* (Pg. 601-734)
- **#40-16 "Meadows II" Rental Apartment Development Project, 20 and 20R Davkim Lane,** *action deadline 9-11-16* (Pg. 735-770)
- **#43-16 "Sandpiper Place" Single Family Home Development Project, Off Daffodil Lane, Mayflower Circle, Evergreen Way, and Old South Road,** *action deadline 9-11-16* (Pg. 771-785)

**IX. ZBA Cases:** (Pg. 786-789)

- **#15-16 Madaket Wheelhouse, LLC, 13 Massachusetts Avenue (Map 60 Parcel 75)**
- **#22-16 John N. Jordin & Julie M. Jordin, 28 Lovers Lane (Map 68 Parcel 145)**
- **#23-16 Mark Bono & Elizabeth Gilbert Bono, as Owner, and EK Associates, LLC, as Applicant, 15 Black Fish Lane (Map 73 Parcel 108)**
- **#24-16 6 Lily Street LLC & Sconset Partners LLC, 6 & 8 Lilly Street (Map 73.3.1 Parcels 109 & 110)**
- **#25-16 George Gray, LLC, 55 Union Street (Map 55.1.4 Parcel 89)**
- **#26-16 Paul Benk & Lauri LeJeune Benk, 8 North Gully Road (Map 73.1.3 Parcel 48)**
- **#27-16 Kite Hill Lane, LLC, 5 Kite Hill Lane (Map 42.4.4 Parcel 65)**
- **#28-16 Eric J. Rosenberg & Michele Kolb, 7 Gardner Street (Map 42.3.3 Parcel 58 (portion)**
- **#29-16 Hans Dalgaard, 65 Surfside Road (Map 67 Parcel 222)**

**X. Public Comments:**

**XI. Other Business:**

- **40B 106 Surfside Road,** *Comments*

**XII. Adjourn:**

#7987 ANR
Town of Nantucket
Henry Street Map 80
Taking & Disposition Plan

PLANNING BOARD

FILE # 7987

# Nantucket Planning Board

**Form A**
**Application for Endorsement of a Plan Believed Not to Require Approval**
**(ANR)**

**Date:** June 8, 2016

***Name of Owner(s)/Applicant(s):** Town of Nantucket
***Owner's/Applicant's address:** 16 Broad Street **State:** MA **Zip Code:** 02554
*(include all names and addresses of the principals of the owner entity such as principal officer of corporation, trustees of the trust and partners of the partnership)

**Location of Property (Street or Area):** Henry Street & Hulbert Avenue
**Name of Registered Land Surveyor:** Blackwell & Associates, Inc.
**Surveyor's address:** 20 Teasdale Circle, Nantucket, MA 02554

The owner's title to the land derived under deed from Article 5 date STM 2013 and recorded in Nantucket Registry of Deed, Books_____ Pages_____ or Land Court Certificate of Title #_____ registered in Nantucket Document Number _____, and shown on Assessor's Maps # 80 Parcels_____.

**To the Planning Board of the Town of Nantucket:**

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (check all that apply)

- The accompanying plan is not a subdivision because it does not show a division of land (perimeter plan).
- The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of at least such distance as is presently required by the *Nantucket Zoning By-Law* under Section 5 which requires _____feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

  **A.** a public way or a way which the City or Town Clerk certifies is maintained and used as a Public way, namely_____; **OR**

  **B.** a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely _____on _____(date) and Subject to the following conditions_____; **OR**

  **C.** a way in existence on _____(date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.

- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely_____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____feet.

- The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically_____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____

  _____

- Other reasons or comments: (see M.G.L., Chapter 41, Section 81-L)

Taking and Disposition

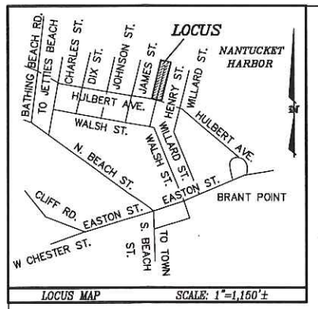
I hereby certify that the applicant(s) listed above have been authorized by me to file a plan with the Planning Board of Nantucket on property that I own.

_____

**Owner's Signature**

**Planning Board File #** 7987

**Endorsement Date:** _____




LOCUS MAP SCALE: 1"=1,150'±

CURRENT ZONING CLASSIFICATION:
Residential 1 (R-1)

MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONT YARD SETBACK: 10 FT.
REAR/SIDE SETBACK: 5 FT.*
GROUND COVER % : 30 %

*139-16 C.(3): 10' SETBACK REQUIRED FOR ANY STREET OR WAY.

**6' WIDE FOOTPATH EASEMENT LINE TABLE**

| LINE | BEARING | LENGTH |
|---|---|---|
| L1 | S73°05'16"E | 16.02' |
| L2 | N17°38'59"E | 23.18' |
| L3 | N41°38'03"E | 17.49' |
| L4 | N12°04'57"E | 10.09' |
| L5 | N04°14'41"E | 13.92' |
| L6 | N26°05'40"E | 19.80' |
| L7 | S66°07'07"E | 2.88' |
| L8 | S87°10'04"E | 3.98' |
| L9 | S26°05'40"W | 21.03' |
| L10 | S04°14'41"W | 10.96' |
| L11 | S12°04'57"W | 12.09' |
| L12 | S41°38'03"W | 17.80' |
| L13 | S17°38'59"W | 21.82' |
| L14 | N73°05'16"W | 5.51' |
| L15 | N73°05'16"W | 0.49' |
| L16 | S73°05'16"E | 7.71' |
| L17 | S66°45'26"E | 3.24' |

**BEACH EASEMENT LINE TABLE LOT A**

| LINE | BEARING | LENGTH |
|---|---|---|
| L18 | N66°07'07"W | 9.37' |
| L19 | N26°09'45"E | 67.50' |
| L20 | S71°14'08"E | 16.25' |
| L21 | S26°05'40"W | 68.88' |

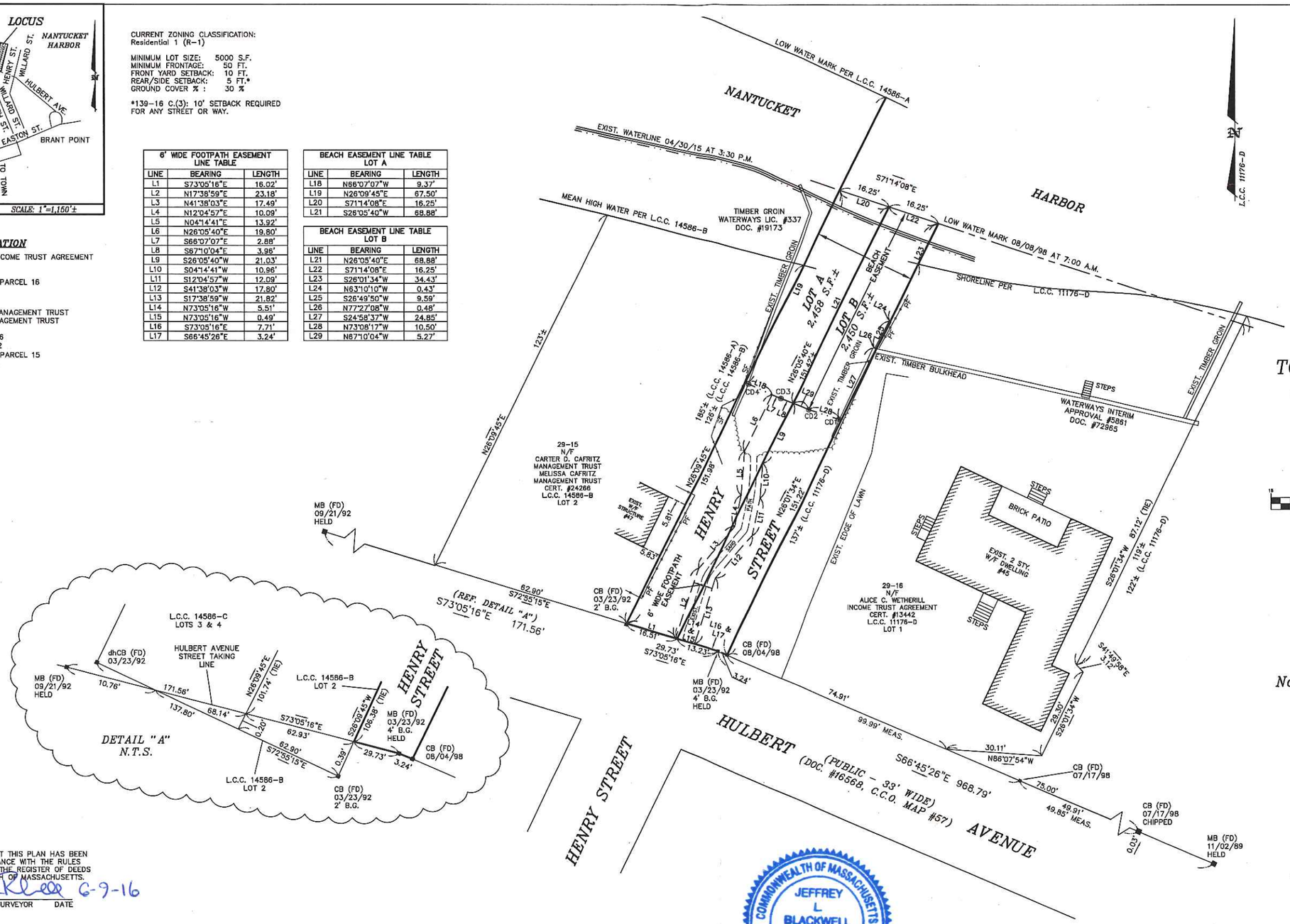
**BEACH EASEMENT LINE TABLE LOT B**

| LINE | BEARING | LENGTH |
|---|---|---|
| L21 | N26°05'40"E | 68.88' |
| L22 | S71°14'08"E | 16.25' |
| L23 | S26°01'34"W | 34.43' |
| L24 | N63°10'10"W | 0.43' |
| L25 | S26°49'50"W | 9.59' |
| L26 | N77°27'08"W | 0.48' |
| L27 | S24°58'37"W | 24.85' |
| L28 | N73°08'17"W | 10.50' |
| L29 | N87°10'04"W | 5.27' |

***OWNER INFORMATION***

ALICE C. WETHERILL INCOME TRUST AGREEMENT
CERT. OF TITLE 13442
L.C.C. 11176-D, LOT 1
ASSESSOR'S MAP 29, PARCEL 16
#45 HULBERT AVENUE

CARTER D. CAFRITZ MANAGEMENT TRUST
MELISSA CAFRITZ MANAGEMENT TRUST
MBC TRUST
CERT. OF TITLE #24266
L.C.C. 14586-B, LOT 2
ASSESSOR'S MAP 29, PARCEL 15
#47 HULBERT AVENUE







NANTUCKET REGISTRY OF DEEDS
Date:
Time:
Plan No.:
Attest: Register
SHEET 1 OF 1
RESERVED FOR REGISTRY USE

# TAKING AND DISPOSITION Plan of Land in Nantucket, MA Prepared for TOWN OF NANTUCKET

Scale: 1"= 15' JUNE 07, 2016


**BLACKWELL & ASSOCIATES, Inc.**
*Professional Land Surveyors*
*20 TEASDALE CIRCLE*
*NANTUCKET, MASS. 02554*
*(508) 228-9026*


GRAPHIC SCALE
15 0 5 10 15 30 60
( IN FEET )
1 inch = 15 ft.

***Nantucket Board of Selectmen***
Being a majority–

Jim Kelly, Chairman
Dawn Hill Holdgate, Vice Chairman
Rick Atherton
Bob DeCosta
Matt Fee
DATE SIGNED:

***Nantucket Planning Board***
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

Barry Rector, Chairman
Linda Williams, Vice Chairman
Nathaniel Lowell
Joseph Marcklinger
John Trudel III
DATE SIGNED FILE #

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR DATE 6-9-16

NOTE:

PARCEL(S) A & B DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY-LAW BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BY-LAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.

***LEGEND***

CB (FD) ■ DENOTES CONCRETE BOUND FOUND
MB (FD) ■ DENOTES MARBLE BOUND WITH CROSS CUT FOUND
B.G. DENOTES BELOW GRADE
MEAS. DENOTES MEASURED DISTANCE BETWEEN RECORD MONUMENTS
CD4 CD3 DENOTES APPROVED COASTAL DUNE/COASTAL BEACH BOUNDARY

COMMONWEALTH OF MASSACHUSETTS
JEFFREY L BLACKWELL
No. 35388
REGISTERED PROFESSIONAL LAND SURVEYOR

***NOTE:***

LOT A IS CONSIDERED UNBUILDABLE DUE TO INSUFFICIENT LOT AREA AND FRONTAGE. LOT A IS TO BE CONVEYED TO AND COMBINED WITH LAND OF CARTER D. CAFRITZ MANAGEMENT TRUST AND MELISSA CAFRITZ MANAGEMENT TRUST, ASSESSOR'S MAP 29, PARCEL 15.

LOT B IS CONSIDERED UNBUILDABLE DUE TO INSUFFICIENT LOT AREA AND FRONTAGE. LOT B IS TO BE CONVEYED TO AND COMBINED WITH LAND OF ALICE C. WETHERILL INCOME TRUST AGREEMENT, ASSESSOR'S MAP 29, PARCEL 16.

T:\JEFF 26 JOB 119
V:\DRAWFILES\B7871\TAKING AND DISPOSITION 2016.dwg 6/7/2016 12:56:05 PM EDT

B7871

#7989 ANR
Eric Rosenberg & Michele Kolb
7 Gardner Street
Map 42.3.3 Paracel 58

PLANNING BOARD

FILE # 7989

RECEIVED JUN 22 2016 By CHK #309

# Nantucket Planning Board

**Form A**
**Application for Endorsement of a Plan Believed Not to Require Approval (ANR)**

**Date:** 6-22-2016_____

***Name of Owner(s)/Applicant(s):**_ERIC ROSEN BERG & MICHELE KOLB____

***Owner's/Applicant's address:** _226 EAST 79th STREET, NY,NY 10075_____ ____ **State:** _____ **Zip Code:** _____
*(include all names and addresses of the principals of the owner entity such as principal officer of corporation, trustees of the trust and partners of the partnership)

**Location of Property (Street or Area):7 GARDNER STREET**_____
**Name of Registered Land Surveyor:** _ACKME SURVEY LLC_____
**Surveyor's address:** __PO BOX 1448 , 02554_____

The owner's title to the land derived under deed from _____ _ date _____and recorded in Nantucket Registry of Deed, Books1282_____ Pages80_____ or Land Court Certificate of Title #_____ registered in Nantucket Document Number _____, and shown on Assessor's Maps #_____Parcels_____.

**To the Planning Board of the Town of Nantucket:**

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (check all that apply)

- The accompanying plan is not a subdivision because it does not show a division of land (perimeter plan).
- The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of at least such distance as is presently required by the *Nantucket Zoning By-Law* under Section 5 which requires _____feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

  **A.** a public way or a way which the City or Town Clerk certifies is maintained and used as a Public way, namely_____; **OR**

  **B.** a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely _____on _____(date) and Subject to the following conditions_____; **OR**

  **C.** a way in existence on _____(date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.

- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely_____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____feet.

- The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically _DWELLING , GARAGE_____ buildings were standing on the land prior to 1955,
  the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____1949 SANBORN FIRE MAP_____

_____

- Other reasons or comments: (see M.G.L., Chapter 41, Section 81-L)

_____

I hereby certify that the applicant(s) listed above have been authorized by me to file a plan with the Planning Board of Nantucket on property that I own.

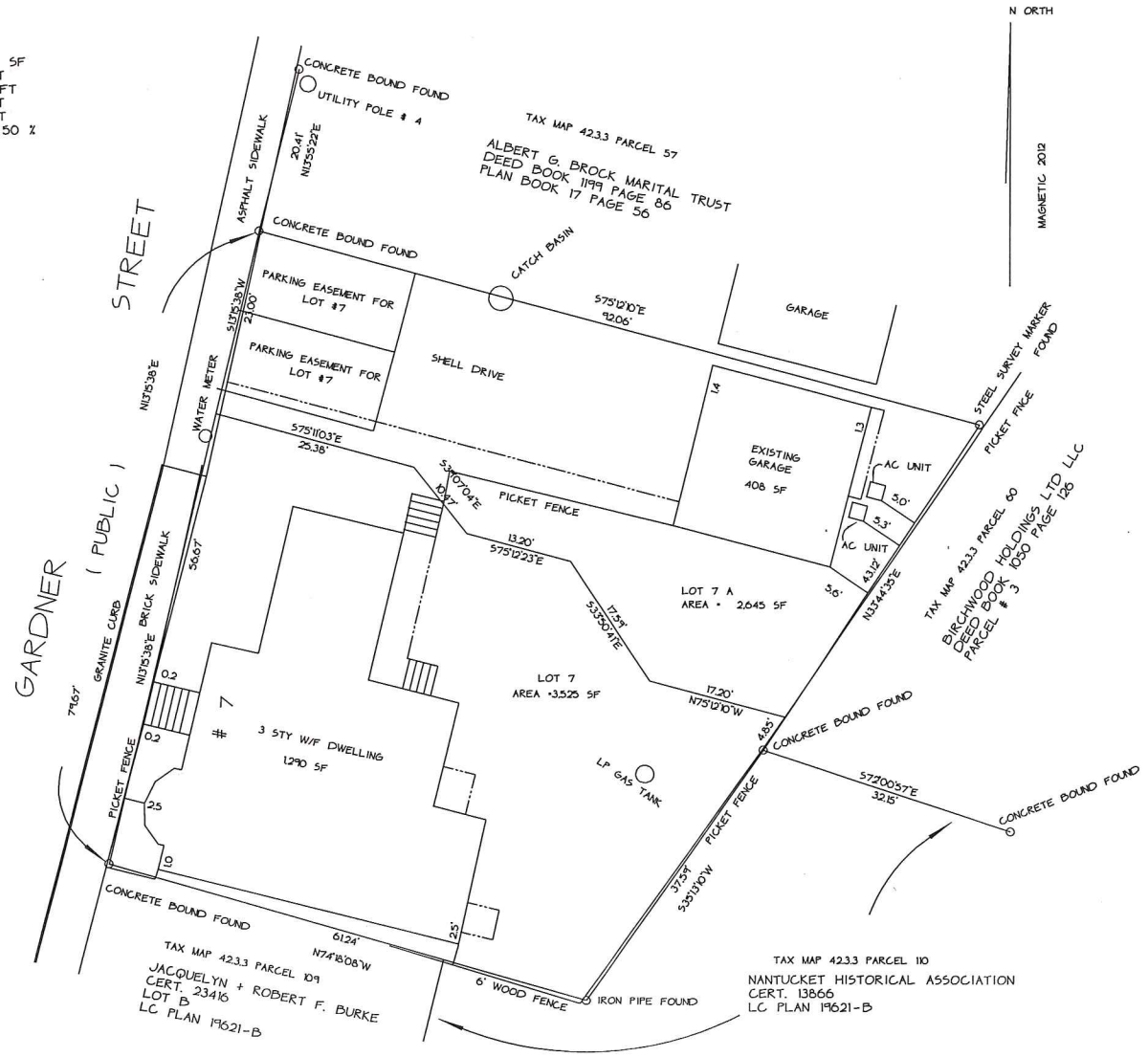
_____
**Owner's Signature**

**Planning Board File #** 7989

**Endorsement Date:** _____

ZONE · ROH

LOT AREA = 5,000 SF
FRONTAGE = 50 FT
FRONT YARD = 0 FT
SIDE YARD = 5 FT
REAR YARD = 5 FT
GROUND COVER = 50 %




PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.

NANTUCKET PLANNING BOARD
APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
NOT REQUIRED

DATE APPROVED _____

DATE SIGNED _____

FILE # _____

NOTE·

STRUCTURES PREDATE THE TOWN OF NANTUCKET SUBDIVISION CONTROL LAW AS ADOPTED FEBRUARY 16, 1955

LOT 7 + 7A ARE CREATED PURSUANT TO CHAPTER 41 SECTION 81L

THE BUILDINGS SHOWN ON THIS PLAN ARE NOT LOCATED WITHIN A FLOOD ZONE AS DELINEATED ON THE FIRM MAP OF COMMUNITY #250194C0086G MASSACHUSETTS. EFFECTIVE · JUNE6,2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY .

PREPARED FOR ·

ERIC J. ROSENBERG + MICHELE KOLB
# 7 GARDNER STREET
TAX MAP 42.3.3 PARCEL 58
DEED BOOK 1282 PAGE 80

PLAN OF LAND
# 7 GARDNER STREET
NANTUCKET , NANTUCKET COUNTY , MASS.
SCALE 1" = 10 ' 6-21-2016
ACKME SURVEY LLC
PO BOX 1448
NANTUCKET , MASS.

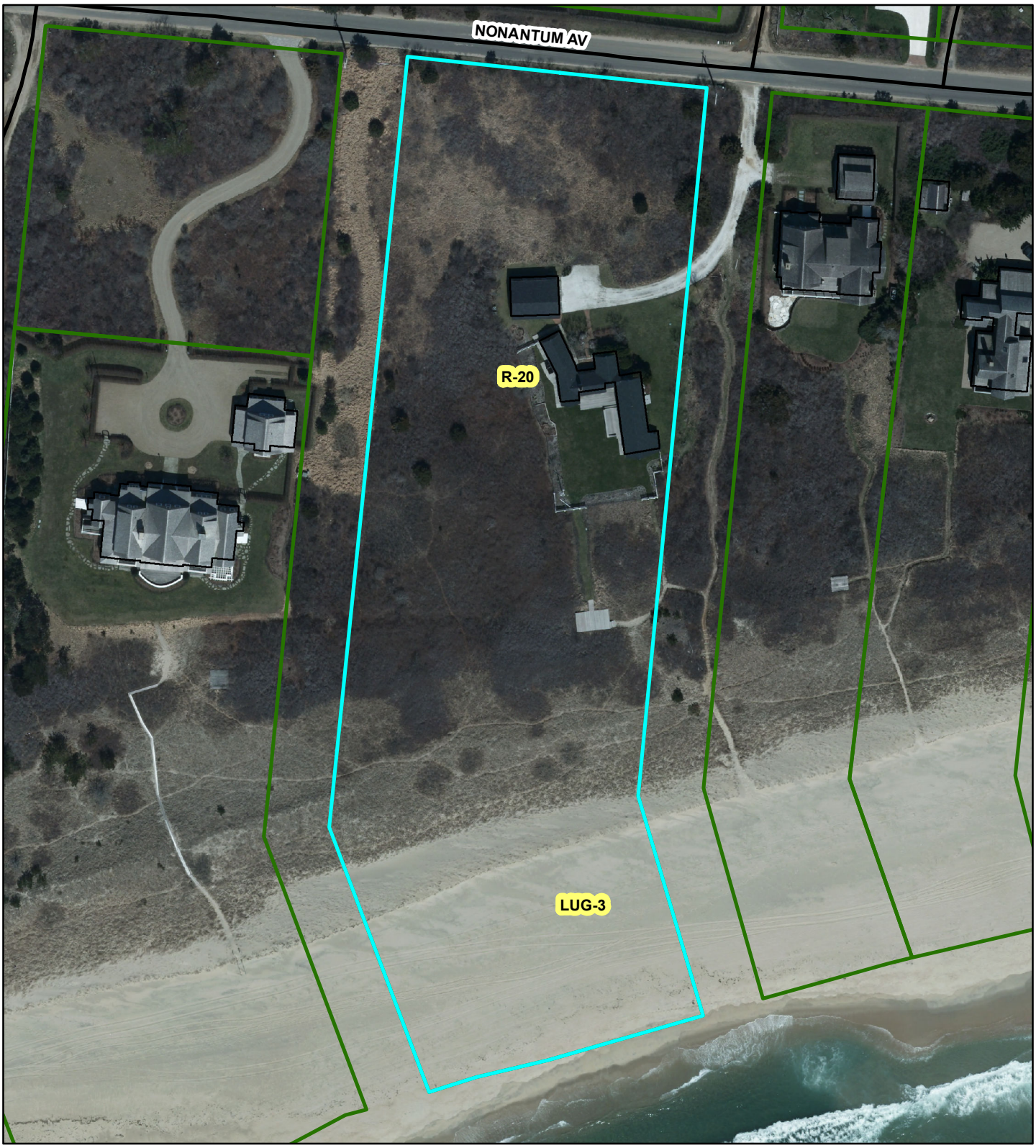
THE PLANNING BOARD DETERMINES THAT·
LOTS 7 + 7A DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY LAW BUT TILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BYLAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

0 10 20 30 40

MASS. 513
OCT. 1923
NANTUCKET
MASS.
5
2
33
(1897)
PEARL
LIBERTY
DRIVE
WINTER
GARDNER
HOWARD
HOWARD ST.
MAIN
PLEASANT
SUMMER
TRADERS LANE
BROOKS WAY
MILL ST.
BLOCK ST.
THE COFFIN SCHOOL
BUILT 1862
HOME FOR AGED PEOPLE (PRIVATE)
1ST BAPTIST CHURCH
73
76
77
83
62
18
9
6
Scale of Feet.

#7990 ANR
29 Nonantum LLC
29 Nonantum Avenue
Map 87 Paracel 51 - portion of



PLANNING BOARD

FILE # 7990

JUL 0 6 2016

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

# Nantucket Planning Board

**Form A**
**Application for Endorsement of a Plan Believed Not to Require Approval**
**(ANR)**

Date: 7/5/16 *Name of Owner(s)/Applicant(s): 29 Nonantum LLC

*Owner's/Applicant's address: c/o Glidden &Glidden, P.C. 37 Centre Street Nantucket
State: MA Zip Code: 02554
*(include all names and addresses of the principals of the owner entity such as principal officer of corporation, trustees of the trust and partners of the partnership)

Location of Property (Street or Area): 29 Nonantum Avenue

Name of Registered Land Surveyor: Paul J. Santos, PLS, Nantucket Surveyors, LLC
Surveyor's address: 5 Windy Way, P.O. Box 3627, Nantucket MA 02584

The owner's title to the land derived under deed from Michael H. Kobos, date 2/24/16
And recorded in Nantucket Registry of Deed, Book_____ Page_____ or Land Court Certificate of Title # 25981, registered in Nantucket District Book_____, Page_____ and shown on Assessor's Map# 87, Parcel # 51.
To the Planning Board of the Town of Nantucket:

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (check all that apply)

✓ ▪ The accompanying plan is not a subdivision because it does not show a division of land (perimeter plan).

▪ The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of at least such distance as is presently required by the *Nantucket Zoning By-Law* under Section 5 which requires _____feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

**A**. a public way or a way which the City or Town Clerk certifies is maintained and used as a Public way, namely_____; **OR**

**B**. a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely_____on _____(date) and Subject to the following conditions_____; **OR**

**C**. a way in existence on _____(date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient

width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.

- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely_____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____feet.

- The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically_____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan.Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____

- Other reasons or comments: (see M.G.L., Chapter 41, Section 81-L)

_____

I hereby certify that the applicant(s) listed above have been authorized by me to file a plan with the Planning Board of Nantucket on property that I own.

William B. Brandt, Mngr 29 Norcrtum LLC by its atty

Owner's Signature

Jessie M. Brescher

Planning Board File # 7990

Endorsement Date:_____

Nantucket SURVEYORS LLC

P.O. Box 3627, Nantucket, Massachusetts 02584-3627
Tel. (508) 228-0240 Fax (508) 228-9856
www.nantucketsurveyors.com
nsllcinfo@nantucketsurveyors.com

RECEIVED
JUL 06 2016
By J.H. chk-9319

July 5, 2016

JUL 06 2016

Town Clerk, Town of Nantucket
Town and County Building
16 Broad Street, 1st Floor
Nantucket, MA 02554

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

Re: **NOTICE OF "FORM A" SUBMISSION**
**#29 Nonantum Avenue**

To the Nantucket Town Clerk:

Pursuant to Massachusetts General Laws, Chapter 41, Section 81P and Section 2.03 of the Nantucket Planning Board Rules and Regulation Governing the Subdivision of Land, on behalf of the applicant, we hereby submit the above referenced Form A Plan entitled "Perimeter Plan of Land in Nantucket, Massachusetts" for the endorsement at the next regularly scheduled meeting of the planning board. The owner's name of the locus property is: 29 Nonantum LLC

A copy of this notification is being forwarded to the planning board.

Very Truly Yours,
Nantucket Surveyors LLC

Paul J. Santos, PLS
Executive Vice President, Associate

CC: Glidden & Glidden, P.C.
Sarah F. Alger, P.C.

Nantucket SURVEYORS LLC

P.O. Box 3627, Nantucket, Massachusetts 02584-3627
Tel. (508) 228-0240 Fax (508) 228-9856
www.nantucketsurveyors.com
nsllcinfo@nantucketsurveyors.com

July 5, 2016

Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

Attn: Leslie Woodson Snell, AICP, LEED AP

Re: Approval Not Required (Form A Application)
Applicant: 29 Nonantum LLC
#29 Nonantum Avenue
Map: 87 Parcel: 51 (Portion)

Dear Leslie:

On behalf of the applicant, Nantucket Surveyors, LLC as an agent for the applicant, respectfully requests to be on the agenda for the referenced application at the next regularly scheduled Planning Board meeting, Said application is included with this cover letter. Please contact our office with any questions.

Sincerely,
Nantucket Surveyors LLC

Paul J. Santos, PLS
Agent for the Applicant

CC: Glidden & Glidden, P.C.
Sarah F. Alger, Esq.

RECEIVED
JUL 06 2016
By

# Nantucket Planning Board
## ANR CHECKLIST

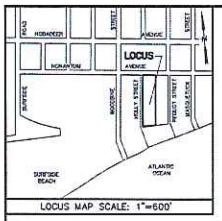
Owner Name 29 Nonantum LLC

Property Address 29 Nonantum Avenue

Engineer/Surveyor Nantucket Surveyors, LLC

1. X The area, frontage, and dimensions of the lot, or lots, requiring endorsement, and of any contiguous lots in common beneficial ownership whose dimensions are altered by the plan, and which contiguous lots have area or frontage less than twice the prevailing required area and/or frontage for the zoning district in which the land is located. In the case where said contiguous lots have less than twice the required frontage but more than twice the area, only the frontage shall be shown on the plan.
2. X The date of the plan, scale, north point.
3. X The names of the record owner and the applicant, and the name, seal and signature of the registered surveyor.
4. X Abutting properties with the names of owners from the most recent tax list and showing all relevant abutting lot lines.
5. X Zoning classification data, wetlands and floodplains.
6. X The Assessor's map and parcel number as it is recorded on the official tax maps of Nantucket and recently recorded plans for the parcel.
7. X The name(s) of the way(s) on which the lots front.
8. X The physical condition of the way(s) shown on the plan including actual width, surface condition and available drainage.
9. X An area set aside for the signatures of Board members, file number and date of endorsement preceded by the words "Approval Under the Subdivision Control Law Not Required, Nantucket Planning Board."
10. X A locus plan at a scale of at least 1"=2000', containing sufficient information so that the land can be readily located, including streets bounding on or near the property.
11. X Each plan shall contain a note or notes as to the compliance of each lot shown thereon with the Lot Area requirements as provided in the *Nantucket Zoning Bylaw*, Chapter 139 ss 2A and 16A. The mylar plan shall show the entire area of such lot as computed pursuant to the minimum technical standards for surveys as set forth under 250 CMR 6.01, including such areas subject to protection under the State Wetlands Protection Act.
12. X A note which is substantially to the following effect: "Wetland lines are approximate and for purposes of determining zoning compliance only."
13. X A note which is substantially to the following effect: "Planning Board endorsement does not constitute a determination of conformance under zoning."

Applicant or Agent




LOCUS MAP SCALE: 1"=600'

NANTUCKET REGISTRY OF DEEDS
Date
Time
Plan BK. PG.
Plan File
Attest: Register
RESERVED FOR REGISTRY USE ONLY

RECEIVED JUL 05 2016 By

REFERENCES:
OWNER REFERENCE: 29 NONANTUM LLC

DEED REFERENCE: L.C. CERT. #25981 (LOT 1)
PLAN REFERENCE: L.C. PLAN NO. 42951-B
DEED REFERENCE: D.BK. 1529 PG. 206 (LOT 3-REMAINDER PARCEL-9)
PLAN REFERENCE: PLAN NO. 2016-19

ASSESSORS REF.:
MAP: 87 PARCEL: 51 (PORTION)

OWNER REFERENCE: TOWN OF NANTUCKET
DEED REFERENCE: DEED BOOK 1186, PAGE 94 (PARCEL T8)
L.C. DOC. 127325 (PARCEL T8)
L.C. CERT. #25961
PLAN REFERENCE: PLAN NO. 2009-24
L.C. PLAN NO. 42951-B
SEE DECLARATION AND DEDICATION OF PUBLIC LAND TO OPEN SPACE AND RECREATIONAL USE, L.C. DOC. 130658, Dd. Bk. 1234, Pg. 278.

LOTS 1 THROUGH 4, SEE L.C. PLAN NO. 42951-B.

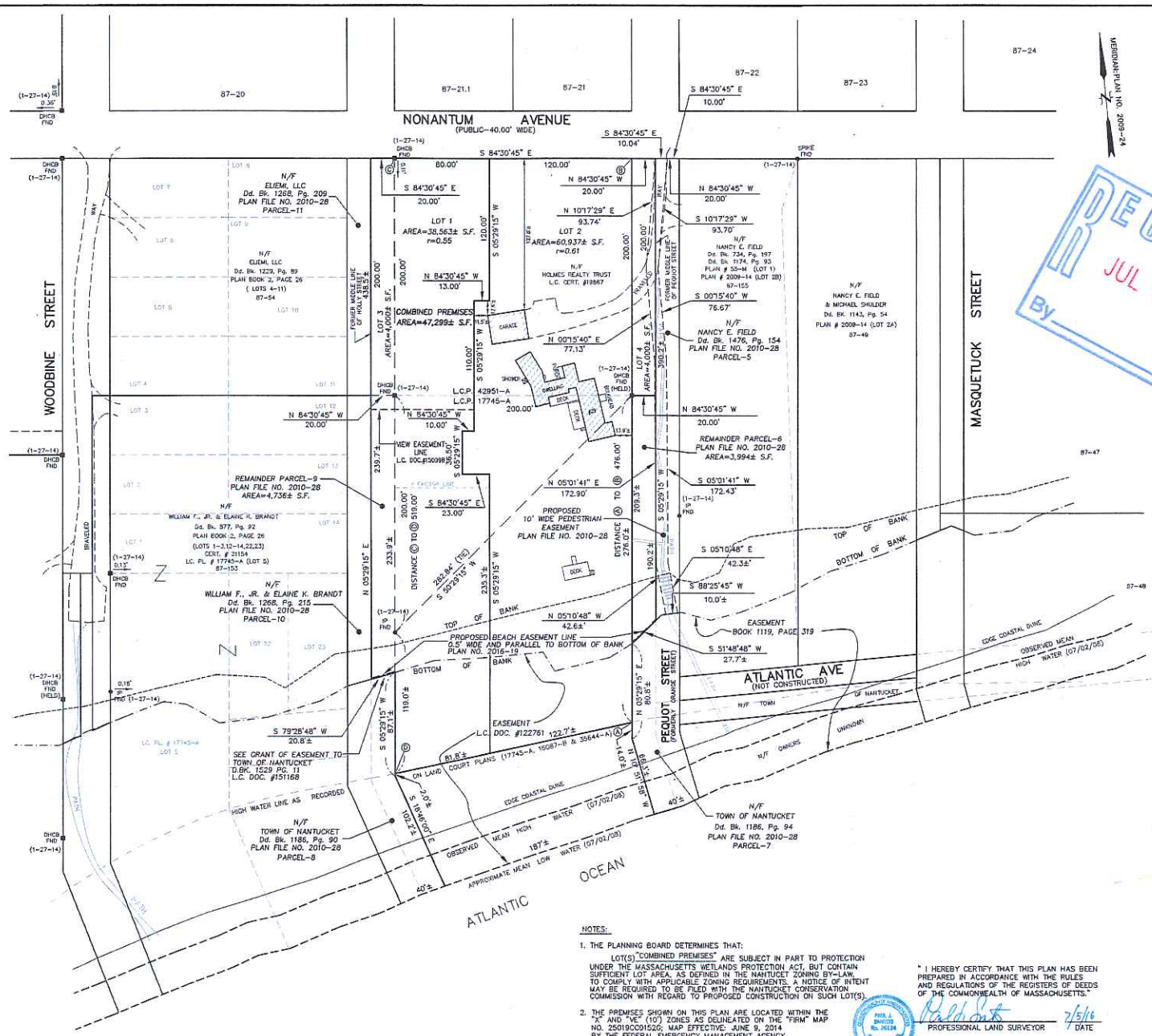
29 OF 189

ZONING CLASSIFICATION
DISTRICT: R-20

MINIMUM LOT SIZE =20,000 S.F.
MINIMUM FRONTAGE =75'
FRONT YARD SETBACK =30'
REAR & SIDE LINE SETBACK =10'
ALLOWABLE GROUND COVER RATIO =12.5%

LEGEND:

| | |
|---|---|
| Dd. Bk. | DEED BOOK |
| DHCB | DRILL HOLE/CONCRETE BOUND |
| FND | FOUND |
| IP | IRON PIPE |
| L.C. | LAND COURT |
| MAG | MAGNETIC NAIL |
| N/F | NOW OR FORMERLY |
| PK | PK NAIL |
| Pg. | PAGE |
| SSM | STEEL SURVEYORS MARKER |




NOTES:

1. THE PLANNING BOARD DETERMINES THAT:
LOT(S) "COMBINED PREMISES" ARE SUBJECT IN PART TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT, BUT CONTAIN SUFFICIENT LOT AREA, AS DEFINED IN THE NANTUCKET ZONING BY-LAW, TO COMPLY WITH APPLICABLE ZONING REQUIREMENTS. A NOTICE OF INTENT MAY BE REQUIRED TO BE FILED WITH THE NANTUCKET CONSERVATION COMMISSION WITH REGARD TO PROPOSED CONSTRUCTION ON SUCH LOT(S).

2. THE PREMISES SHOWN ON THIS PLAN ARE LOCATED WITHIN THE "X" AND "VE" (10') ZONES AS DELINEATED ON THE "FIRM" MAP NO. 25019C0915G; MAP EFFECTIVE: JUNE 9, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

" 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."

PAUL J. DAVIS Lic. 26124

PROFESSIONAL LAND SURVEYOR 7/5/16 DATE

THE AREA CALCULATIONS FOR EACH LOT COMPLIES WITH LOT AREA REQUIREMENTS AS PROVIDED IN NANTUCKET ZONING BYLAW CH. 139 SS. 2A AND 16A.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.

NANTUCKET PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

BARRY RECTOR, CHAIRMAN
LINDA WILLIAMS, VICE-CHAIRMAN
NATHANIEL LOWELL
JOSEPH MAROKLINGER
JOHN TRUDEL
DATE APPROVED
DATE SIGNED
FILE NO.

# PERIMETER PLAN OF LAND
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=40' DATE: JULY 5, 2016

PREPARED FOR:
29 NONANTUM LLC

NANTUCKET SURVEYORS, LLC
5 WINDY WAY
NANTUCKET, MA 02554
(508) 228-0240

GRAPHIC SCALE
1"=40'
0 40 80 120 160

N-10349

#7991 ANR
Matthew S. Sanford
10 Academy Lane
Map 42.4.3 Parcel 86

PLANNING BOARD

FILE # 7991

CHK # 11380

RECEIVED JUL 05 2016 AM 10:00:26

NANTUCKET TOWN CLERK

# Nantucket Planning Board

**Form A**
**Application for Endorsement of a Plan Believed Not to Require Approval**
**(ANR)**

Date: JULY 1, 2016 *Name of Owner(s)/Applicant(s): MATTHEW S. SANFORD

*Owner's/Applicant's address: 7426 SW 49TH PLACE , MIAMI State: FL Zip Code: 33143

Name of Owner(s)/Applicant(s): SAME AS OWNER
Owner's/Applicant's address: _____ State: _____ Zip Code: _____

Location of Property (Street or Area): 10 ACADEMY LANE

Name of Registered Land Surveyor: ALAN M. GRADY, BRACKEN ENGINEERING, INC.
Surveyor's address: 19 OLD SOUTH ROAD NANTUCKET, MA 02554

The owner's title to the land derived under deed from TEN ACADEMY LANE REALTY TRUST , dated 11/19/1999 and recorded at the Nantucket Registry of Deeds in Book 642 Page 95 and shown on Assessor's Map 42.4.3 , Parcel 86 .

To the Planning Board of the Town of Nantucket:

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (check all that apply)

- The accompanying plan is not a subdivision because it does not show a division of land (perimeter plan).
- The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of at least such distance as is presently required by the *Nantucket Zoning By-Law* under Section 5 which requires _____ feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

  **A.** a public way or a way which the City or Town Clerk certifies is maintained and used as a Public way, namely _____; **OR**

  **B.** a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely _____ on _____ (date) and Subject to the following conditions _____; **OR**

  **C.** a way in existence on _____ (date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient

width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.

- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely_____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____feet.

- The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically #10 ACADEMY LANE AND EXISTING COTTAGE were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the Subdivision Control
  Law is submitted as follows: _____

- Other reasons or comments: (see M.G.L., Chapter 41, Section 81-L)

HOUSE #10 ACADEMY LANE BUILT IN 1870 & COTTAGE BUILT IN 1950 ACCORDING TO ASSESSORS RECORDS.

I hereby certify that the applicant(s) listed above have been authorized by me to file a plan with the Planning Board of Nantucket on property that I own.

DONALD F. BRACKEN, JR. AGENT

**Planning Board File #** 7991

**Endorsement Date:**_____

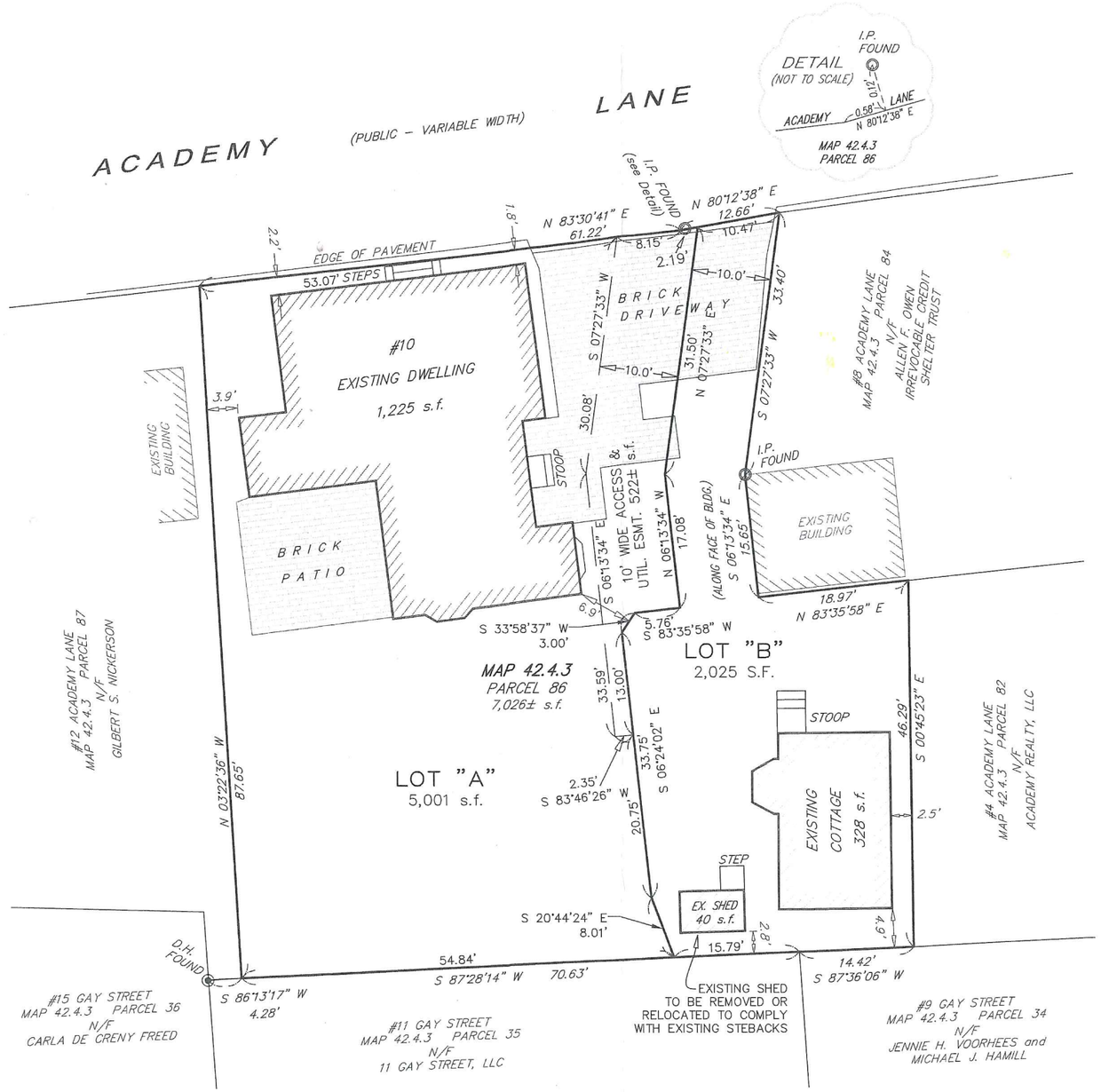
RESERVED FOR REGISTRY USE

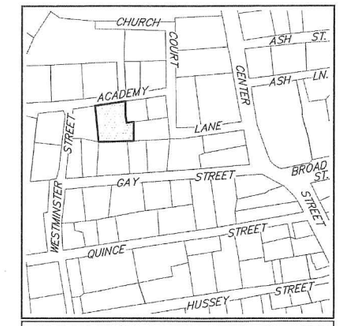
I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

COMMONWEALTH OF MASSACHUSETTS — ALAN M. GRADY No. 37732 — PROFESSIONAL LAND SURVEYOR

7/1/16

ALAN M. GRADY, PLS
MASSACHUSETTS REG.
No. 37732




LOCUS MAP Scale: 1" = 200'

ZONE: ROH

| | REQUIRED |
|---|---|
| LOT AREA: | 5,000 s.f. |
| FRONTAGE: | 50' |
| FRONT YARD: | 0' |
| SIDE YARD: | 5' |
| REAR YARD: | 5' |
| GROUND COVER: | 50% (MAX) |

N
W E
S
Plan Bk:23 Pg:99

# PLAN OF LAND
IN
# NANTUCKET, MASS.

PREPARED FOR
**MATTHEW S. SANFORD**
#10 ACADEMY LANE
MAP 42.4.3 PARCEL 86

PREPARED BY
**BRACKEN ENGINEERING, INC.**
19 OLD SOUTH ROAD
NANTUCKET, MA 02584
tel: (508) 325–0044
fax: (508) 833–2282

SCALE: 1" = 10' JULY 1, 2016

NOTES:

1. LOCUS: #10 ACADEMY LANE
   MAP 42.4.3 PARCEL 86
2. OWNER: MATTHEW S. SANFORD
   7426 SW 49th PLACE
   MIAMI, FL 33143
3. DEED REF: Bk: 642 Pg: 95
4. PLAN REF: Plan Bk: 23 Pg: 99
   Plan No: 2009–29
5. THE PLANNING BOARD'S ENDORSEMENT UNDER THE SUBDIVISION CONTROL LAW IS NOT A DETERMINATION THAT THE LOTS COMPLY WITH ZONING REGULATIONS AND SHOULD NOT BE CONSTRUED AS AN APPROVAL THAT THE LOTS DEPICTED ON THIS PLAN ARE ENTITLED TO A BUILDING PERMIT.
6. ENDORSEMENT UNDER CHAPTER 41 ~ SECTION 81L. THE STRUCTURES ON THIS PLAN PREDATE THE ADOPTION OF THE SUBDIVISION CONTROL LAW IN THE TOWN OF NANTUCKET.

PLAN SCALE

0 2 4 6 8 10 15 20 40

1 inch = 10 feet

THE PLANNING BOARD DETERMINES THAT:

(a) LOTS "A" and "B" DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BYLAW, BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BYLAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

(b) LOT "B" DOES NOT CONTAIN ADEQUATE LOT AREA, AS DEFINED IN THE NANTUCKET ZONING BYLAW, TO COMPLY WITH CURRENT MINIMUM AREA REQUIREMENTS APPLICABLE UNDER SUCH BYLAW.

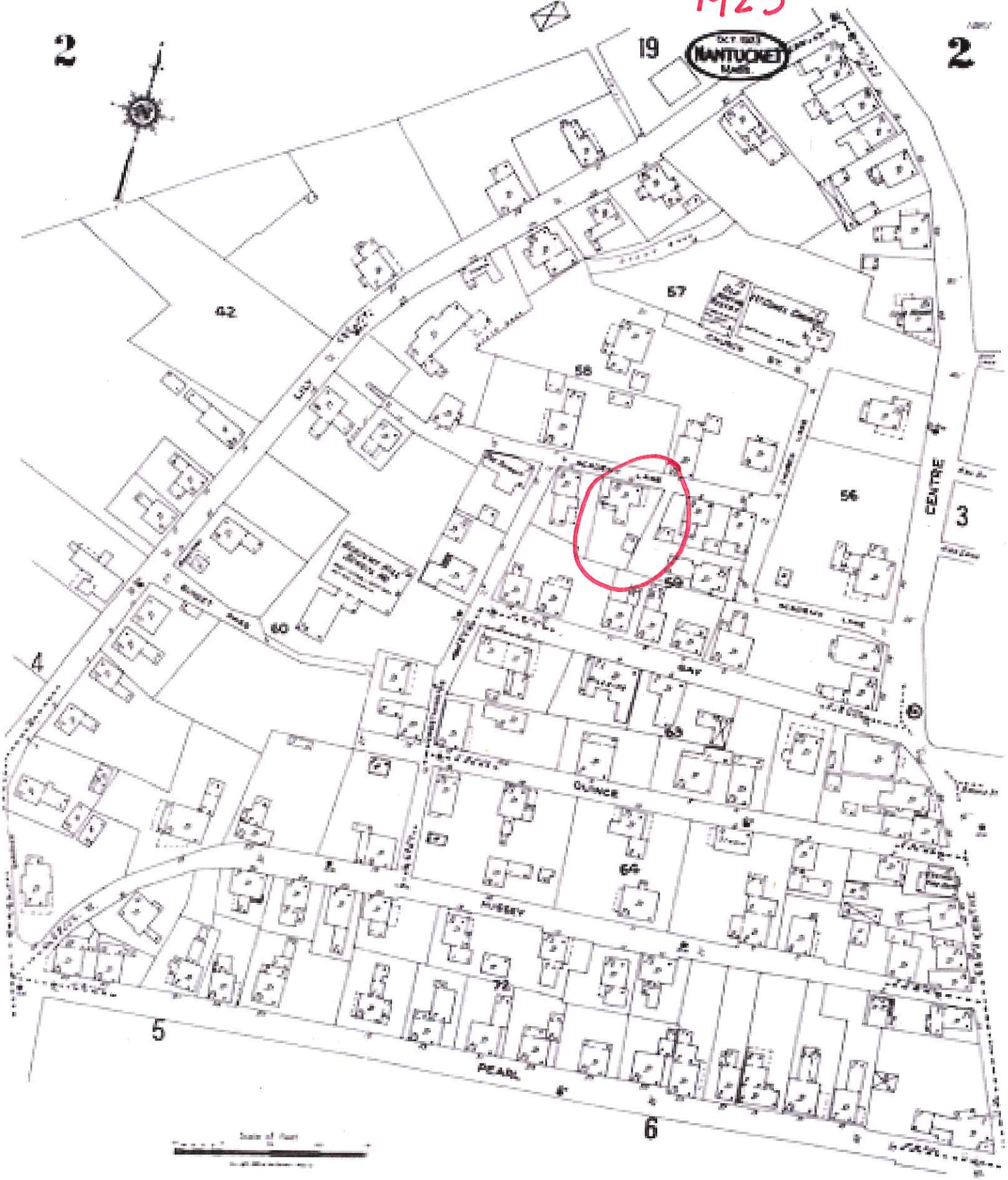
APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED
NANTUCKET PLANNING BOARD

FILE NUMBER :

DATE ENDORSED :

S:\Autocad Drawings\Nantucket\Academy Lane\10 Academy Lane\10 Academy Lane-REV5.dwg

1923






Nantucket Historical Associatio

# 10 ACADEMY LN

| | | | |
|---|---|---|---|
| **Location** | 10 ACADEMY LN | **Assessment** | $1,995,600 |
| **Mblu** | 4243/ / 86/ / | **PID** | 10573 |
| **Acct#** | 00010573 | **Building Count** | 2 |
| **Owner** | SANFORD MATTHEW S | | |

## Current Value

| Assessment | | | |
|---|---|---|---|
| **Valuation Year** | **Improvements** | **Land** | **Total** |
| 2015 | $902,400 | $1,093,200 | $1,995,600 |

## Owner of Record

| | | | |
|---|---|---|---|
| **Owner** | SANFORD MATTHEW S | **Sale Price** | $1,450,000 |
| **Co-Owner** | | **Certificate** | |
| **Address** | 7426 SW 49TH PLACE<br>MIAMI, FL 33143 | **Book & Page** | 00642/0095 |
| | | **Sale Date** | 11/19/1999 |
| | | **Instrument** | 00 |

## Ownership History

| Ownership History | | | | | |
|---|---|---|---|---|---|
| **Owner** | **Sale Price** | **Certificate** | **Book & Page** | **Instrument** | **Sale Date** |
| SANFORD MATTHEW S | $1,450,000 | | 00642/0095 | 00 | 11/19/1999 |
| LEDDY ANDREW J JR TR | $650,000 | | 00257/ 139 | G | 09/15/1986 |

## Building Information

### Building 1 : Section 1

| | |
|---|---|
| **Year Built:** | 1870 |
| **Living Area:** | 2328 |
| **Replacement Cost:** | $895,433 |
| **Building Percent Good:** | 82 |
| **Replacement Cost Less Depreciation:** | $734,300 |

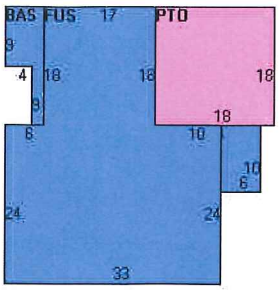
| Building Attributes | |
|---|---|
| **Field** | **Description** |
| Style | Antique |
| Model | Residential |
| Grade: | Very Good |
| Stories: | 2 Stories |
| Occupancy | 1 |
| Exterior Wall 1 | Wood Shingle |

### Building Photo

(http://images.vgsi.com/photos/NantucketMAPhotos//\00\00\03/28.jpg)

| | |
|---|---|
| Exterior Wall 2 | Clapboard |
| Roof Structure: | Salt Box |
| Roof Cover | Asph/F Gls/Cmp |
| Interior Wall 1 | Plastered |
| Interior Wall 2 | |
| Interior Flr 1 | Pine/Soft Wood |
| Interior Flr 2 | |
| Heat Fuel | Oil |
| Heat Type: | Hot Water |
| AC Type: | None |
| Total Bedrooms: | 4 Bedrooms |
| Total Bthrms: | 2 |
| Total Half Baths: | 0 |
| Total Xtra Fixtrs: | |
| Total Rooms: | |
| Bath Style: | |
| Kitchen Style: | |

**Building Layout**




| Building Sub-Areas | | | Legend |
|---|---|---|---|
| **Code** | **Description** | **Gross Area** | **Living Area** |
| BAS | First Floor | 1230 | 1230 |
| FUS | Upper Story, Finished | 1098 | 1098 |
| PTO | Patio | 324 | 0 |
| | | 2652 | 2328 |

**Building 2 : Section 1**

**Year Built:** 1950
**Living Area:** 331
**Replacement Cost:** $185,949
**Building Percent Good:** 86
**Replacement Cost Less Depreciation:** $159,900

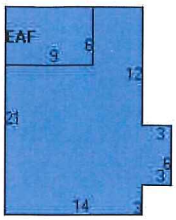
| Building Attributes : Bldg 2 of 2 | |
|---|---|
| **Field** | **Description** |
| Style | Guest Quarters |
| Model | Residential |
| Grade: | Average |
| Stories: | 1 Story |
| Occupancy | 1 |
| Exterior Wall 1 | Wood Shingle |
| Exterior Wall 2 | |
| Roof Structure: | Gable/Hip |
| Roof Cover | Asph/F Gls/Cmp |
| Interior Wall 1 | Drywall/Sheet |
| Interior Wall 2 | |
| Interior Flr 1 | Pine/Soft Wood |
| Interior Flr 2 | |
| Heat Fuel | Coal or Wood |
| Heat Type: | None |
| AC Type: | None |

**Building Photo**

(http://images.vgsi.com/photos/NantucketMAPhotos//\00\00\03/29.jpg)

**Building Layout**

| | |
|---|---|
| Total Bedrooms: | 1 Bedroom |
| Total Bthrms: | 1 |
| Total Half Baths: | 0 |
| Total Xtra Fixtrs: | |
| Total Rooms: | |
| Bath Style: | |
| Kitchen Style: | |




| Building Sub-Areas | | | Legend |
|---|---|---|---|
| Code | Description | Gross Area | Living Area |
| BAS | First Floor | 312 | 312 |
| EAF | Attic, Expansion, Finished | 54 | 19 |
| | | 366 | 331 |

## Extra Features

| Extra Features | | | | Legend |
|---|---|---|---|---|
| Code | Description | Size | Value | Bldg # |
| FPL3 | 2 STORY CHIM | 2 UNITS | $6,900 | 1 |
| FLU2 | BRICK | 1 UNITS | $900 | 1 |

## Land

### Land Use

| | |
|---|---|
| **Use Code** | 1090 |
| **Description** | MULTI HSES M01 |
| **Zone** | ROH |
| **Neighborhood** | 850 |
| **Alt Land Appr** | No |
| **Category** | |

### Land Line Valuation

| | |
|---|---|
| **Size (Acres)** | 0.17 |
| **Frontage** | 0 |
| **Depth** | 0 |
| **Assessed Value** | $1,093,200 |

## Outbuildings

| Outbuildings | | | | | | Legend |
|---|---|---|---|---|---|---|
| Code | Description | Sub Code | Sub Description | Size | Value | Bldg # |
| SHD1 | SHED FRAME | | | 36 S.F. | $400 | 2 |

## Valuation History

| Assessment | | | |
|---|---|---|---|
| Valuation Year | Improvements | Land | Total |
| 2015 | $936,500 | $1,110,000 | $2,046,500 |
| 2014 | $936,500 | $976,800 | $1,913,300 |
| 2013 | $981,300 | $976,800 | $1,958,100 |

| | | | |
|---|---|---|---|
| 2012 | $909,600 | $976,800 | $1,886,400 |
| 2011 | $909,600 | $976,800 | $1,886,400 |

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#7992 ANR
Town of Nantucket
Saccacha Avenue
Map 82

PLANNING BOARD

FILE # 7992

RECEIVED JUL 05 2016 By

# Nantucket Planning Board

**Form A**
**Application for Endorsement of a Plan Believed Not to Require Approval (ANR)**

**Date:** 7-5-16

***Name of Owner(s)/Applicant(s):** Town of Nantucket
***Owner's/Applicant's address:** 16 Broad Street **State:** MA **Zip Code:** 02554
*(include all names and addresses of the principals of the owner entity such as principal officer of corporation, trustees of the trust and partners of the partnership)

**Location of Property (Street or Area):** Saccacha Avenue
**Name of Registered Land Surveyor:** Nantucket Surveyors, LLC
**Surveyor's address:** 5 Windy Way

The owner's title to the land derived under deed from Articles 102 & 103 date ATM 4-2-2016 and recorded in Nantucket Registry of Deed, Books____ Pages____ or Land Court Certificate of Title #____ registered in Nantucket Document Number ____, and shown on Assessor's Maps #____ Parcels____.

**To the Planning Board of the Town of Nantucket:**

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (check all that apply)

- The accompanying plan is not a subdivision because it does not show a division of land (perimeter plan).
- The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of at least such distance as is presently required by the *Nantucket Zoning By-Law* under Section 5 which requires ____ feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

  **A.** a public way or a way which the City or Town Clerk certifies is maintained and used as a Public way, namely ____; **OR**

  **B.** a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely ____ on ____ (date) and Subject to the following conditions ____; **OR**

  **C.** a way in existence on ____ (date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely ____.

- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely_____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____feet.

- The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically_____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____

  _____

- Other reasons or comments: (see M.G.L., Chapter 41, Section 81-L)

_____

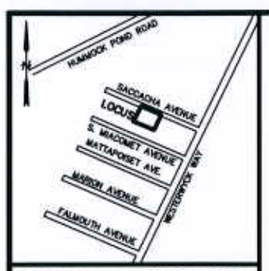
I hereby certify that the applicant(s) listed above have been authorized by me to file a plan with the Planning Board of Nantucket on property that I own.

_____

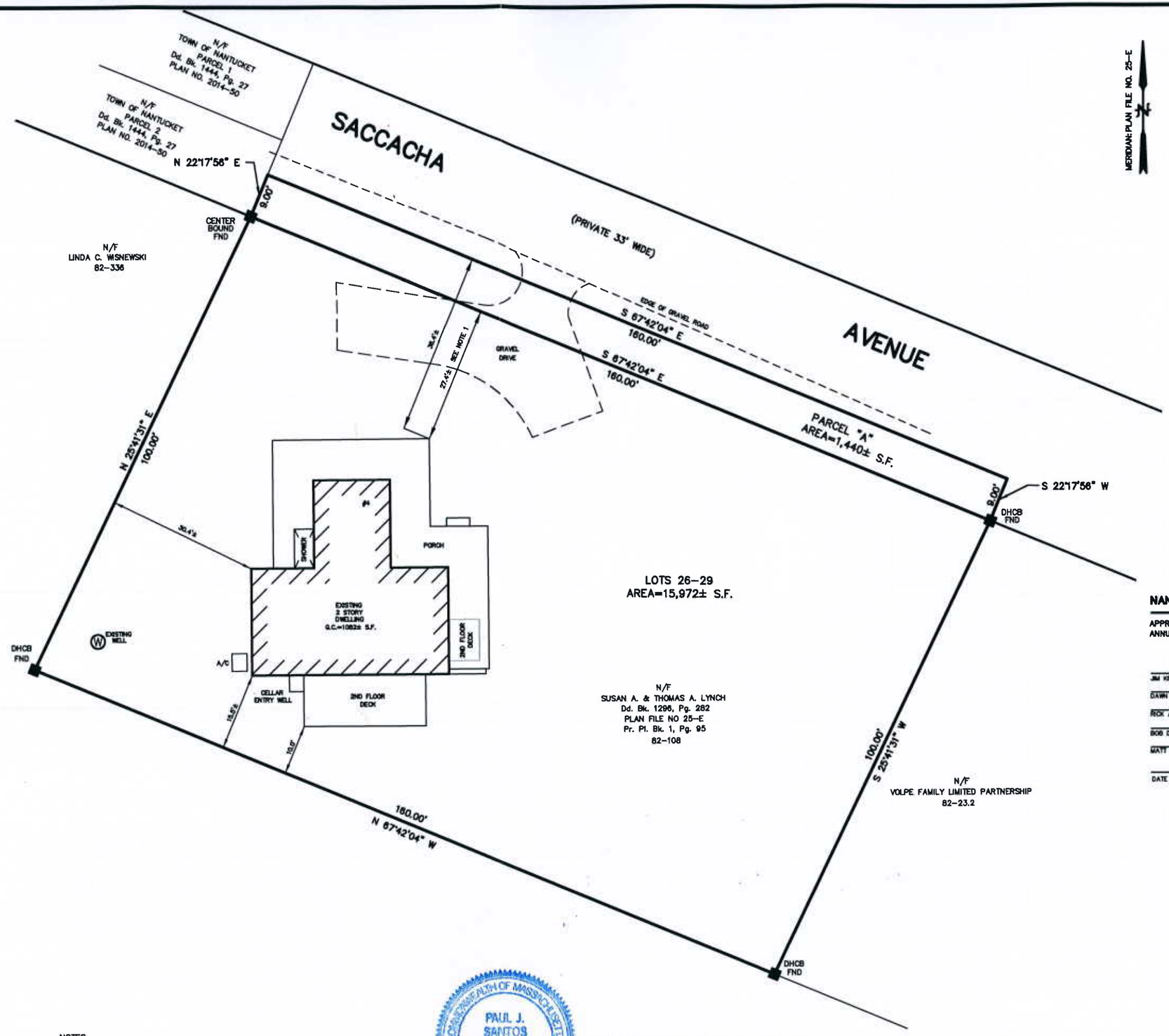
**Owner's Signature**

**Planning Board File #** 7992

**Endorsement Date:** _____




LOCUS MAP SCALE: 1"=500'±




MERIDIAN: PLAN FILE NO. 25-E

**NANTUCKET REGISTRY OF DEEDS**

Date _____

Time _____

Plan Bk. _____ PG. _____

Plan File _____

Attest: _____ Register

RESERVED FOR REGISTRY USE ONLY

LEGEND:

| | |
|---|---|
| DHCB | DRILL HOLE\CONCRETE BOUND |
| Dd. Bk. | DEED BOOK |
| FND | FOUND |
| N/F | NOW OR FORMERLY |
| Pg. | PAGE |

*BEING A PORTION OF A PRIVATE WAY ELIMINATED PURSUANT TO ARTICLE 102 ATM APRIL 2, 2016 SACCACHA AVENUE*

**PLAN OF LAND**

IN

NANTUCKET, MASSACHUSETTS

SCALE: 1"=10' DATE: JULY 05, 2016

PREPARED FOR:
TOWN OF NANTUCKET

NANTUCKET SURVEYORS, LLC
5 WINDY WAY
NANTUCKET, MA 02554
(508) 228-0240

GRAPHIC SCALE
1"=10'

0 10 20 30 40

NOTES:

1. SEE VARIANCE, ZBA FILE NO. 19-15, RECORDED IN Dd. Bk. 1493, Pg. 283.
2. LOT CREATED JANUARY 1875.

COMMONWEALTH OF MASSACHUSETTS
PAUL J. SANTOS
No. 36124
PROFESSIONAL LAND SURVEYOR

"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."

PROFESSIONAL LAND SURVEYOR 7/5/16 DATE

**NANTUCKET BOARD OF SELECTMEN**

APPROVED PURSUANT TO ARTICLES 102 & 103 ANNUAL TOWN MEETING, APRIL 2, 2016.

JIM KELLY, CHAIRMAN

DAWN E. HILL HOLDGATE, VICE-CHAIRMAN

RICK ATHERTON

BOB DECOSTA

MATT FEE

DATE

THE AREA CALCULATIONS FOR EACH LOT DO NOT COMPLY WITH LOT AREA REQUIREMENTS AS PROVIDED IN NANTUCKET ZONING BYLAW CH. 139 SS. 2A AND 16A.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.

**NANTUCKET PLANNING BOARD**

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

BARRY RECTOR, CHAIRMAN

LINDA WILLIAMS, VICE-CHAIRMAN

NATHANIEL LOWELL

JOSEPH MARKLINGER

JOHN TRUDEL

DATE APPROVED _____

DATE SIGNED _____

FILE NO. _____

N-9855

I:\JOBS 9632-10999\9000's\9800's\9850's\9855\AUTOCAD\N9855 ANR.dwg, Layout1

#7993 ANR
Dean Lampe
30 York Street
Map 55.4.1 Parcel 150

July 5AM 8:55:51

NANTUCKET 11274

TOWN CLERK

PLANNING BOARD

FILE # 7993

# Nantucket Planning Board

RECEIVED JUL 05 2016 By CHY # 1752

**Form A**
**Application for Endorsement of a Plan Believed Not to Require Approval**
**(ANR)**

Date: 6/30/16 *Name of Owner(s)/Applicant(s): DEAN LAMPE.

*Owner's/Applicant's address: 30 YORK STREET, NANTUCKET.
State: MA Zip Code: 02554
*(include all names and addresses of the principals of the owner entity such as principal officer of corporation, trustees of the trust and partners of the partnership)

Location of Property (Street or Area): 30 YORK STREET.

Name of Registered Land Surveyor: JOE MARCKWINCK.
Surveyor's address: 3 GROVE LANE.

The owner's title to the land derived under deed from VIBEE, date 3/25/16.
And recorded in Nantucket Registry of Deed, Book 1529 Page 256 or Land Court Certificate of Title #_____, registered in Nantucket District Book_____, Page_____ and shown on Assessor's Map# 55.4.1, Parcel # 160.
To the Planning Board of the Town of Nantucket:

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (check all that apply)

- The accompanying plan is not a subdivision because it does not show a division of land (perimeter plan).
- The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of at least such distance as is presently required by the *Nantucket Zoning By-Law* under Section 5 which requires _____feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

**A**. a public way or a way which the City or Town Clerk certifies is maintained and used as a Public way, namely_____; **OR**

**B**. a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely_____on _____(date) and Subject to the following conditions_____; **OR**

**C**. a way in existence on _____(date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient

width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.

- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely_____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____feet.

- The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically 3 buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan.Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: SANBORN 1949 & 1923

- Other reasons or comments: (see M.G.L., Chapter 41, Section 81-L)

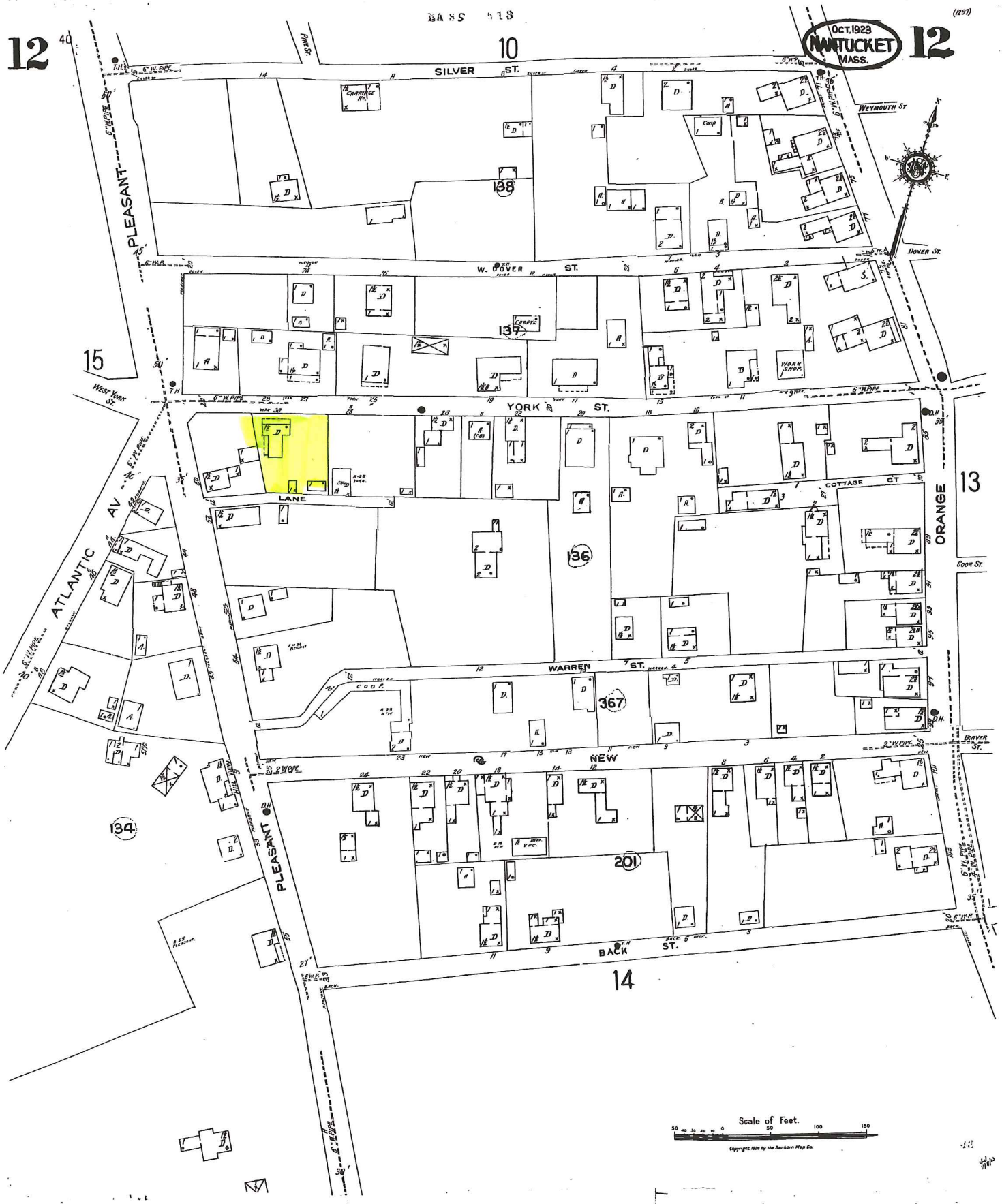
I hereby certify that the applicant(s) listed above have been authorized by me to file a plan with the Planning Board of Nantucket on property that I own.

J. Mackenzie (AGENT)

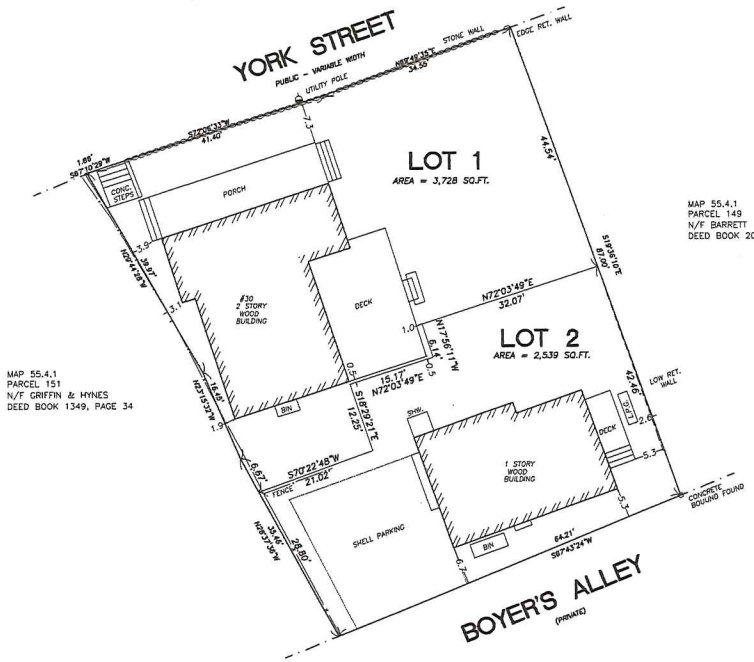
Owner's Signature

**Planning Board File #** 7993

**Endorsement Date:**_____


OCT. 1923
NANTUCKET
MASS.
12
10
SILVER ST.
PLEASANT
W. DOVER ST.
DOVER ST.
WEYMOUTH ST
YORK ST.
LANE
COTTAGE CT
ORANGE
COON ST.
ATLANTIC AV
WARREN ST.
NEW
BACK ST.
BEAVER ST.
PLEASANT
13
14
15
134
136
138
137
367
201
Scale of Feet.

PLAN FILE: 33-E

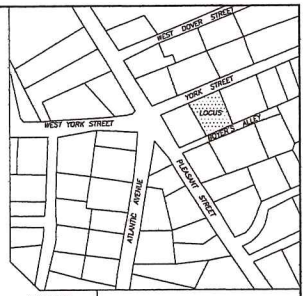



MAP 55.4.1
PARCEL 149
N/F BARRETT
DEED BOOK 201, PAGE 306

MAP 55.4.1
PARCEL 151
N/F GRIFFIN & HYNES
DEED BOOK 1349, PAGE 34

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

JOSEPH MARCKLINGER P.L.S. DATE




LOCUS PLAN
(NOT TO SCALE)

0' 10' 20' 30'
SCALE 1 IN.= 10 FT.

ZONING CLASSIFICATION: RCH
MINIMUM LOT SIZE = 5,000 SQ. FT.
MINIMUM FRONTAGE = 50 FT.
FRONT YARD SETBACK = 0 FT.
REAR YARD SETBACK = 5 FT.
SIDE YARD SETBACK = 5 FT.
GROUND COVER RATIO = 50%

## THE PLANNING BOARD DETERMINES THAT,

LOTS 1 & 2 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY-LAW, BUT MAY STILL BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLANDS BY-LAWS. DETERMINATION OF APPLICABILITY MAYSE OSTAINED THROUGH APPLICATION TO THE NANTUCKET CONSERVATION COMMISSION.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE DETERMINATION OF CONFORMANCE TO ZONING

## NANTUCKET PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.

DATE SIGNED FILE NUMBER

# PLAN OF LAND IN NANTUCKET, MA.

30 YORK STREET (MAP 55.4.1 PARCEL 150)
PREPARED FOR: DEAN LAMPE
OWNED BY: DEAN LAMPE
DEED BOOK 1529, PAGE 255, PLAN FILE: 33-E
(NANTUCKET COUNTY)
JUNE 30, 2016 SCALE: 1"= 10'

J.MARCKLINGER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
P.O.BOX 896
NANTUCKET, MA. 02554
(310) 945-7054

#7994 ANR
Rockwood Nominee Trust
5 Mothball Way
Map 83 Parcel 42.7

# TRANSMITTAL LETTER

To: Nantucket Planning Board
Attn: Holly Backus

From: Arthur Gasbarro, PE, PLS

cc:

Date: July 5, 2016

Re: 5 Mothball Way – Map 83 Parcel 42.7 – ANR Application

---

Notes:

Please contact me with any questions, comments or concerns regarding the attached application for the July 11th Board meeting.

PLANNING BOARD

FILE # 7994 2016 JUN 25 AM 11: 39

RECEIVED JUL 05 2016 By

JUL 05 2016

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

# NANTUCKET PLANNING BOARD

**Form A**
**Application for Endorsement of a Plan Believed Not to Require Approval**
**(ANR)**

Date: July 5, 2016 *Name of Owner(s)/Applicant(s): Rockwood Nominee Trust
William G. Beattie, Trustee
*Owner's/Applicant's address: c/o Kevin F. Dale P.O. Box 659 - Nantucket
State: MA Zip Code: 02554
*(include all names and addresses of the principals of the owner entity such as principal officer of corporation, trustees of the trust and partners of the partnership)

Location of Property (Street or Area): 5 Mothball Way- Nantucket, MA 0255

Name of Registered Land Surveyor: Arthur D. Gasbarro, III
Surveyor's address: Nantucket Engineering & Survey, P.C. 20 Mary Ann Drive Nantucket, MA 02554

The owner's title to the land derived under deed from Ronald & Kathleen Marsillo, date 1/15/99
And recorded in Nantucket Registry of Deed, Book_____ Page_____ or Land Court Certificate of Title # 18766, registered in Nantucket District Book 97, Page 244 and shown on Assessor's Map# 83, Parcel # 42.7.
To the Planning Board of the Town of Nantucket:

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (check all that apply)

- The accompanying plan is not a subdivision because it does not show a division of land (perimeter plan).

- The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of at least such distance as is presently required by the *Nantucket Zoning By-Law* under Section 5 which requires 75 feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

  **A.** a public way or a way which the City or Town Clerk certifies is maintained and used as a Public way, namely_____; **OR**

  **B.** a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely Mothball Way on 12/30/93 (#4073) (date) and Subject to the following conditions Maint. Agreement - Doc. 63346 ; **OR**

  **C.** a way in existence on _____(date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.

- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely_____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____feet.

- The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically_____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan.Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____

- Other reasons or comments: (see M.G.L., Chapter 41, Section 81-L)

Lot 13A will be conveyed to the abutting Lot 12 so as to create at least 75-feet of frontage for both lots 13A +12, and remaining Lot 13B.

I hereby certify that the applicant(s) listed above have been authorized by me to file a plan with the Planning Board of Nantucket on property that I own.

Rockwood Nominee Trust
By its Atty & Authorized Agent, K J Bela

Owner's Signature

**Planning Board File #** 7994

**Endorsement Date:**_____

# Nantucket Planning Board
# ANR CHECKLIST

Owner Name Rockwood Nominee Trust

Property Address 5 Mothball Way

Engineer/Surveyor Nantucket Engineering & Survey, P.C.

1. X The area, frontage, and dimensions of the lot, or lots, requiring endorsement, and of any contiguous lots in common beneficial ownership whose dimensions are altered by the plan, and which contiguous lots have area or frontage less than twice the prevailing required area and/or frontage for the zoning district in which the land is located. In the case where said contiguous lots have less than twice the required frontage but more than twice the area, only the frontage shall be shown on the plan.
2. X The date of the plan, scale, north point.
3. X The names of the record owner and the applicant, and the name, seal and signature of the registered surveyor.
4. X Abutting properties with the names of owners from the most recent tax list and showing all relevant abutting lot lines.
5. X Zoning classification data, wetlands and floodplains.
6. X The Assessor's map and parcel number as it is recorded on the official tax maps of Nantucket and recently recorded plans for the parcel.
7. X The name(s) of the way(s) on which the lots front.
8. X The physical condition of the way(s) shown on the plan including actual width, surface condition and available drainage.
9. X An area set aside for the signatures of Board members, file number and date of endorsement preceded by the words "Approval Under the Subdivision Control Law Not Required, Nantucket Planning Board."
10. X A locus plan at a scale of at least 1"=2000', containing sufficient information so that the land can be readily located, including streets bounding on or near the property.
11. X Each plan shall contain a note or notes as to the compliance of each lot shown thereon with the Lot Area requirements as provided in the *Nantucket Zoning Bylaw*, Chapter 139 ss 2A and 16A. The mylar plan shall show the entire area of such lot as computed pursuant to the minimum technical standards for surveys as set forth under 250 CMR 6.01, including such areas subject to protection under the State Wetlands Protection Act.
12. X A note which is substantially to the following effect: "Wetland lines are approximate and for purposes of determining zoning compliance only."
13. X A note which is substantially to the following effect: "Planning Board endorsement does not constitute a determination of conformance under zoning."

Arthur D. Gasbarro, PE, PLS - Nantucket Engineering & Survey, P.C.

Applicant or Agent

## PROPERTY DATA

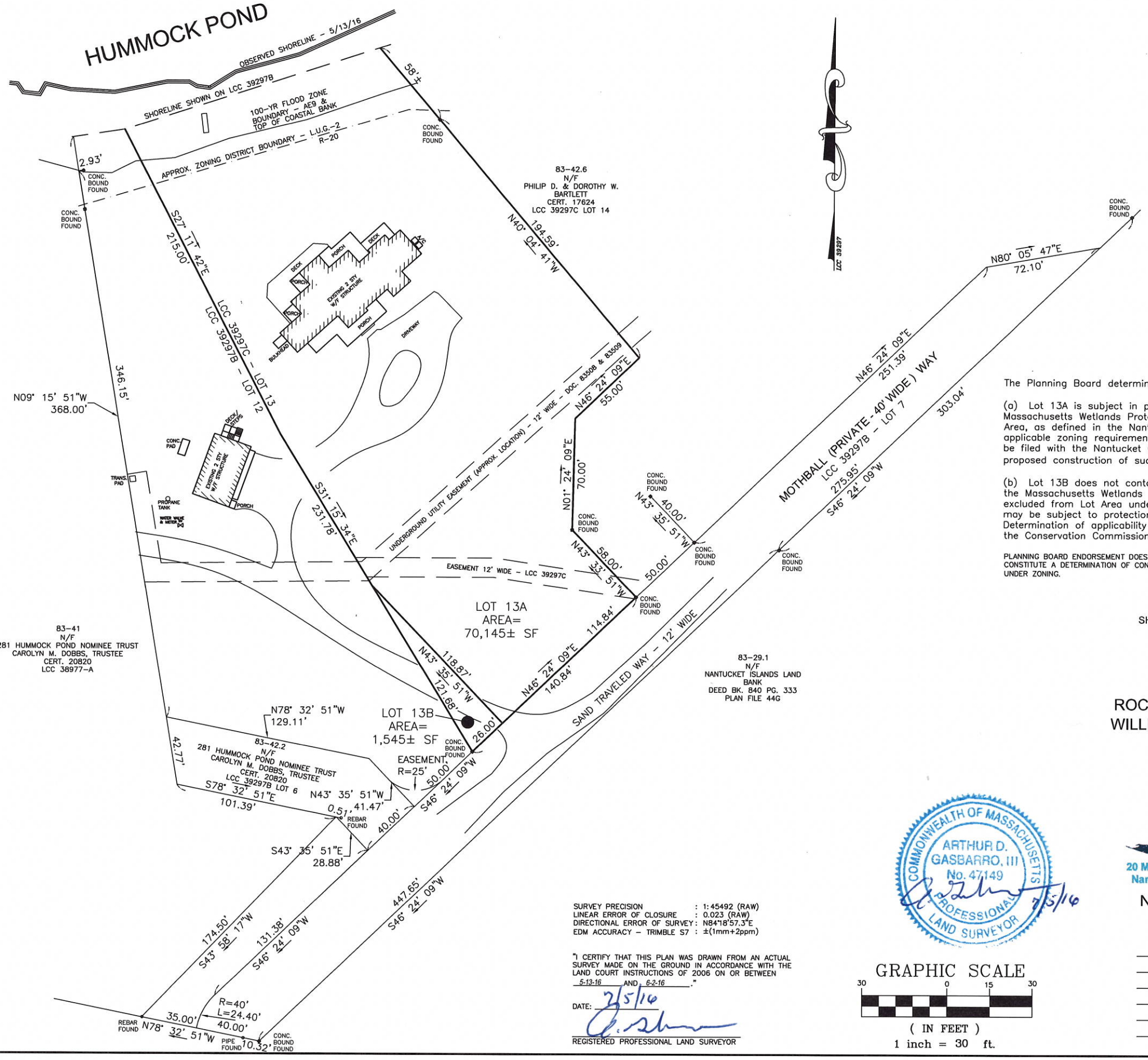
OWNER: ROCKWOOD NOMINEE TRUST
WILLIAM G. BEATTIE, TRUSTEE
ADDRESS: 5 MOTHBALL WAY
ASSESSOR MAP 83 PARCEL 42.7
CERTIFICATE OF TITLE No. 18766
LAND COURT CASE 39297-B LOT 12
LAND COURT CASE 39297-C LOT 13

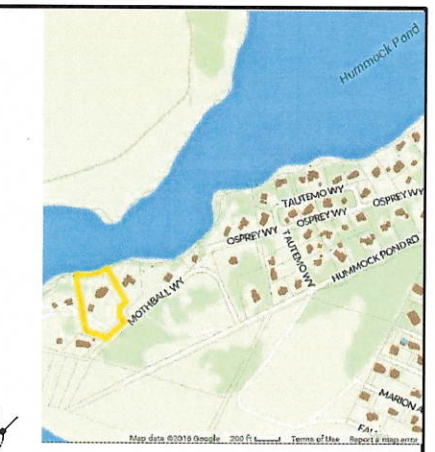
ZONING DISTRICT: RESIDENTIAL 20 (R-20)

| | |
|---|---|
| MINIMUM LOT SIZE: | 20,000 S.F. |
| MINIMUM FRONTAGE: | 75 FT. |
| FRONT YARD SETBACK: | 30 FT. |
| REAR/SIDE SETBACK: | 10 FT. |
| GROUND COVER % : | 12.5% |

NOTES:

Wetlands lines are approximate and for purposes of determining zoning compliance only.




LOCUS MAP

The Planning Board determines that:

(a) Lot 13A is subject in part to protection under the Massachusetts Wetlands Protection Act, but contain sufficient Lot Area, as defined in the Nantucket Zoning Bylaw, to comply with applicable zoning requirements. A Notice of Intent may be required to be filed with the Nantucket Conservation Commission with regard to proposed construction of such lot(s).

(b) Lot 13B does not contain areas subject to protection under the Massachusetts Wetlands Protection Act which are required to be excluded from Lot Area under the Nantucket Zoning Bylaw but still may be subject to protection under State and Local Wetland Bylaw. Determination of applicability may be obtained through application to the Conservation Commission.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.

BEING A SUBDIVISION OF LOT 13 SHOWN ON LAND COURT PLAN 39297-C

# Plan of Land

In Nantucket, MA
Prepared for
ROCKWOOD NOMINEE TRUST
WILLIAM G. BEATTIE, TRUSTEE
5 Mothball Way
Map 83 Parcel 42.7
Scale: 1"=30' July 5, 2016

SURVEY PRECISION : 1:45492 (RAW)
LINEAR ERROR OF CLOSURE : 0.023 (RAW)
DIRECTIONAL ERROR OF SURVEY: N84°18'57.3"E
EDM ACCURACY – TRIMBLE S7 : ±(1mm+2ppm)

"I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON OR BETWEEN 5-13-16 AND 6-2-16."

DATE: 7/5/16

REGISTERED PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS
ARTHUR D. GASBARRO, III
No. 47149
PROFESSIONAL LAND SURVEYOR
7/5/16

GRAPHIC SCALE
30 0 15 30
( IN FEET )
1 inch = 30 ft.

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE SIGNED FILE #

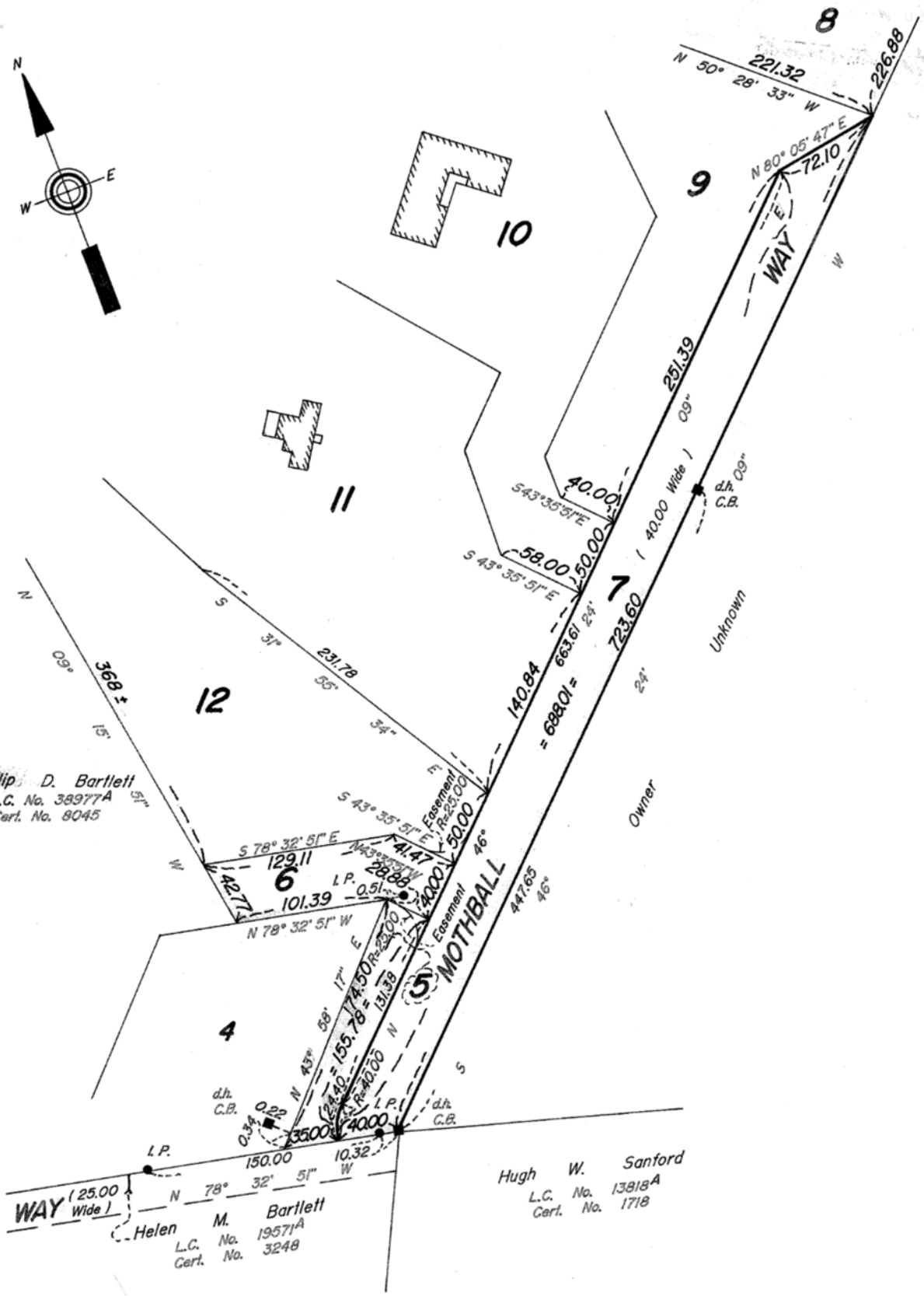
SUBDIVISION PLAN OF LAND IN NANTUCKET

Nantucket Surveyors, Inc., Surveyors

September 24, 1993

39297 B

Sheet 1 of 2



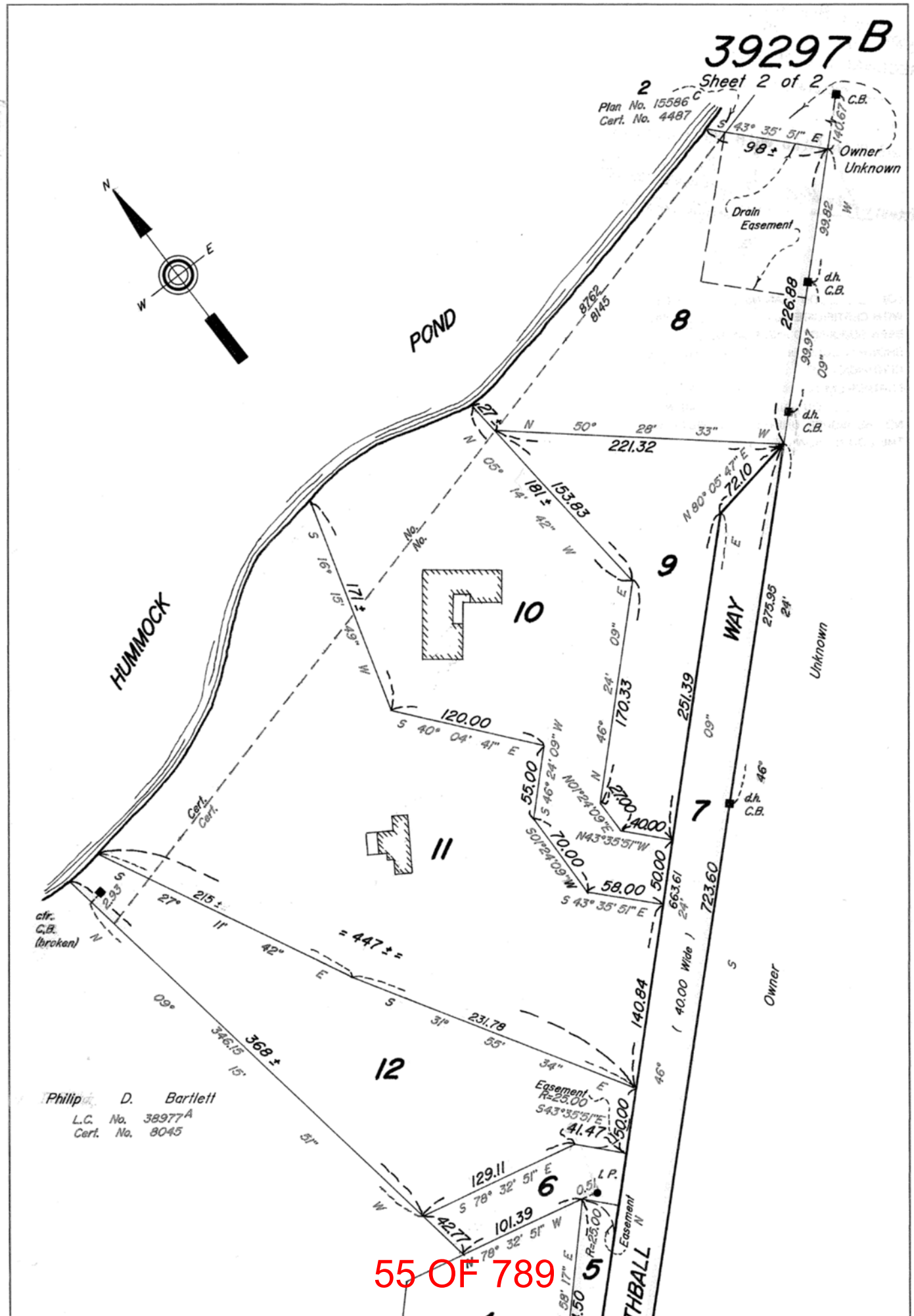

Subdivision of Lot 6 and Lot 3
Shown on Plans 15586D and 39297A
Filed with Cert. of Title Nos. 8759 and 8048
Registry District of Nantucket County

Abutters are shown as on original decree plan.

THIS PLAN FILED WITH CERTIFICATE NO. 8145

39297 B

Sheet 2 of 2



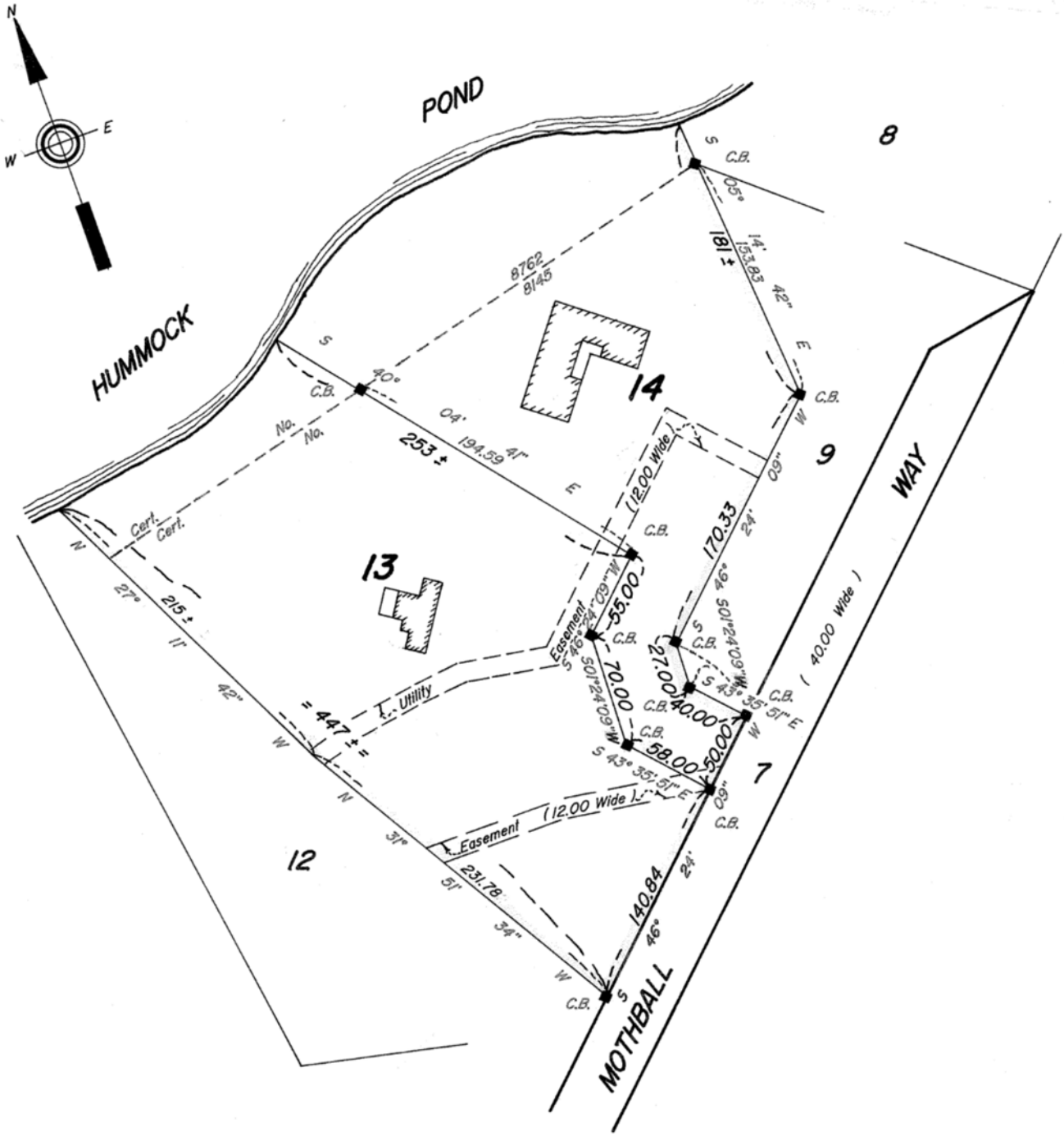

THIS PLAN FILED WITH CERTIFICATE NO. 8145

SUBDIVISION PLAN OF LAND IN NANTUCKET

Nantucket Surveyors, Inc., Surveyors

October 7, 1994

39297C




Subdivision of Lots 10 and 11
Shown on Plan 39297B Sheet 2
Filed with Cert. of Title No. 8145
Registry District of Nantucket County



THIS PLAN FILED WITH CERTIFICATE NO. 8145

Document No. 083511

Document No. 083511

Deed

Nantucket Registry District

JAN 15 1999

RECEIVED FOR REGISTRATION

10 O'CLOCK 10 m A M

NOTED ON CERTIFICATE NO. 16745

IN REGISTRATION BOOK _____ PAGE _____

TRANSFER CERTIFICATE OF TITLE ISSUED
AND TRANSCRIBED INTO

REGISTRATION BOOK 97 PAGE 244

BEING CERTIFICATE NO. 18766

Attest Sandra M. Chadwick

Assistant Recorder

# QUITCLAIM DEED

We, RONALD S. MARSILIO and KATHLEEN A. MARSILIO of 20 Burr School Road, Westport, Connecticut 06880, for consideration paid and in full consideration of TWO MILLION SEVEN HUNDRED FIFTY THOUSAND and 00/100 ($2,750,000.00) DOLLARS, grant to KEVIN F. DALE, TRUSTEE of ROCKWOOD NOMINEE TRUST u/d/t dated January 14th, 1999, and registered as Document No. 83512 at the Nantucket Registry District, with a mailing address of Post Office Box 659, Whalers Lane, Nantucket, Massachusetts,

Those certain parcels of land, with buildings and improvements erected thereon, situated at 5 Mothball Way, Nantucket Town and County, Commonwealth of Massachusetts, bounded and described as follows:

**PARCEL ONE**

| | | |
|---|---|---|
| SOUTHEASTERLY | by | Lot 7 on plan hereinafter mentioned, fifty (50.00) feet; |
| SOUTHWESTERLY and SOUTHERLY | by | Lot 6 on said plan, one hundred seventy and 58/100 (170.58) feet; |
| WESTERLY | by | land now or formerly of Philip D. Bartlett and Dorothy W. Bartlett, three hundred sixty-eight and 03/100 (368.03) feet; |
| NORTHERLY | by | Hummock Pond; and |
| NORTHEASTERLY | by | Lot 11 on said plan, four hundred forty-six and 88/100 (446.88) feet. |

Said land is shown as Lot 12 upon Land Court Plan 39297-B.

**PARCEL TWO**

| | | |
|---|---|---|
| SOUTHEASTERLY | by | the line of Mothball Way, one hundred forty and 84/100 (140.84) feet; |
| SOUTHWESTERLY | by | Parcel One, four hundred forty-six and 88/100 (446.88) feet; |
| NORTHERLY | by | Hummock Pond; |
| NORTHEASTERLY, SOUTHEASTERLY, EASTERLY, and SOUTHEASTERLY | by | Lot 14 upon plan hereinafter mentioned, four hundred thirty-five and 59/100 (435.59) feet. |

Said land is shown as Lot 13 upon Land Court Plan 39297-C.

Said land is conveyed subject to the rights, easements and restrictions set forth in Certificate of Title No. 16,745 at the Nantucket Registry District.

For title, see Certificate of Title No. 16,745 at the Nantucket Registry District for the Land Court.

WITNESS our hands and seals this 12 day of January, 1999.

Ronald S. Marsilio

Kathleen A. Marsilio

STATE OF CONNECTICUT

Fairfield, ss. Westport January 12, 1999

Then personally appeared the above-named Ronald S. Marsilio and acknowledged the foregoing instrument to be his free act and deed, before me,

Danielle Friedman
Notary Public
My Commission Expires:
12/31/01

X 55,000.00

12923 1/15/99

DEEDS REG 16
NANTUCKET
01/14/99
Cancelled
TAX 12540.00
CASH 12540.00

2459A016 10:21
EXCISE TAX

083511

TRUSTEE'S CERTIFICATE

The undersigned, KEVIN F. DALE, Trustee of ROCKWOOD NOMINEE TRUST established under Declaration of Trust dated January 14th, 1999 and recorded with Nantucket Registry District for the Land Court as Document No. 83512, noted on Certificate of Title No. 16745 at said Registry, hereby certifies as follows:

a. That Kevin F. Dale is the sole Trustee of said Trust;

b. That said Trust has not been altered, amended, revoked, or terminated except as indicated above;

c. That pursuant to said Trust and upon the specific direction of the beneficiaries, the Trustee has the power and authority to purchase property for the Trust, mortgage all or any part of the trust property, sell or otherwise dispose of all or any part of the Trust property;

d. That all beneficiaries are of full age and competent;

e. That pursuant to said Trust the Trustee has been authorized and directed by the beneficiaries of the Trust to purchase the Trust property from Ronald S. Marsilio and Kathleen A. Marsilio pursuant to the terms of a certain Purchase and Sale Agreement dated November 25, 1999; and

f. That the undersigned Trustee has been authorized and directed by the beneficiaries of the Trust to execute such documentation as the Trustee deems necessary in order to effectuate the above-described transaction.

K F Dale, Trustee

KEVIN F. DALE,TRUSTEE as aforesaid and not individually

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss. January 14, 1999

Then personally appeared the above-named Kevin F. Dale, Trustee and acknowledged the foregoing instrument to be the free act and deed as Trustee of Rockwood Nominee Trust before me,

Mary Ellen Manning

Notary Public
My Commission Expires:

MARY ELLEN MANNING, NOTARY PUBLIC
MY COMMISSION EXPIRES
NOVEMBER 10, 2000

2015 00149549
Cert: 18766 Doc: TRUSTEE
Registered: 10/13/2015 01:37 PM

**ROCKWOOD NOMINEE TRUST**
**TRUSTEE'S CERTIFICATE**

The undersigned, William G. Beattie, being the Successor Trustee of Rockwood Nominee Trust (the "Nominee Trust") established under Declaration of Trust Agreement dated January 14, 1999 (the "Trust Agreement"), does hereby certify as follows:

1. That William G. Beattie is the Successor Trustee ("Trustee") of the Nominee Trust.

2. That the aforesaid Trust Agreement is in full force and effect and has not been amended, modified, revoked or terminated as of the date hereof.

3. That pursuant to the Nominee Trust, the Trustee is authorized, as directed by the Beneficiaries, to act in executing any and all instruments and documents, including notes and mortgages, necessary to carry out the provisions of the Nominee Trust.

4. There is no litigation threatened or pending restricting, enjoining or in any way affecting my power as Trustee of the Nominee Trust.

5. That the Beneficiaries of the Nominee Trust, William G. Beattie and Katherine L. Beattie, have authorized and directed the Trustee of the Nominee Trust, to do all things and to execute and deliver any documents which the Trustees may deem necessary to borrow sum not to exceed $4,300,000.00 from Morgan Stanley Private Bank, NA ("The Loan") and to mortgage the premises known as 5 Moth Ball Way, Nantucket, Massachusetts, 02554.

6. Except for William G. Beattie, individually, being liable for The Loan, only those assets and property held by the Trustee of the Nominee Trust shall be subject to the terms and conditions of The Loan, and its related documents.

7. No person shall be bound to inquire whether the Trustee has properly exercised said power or to see to the application of the monies from same loan.

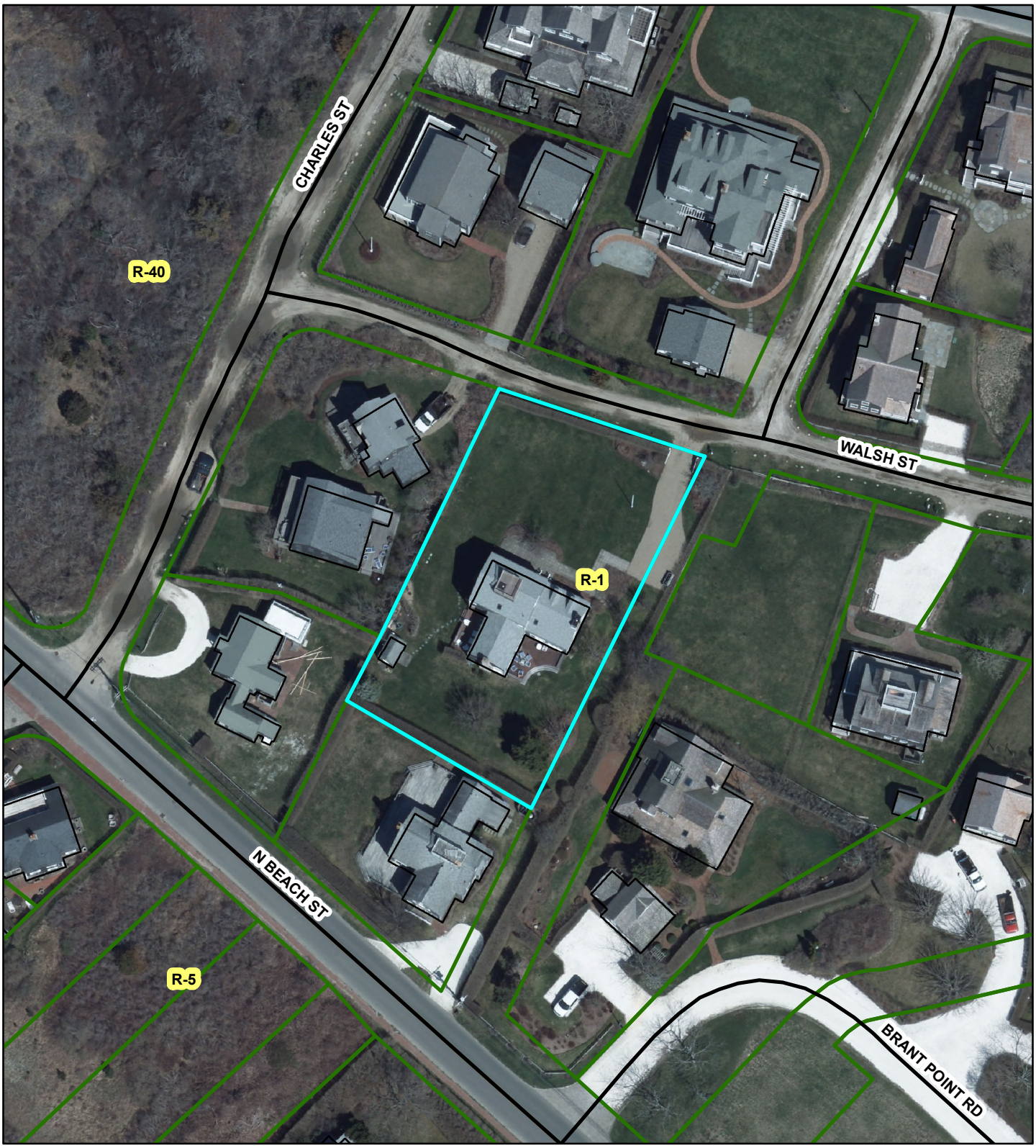
Executed and sealed this 9 day of October, 2015.

ROCKWOOD NOMINEE TRUST,

William G. Beattie, Successor Trustee

TRICIA MERRICK
Notary Public, State of Connecticut
My Commission Expires July 31, 2019

#7995 ANR
Sixty-Four Walsh Street LLC
64 Walsh Street
Map 29 Parcel 94



PLANNING BOARD

FILE # 7995

July 5AM 8:57:00

NANTUCKET TOWN CLERK

# Nantucket Planning Board

RECEIVED JUL 06 2016 By CHK # 1750

**Form A**
**Application for Endorsement of a Plan Believed Not to Require Approval**
**(ANR)**

Date: 7/5/16 *Name of Owner(s)/Applicant(s): SIXTY-FOUR WALSH STREET LLC.

*Owner's/Applicant's address: 17 SMITH'S POINT, MANCHESTER

State: MA Zip Code: 01944

*(include all names and addresses of the principals of the owner entity such as principal officer of corporation, trustees of the trust and partners of the partnership)

Location of Property (Street or Area): 64 WALSH STREET

Name of Registered Land Surveyor: JOE MARKLINGER

Surveyor's address: 3 GROVE LANE.

The owner's title to the land derived under deed from_____, date_____
And recorded in Nantucket Registry of Deed, Book_____ Page_____ or Land Court Certificate of Title # 25867, registered in Nantucket District Book_____, Page_____ and shown on Assessor's Map# 29, Parcel # 94.
To the Planning Board of the Town of Nantucket:

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (check all that apply)

- The accompanying plan is not a subdivision because it does not show a division of land (perimeter plan).
- The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of at least such distance as is presently required by the *Nantucket Zoning By-Law* under Section 5 which requires 50 feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

  **A.** a public way or a way which the City or Town Clerk certifies is maintained and used as a Public way, namely_____; **OR**

  **B.** a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely_____on _____(date) and Subject to the following conditions_____; **OR**

  **C.** a way in existence on 2/16/55 (date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient

relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely WALSH STREET.

- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely_____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____feet.

- The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically_____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____

- Other reasons or comments: (see M.G.L., Chapter 41, Section 81-L)

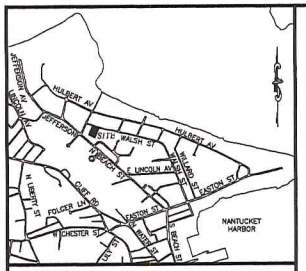
I hereby certify that the applicant(s) listed above have been authorized by me to file a plan with the Planning Board of Nantucket on property that I own.

J. Mackenzie (AGENT)

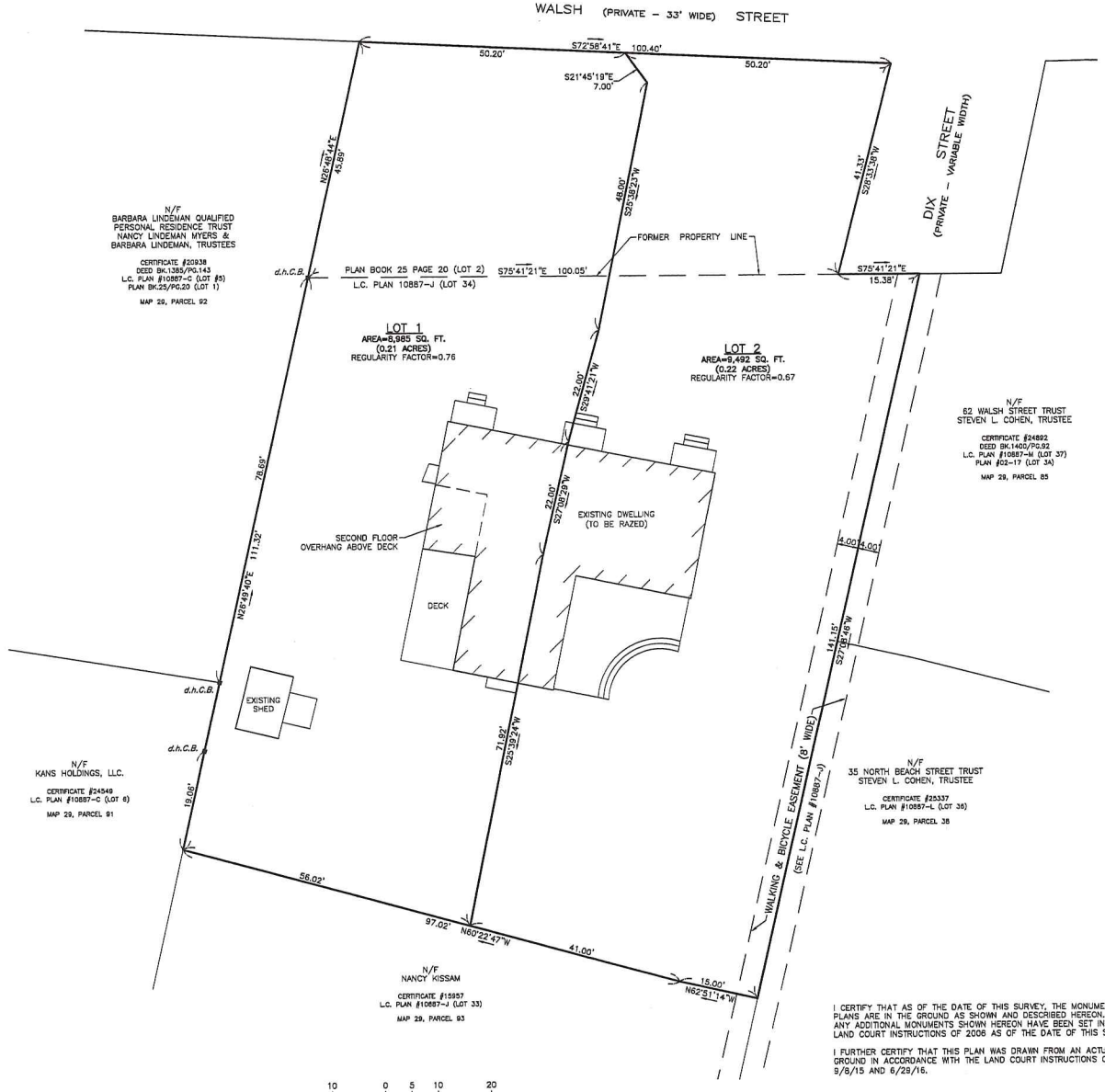
Owner's Signature

**Planning Board File #** 7995

**Endorsement Date:**_____




LOCUS NOT TO SCALE




ZONING CLASSIFICATION: R-1

MINIMUM LOT SIZE = 5,000 SQ. FT.
MINIMUM FRONTAGE = 50 FT.
FRONT YARD SETBACK = 10 FT.
REAR YARD SETBACK = 5 FT.
SIDE YARD SETBACK = 5 FT.
GROUND COVER RATIO = 30%

GROUND COVER RATIO = 9.0%
(MAP 29, PARCEL 94)

*LOTS 1 AND 2 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM AREA UNDER THE NANTUCKET ZONING BY-LAW.*

*PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE DETERMINATION OF CONFORMANCE TO ZONING.*

# PLAN OF LAND
# NANTUCKET, MA.

64 WALSH STREET
(NANTUCKET COUNTY)

SCALE 1 IN. = 10 FT
JULY 5, 2016

PREPARED FOR: SIXTY-FOUR WALSH ST LLC
ASSESSORS MAP 29, PARCEL 94
L.C. CERTIFICATE NO. 25867
DEED BK. 1511, PG. 162
L.C.C. PLAN 10887-J (LOT 34)
PLAN BK.25/PG.20 (LOT 2)

## NANTUCKET PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.

DATE SIGNED FILE NUMBER

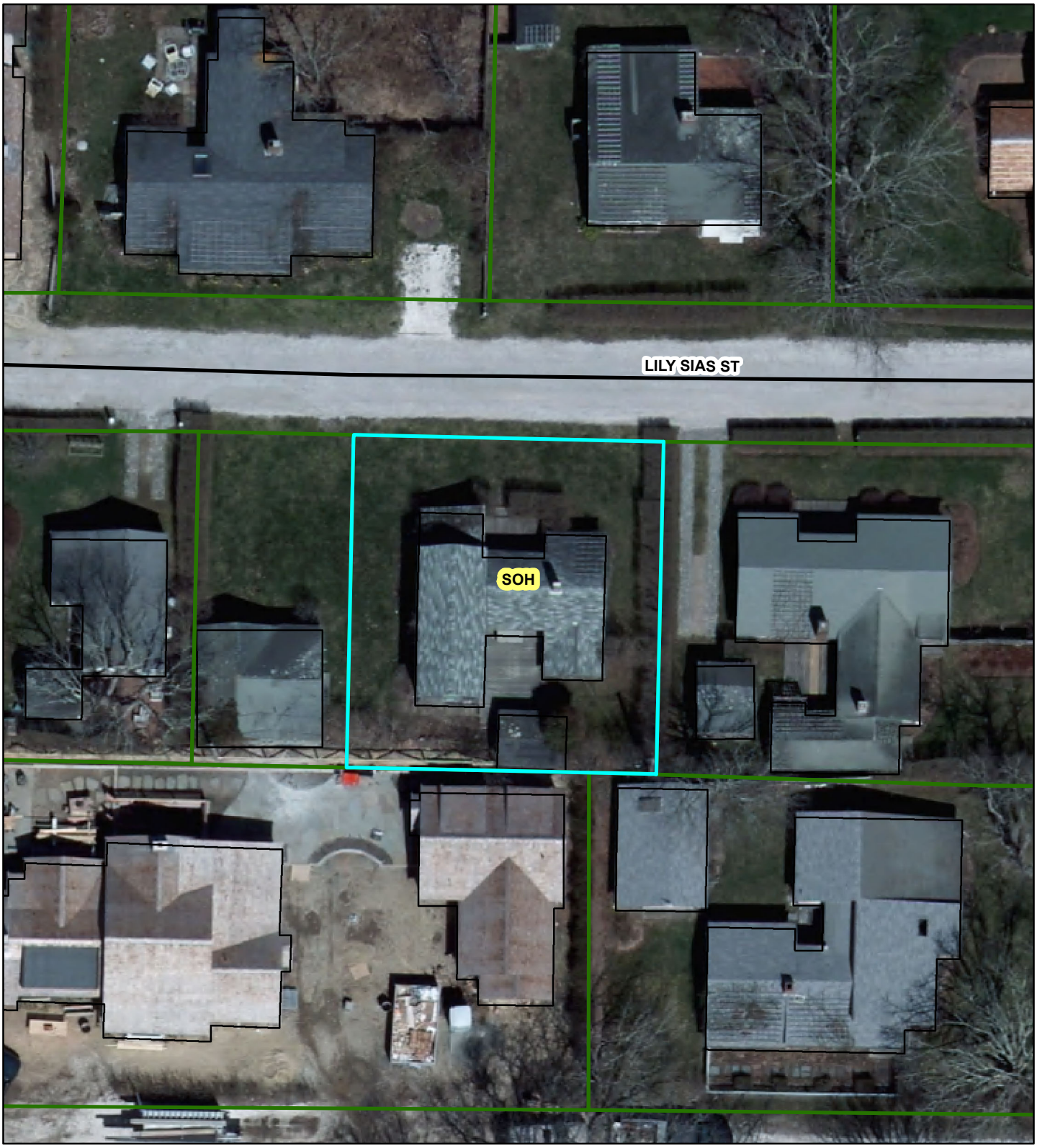
I CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE MONUMENTS CONTROLLING PRIOR PLANS ARE IN THE GROUND AS SHOWN AND DESCRIBED HEREON. I FURTHER CERTIFY THAT ANY ADDITIONAL MONUMENTS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 AS OF THE DATE OF THIS SURVEY.

I FURTHER CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON OR BETWEEN 9/8/15 AND 6/29/16.

PROFESSIONAL LAND SURVEYOR DATE

JOSEPH MARCKLINGER P.L.S.
J. MARCKLINGER & ASSOC.
PROFESSIONAL LAND SURVEYORS
P.O.BOX 896
NANTUCKET, MA. 02554
(310) 945-7054

#7996 ANR
6 Lily Street LLC
6 Lily Street
Map 73.3.1 Parcel 109



PLANNING BOARD

FILE # 7996

JUL 05 2016
CH#22514
Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

# Nantucket Planning Board

**Form A**
**Application for Endorsement of a Plan Believed Not to Require Approval**
**(ANR)**

Date: JUNE 30, 2016 *Name of Owner(s)/Applicant(s): 6 LILY STREET LLC

*Owner's/Applicant's address: 5 EVELYN ST. SIASCONSET
State: MA Zip Code: 02564
*(include all names and addresses of the principals of the owner entity such as principal officer of corporation, trustees of the trust and partners of the partnership)

Location of Property (Street or Area): #6 LILY STREET

Name of Registered Land Surveyor: JEFFREY L. BLACKWELL
Surveyor's address: 20 TEASDALE CIRCLE NANTUCKET, MA

The owner's title to the land derived under deed from ELIZABETH KELLER et al, date DEC. 5, 2013
And recorded in Nantucket Registry of Deed, Book 1415 Page 296 or Land Court Certificate of Title #_____, registered in Nantucket District Book_____, Page_____ and shown on Assessor's Map# 73.3.1, Parcel # 109.
To the Planning Board of the Town of Nantucket:

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (check all that apply)

- The accompanying plan is not a subdivision because it does not show a division of land (perimeter plan).
- The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of at least such distance as is presently required by the *Nantucket Zoning By-Law* under Section 5 which requires _____feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

  **A.** a public way or a way which the City or Town Clerk certifies is maintained and used as a Public way, namely_____; **OR**

  **B.** a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely_____on _____(date) and Subject to the following conditions_____; **OR**

  **C.** a way in existence on _____(date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient

width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.

- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely CONVEYANCE, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires 50 feet.

- The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically_____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan.Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____

- Other reasons or comments: (see M.G.L., Chapter 41, Section 81-L)

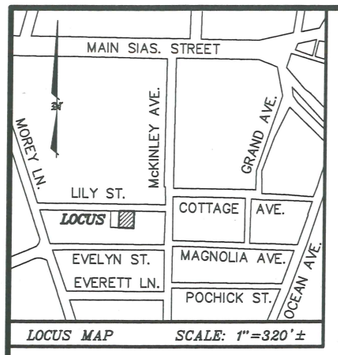
I hereby certify that the applicant(s) listed above have been authorized by me to file a plan with the Planning Board of Nantucket on property that I own.

6 Lily Street LLC

Owner's Signature Pry K Male S.O.G. and Atty for 6 Lily St LLC

**Planning Board File #** 7996

**Endorsement Date:**_____




**OWNER INFORMATION**

6 LILY STREET LLC
DEED BK. 1415, PG. 296
PLAN BK. 3, PG. 52 – LOT 5
PLAN No. 2014–02
ASSESSOR'S MAP 73.3.1, PARCEL 109
#6 LILY STREET

**LEGEND**

MBw/X ■ DENOTES MARBLE BOUND WITH X–CUT FOUND
I–PIPE ○ DENOTES IRON PIPE FOUND
R+C ◉ DENOTES REBAR & CAP FOUND

NANTUCKET REGISTRY OF DEEDS

Date: _____

Time: _____

Plan No.: _____

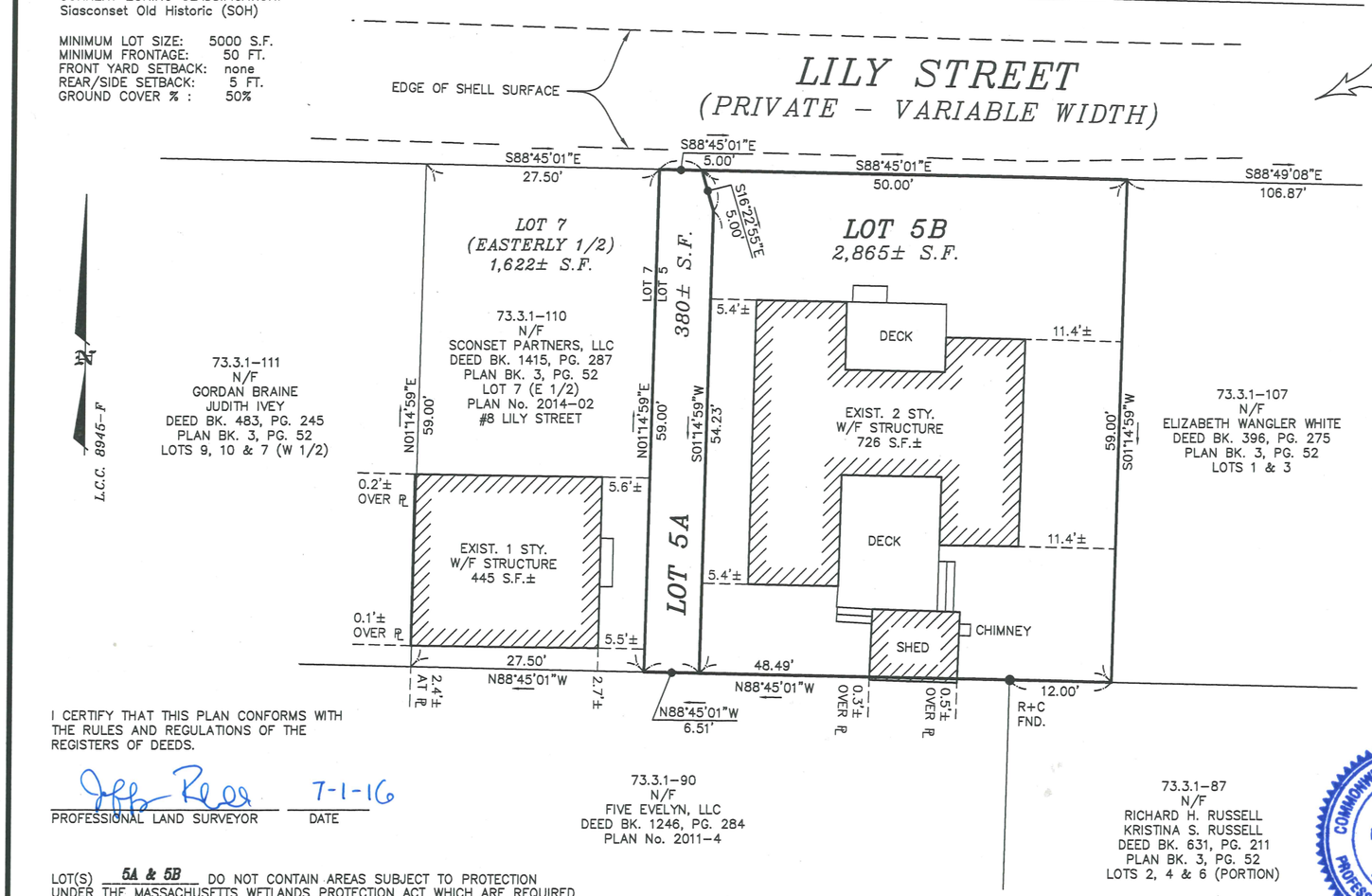
Attest: Register

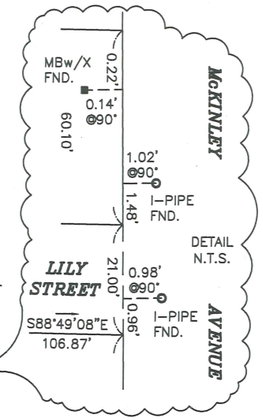
SHEET 1 OF 1

RESERVED FOR REGISTRY USE

CURRENT ZONING CLASSIFICATION:
Siasconset Old Historic (SOH)

MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONT YARD SETBACK: none
REAR/SIDE SETBACK: 5 FT.
GROUND COVER % : 50%




**DEED REFERENCES**

DEED BK. 1385, PG. 63
DEED BK. 991, PG. 77
DEED BK. 219, PG. 195
DEED BK. 112, PG. 135
DEED BK. 110, PG. 93
DEED BK. 103, PG. 121
DEED BK. 103, PG. 205

BEING A DIVISION OF LOT 5 SHOWN IN
PLAN BOOK 3 PAGE 52 & PLAN No. 2014–02.

# Division Plan of Land

in

Nantucket, MA

Prepared for

## 6 LILY STREET LLC

Scale: 1"= 10' JUNE 30, 2016

**BLACKWELL & ASSOCIATES, Inc.**
*Professional Land Surveyors*
*20 TEASDALE CIRCLE*
*NANTUCKET, MASS. 02554*
*(508) 228–9026*

GRAPHIC SCALE

10 0 5 10 20 40

( IN FEET )
1 inch = 10 ft.

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

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

Jeffrey Blackwell 7-1-16
PROFESSIONAL LAND SURVEYOR DATE

LOT(S) 5A & 5B DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY–LAW BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BY–LAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

Note: Lot 5A & 5B are being created pursuant to MGL c. 41, s81 P, based upon the Exception Clause of MGL c.41, s81 L for lots containing two or more structures that predate the adoption of Subdivision Control in Nantucket. Lot 5A is intended to be conveyed to the Westerly abutter at #8 Lily Street.

COMMONWEALTH OF MASSACHUSETTS
JEFFREY L. BLACKWELL
No. 35388
REGISTERED PROFESSIONAL LAND SURVEYOR

## Nantucket Planning Board

APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
NOT REQUIRED

_____
_____
_____
_____
_____

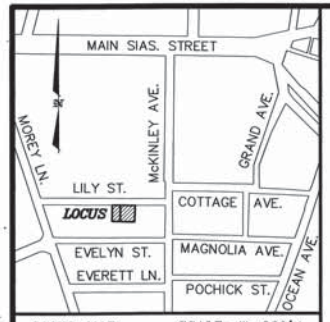
DATE SIGNED FILE #

T:\JEFF 26 JOB 102
V:\DRAWFILES\B7845\B1–L.dwg 6/30/2016 2:06:18 PM EDT

B7845

2014 00000002
Bk: Pg: 0 Page: 0
Doc: PLAN 01/06/2014 03:17 PM

NANTUCKET REGISTRY OF DEEDS
Date: 01/06/2014
Time: 3:17 PM
Plan No.: 2014 - 02
Attest: Register
SHEET 1 OF 1
RESERVED FOR REGISTRY USE




LOCUS MAP SCALE: 1"=320'±

**OWNER INFORMATION**

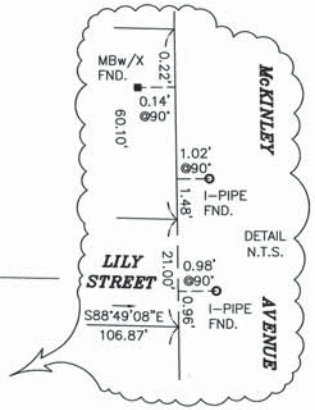
RICHARD H. KELLER SPECIAL NEEDS TRUST
DEED BK. 1385, PG. 63
PLAN BK. 3, PG. 52 – LOT 5 & EASTERLY 1/2 OF LOT 7
ASSESSOR'S MAP 73.3.1, PARCELS 109 & 110
#6 & #8 LILY STREET

**LEGEND**

CB ■ DENOTES CONCRETE BOUND FOUND
MBw/X ■ DENOTES MARBLE BOUND WITH X-CUT FOUND
I-PIPE ○ DENOTES IRON PIPE FOUND
R+C ◉ DENOTES REBAR & CAP FOUND

73.3.1-114
N/F
EBEN HUTCHINSON, JR.
DEED BK. 1097, PG. 301
PLAN BK. 15, PG. 54
LOT E

73.3.1-115
N/F
FIVE LILY NOMINEE TRUST
DEED BK. 949, PG. 61
PLAN BK. 15, PG. 54
LOT F

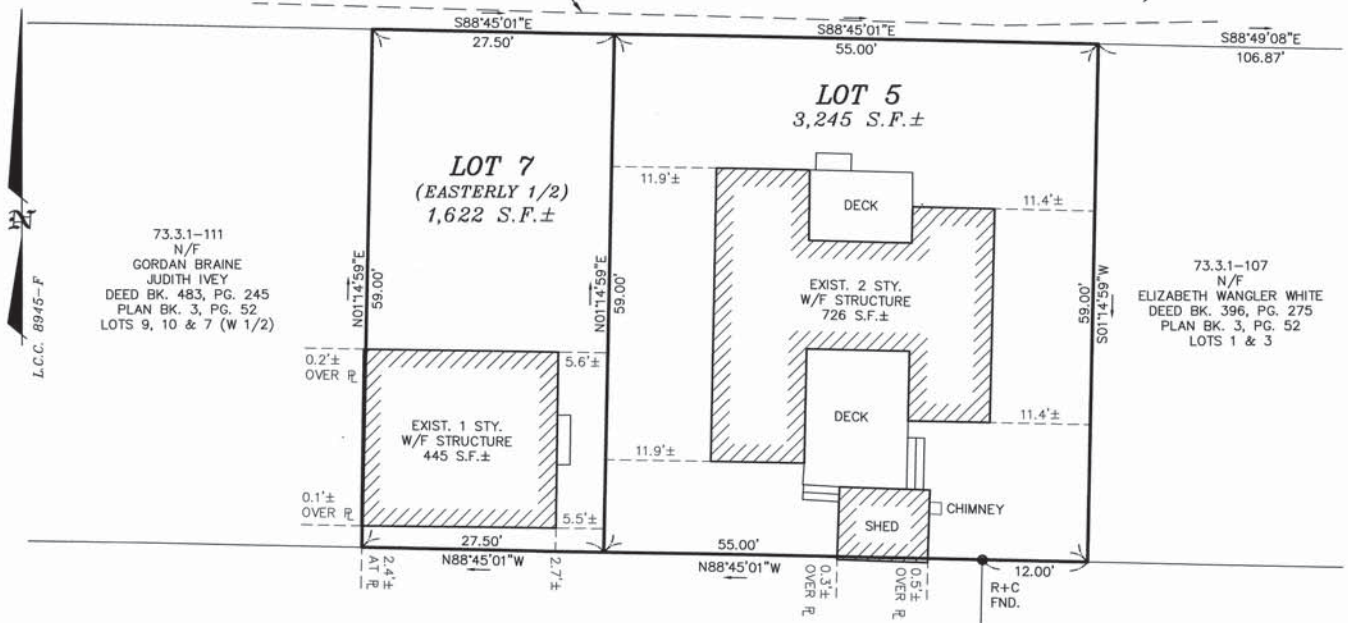



CURRENT ZONING CLASSIFICATION:
Siasconset Old Historic (SOH)

MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONT YARD SETBACK: none
REAR/SIDE SETBACK: 5 FT.
GROUND COVER % : 50%

**DEED REFERENCES**

DEED BK. 991, PG. 77
DEED BK. 219, PG. 195
DEED BK. 112, PG. 135
DEED BK. 110, PG. 93
DEED BK. 103, PG. 121
DEED BK. 103, PG. 205




73.3.1-90
N/F
FIVE EVELYN, LLC
DEED BK. 1246, PG. 284
PLAN No. 2011-4

73.3.1-87
N/F
RICHARD H. RUSSELL
KRISTINA S. RUSSELL
DEED BK. 631, PG. 211
PLAN BK. 3, PG. 52
LOTS 2, 4 & 6 (PORTION)

# Perimeter Plan of Land in Nantucket, Mass.

Prepared for

**RICHARD H. KELLER SPECIAL NEEDS TRUST**

Scale: 1"= 10' DECEMBER 2, 2013

**BLACKWELL & ASSOCIATES, Inc.**
*Professional Land Surveyors*
*20 TEASDALE CIRCLE*
*NANTUCKET, MASS. 02554*
*(508) 228-9026*

GRAPHIC SCALE

10 0 5 10 20 40

( IN FEET )
1 inch = 10 ft.

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

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

PROFESSIONAL LAND SURVEYOR — DATE 12-2-13

COMMONWEALTH OF MASSACHUSETTS
JEFFREY L. BLACKWELL
No. 35388
REGISTERED PROFESSIONAL LAND SURVEYOR

**Nantucket Planning Board**

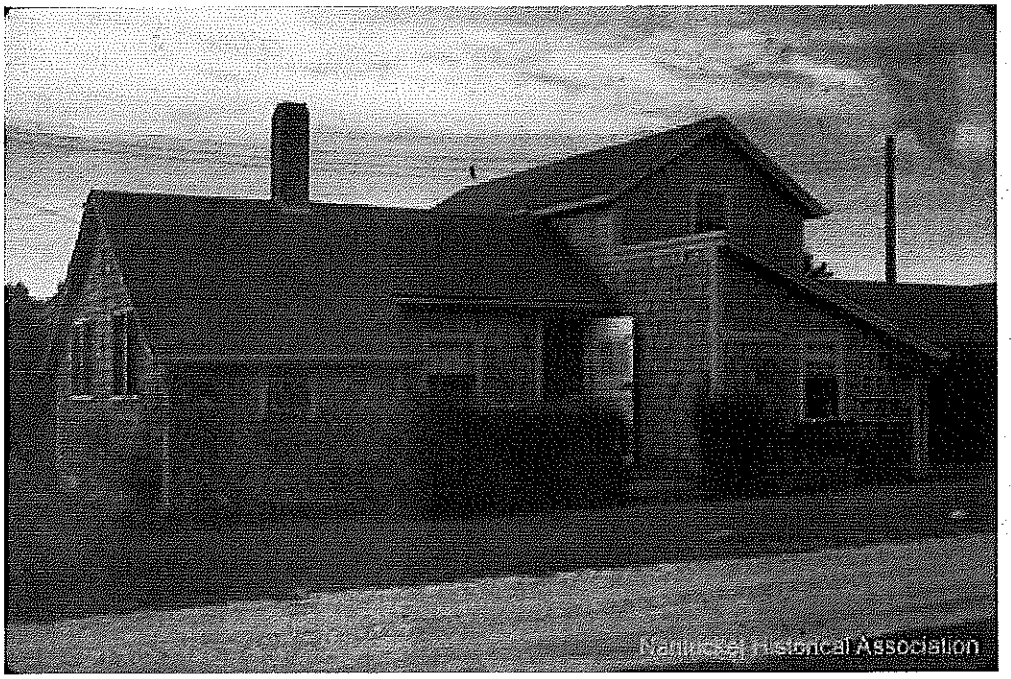
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

12-09-13 DATE SIGNED — 7625 FILE #

T:\JEFF 26 JOB 102
V:\DRAWFILES\B7845\PERIM.dwg 12/2/2013 2:51:11 PM EST

B7845

6/8 LILY STREET, SIASCONSET
ASSESSOR'S MAP 73.2.4, PARCEL 33




•The objective is to validate the existence of both the dwelling and garage on the combined lots.

•The historically significant dwelling, part of the Underhill Cottages, dates from about 1880.

•Up until 1948 it was the only structure on the combined 6 and 8 Lily Street (Lots 5 and east half of Lot 7, respectively), with 8 Lily being vacant.

•The 1938 photographic aerial in the Town of Nantucket records clearly shows the dwelling, which had a second floor loft area added to it sometime after 1880. It does not show the garage structure on Lot 8.

•Sanborn Maps dated 1887, 1892, 1898, 1904, 1909, 1923 clearly indicate that only the cottage known as "The Observatory" is visible on the plans.

•The 1957 photographic aerial clearly shows the dwelling and the garage in existence.

•A review of the Assessor's Tax Records for "1947 Valuation List – Real Estate" for the listing for Ruth T. Velissaratos only the dwelling is shown on 6 Lily Street (Lot 5) and no structure listed for 8 Lily Street (east half of Lot 7).

•The property was transferred to Esther Anne Keller on September 17, 1948 and appears on the "1949 Real Estate Valuation List" with the garage having been constructed shortly after the sale and is listed as "Garage & Bldg.". Said designation appears to indicate that the acknowledgement that there was the area to the left of the garage door that currently contains the bunkhouse bedroom, predating the 1972 enactment of the Nantucket Zoning By-law.

•The 1948 title clearly states that the property transferred contained only a dwelling house thereon".

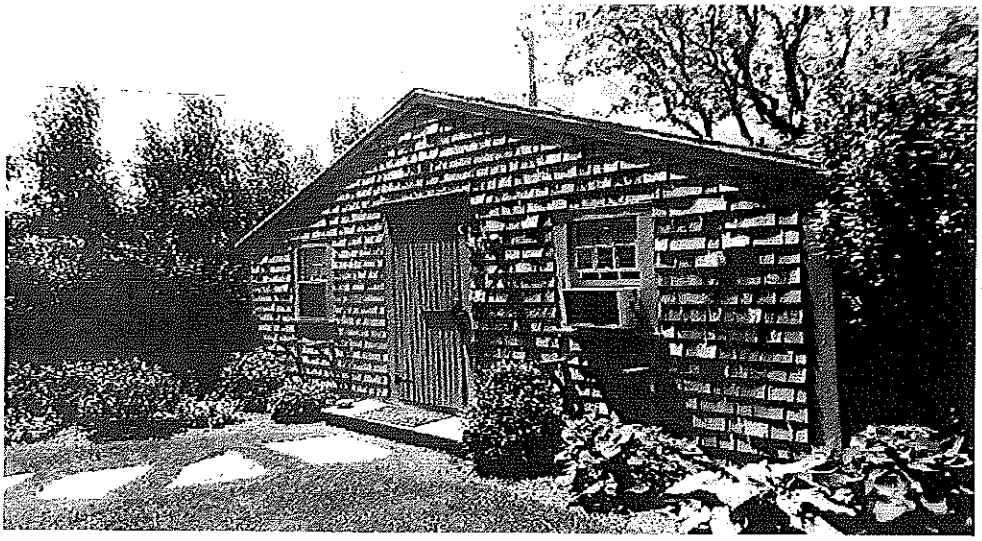
•A subsequent transfer of title to the heirs of Esther Anne Keller in 1984 clearly states that the property contains "a dwelling house and other structures thereon".

•The Real Estate Valuation Lists for the years reviewed for the period from 1950 to 1958 continued to show the "Garage & Bldg." and Gar. & Bldg.".

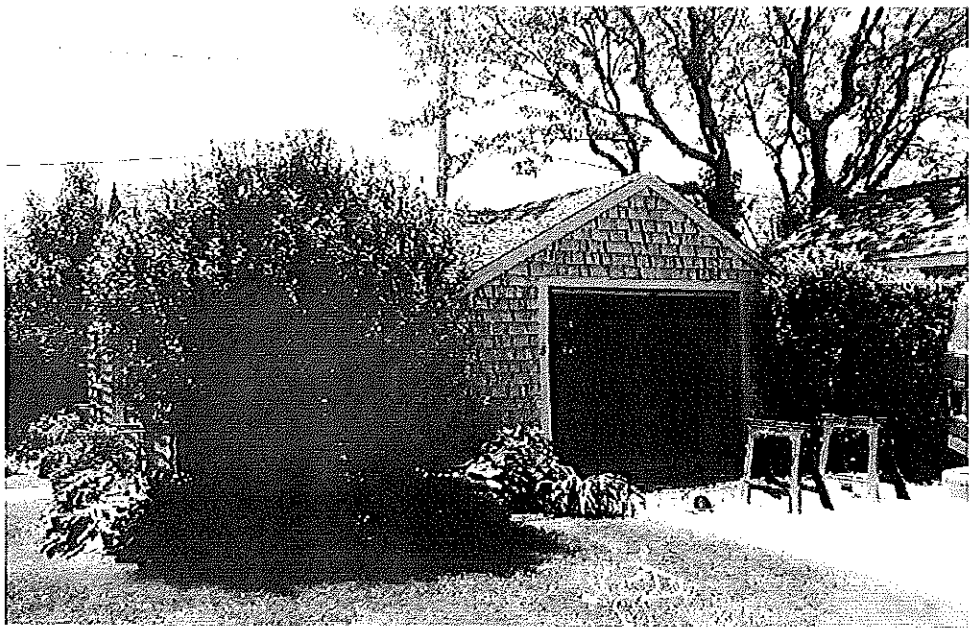
•A review of the Valuation Lists through 1958 is important as the 1957 aerial shows a particular design of the garage structure, with a cross gable forward, with the other gable facing east towards the dwelling at 6 Lily Street (Lot 5). This same composition is clearly visible on the current 2014 aerial in the Town of Nantucket GIS records. This same garage design is further validated by the June 10, 2016 photographs.

•Based on the foregoing, both the garage and the garage can be validated as pre-dating February 16, 1955 and would be eligible for a 41-81L division of land.

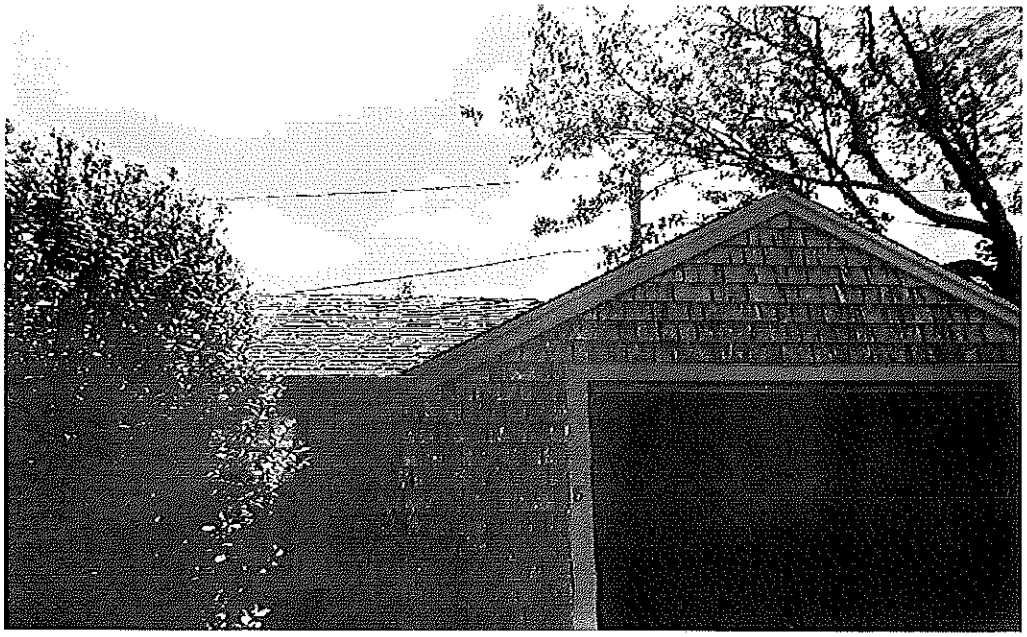
•Easterly facing gable of the "Bldg." portion of the garage.



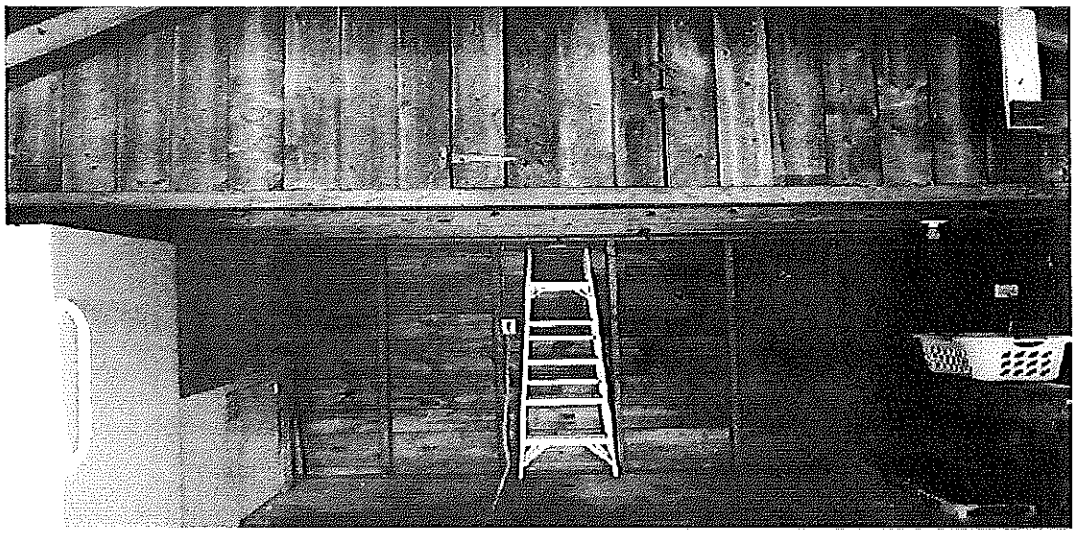
•Northerly facing garage portion of the structure.



•Northerly facing garage portion of the roof and the easterly facing cross gable sections, clearly indicating this is the same structural configuration as the 1957 aerial shows.



•A review of the interior of the garage indicates a post WWII construction with sawn wood.



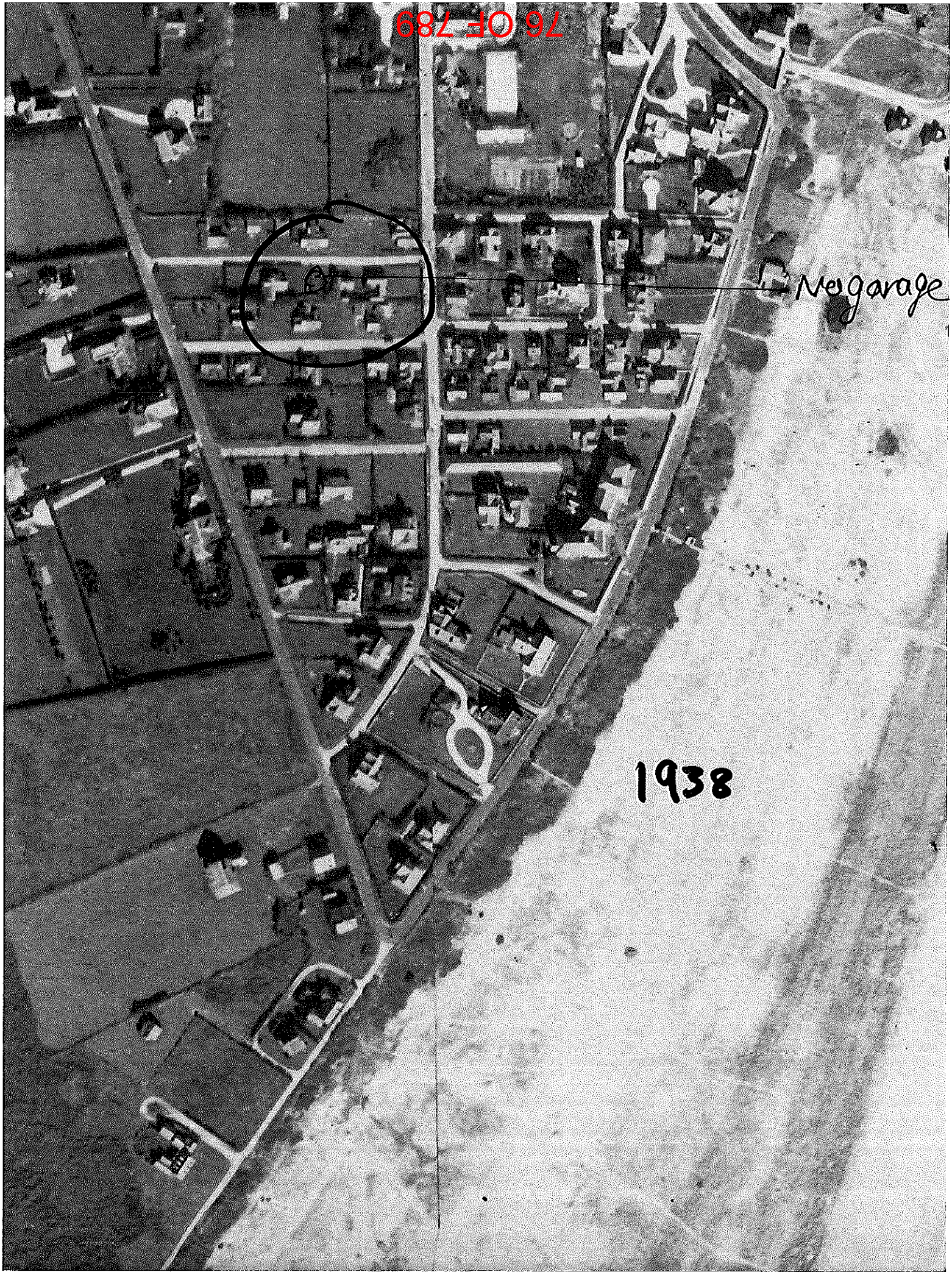
**Property Information**

| | |
|---|---|
| **Property ID** | 73.2.4 33 |
| **Location** | 8 MAIN SIAS ST |
| **Owner** | BIXBY JACQUELYN DANIELS |

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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THE COMMONWEALTH OF MASSACHUSETTS

NANTUCKET

NAME OF CITY OR TOWN

# 1945 VALUATION LIST — REAL ESTATE

FORM 26

| LINE NO. | NAME AND ADDRESS OF PERSON ASSESSED (GIVE STREET AND NUMBER) | TAX | LAND, EXCLUSIVE OF BUILDINGS: DESCRIPTION OF EACH PARCEL OF LAND OWNED BY EACH PERSON BY NAME, LOCATION, OR LOT NUMBER-BLOCK-PLAN | AREA OF EACH PARCEL: ACRES | AREA OF EACH PARCEL: SQ. FEET | VALUE OF LAND | BUILDINGS, EXCLUSIVE OF LAND, AND OTHER THINGS ERECTED ON LAND OR AFFIXED THERETO: DESCRIPTION OF EACH BY ITS USE (As to Dwellings, specify Number of Stories, Single, Double, or Number of Apartments) | VALUE OF BUILDINGS | TOTAL VALUE OF EACH PARCEL OF REAL ESTATE |
|---|---|---|---|---|---|---|---|---|---|
| 1 | Verney, Gilbert & Virginia R<br>100 New Berry St.<br>Boston, 16, Mass. | 1504 00<br>2 56<br>80 00 | Dionis Pl.12703B Lot N<br>Lot N<br>Capaum Pond Pl.12677A | 16<br><br>25 | <br>36652<br> | 500<br>80<br>2500 | Dwelling | 42000 | 47000<br>80<br>2500 |
| 2 | Vaughan, James N<br>70 Pine Street<br>New York, N.Y. | 54 40 | Lot No.3 Aurora Heights | | 9036 | 700 | Dwelling | 1000 | 1700 |
| 3 | Velissaratos, Ruth T.<br>153 East 33rd St.<br>New York 16, N.Y. | 48 00<br>4 80<br>32 00<br>19 20 | Lot 5 Lily St. Sconset<br>E. half Lot 7 Lily St.<br>Sankaty Rd.<br>Sankaty Rd. | | 3245<br>1642<br>10000<br>9800 | 300<br>150<br>1000<br>600 | Dwelling | 1200 | 150<br>150<br>1000<br>600 |
| 5 | Veo. Lenore Y<br>54 Kirkstall Rd.<br>Newtonville, Mass. | 200 00 | N. Water St. | | 7238 | 1750 | Dwelling | 4500 | 6250 |
| 6 | Veo. Louise | 17 60<br>16 00 | Main St. Lot 7A1 Pl.11461D | | 21780<br>10000 | 350<br>500 | Barn | 200 | 550<br>500 |
| 7 | Veo, Louise and<br>Frances S. Arkin<br>Scarsdale, New York | 22 40 | Shimmo Lot 10 Pl.11461B | | 14100 | 500 | House Boat | 200 | 700 |
| 8 | Vogt, Lisa A.<br>111 South Fullerton Ave.<br>Montclair, New Jersey | 113 60 | Pine Street | | 3600 | 550 | Dwelling | 3000 | 3550 |
| 9 | Von Pagenhardt, Marie D.<br>c/o Ed. L. Stock<br>3402 Conn. Ave. N.W.<br>Washington, D.C. | 6 40 | Lot 36 to 38 Sec A. T.N.H | | 15000 | 200 | | | 200 |
| 10 | Vroom, Charlotte P.<br>Wallingford, Conn.<br>(23 Beaumont Ave.) | 118 40<br>9 60 | Lot E,F,G Hinckley Lane<br>Hinckley Lane | | 4000<br>25800 | 800<br>300 | Dwelling | 2900 | 3700<br>300 |
| 11 | Wade, Margaret S.<br>129 Dewitt St.<br>Syracuse, New York | 4 80<br>1 60<br>107 84<br>87 68<br>25 60 | Plan 18073<br><br>Front St.<br>Broadway<br>Center St.<br>Broadway | | 12000<br>1200<br>2064<br>4936<br><br>2500 | 150<br>50<br>370<br>790<br><br>800 | <br><br>Dwelling<br>Dwelling<br>Bldg. | <br><br>3000<br>1900<br>50 | 150<br>50<br>3370<br>2740<br><br>800 |
| 12 | | | | | | | | | |
| 13 | | | | | | | | | |

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THE COMMONWEALTH OF MASSACHUSETTS

Nantucket, Mass.
NAME OF CITY OR TOWN

Form 26

# 1949 REAL ESTATE VALUATION LIST

| Line No. | NAME AND ADDRESS OF PERSONS ASSESSED AND DESCRIPTION OF PARCEL | LAND Exclusive of Buildings AREA | LAND VALUE | BUILDINGS Exclusive of Land DESCRIPTION | BUILDINGS VALUE | TOTAL VALUE of each Parcel | TAX | |
|---|---|---|---|---|---|---|---|---|
| 1 | KEENAN, Joseph H. & Isabel M., Belmont, Mass.- Lot B, Pl. 10999B | 3 ac 21,000 | 150 | Dwelling | 3000 | 3,150. | 94 50 | 94.50 |
| 2 | KEITH, William Scott Deerfield, Mass.- L. C. Pl. 12771A, Madaket | 11 ac | 1000 | Dwelling | 2000 | 3,000. | 90 00 | 90.00 |
| 3 | KEITH, M. Worthington 13 Vestal Street Nantucket, Mass.- Vestal Street | 14,000 | 850 | Dwelling | 3800 | 4,650. | 139 50 | 139.50 |
| | " | 6,800 | 550 | Dwelling | 2500 | 3,050. | 91 50 | 91.50 |
| 4 | KELLAR, William 49 Border Street West Newton, Mass.- 19-20, Blk. 19, Sec. 2, M. T. | 4,000 | 150 | | | 150. | 4 50 | 4.50 |
| 5 | KELLER, Esther Anne Harrisburg, Penn.- Lot 5, Lily St., 'Sconset | 3,245 | 300 | Dwelling | 1200 | | | |
| | | | | Garage & Bldg. | 300 | 1,800. | 54 00 | 54.00 |
| 6 | East Half Lot 7, Lily St., 'Sconset | 1,642 | 150 | | | 150. | 4 50 | 4.50 |
| 7 | KELLERHOUSE, Beatrice L., 294 New Scotland Ave., Albany, 3, N. Y.- Federal Street | 3,650 | 1100 | Dwelling | 4000 | 5,100. | 153 00 | 153.00 |
| 8 | KELLOGG, Elena S., 210 East Foothill Blvd., Altadena, Calif.- Cliff Road, #5 | 2,600 | 750 | Dwelling | 3000 | 3,750. | 112 50 | 112.50 |
| 9 | KELLY, Charles N., 24-30 Pleasant Street Haverhill, Mass.- Lots 33 to 36, Blk. 24, Sec 5, T.N.H. | 8,000 | 200 | | | 200. | 6 00 | 6.00 |

KENNEDY

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THE COMMONWEALTH OF MASSACHUSETTS
Nantucket, Mass.
NAME OF CITY OR TOWN

FORM 26

# 1950 REAL ESTATE VALUATION LIST

| Line No. | NAME AND ADDRESS OF PERSONS ASSESSED AND DESCRIPTION OF PARCEL | LAND Exclusive of Buildings AREA | LAND Exclusive of Buildings VALUE | BUILDINGS Exclusive of Land DESCRIPTION | BUILDINGS Exclusive of Land VALUE | TOTAL VALUE of each Parcel | TAX | |
|---|---|---|---|---|---|---|---|---|
| 1 | KELLAR, William<br>49 Border Street<br>West Newton 65, Mass.<br>Lot 19,20, Blk. 19<br>Sec. 2 L.T. | 4,000 | 150 | | | 150 | 4 50 | 4.50 |
| 2 | KELLER, Esther Anne<br>2225 North Front Street<br>Harrisburg, Penn.<br>Lot 5, Lily Street<br>Siasconset<br>E. hald of Lot 7<br>Lily Street, 'Sconset | 3,245<br>1,642 | 300<br>150 | Dwelling<br>Gar. & Bldg. | 1,200<br>300 | 1,800<br>150 | 54 00<br>4 50 | 54.00<br>4.50 |
| 3 | KELLERHOUSE, Beatrice L.<br>294 New Scotland Avenue<br>Albany 3, N.Y.<br>Federal Street | 3,650 | 1,100 | Dwelling | 4,000 | 5,100 | 153 00 | 153.00 |
| 4 | | | | | | | | |
| 5 | KELLOGG, Elena S.<br>210 East Foothill Boulevard<br>Altadena, Calif.<br>5 Cliff Road | 2,600 | 750 | Dwelling | 3,000 | 3,750 | 112 50 | 112.50 |
| 6 | KELLY, Charles N.<br>24-30 Pleasant Street<br>Haverhill, Mass.<br>Lots 33 to 36, Blk. 24<br>Sec. 5. T.N.H. | 8,000 | 200 | | | 200 | 6 00 | 6.00 |
| 7 | KENNEDY, Grafton S.<br>Harmony Hills<br>Havre de Grace, Maryland<br>Lincoln Avenue<br>" "<br>L.C. Plan 15978 A<br>Lincoln Avenue | 14,000<br>16,000<br>72,098 | 4,900<br>650<br>8,000 | Dwelling<br>Garage<br>Dwelling<br>2-car garage | 7,000<br>250<br>9,700<br>300 | 12,800<br>18,000 | 384 00<br>540 00 | 384.00<br>540.00 |
| 8 | | | | | | | | |
| 9 | KENYON, Elizabeth Esther<br>41 Norbal Avenue<br>Stoneham, Mass.<br>W. Chester Street | 5,250 | 200 | Dwelling | 1,800 | 2,000 | 60 00 | 60.00 |
| | KENYON, Rowland A.<br>41 Norbal Avenue | | | | | | | |

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THE COMMONWEALTH OF MASSACHUSETTS

Nantucket, Mass.

NAME OF CITY OR TOWN

Form 28

# 1950 REAL ESTATE VALUATION LIST

| Line No. | NAME AND ADDRESS OF PERSONS ASSESSED AND DESCRIPTION OF PARCEL | LAND Exclusive of Buildings AREA | LAND VALUE | BUILDINGS Exclusive of Land DESCRIPTION | BUILDINGS VALUE | TOTAL VALUE of each Parcel | TAX | |
|---|---|---|---|---|---|---|---|---|
| 1 | KELLAR, William<br>49 Border Street<br>West Newton 65, Mass.<br>Lot 19,20, Blk. 19<br>Sec. 2 M.T. | 4,000 | 150 | | | 150 | 4 50 | 4.50 |
| 2 | KELLER, Esther Anne<br>2225 North Front Street<br>Harrisburg, Penn.<br>Lot 5, Lily Street<br>Siasconset<br>E. hald of Lot 7<br>Lily Street, 'Sconset | 3,245<br>1,642 | 300<br>150 | Dwelling<br>Gar. & Bldg. | 1,200<br>300 | 1,800<br>150 | 54 00<br>4 50 | 54.00<br>4.50 |
| 3 | KELLERHOUSE, Beatrice L.<br>294 New Scotland Avenue<br>Albany 3, N.Y.<br>Federal Street | 3,650 | 1,100 | Dwelling | 4,000 | 5,100 | 153 00 | 153.00 |
| 4 | | | | | | | | |
| 5 | KELLOGG, Elena S.<br>210 East Foothill Boulevard<br>Altadena, Calif.<br>5 Cliff Road | 2,600 | 750 | Dwelling | 3,000 | 3,750 | 112 50 | 112.50 |
| 6 | KELLY, Charles N.<br>24-30 Pleasant Street<br>Haverhill, Mass.<br>Lots 33 to 36, Blk. 24<br>Sec. 5. T.N.H. | 8,000 | 200 | | | 200 | 6 00 | 6.00 |
| 7 | KENNEDY, Grafton S.<br>Harmony Hills<br>Havre de Grace, Maryland<br>Lincoln Avenue<br>" "<br>L.C. Plan 15978 A<br>Lincoln Avenue | 14,000<br>16,000<br>72,098 | 4,900<br>650<br>8,000 | Dwelling<br>Garage<br>Dwelling<br>2-car garage | 7,000<br>250<br>9,700<br>300 | 12,800<br>18,000 | 384 00<br>540 00 | 384.00<br>540.00 |
| 8 | | | | | | | | |
| 9 | KENYON, Elizabeth Esther<br>41 Norbal Avenue<br>Stoneham, Mass.<br>W. Chester Street | 5,250 | 200 | Dwelling | 1,800 | 2,000 | 60 00 | 60.00 |
| | KENYON, Rowland A. | | | | | | | |

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THE COMMONWEALTH OF MASSACHUSETTS

Nantucket, Mass.
NAME OF CITY OR TOWN

Form 23

# 1951 REAL ESTATE VALUATION LIST

| Line No. | NAME AND ADDRESS OF PERSONS ASSESSED AND DESCRIPTION OF PARCEL | LAND Exclusive of Buildings AREA | LAND VALUE | BUILDINGS Exclusive of Land DESCRIPTION | BUILDINGS VALUE | TOTAL VALUE of each Parcel | TAX | |
|---|---|---|---|---|---|---|---|---|
| | KELLAR, William<br>49 Border St.,<br>West Newton 65, Mass. | | | | | | | |
| 1 | Lot 19,20 Blk.19, Sec.2 M.T. | 4,000 | 150 | | | 150 | 5 70 | 5.70 |
| | KELLER, Esther Anne<br>2225 N. Front St.<br>Harrisburg, Penn. | | | | | | | |
| 2 | Lot 5 Lily St., Siasconset | 3,245 | 300 | Dwelling | 1,200 | 1,800 | 68 40 | 68.40 |
| | E. Half lot 7 Lily St., Sconset. | 1,642 | 150 | garage & Bldg. | 300 | 150 | 5 70 | 5.70 |
| | KELLERHOUSE, Beatrice L.<br>294 New Scotland Ave.<br>Albany 3, N. Y. | | | | | | | |
| 3 | Federal St. | 3,650 | 1,100 | Dwelling | 4,000 | 5,100 | 193 80 | 193.80 |
| | KELLOGG, Elena S.<br>210 East Foothill Blvd.<br>Altadena, Calif. | | | | | | | |
| 4 | Cliff Road #5 | 2,600 | 750 | Dwelling | 3,000 | 3,750 | 142 50 | 142.50 |
| | KELLY, Charles N.<br>24-30 Pleasant St.<br>Haverhill, Mass. | | | | | | | |
| 5 | Lots 33,to 36 Blk.24, Sec,5 T.N.H. | 8,000 | 200 | | | 200 | 7 60 | 7.60 |
| | KENNEDY, Grafton S.<br>Harmony Hills<br>Havre de Grace, Maryland | | | | | | | |
| 6 | Lincoln Ave. | 14,000 | 4,900 | Dwelling | 7,000 | 12,800 | 486 40 | 486.40 |
| | " " L.C. Pl.15978A | 16,000 | 650 | Garage | 250 | | | |
| 7 | Lincoln Ave. | 72,098 | 8,000 | Dwelling | 9,700 | 18,000 | 684 00 | 684.00 |
| | | | | 2 car garage | 300 | | | |
| | KENYON, Elizabeth Esther<br>41 Norbal Ave.<br>Stoneham, Mass. | | | | | | | |
| 8 | W. Chester St. | 5,250 | 200 | Dwelling | 1,800 | 2,000 | 76 00 | 76.00 |
| | KENYON, Rowland A.<br>41 Norbal Ave.<br>Stoneham, Mass. | | | | | | | |
| 9 | W. Chester St. | | | | | | | [illegible] |

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FORM 26

THE COMMONWEALTH OF MASSACHUSETTS
Nantucket
NAME OF CITY OR TOWN

# 19 REAL ESTATE VALUATION LIST

| Line No. | NAME AND ADDRESS OF PERSONS ASSESSED AND DESCRIPTION OF PARCEL | LAND Exclusive of Buildings AREA | LAND VALUE | BUILDINGS Exclusive of Land DESCRIPTION | BUILDINGS VALUE | TOTAL VALUE of each Parcel | TAX | |
|---|---|---|---|---|---|---|---|---|
| | Kaller, Philip 275 Hawthorne St. New Bedford, Mass. | | | | | | | |
| 1 | Lot 9,12,13,99, Derrymore Rd. | 7,800 | 300 | | | 300 | 11.40 | 11.40 |
| | Kaplan, Donald 19 Woodedge Ave. Waterbury, Conn. | | | | | | | |
| 2 | E. Lincoln Ave. | 5,000 | 200 | | | 200 | 7.60 | 7.60 |
| | Kaufman, Elizabeth A. 65 Garden Rd. Scarsdale, N. Y. | | | | | | | |
| 3 | Easton St. | 12,400 | 3,720 | Dwelling | 6,100 | 9,820 | 373.16 | 373.16 |
| | Kazanjian, Varaztad H. 475 Commonwealth Ave. Boston, Mass. | | | | | | | |
| 4 | Lots 31,32,33,34,35,36,37,38, 39,40,41. Blk 69, Sec. 3 M.T. | 20,400 | 350 | | | 350 | 13.30 | 13.30 |
| | Kearney, M. Louis 351 Main St. Malden, Mass. | | | | | | | |
| 5 | Lots 36, 39, Dec A M.P. | 6,000 | 150 | | | 150 | 5.70 | 5.70 |
| | Keenan, Joseph M. & Isabel M. 11 Howells Rd. Belmont, Mass. | | | | | | | |
| 6 | Poverty Pt. Pl. 16207A | 22,000 | 700 | Dwelling | 2,800 | 4,100 | 155.80 | 155.80 |
| | | | | Bldgs. | 400 | | | |
| | | | | Garage | 200 | | | |
| | Poverty Pt. | 33,830 | 700 | | | 700 | 26.60 | 26.60 |
| | " " | 31,486 | 450 | | | 450 | 17.10 | 17.10 |
| | Lot B. Pl. 10999B | 3 ac. | 150 | Dwelling | 3,000 | 3,150 | 119.70 | 119.70 |
| 7 | | 21,000 | | | | | | |
| | Keith, William Scott Deerfield, Mass. | | | | | | | |
| | L.C. Pl. 12771A Madaket | 11 ac. | 1,000 | Dwelling | 2,000 | 3,000 | 114.00 | 114.00 |
| 8 | | | | | | | | |
| | Kellar, William 49 Border St. West Newton 65, Mass. | | | | | | | |
| 9 | 19, 20. Blk 19, Sec. 2 M. T. | 4,000 | 150 | | | 150 | 5.70 | 5.70 |
| | Keller, Esther Anne 2225 N. Front St. Harrisburg, Penna. | | | | | | | |
| | Lot 5 Lily St. Scon. | 3,245 | 300 | Dwelling | 1,200 | 1,500 | 68.40 | 68.40 |
| 10 | E. Half Lot 7 " | 1,642 | 150 | Gar & Bldg. | 300 | 150 | 5.70 | 5.70 |
| | | 14 ac 165502 | 8320 | 7 dwl - 7 bldg | 16000 | 24320 | 924.16 | 924.16 |

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Form 29

THE COMMONWEALTH OF MASSACHUSETTS
NANTUCKET
NAME OF CITY OR TOWN

# 1953 REAL ESTATE VALUATION LIST

| Line No. | NAME AND ADDRESS OF PERSONS ASSESSED AND DESCRIPTION OF PARCEL | LAND Exclusive of Buildings AREA | LAND Exclusive of Buildings VALUE | BUILDINGS Exclusive of Land DESCRIPTION | BUILDINGS Exclusive of Land VALUE | TOTAL VALUE (each Parcel) | TAX |
|---|---|---|---|---|---|---|---|
| | KAUFMAN, Elizabeth A.<br>83 Gardne Road<br>Scarsdale, N. Y. | | | | | | |
| 1 | Easton St. | 12,400 | 3,720 | Dwelling | 6,100 | 9,820 | 373.16 |
| | KAZANJIAN, Varaztad H.<br>475 Commonwealth Ave.<br>Boston, Mass. | | | | | | |
| 2 | Lots 31,32,33,34,35,36, 37,38,39,40,41, Blk 69 Sec. 3 M.T. | 20,400 | 350 | | | 350 | 13.30 |
| | KEARNEY, M. Louis<br>351 Main St.<br>Malden, Mass. | | | | | | |
| 3 | Lots 36, ~~XX~~ 39, Sec. A M.P. | 6,000 | 150 | | | 150 | 5.70 |
| | KEENAN, Joseph H. & Isabel M.<br>11 Howells Rd.<br>Belmont, Mass. | | | | | | |
| 4 | Poverty Point Pl. 16207-A | 22,000 | 700 | Dwelling<br>Bldg.<br>Gar. | 2,800<br>400<br>200 | 4,100 | 155.80 |
| | Lot B Pl. 10999-B | 3 ac.<br>21,000 | 150 | Dwelling | 3,000 | 3,150 | 119.70 |
| | KEITH, William Scott<br>Deerfield, Mass. | | | | | | |
| 5 | L.C. Pl. 12771-A Mad. | 11 ac. | 1,000 | Dwelling | 2,000 | 3,000 | 114.00 |
| | KELLER, Esther Anne<br>2225 N. Front St.<br>Harrisburg, Penna. | | | | | | |
| 6 | Lot 5 Lily St. Soon. | 3,245 | 300 | Dwelling | 1,200 | 1,800 | 68.40 |
| | E. Half Lot 7 Lily St. | 1,642 | 150 | Gar. & Bldg. | 300 | 150 | 5.70 |
| | KELLERHOUSE, Beatrice L.<br>234 New Scotland Ave.<br>Albany 3, N. Y. | | | | | | |
| 7 | Federal St. | 3,650 | 1,100 | Dwelling | 4,000 | 5,100 | 193.80 |
| | KELLOGG, Elena S.<br>210 E. Foothill Blvd.<br>Altadena Calif. | | | | | | |
| 8 | Cliff Rd. #5 | 2,600 | 750 | Dwelling | 3,000 | 3,750 | 142.50 |
| | KENNEDY, Grafton S.<br>Harmony Hills<br>Havre de Grace, Md. | | | | | | |
| 9 | Lincoln Ave.<br>" " Pl. 15978A<br>~~Lincoln Ave.~~ | 14,000<br>16,000<br>~~72,098~~ | 4,900<br>650<br>~~8,000~~ | Dwelling<br>Gar.<br>~~Dwelling~~<br>2 car Gar. | 7,000<br>300<br>~~9,700~~<br>400 | 12,850<br>~~18,100~~ | 488.30<br>~~687.80~~ |
| 10 | | | | | | | |

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FORM 26

THE COMMONWEALTH OF MASSACHUSETTS
Nantucket
NAME OF CITY OR TOWN

# 19 54 REAL ESTATE VALUATION LIST

| Line No. | NAME AND ADDRESS OF PERSONS ASSESSED AND DESCRIPTION OF PARCEL | LAND Exclusive of Buildings AREA | LAND Exclusive of Buildings VALUE | BUILDINGS Exclusive of Land DESCRIPTION | BUILDINGS Exclusive of Land VALUE | TOTAL VALUE of each Parcel | TAX |
|---|---|---|---|---|---|---|---|
| 1 | Kazanjian, Varaztad H.<br>475 Commonwealth Ave.<br>Boston, Mass.<br>Lots 31,3 ,33,34,35, 36,37,38,39,40,41, Blk 69, Sec. 3 M.T. | 20,400 | 350 | | | 350 | 13.30 13 30 |
| 2 | Kearney, M. Louis<br>351 Main St.<br>Malden, Mass.<br>Lots 36,39, Sec. A M. P. | 6,000 | 150 | | | 150 | 5.70 5 70 |
| 3 | Keenan, Joseph H. & Isabel M.<br>11 Howells Road<br>Belmont, Mass.<br>Poverty Point Pl.16207A | 22,000 | 700 | Dwelling<br>Building<br>Gar. | 2800<br>400<br>200 | 4100 | 155.80 155 80 |
| 4 | Lot B. Pl. 10999B<br>Poverty Point unregistered Bk 110 Pg. 161 | 3 ac.<br>21,000<br>31,486 | 150<br>450 | Dwelling | 3000 | 3150<br>450 | 119.70 119 70<br>17.10 17 10 |
| 5 | Kehlenbeck, Henry G.<br>c/o Randolph Swain<br>Madaket, Mass.<br>Lot 6,7, Blk 29<br>Pl. 2408-V<br>Cert. 3554, Mada. | 5000 | 50 | | | 50 | 1.90 1 90 |
| 6 | Keith, William Scott<br>Deerfield, Mass.<br>Pl. 12771-A Mada. | 11 ac. | 1000 | Dwelling | 2000 | 3000 | 114.00 114 00 |
| 7 | Keller, Esther Anne<br>2225 N. Front St.<br>Harrisburg, Penna.<br>Lot 5 Lily St. Sconset | 3245 | 300 | Dwelling<br>Gar. & Bldg. | 1200<br>300 | 1800 | 68.40 68 40 |
| | E. half Lot 7 Lily St., Sconset | 1642 | 150 | | | 150 | 5.70 5 70 |
| 8 | Kelley, Margaret P.<br>30 Richardson Rd.<br>Belmont, Mass.<br>Quaise, Part of Lot 7 & 6 | 23,125 | 600 | Dwelling | 1400 | 2000 | 76.00 76 00 |
| 9 | Kellerhouse, Beatrice L.<br>294 New Scotland Ave.<br>Albany, 3, N.Y.<br>Federal St. | 3650 | 1100 | Dwelling | 4000 | 5100 | 193.80 193 80 |
| | Kellogg, Elena S. | | | | | | |

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THE COMMONWEALTH OF MASSACHUSETTS
Nantucket
NAME OF CITY OR TOWN

FORM 20

# 19 54 REAL ESTATE VALUATION LIST

| Line No. | NAME AND ADDRESS OF PERSONS ASSESSED AND DESCRIPTION OF PARCEL | LAND Exclusive of Buildings AREA | LAND VALUE | BUILDINGS Exclusive of Land DESCRIPTION | BUILDINGS VALUE | TOTAL VALUE of each Parcel | TAX |
|---|---|---|---|---|---|---|---|
| 1 | Kazanjian, Vareztad H.<br>475 Commonwealth Ave.<br>Boston, Mass.<br>Lots 31,2 ,33,34,35, 36,37,38,39,40,41, Blk 03, Sec. 3 M.T. | 20,400 | 350 | | | 350 | 19.30 |
| 2 | Kearney, M. Louis<br>351 Main St.<br>Malden, Mass.<br>Lots 36,39, Sec. A M. P. | 6,000 | 150 | | | 150 | 5.70 |
| 3 | Keenan, Joseph H. & Isabel M.<br>11 Howells Road<br>Belmont, Mass.<br>Poverty Point Pl.16207A | 22,000 | 700 | Dwelling<br>Building<br>Gar. | 2800<br>400<br>200 | 4100 | 155.80 |
| 4 | Lot B. Pl. 10999B<br>Poverty Point unregistered Bk 110 Pg. 161 | 3 ac.<br>21,000<br>31,486 | 150<br>450 | Dwelling | 3000 | 3150<br>450 | 119.70<br>17.10 |
| 5 | Kehlenbeck, Henry G.<br>c/o Randolph Swain<br>Madaket, Mass.<br>Lot 6,7, Blk 29<br>Pl. 2408-V<br>Cert. 3554, Mada. | 5000 | 50 | | | 50 | 1.90 |
| 6 | Keith, William Scott<br>Deerfield, Mass.<br>Pl. 12771-A Mada. | 11 ac. | 1000 | Dwelling | 2000 | 3000 | 114.00 |
| 7 | Keller, Esther Anne<br>2225 N. Front St.<br>Harrisburg, Penna.<br>Lot 5 Lily St. Sconset<br>E. half Lot 7 Lily St., Sconset | 3345<br>1642 | 300<br>150 | Dwelling<br>Gar. & Bldg. | 1200<br>300 | 1800<br>150 | 68.40<br>5.70 |
| 8 | Kelley, Margaret P.<br>30 Richardson Rd.<br>Belmont, Mass.<br>Quaise, Part of Lot 7 & 6 | 23,125 | 600 | Dwelling | 1400 | 2000 | 76.00 |
| 9 | Kellerhouse, Beatrice L.<br>294 New Scotland Ave.<br>Albany, 3, N.Y.<br>Federal St. | 3650 | 1100 | Dwelling | 4000 | 5100 | 193.80 |
| | Kellogg, Elena B. | | | | | | |

THE COMMONWEALTH OF MASSACHUSETTS

Nantucket
NAME OF CITY OR TOWN

PAGE

Form 28L

19 55 REAL ESTATE VALUATION LIST

| Line No. | NAME AND ADDRESS OF PERSONS ASSESSED AND DESCRIPTION OF PARCEL | LAND Exclusive of Buildings AREA | LAND Exclusive of Buildings VALUE | BUILDINGS Exclusive of Land DESCRIPTION | BUILDINGS Exclusive of Land VALUE | TOTAL VALUE of each Parcel | TAX | |
|---|---|---|---|---|---|---|---|---|
| 1 | Keith, William Scott<br>Deerfield, Mass.<br>Pl. 12771-A Madaket | 11 ac. | 1,000 | Dwelling | 2,000 | 3,000 | 120.00 | 120.00 |
| 2 | Keller, Elizabeth Reed; Anne Reed Witherby; Rosamund Reed Veit; & Felecia Reed Clark.<br>Tuckernuck | 16,335 | 100 | Dwelling | 800 | 900 | 36.00 | 36.00 |
| 3 | Keller, Esther Anne<br>2225 North Front St.<br>Harrisburg, Pa. Lot 5 Lily St., Scon. | 3,245 | 300 | Dwelling | 1,700 | 2,300 | 92.00 | 92.00 |
| | | | | Gar. & Bldg. | 300 | | | |
| | E. half lot 7 Lily St. Scon. | 1,642 | 150 | | | 150 | 6.00 | 6.00 |
| 4 | Kellerhouse, Beatrice L.<br>294 New Scotland Ave.<br>Albany 3, N.Y. Federal St. | 3,650 | 1,100 | Dwelling | 4,000 | 5,100 | 204.00 | 204.00 |
| 5 | Kelley, Margaret P.<br>30 Richardson Rd.<br>Belmont, Mass Quaise, Part of lot 7 & 6 | 23,125 | 600 | Dwelling | 1,400 | 2,000 | 80.00 | 80.00 |
| 6 | Kellogg, Elena S.<br>210 E. Foothill Blvd.<br>Altadena, Calif. Cliff Rd. #5 | 2,600 | 750 | Dwelling | 3,000 | 3,750 | 150.00 | 150.00 |
| 7 | Kemmerer, Mary E.<br>20 Steward Rd.<br>Short Hills, N.J. Hulbert St. | 6,500 | 700 | Dwelling | 6,000 | 6,700 | 268.00 | 268.00 |
| 8 | Kennedy, Grafton S.<br>Harmony Hills,<br>Havre de Grace, Md. Lincoln Ave. | 14,000 | 4,900 | Dwelling | 7,000 | 13,240 | 529.60 | 529.60 |
| | " " Pl. 15978A | 26,000 | 1,040 | Garage | 300 | | | |
| | Lincoln Ave. | 30,000 | 10,500 | Dwelling | 9,700 | 22,280 | 891.20 | 891.20 |
| | Lot H. Pl. 8751F | 42,098 | 1,680 | 2 car Gar. | 400 | | | |
| 9 | Kenyon, Rowland A.<br>41 Norvel Ave.<br>Stoneham, Mass. W. Chester Place | 17,800 | 130 | | | 130 | 5.20 | 5.20 |
| | Kern, Edward H.H.; Kern, David M.H.<br>Kern, John P.H.<br>45 Tudor City Pl.<br>New York 17, N.Y. Sunset Hts. Minor St. | 9,000 | 1,500 | Dwelling | 2,000 | 3,700 | 148.00 | 148.00 |

89 OF 789

THE COMMONWEALTH OF MASSACHUSETTS

Nantucket, Mass.
NAME OF CITY OR TOWN

FORM 28L

# 1956 REAL ESTATE VALUATION LIST

| Line No. | NAME AND ADDRESS OF PERSONS ASSESSED AND DESCRIPTION OF PARCEL | LAND Exclusive of Buildings AREA | LAND Exclusive of Buildings VALUE | BUILDINGS Exclusive of Land DESCRIPTION | BUILDINGS Exclusive of Land VALUE | TOTAL VALUE of each Parcel | TAX |
|---|---|---|---|---|---|---|---|
| | KEENAN, Joseph H. & Isabel M., 11 Howells Road Belmont, Mass. Lot B, Pl. 1099B | 3 ac. 21,000 | 150 | Dwelling | 3,000 | 3,150. | 126.00 |
| 1 | Monomoy, Lot #, Pl. 14732B, Cer. 3845 | 2 ac. | 600 | | | 600. | 24.00 |
| | KAHLENBECK, Henry G., University Housing Syracuse, N. Y. Lot 6,7, Blk. 29, Pl. 2408V, Cer. 3554, Madaket | | | | | | |
| 2 | | 5,000 | 50 | | | 50. | 2.00 |
| | KEITH, William Scott Deerfield, Mass. L. C. Pl. 12771A, Madaket | .11 ac. | 1,000 | Dwelling | 2,000 | 3,000. | 120.00 |
| | KELLER, Elizabeth Reed, Anne Reed 7 W. Cedar St.- Witherby, Rosamund Reed Boston 8, Mass.- Veit, & Felecia Reed Clark | | | | | | |
| 4 | Tuckernuck | 16,335 | 100 | Dwelling | 800 | 900. | 36.00 |
| | KELLER, Esther Anne 2225 North Front St., Harrisburg, Penn. Lot 5, Lily St., Siasconset | 3,245 | 300 | Dwelling<br>Gar. & Bldg. | 1,700<br>300 | 2,300. | 92.00 |
| | East Half Lot 7, Lily St., 'Sconset | 1,642 | 150 | | | 150. | 6.00 |
| 6 | KELLERHOUSE, Beatrice L., 294 New Scotland Ave., Albany 3, N. Y. Federal Street | 3,650 | 1,100 | Dwelling | 4,000 | 5,100. | 204.00 |
| 7 | KELLEY, Margaret P., 30 Richardson Road Belmont, Mass. Quaise, Part of Lots 7 & 6 | 23,125 | 600 | Dwelling | 1,400 | 2,000. | 80.00 |
| 8 | KELLOGG, Elena S., 210 EastFoothill Blvd. Altadena, Calif. Cliff Road, #5 | 2,600 | 750 | Dwelling | 3,000 | 3,750. | 150.00 |
| 9 | KEMMERER, Mary E., 30 StewardRoad Short Hills, N. J. Hulbert Street | 6,500 | 700 | Dwelling | 6,000 | 6,700. | 268.00 |
| | KENNEDY, Grafton & | | | | | | |

90 OF 789

STATE TAX FORM 28L

THE COMMONWEALTH OF MASSACHUSETTS
Nantucket, Mass.
NAME OF CITY OR TOWN

# 19 57 REAL ESTATE VALUATION LIST

| Line No. | NAME AND ADDRESS OF PERSONS ASSESSED AND DESCRIPTION OF PARCEL | LAND Exclusive of Buildings AREA | LAND VALUE | BUILDINGS Exclusive of Land DESCRIPTION | BUILDINGS VALUE | TOTAL VALUE of each Parcel | TAX | |
|---|---|---|---|---|---|---|---|---|
| 1 | KELLER, Esther Anne<br>2225 North Front St.,<br>Harrisburg, Penn. Lot 5, Lily St., 'Sconset | 3,245 | 300 | Dwelling<br>Gar. & Bldg. | 1,900<br>300 | 2,500 | 105.00 | 105.00 |
| | East Half, Lot 7, Lily St., 'Sconset | 1,642 | 150 | | | 150 | 6.30 | 6.30 |
| 2 | KELLEY, Margaret P.,<br>30 Richardson Road<br>Belmont, Mass. Quaise, Part of Lot 7 & 6 | 23,125 | 600 | Dwelling | 1,600 | 2,200 | 92.40 | 92.40 |
| 3 | KELLOGG, Elena S.,<br>210 East Foothill Blvd.,<br>Altadena, Calif. 5 Cliff Road | 2,600 | 750 | Dwelling | 3,000 | 3,750 | 157.50 | 157.50 |
| 4 | KEL...ERER, Mary E.,<br>30 Steward Road<br>Short Hills, N. J. Hulbert Street | 6,500 | 700 | Dwelling | 6,000 | 6,700 | 281.40 | 281.40 |
| 5 | KENNEDY, Grafton S.,<br>Harmony Hills<br>Havre de Grace, Md. Lincoln Ave. | 14,000 | 4,900 | Dwelling | 7,000 | 13,240 | 556.08 | 556.08 |
| | " L. C. Pl. 15978A | 26,000 | 1,040 | Garage | 300 | | | |
| | Lincoln Ave. L. C. Pl. 8751F, Lot H | 30,000<br>42,098 | 10,500<br>1,680 | Dwelling<br>2-car Garage | 9,700<br>400 | 22,280 | 935.76 | 935.76 |
| 6 | KENYON, Rowland A.,<br>41 Norvel Ave.,<br>Stoneham, Mass. West Chester Pl. | 17,800 | 130 | | | 130 | 5.46 | 5.46 |
| 7 | KERN, Edward H. H., David M. H., John P. H. Kern<br>45 Tudor City Pl.,<br>New York 17, N. Y. Sunset Hgts., Miner Street | 9,488 | 1,500 | Dwelling<br>Garage | 2,000<br>200 | 3,700 | 155.40 | 155.40 |
| | KERN, David M.H. Lot 1, Pl. 13364-D, Cer. 4111<br>Address same as above | 76,000 | 100 | | | 100 | 4.20 | 4.20 |
| 8 | KERR, Dorothy B.,<br>1744 N Street<br>Washington, D. C. Lot A, Pl. 10710B, Cer. 1681, Washington St. | 23,080 | 600 | Dwelling<br>Garage<br>Dwellings 5 | 3,000<br>400<br>1,250 | 5,250 | 220.50 | 220.50 |
| 9 | KERR, Gerta<br>360 East 50th St.,<br>New York 22, N. Y. Back Street | 1,750 | 50 | Dwelling | 700 | 750 | 31.50 | 31.50 |

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THE COMMONWEALTH OF MASSACHUSETTS

Nantucket, Mass.

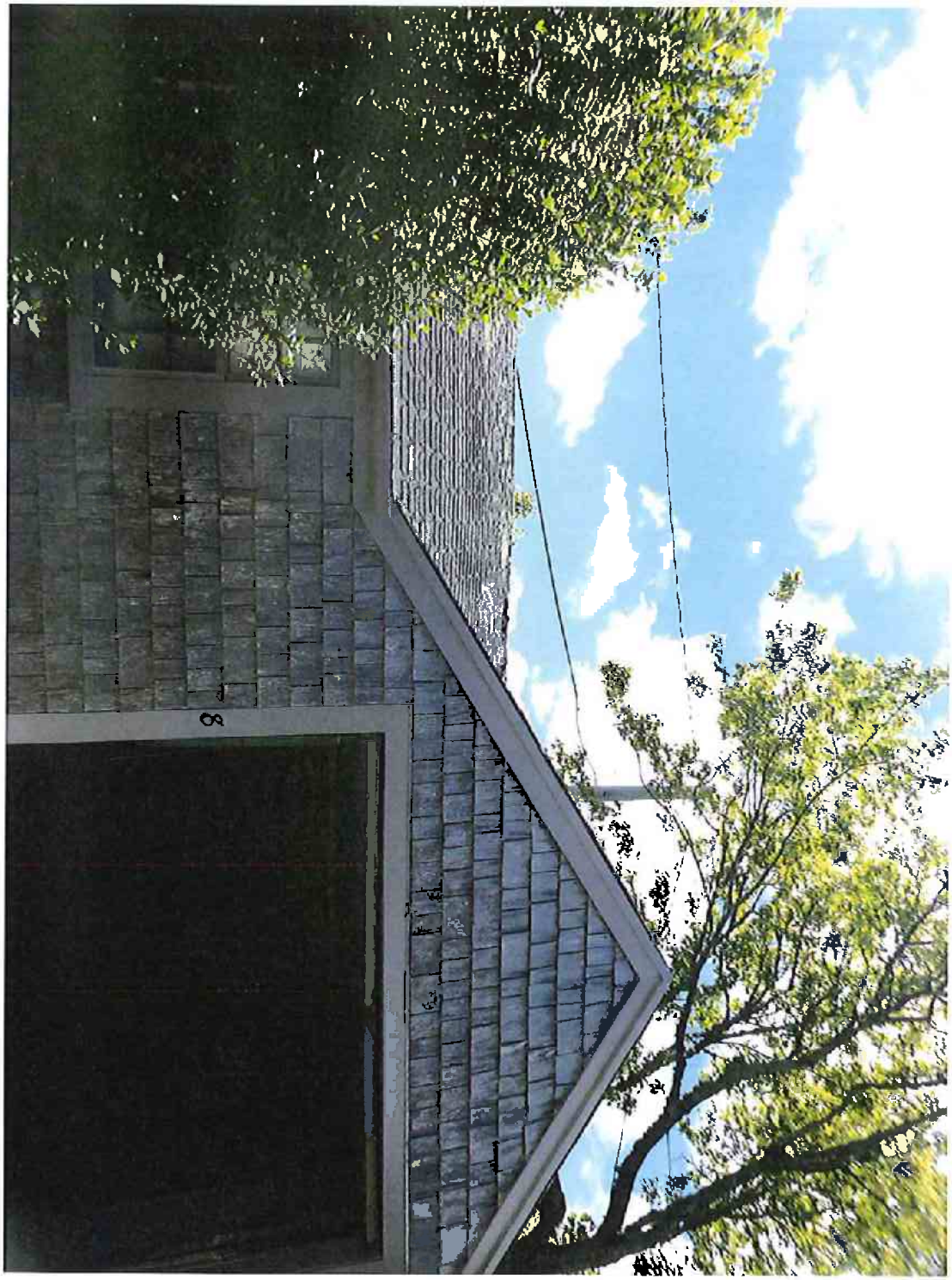
NAME OF CITY OR TOWN

STATE TAX FORM 28L

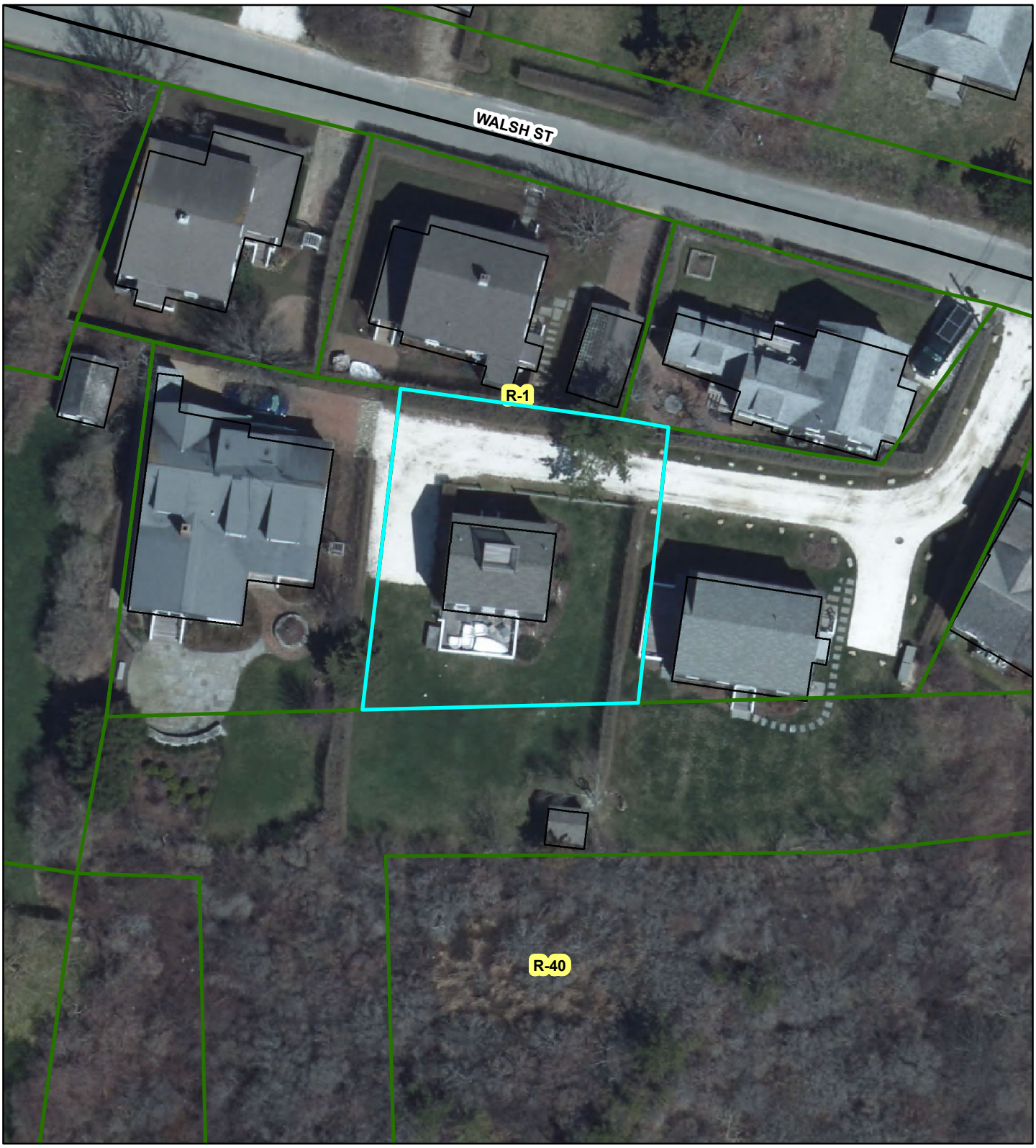
19 58 REAL ESTATE VALUATION LIST

| Line No | NAME AND ADDRESS OF PERSONS ASSESSED AND DESCRIPTION OF PARCEL | LAND Exclusive of Buildings AREA | LAND Exclusive of Buildings VALUE | BUILDINGS Exclusive of Land DESCRIPTION | BUILDINGS Exclusive of Land VALUE | TOTAL VALUE of each Parcel | TAX |
|---|---|---|---|---|---|---|---|
| 1 | KEARNEY, M. Louis<br>351 Main Street<br>Malden, Mass. Lots 36-39, Sec. A, Miacomet Park | 6,000 | 150 | | | 150 | 7 50 |
| 2 | KEATOR, Ray E. & Mary F.,<br>1172 Park Ave.,<br>New York, N. Y. Lot B-1, Pl. 14189-C, McKinley Ave. | 19,825 | 1,500 | Dwelling<br>"<br>" | 1,700<br>900<br>600 | 4,700 | 235 00 |
| 3 | KEENAN, Joseph H.,<br>11 Howells Road<br>Belmont, Mass. Monomoy, Lot 4, Pl. 14732-B, Cer. #3845<br>Shimmo, Lot 10, Pl. 14732-C, Cer. #993 | 2 ac.<br>1 ac.<br>5,280 | 1,200<br><br>600 | <br><br>Dwelling (Unfin.) | <br><br>500 | 1,200<br>1,100 | 60 00<br>55 00 |
| 4 | KEENAN, Joseph H. & Isabel M.,<br>11 Howells Road Lot B, Pl. 1099-B<br>Belmont, Mass. | 3 ac.<br>21,000 | 150 | Dwelling | 3,000 | 3,150 | 157 50 |
| 5 | KEHLENBECK, Henry G.,<br>1015 S. Ackerman Ave., Lots 6,7, Blk.37,<br>Syracuse, N. Y. Pl. 2408-V, Cer. 3554 | 5,000 | 50 | Garage | 200 | 250 | 12 50 |
| 6 | KEHLENBECK, Henry G. & Mary S.,<br>1015 S. Ackerman Ave.,<br>Syracuse, N. Y. Pl. 2408-I, Lot 1A, Cer. #4182 | 3,750 | 50 | Dwelling<br>Garage | 950<br>200 | 1,200 | 60 00 |
| 7 | KEITH, William Scott<br>Madaket L. C. Pl. 12771A, Madaket | 11 ac. | 1,000 | Dwelling | 2,000 | 3,000 | 150 00 |
| 8 | KELLER, Elizabeth Reed, Anne Reed Witherby, Rosamund Reed Veit and Felecia Reed Clark<br>c/o F. R. H. Witherby Tuckernuck<br>60 Chestnut Street<br>Boston 8, Mass. Lot 1, Pl. 13215-B, Cer. 3633, Tuckernuck | 16,335<br>110 ac. | 100<br>1,500 | Dwelling<br>Building | 800<br>500 | 900<br>2,000 | 45 00<br>100 00 |
| 9 | KELLER, Esther Anne<br>2225 North Front St., Lot 5, Lily St.,<br>Harrisburg, Penn. 'Sconset<br>East Half Lot 7, Lily St., 'Sconset | 3,245<br>1,642 | 300<br>150 | Dwelling<br>Gar. & Bldg. | 1,900<br>300 | 2,500<br>150 | 125 00<br>7 50 |
| 10 | KELLEY, Margaret P., | | | | | | |

92 OF 789


8

#7997 ANR
William S. & Katherine M. Oldakowski
34A Walsh Street
Map 29 Parcel 106



PLANNING BOARD

FILE # 7997

JUL 05 2016
CH # 2222

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

# Nantucket Planning Board

**Form A**
**Application for Endorsement of a Plan Believed Not to Require Approval**
**(ANR)**

Date: 7/5/2016 *Name of Owner(s)/Applicant(s): WILLIAM S. & KATHERINE M. ONDAKOWSKI

*Owner's/Applicant's address: 2005 PORT ALBANS CI, NEWPORT BEACH
State: CA Zip Code: 92660
*(include all names and addresses of the principals of the owner entity such as principal officer of corporation, trustees of the trust and partners of the partnership)

Location of Property (Street or Area): 34 A WALSH STREET

Name of Registered Land Surveyor: EDWARD F. KING JR.
Surveyor's address: BOX 1197 NANTUCKET MA 02554

The owner's title to the land derived under deed from TOWN OF NANTUCKET, date 10/29/2015
And recorded in Nantucket Registry of Deed, Book 1508 Page 332 or Land Court Certificate of Title # 20983, registered in Nantucket District Book_____, Page_____ and shown on Assessor's Map# 29, Parcel # 106.
To the Planning Board of the Town of Nantucket:

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (check all that apply)

- ▪ The accompanying plan is not a subdivision because it does not show a division of land (perimeter plan).

- ▪ The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of at least such distance as is presently required by the *Nantucket Zoning By-Law* under Section 5 which requires _____feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

**A**. a public way or a way which the City or Town Clerk certifies is maintained and used as a Public way, namely_____; **OR**

**B**. a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely_____on _____(date) and Subject to the following conditions_____; **OR**

**C**. a way in existence on _____(date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient

width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.

- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely_____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____feet.

- The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically_____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan.Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____

_____

- Other reasons or comments: (see M.G.L., Chapter 41, Section 81-L)

_____

_____

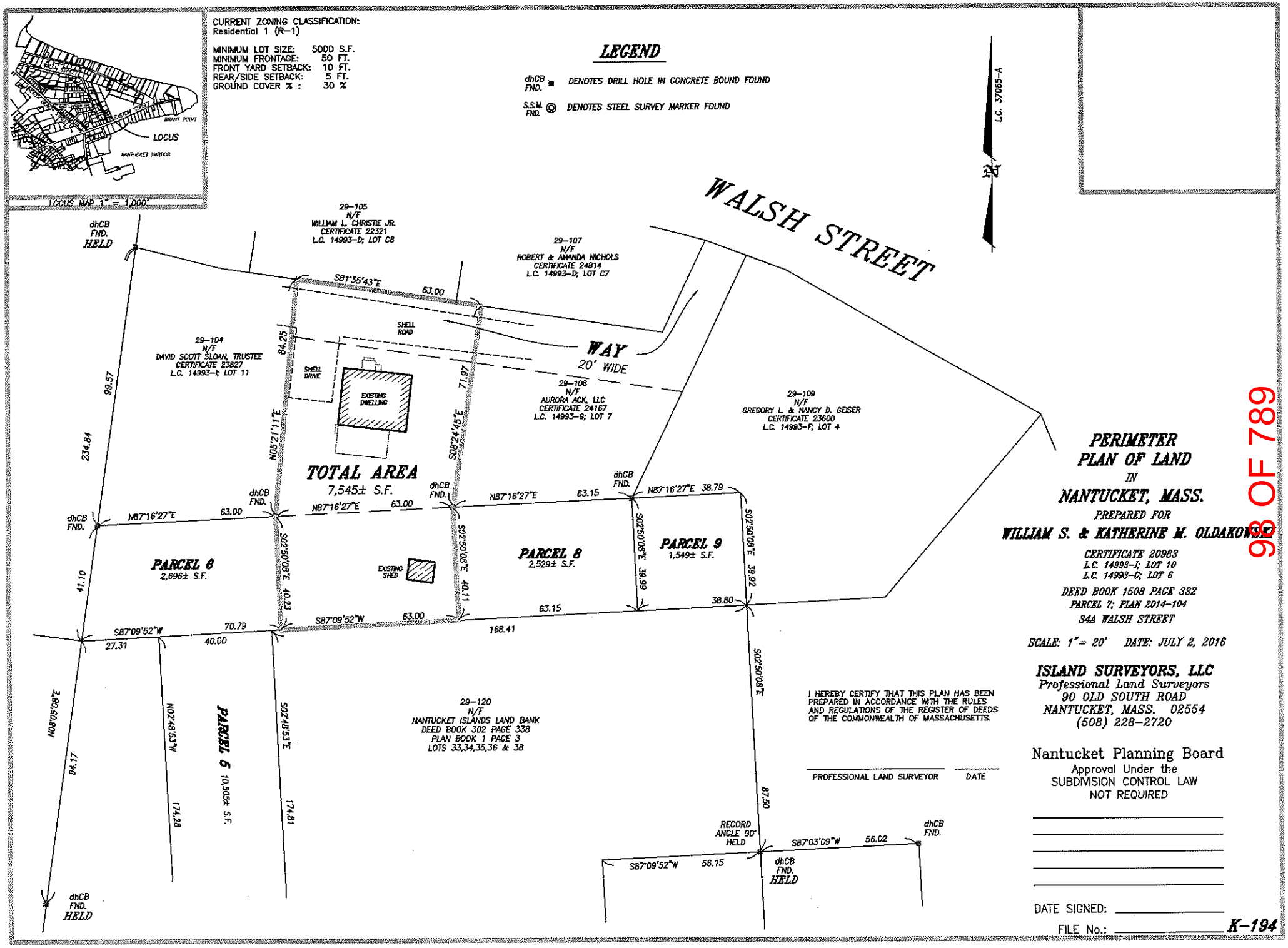
I hereby certify that the applicant(s) listed above have been authorized by me to file a plan with the Planning Board of Nantucket on property that I own.

Edward F. Hugh AGENT

Owner's Signature

**Planning Board File #** 7997

**Endorsement Date:**_____


LOCUS MAP 1" = 1,000'
LOCUS
NANTUCKET HARBOR
BRANT POINT
CURRENT ZONING CLASSIFICATION:
Residential 1 (R-1)
MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONT YARD SETBACK: 10 FT.
REAR/SIDE SETBACK: 5 FT.
GROUND COVER % : 30 %
LEGEND
dhCB FND. DENOTES DRILL HOLE IN CONCRETE BOUND FOUND
S.S.M. FND. DENOTES STEEL SURVEY MARKER FOUND
L.C. 37065-A
WALSH STREET
29-105
N/F
WILLIAM L. CHRISTIE JR.
CERTIFICATE 22321
L.C. 14993-D; LOT C8
29-107
N/F
ROBERT & AMANDA NICHOLS
CERTIFICATE 24814
L.C. 14993-D; LOT C7
29-104
N/F
DAVID SCOTT SLOAN, TRUSTEE
CERTIFICATE 23827
L.C. 14993-I; LOT 11
29-108
N/F
AURORA ACK, LLC
CERTIFICATE 24167
L.C. 14993-G; LOT 7
29-109
N/F
GREGORY L. & NANCY D. GEISER
CERTIFICATE 23600
L.C. 14993-F; LOT 4
29-120
N/F
NANTUCKET ISLANDS LAND BANK
DEED BOOK 302 PAGE 338
PLAN BOOK 1 PAGE 3
LOTS 33,34,35,36 & 38
WAY
20' WIDE
SHELL ROAD
SHELL DRIVE
EXISTING DWELLING
EXISTING SHED
TOTAL AREA
7,545± S.F.
PARCEL 6
2,696± S.F.
PARCEL 6
10,505± S.F.
PARCEL 8
2,529± S.F.
PARCEL 9
1,549± S.F.
dhCB FND.
dhCB FND. HELD
S81°35'43"E 63.00
N87°16'27"E 63.00
N87°16'27"E 63.15
N87°16'27"E 38.79
S87°09'52"W 63.00
S87°09'52"W 56.15
S87°03'09"W 56.02
S02°50'08"E 39.99
S02°50'08"E 39.92
S02°50'08"E 40.11
S02°50'08"E 40.23
S02°50'08"E 87.50
S02°48'53"E 174.81
N02°48'53"W 174.28
N05°11'11"E 71.97
S08°24'45"E 84.25
N05°08'08"E 234.84
N05°08'08"E 99.57
N05°08'08"E 94.17
168.41
70.79
40.00
27.31
41.10
38.80
RECORD ANGLE 90° HELD
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
PROFESSIONAL LAND SURVEYOR
DATE
PERIMETER
PLAN OF LAND
IN
NANTUCKET, MASS.
PREPARED FOR
WILLIAM S. & KATHERINE M. OLDAKOWSKI
CERTIFICATE 20983
L.C. 14993-J; LOT 10
L.C. 14993-G; LOT 6
DEED BOOK 1508 PAGE 332
PARCEL 7; PLAN 2014-104
34A WALSH STREET
SCALE: 1" = 20' DATE: JULY 2, 2016
ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228-2720
Nantucket Planning Board
Approval Under the
SUBDIVISION CONTROL LAW
NOT REQUIRED
DATE SIGNED:
FILE No.: K-194

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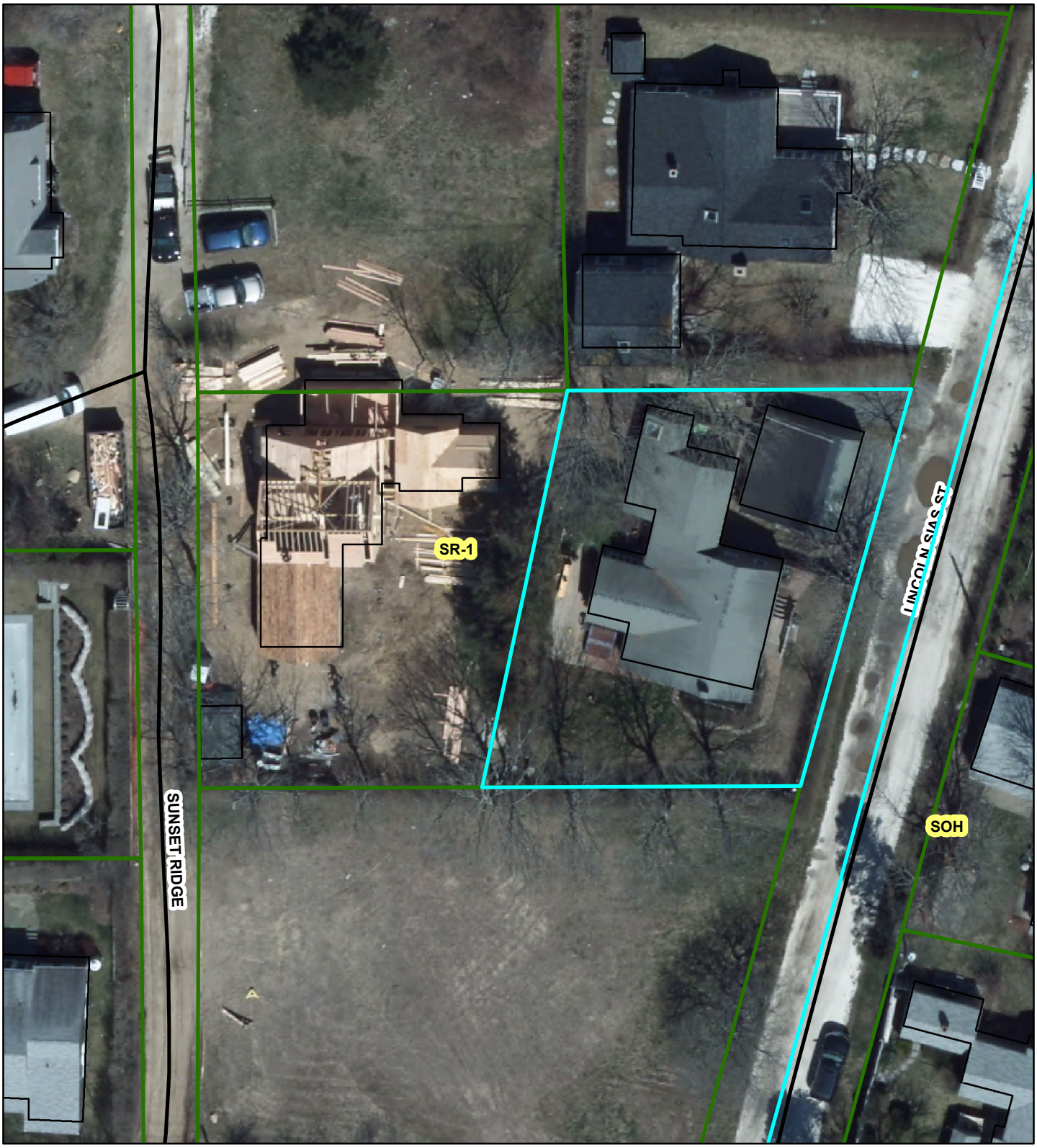
#7998 ANR
Irvin F. Holdgate, Jr.
4 Lincoln Street (Sias)
Maps 73.4.2 Parcel 134



TOWN CLERK

NANTUCKET

6AM 9:09:37

PLANNING BOARD

FILE # 7998

RECEIVED
JUL 06 2016
By

JUL 06 2016

# Nantucket Planning Board

**Form A**
**Application for Endorsement of a Plan Believed Not to Require Approval**
**(ANR)** (Perimeter Plan)

Date: June 30, 2016 *Name of Owner(s)/Applicant(s): Irvin F. Holdgate, Jr.

*Owner's/Applicant's address: 19 Fairgrounds Road, Nantucket
State: MA Zip Code: 02554
*(include all names and addresses of the principals of the owner entity such as principal officer of corporation, trustees of the trust and partners of the partnership)

Location of Property (Street or Area): 4 Lincoln Street, Siasconset, MA

Name of Registered Land Surveyor: Frank O. Holdgate, ACKME Survey LLC
Surveyor's address: PO Box 1448, Nantucket, MA 02554-1448

The owner's title to the land derived under deed from Holdgate Realty Trust, date Oct. 12, 2012
And recorded in Nantucket Registry of Deed, Book 1347 Page 318* or Land Court Certificate of Title #_____, registered in Nantucket District Book_____, Page_____ and shown on Assessor's Map# 73.4.2, Parcel # 134 *and Agreement for Judgment, Book 1539, Page 312 and Boundary Line Agreement, Book 1538, Page 7; see Plan No. 2016-42

To the Planning Board of the Town of Nantucket:

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (check all that apply)

- The accompanying plan is not a subdivision because it does not show a division of land (perimeter plan). (X)

- The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of at least such distance as is presently required by the *Nantucket Zoning By-Law* under Section 5 which requires _____feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

  A. a public way or a way which the City or Town Clerk certifies is maintained and used as a Public way, namely_____; **OR**

  B. a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely_____on _____(date) and Subject to the following conditions_____; **OR**

  Book of Plans 7, Page 20, recorded August 30, 1924, Plan of Land at Siasconset, "Sunset Ridge", William Swift Surveyor

  C. a way in existence on _____(date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient

width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.

- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely_____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____feet.

- The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically_____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan.Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____

_____

- Other reasons or comments: (see M.G.L., Chapter 41, Section 81-L)

_____

_____

I hereby certify that the applicant(s) listed above have been authorized by me to file a plan with the Planning Board of Nantucket on property that I own.

_____

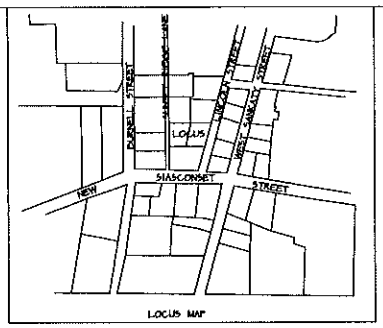
Owner's Signature Joseph M. Guay, Attorney for Irvin F. Holdgate, Jr.

**Planning Board File #** 7998

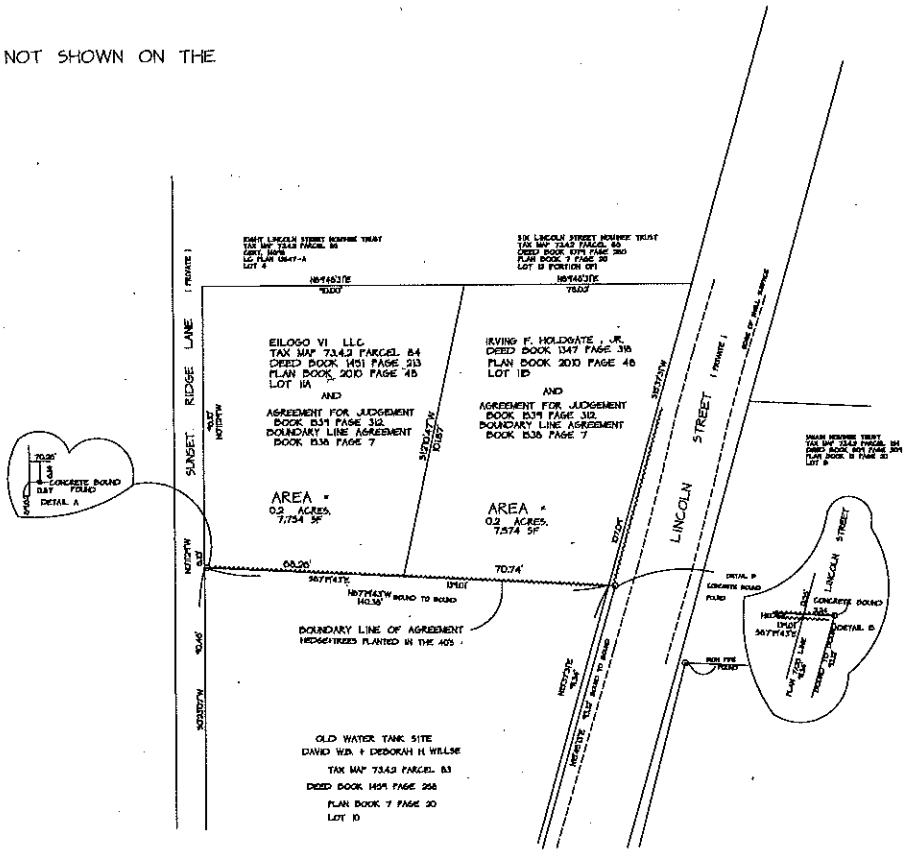
**Endorsement Date:**_____

ZONE : R-1

LOT AREA = 5,000 SF
FRONTAGE = 50 FT
FRONT YARD = 10 FT
SIDE YARD = 5 FT
REAR YARD = 5 FT
GROUND COVER = 30 %




NOTE:
STRUCTURES NOT SHOWN ON THE LOTS.




PERIMETER PLAN OF BOUNDARY LINE AGREEMENT
LINCOLN STREET + SUNSET RIDGE LANE , SIASCONSET

IRVING F. HOLDGATE
4 LINCOLN STREET
TAX MAP 73.4.2 PARCEL 134
COMBINING LOTS 11B AND PARCEL B SHOWN ON PLAN 2016-42

EILOGO VI LLC
3 SUNSET RIDGE LANE
TAX MAP 73.4.2 PARCEL 84
COMBINING LOTS 11A AND PARCEL A SHOWN ON PLAN 2016-42

SCALE 1"=30' 6-30-2016
ACKME SURVEY LLC
PO BOX 1448,02554

0 10 30 50 100

NANTUCKET REGISTRY OF DEEDS
DATE
TIME
PLAN NO.
REGISTER

COMMONWEALTH OF MASSACHUSETTS
FRANK D. HOLDGATE
No. 38889
PROFESSIONAL LAND SURVEYOR

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

GL. C. 41 81X
I CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR NEW WAYS ARE SHOWN.

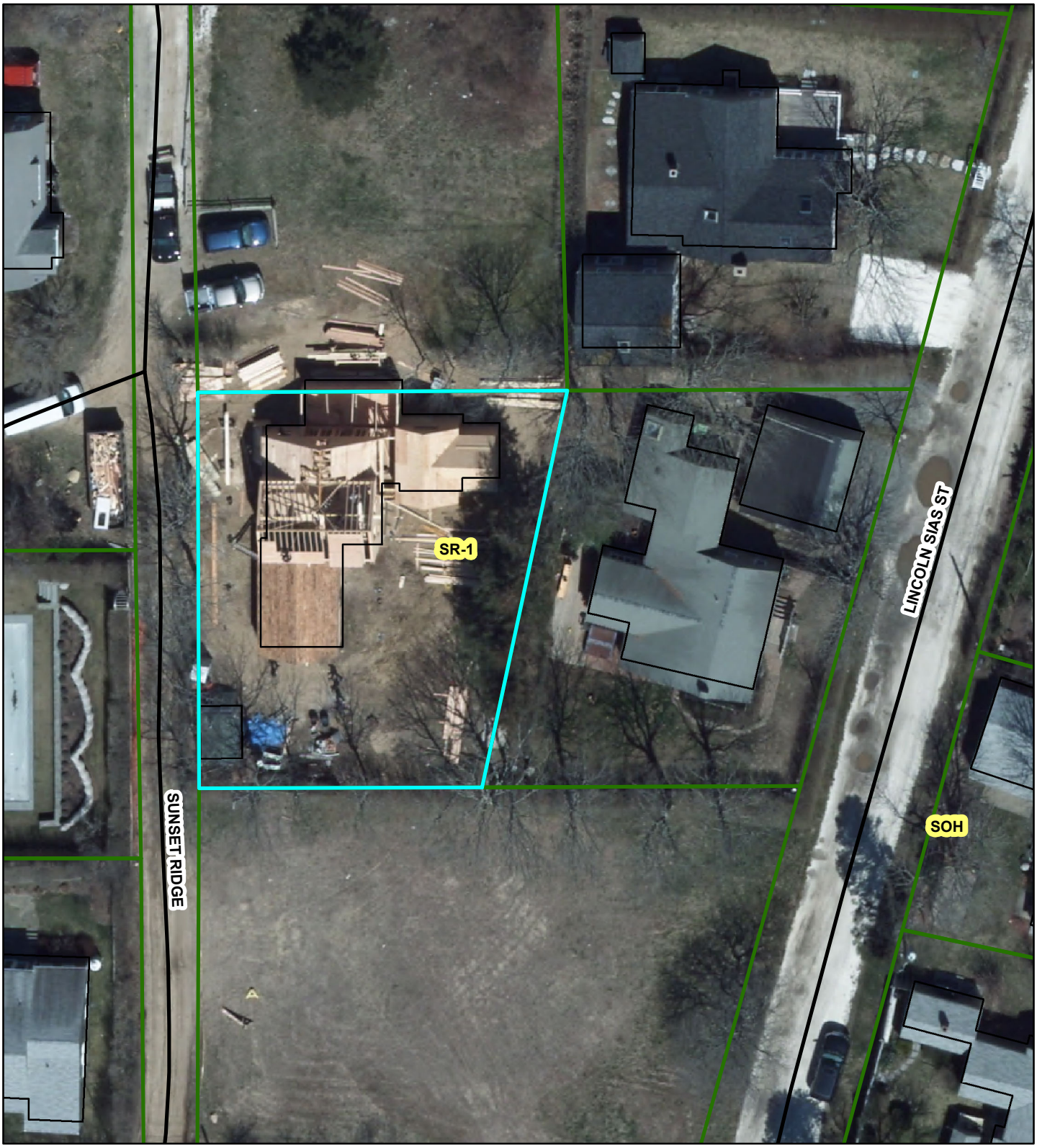
APPROVIAL NOT REQUIRED
NANTUCKET PLANNING BOARD

DATE APPROVED _____

DATE SIGNED _____

FILE NUMBER _____

#7999 ANR
EILOGO IV, LLC
3 Sunset Ridge Lane (Sias)
Map 73.4.2 Parcel 84



PLANNING BOARD

FILE # 7999

RECEIVED
JUL 06 2016
CH 6744
By

TOWN CLERK
NANTUCKET
8AM 9:10:01
JUL 06 2016

# Nantucket Planning Board

**Form A**
**Application for Endorsement of a Plan Believed Not to Require Approval**
**(ANR)** (Perimeter Plan)

Date: June 30, 2016 *Name of Owner(s)/Applicant(s): EILOGO VI, LLC

*Owner's/Applicant's address: 2935 Chevy Chase Drive, Houston,
State: TX Zip Code: 77019
*(include all names and addresses of the principals of the owner entity such as principal officer of corporation, trustees of the trust and partners of the partnership)

Location of Property (Street or Area): 3 Sunset Ridge Lane, Siasconset, MA

Name of Registered Land Surveyor: Frank O. Holdgate, ACKME Survey LLC
Surveyor's address: PO Box 1448, Nantucket, MA 02554-1448

The owner's title to the land derived under deed from David/Deborah Willse, date Sept. 9, 2014
And recorded in Nantucket Registry of Deed, Book 1451 Page 213* or Land Court Certificate of Title #_____, registered in Nantucket District Book_____, Page_____ and shown on Assessor's Map# 73.4.2, Parcel # 84. *and Agreement for Judgment, Book 1539, Page 312, and Boundary Line Agreement, Book 1538, Page 67; See Plan No. 2016-42

To the Planning Board of the Town of Nantucket:

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (check all that apply)

- The accompanying plan is not a subdivision because it does not show a division of land (perimeter plan).( X )

- The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of at least such distance as is presently required by the *Nantucket Zoning By-Law* under Section 5 which requires _____feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

  **A.** a public way or a way which the City or Town Clerk certifies is maintained and used as a Public way, namely_____; **OR**

  **B.** a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely_____on _____(date) and Subject to the following conditions_____; **OR**

  Book of Plans 7, Page 20 recorded August 30, 1924, Plan of Land at Siasconset, "Sunset Ridge", William Swift Surveyor

  **C.** a way in existence on _____(date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient

width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.

- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely_____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____feet.

- The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically_____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan.Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____

_____

- Other reasons or comments: (see M.G.L., Chapter 41, Section 81-L)

_____

_____

I hereby certify that the applicant(s) listed above have been authorized by me to file a plan with the Planning Board of Nantucket on property that I own.

_____

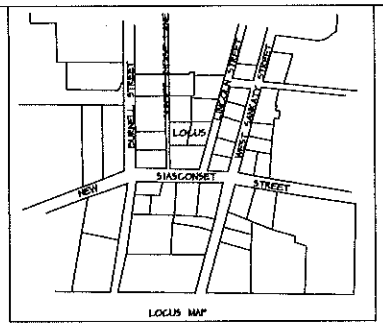
Owner's Signature Joseph M. Guay, Attorney for EILOGO VI, LLC

**Planning Board File #** 7999

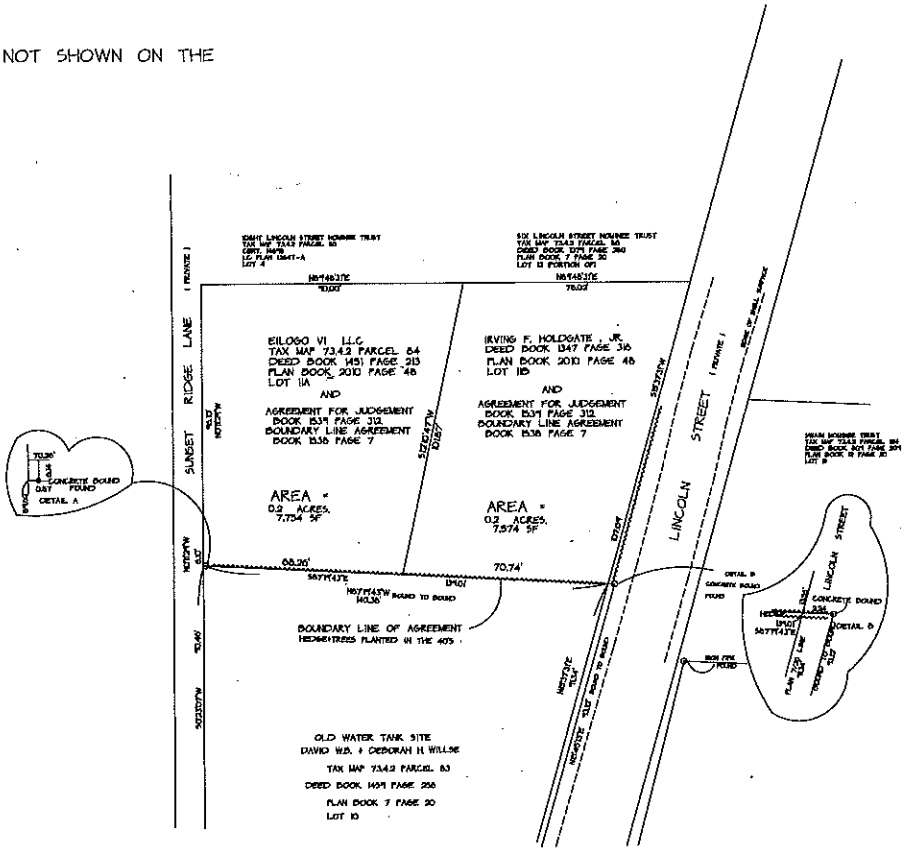
**Endorsement Date:**_____

ZONE : R-1

LOT AREA = 5,000 SF
FRONTAGE = 50 FT
FRONT YARD = 10 FT
SIDE YARD = 5 FT
REAR YARD = 5 FT
GROUND COVER = 30 %




NOTE:
STRUCTURES NOT SHOWN ON THE LOTS.




PERIMETER PLAN OF BOUNDARY LINE AGREEMENT
LINCOLN STREET + SUNSET RIDGE LANE , SIASCONSET

IRVING F. HOLDGATE
4 LINCOLN STREET
TAX MAP 73.4.2 PARCEL 134
COMBINING LOTS 11B AND PARCEL B SHOWN ON PLAN 2016-42

EILOGO VI LLC
3 SUNSET RIDGE LANE
TAX MAP 73.4.2 PARCEL 84
COMBINING LOTS 11A AND PARCEL A SHOWN ON PLAN 2016-42

SCALE 1"=30' 6-30-2016
ACKME SURVEY LLC
PO BOX 1448,02554

0 10 30 50 100

G.L. C. 41 81X
I CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS , AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR NEW WAYS ARE SHOWN.

APPROVIAL NOT REQUIRED
NANTUCKET PLANNING BOARD

DATE APPROVED _____

DATE SIGNED _____

FILE NUMBER _____

NANTUCKET REGISTRY OF DEEDS
DATE
TIME
PLAN NO.
REGISTER

COMMONWEALTH OF MASSACHUSETTS
FRANK D. HOLDGATE
No. 30886
PROFESSIONAL LAND SURVEYOR

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

# Nantucket Planning Board

**SECONDARY DWELLING REPORT**

**Prepared by:** Holly E. Backus, Land Use Specialist **Meeting Date:** July 11, 2016

**9 Cachalot Lane**
Assessors Map #**67** Parcel #**858**

| **Applicant** | **Owner** |
|---|---|
| **Matthew Reinemo** | **Reinemo Nominee Trust** |

The applicant is proposing to construct a 1,055 square foot secondary dwelling. The proposed secondary dwelling will be located on the northeast side of the site, which has approximately 24,672 square feet of lot area and is zoned R-20. There is an existing 1,630 square foot primary dwelling located on the lot.

The dwelling will be accessed by a shared driveway off Cachalot Lane, which is a private paved road. The site will contain a total of six (6) exterior parking spaces. The site plan, as submitted does not meet the requirements of Zoning Bylaw Sections 139-18 and 139-20.1.

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

(1) A revised site plan indicating the required apron and apron material from the edge of pavement, the surface of the new parking/drive, and the overall dimensions of the driveway width proposed be provided to staff prior to the issuance of an approval letter;
(2) That an apron at the driveway entrance shall be constructed with a minimum depth of ten (10) feet and a maximum width of fifteen (15) feet, flared to a width not to exceed nineteen (19) feet, pursuant to Nantucket Zoning Bylaw Section 139-20/1(B)(2)(d);
(3) That any future landscaping at the driveway entrances be limited to low growing plant material not to exceed three (3) feet in height;
(4) 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
(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.

PAID
JUN 24 2016
CK# 1232
BY: DS 100

# Nantucket Planning Board

## APPLICATION FOR A SECONDARY (2ND) DWELLING PERMIT

**Date Submitted:** 6/24/2016 **Fee Amount:** _____

**Applicant:** Matthew Reinemo

**Mailing address:** 9 Cachalot Lane

**Daytime phone number:** (508) 221-4272 **Fax:** _____

**E-mail Address:** mattreinemo@gmail.com

**Owner (if other than applicant):** _____

**Mailing address:** _____

**Signature of Property Owner(s)** _____

**Location of proposed secondary(2ND) dwelling:**

**Street Address:** 9 Cachalot Lane

**Assessors Tax Map #:** 67 **Parcel #:** 858

**Size of Parcel:** 24,672 S.F. **Zoning District:** R-20

**Secondary Dwelling # of Bedrooms:** 4

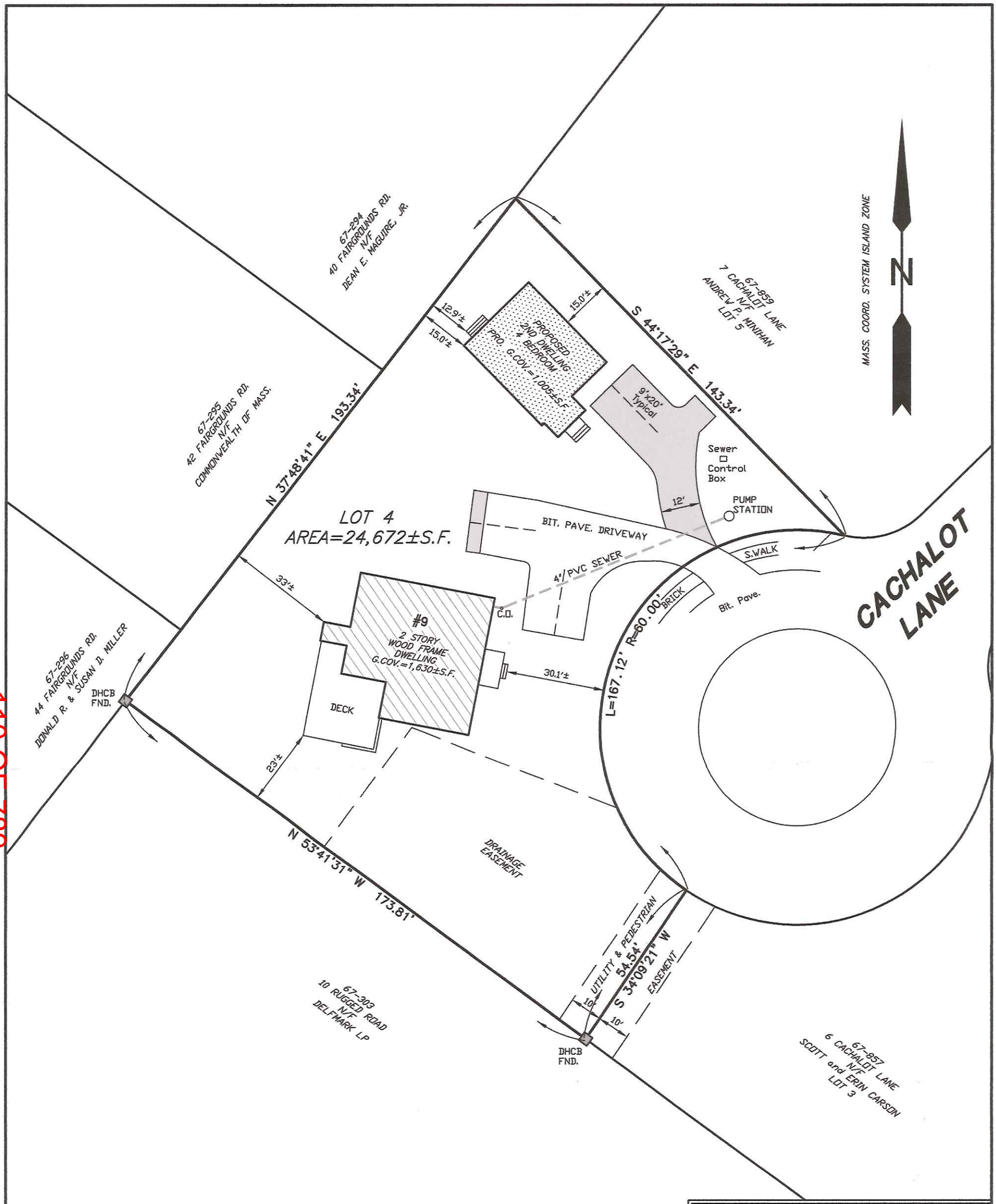
**Primary Dwelling # of Bedrooms:** 4

**Number of Parking Spaces required** (*See Chapter 139-18 of the Bylaw*): 6

**Number of Parking Spaces provided:** 6

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

The secondary dwelling will be a two story single family home with 4 bedrooms or perhaps more likely, 3 bedrooms and an office.




| | |
|---|---|
| CURRENT ZONING: | R-20 |
| MINIMUM LOT SIZE: | 20,000 S.F. |
| MINIMUM FRONTAGE: | 75 FT. |
| FRONTYARD SETBACK: | 30 FT. |
| SIDE AND REAR SETBACK: | 10 FT. |
| ALLOWABLE G.C.R.: | 12.5% |
| EXISTING G.C.R.: | 6.6% ± |
| PROPOSED G.C.R.: | 10.7% ± |

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

PLOT PLAN TO ACCOMPANY
SECONDARY DWELLING APPLICATION
FOR #9 CACHALOT LANE
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=30' | DATE: JUNE 21, 2016

DEED REFERENCE: DD.BK.1478,PG.338
PLAN REFERENCE: PLAN NO. 2007-46
ASSESSOR'S REFERENCE:
MAP: 67 PARCEL: 858

PREPARED FOR:
REINEMO NOMINEE TRUST

EARLE & SULLIVAN, INC.
PROFESSIONAL LAND SURVEYORS
6 YOUNGS WAY
NANTUCKET, MA. 02554
508-332-4808

ES-403

# Nantucket Planning Board

**SECONDARY DWELLING REPORT**

**Prepared by:** Holly E. Backus, Land Use Specialist **Meeting Date:** July 11, 2016

**42 Friendship Lane**
Assessors Map #**56** Parcel #**330**

| **Applicant** | **Owner** |
|---|---|
| **Sophie Metz Design** | **Marc Yacone** |

The applicant is proposing to construct a 783 square foot garage apartment for a secondary dwelling. The proposed secondary dwelling will be located on the northeast side of the site, which has approximately 20,011 square feet of lot area and is zoned R-20. There is an existing 980 square foot primary dwelling located on the lot.

The dwelling will be accessed by a shared gravel driveway off Friendship Lane, which is a private paved road. The site will contain a total of three (3) exterior parking spaces. The site plan, as submitted does not meet the requirements of Zoning Bylaw Sections 139-18 and 139-20.1.

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

(1) A revised site plan indicating the required apron and apron material from the edge of pavement be provided to staff prior to the issuance of an approval letter;
(2) That an apron at the driveway entrance shall be constructed with a minimum depth of ten (10) feet and a maximum width of fifteen (15) feet, flared to a width not to exceed nineteen (19) feet, pursuant to Nantucket Zoning Bylaw Section 139-20/1(B)(2)(d);
(3) That any future landscaping at the driveway entrances be limited to low growing plant material not to exceed three (3) feet in height;
(4) 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
(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.

RECEIVED
JUL 01 2016
Chk - 1601
By J.H.

# Nantucket Planning Board

## APPLICATION FOR A SECONDARY (2ND) DWELLING PERMIT

Date Submitted: 7/1/2016 Fee Amount: $100.00

Applicant: Sophie Metz Design

Mailing address: 15 A North Beach St

Daytime phone number: 202-360-7177 Fax:

E-mail Address: sometz@hotmail.com

Owner (if other than applicant): Marc Yacone

Mailing address: 42 Friendship Lane, Nantucket, MA 02554

Signature of Property Owner(s)

Location of proposed secondary(2ND) dwelling:

Street Address: 42 Friendship Lane

Assessors Tax Map #: 56 Parcel #: 330

Size of Parcel: 20,011 SF Zoning District: R2

Secondary Dwelling # of Bedrooms: 1

Primary Dwelling # of Bedrooms: 2

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

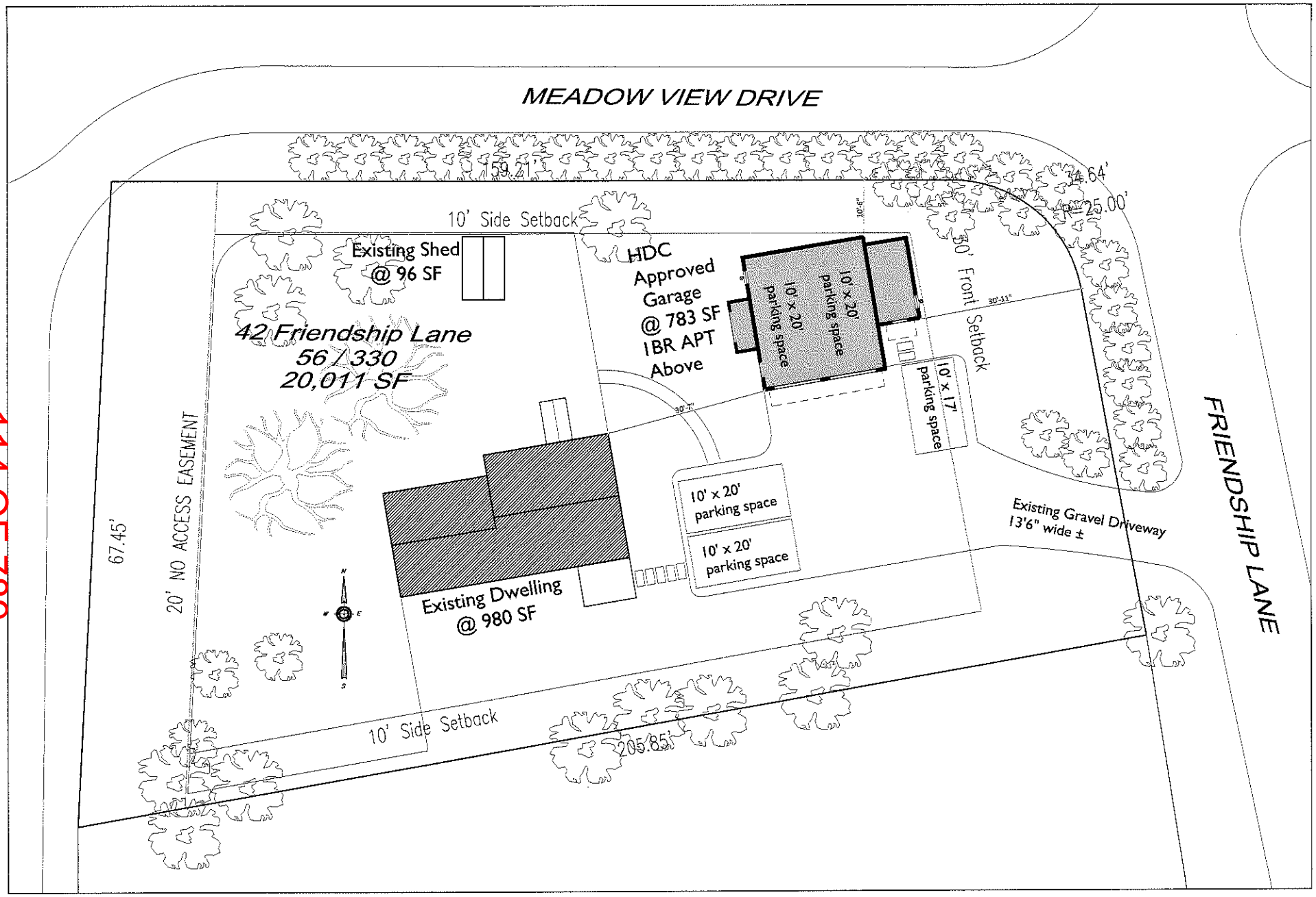
Number of Parking Spaces provided: 3 Outdoor, 2 Garage

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

1 Bedroom, 1 Bath Apartment with dedicated 1st Floor entry foyer above 2-Car Garage

GARAGE APARTMENT

HEB






S M D

SOPHIE METZ DESIGN

Yacone GARAGE

42 Friendship Lane

Nantucket, MA 02554

Site Plan with Proposed Garage/

1 BR Apartment 1:300 scale

NOTE: Site dimensions and existing structure location taken from 9/27/2015

Island Surveyors LLC survey of existing conditions

Planning Board

2nd Dwelling Application

6/31/2016

# Nantucket Planning Board

**TERTIARY DWELLING REPORT**

**Prepared by:** Holly E. Backus, Land Use Specialist **Meeting Date:** July 11, 2016

**69 Fairgrounds Road**

Assessors Map: #**67** Parcel: #**766**

| Applicant | Owner |
|---|---|
| **Jonathan D. Featherstone** | **Ironie Nominee Trust** |

The Applicant is proposing to covert space above the garage of the primary dwelling into a one (1)-bedroom tertiary dwelling with a gross floor area of 593.7 square feet. The site contains an existing 1,897 square foot primary dwelling unit and a 1,092 square foot secondary dwelling that is owner occupied. The proposed tertiary dwelling will be located within the primary dwelling, which is located on the southeast portion of the site. The site contains approximately 15,000 square feet of lot area and is zoned R-10. The Applicant is proposing a total of six (6) bedrooms, which is consistent with the requirements of the Zoning Bylaw.

Access to the site is from a shared gravel driveway off Fairgrounds Road, a public paved roadway with a proposed concrete apron. Eight (8) exterior parking spaces are shown on the site plan. The site plan, meets all of 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 the tertiary dwelling shall be in the same ownership as at least one other owner-occupied dwelling unit on the lot, or shall be owned by a not-for-profit, religious, or educational entity, or shall be subject to a restriction limiting occupancy to a year-round household;
(2) That an apron at the driveway entrance shall be constructed with a minimum depth of ten (10) feet and a maximum width of twenty (20) feet each side, excluding corner rounding which may have a maximum radius of two (2) feet, provided the driveways are separated by at least five (5) feet of landscaping or walkway, pursuant to Nantucket Zoning Bylaw Section 139-20.1(B)(2)(f)[2];
(3) That the driveway entrance shall be cleared free of vegetation and obstruction to a minimum width of twelve (12) feet and a height of thirteen (13) feet;
(4) That any landscaping at the driveway entrance be limited to low growing plant material not to exceed three (3) feet in height; 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.

RECEIVED
JUL 05 2016
By CHK # 332

# Nantucket Planning Board

## APPLICATION FOR A TERTIARY (3rd) DWELLING PERMIT

**Date Submitted:** 6/27/16 **Fee Amount:** $100.00 **Number:** _____

**Applicant:** JONATHAN D. FEATHERSTONE-WITTY

**Mailing address:** PO BOX 2324, NANTUCKET, MA 02584

**Daytime phone number:** 508 415 6381 **Fax:** _____

**E-mail Address:** SVIRONIE@HOTMAIL.COM

**Owner (if other than applicant):** AS ABOVE.

**Mailing address:** _____

Signature of Property Owner(s) _____

**Location of proposed tertiary (3RD) dwelling:**

Street Address: 69 FAIRGROUNDS RD.

Assessors Tax Map #: 67 Parcel #: 766

Size of Parcel: 15,000 s.f. Zoning District: R-10

Tertiary Dwelling # of Bedrooms: 1

Secondary Dwelling # of Bedrooms: 2

Primary Dwelling # of Bedrooms: 3

Number of Parking Spaces required *(See Chapter 139-18 of the Bylaw)*: 5

Number of Parking Spaces provided: 8

**OCCUPANCY: (Circle which unit will be owner occupied)**

Primary

Secondary

Tertiary

## OWNERSHIP TITLE REFERENCES:

**RECORDED LAND (Registry of Deeds Title References)**
**DEED noted in Book _____, Page _____**

**Lot(s) # _____ shown on Plan _____**

**REGISTERED LAND (Land Court Title References)**

**Certificate of Title Number _____**

**Lot (s) # _____ shown on Land Court Plan# _____**

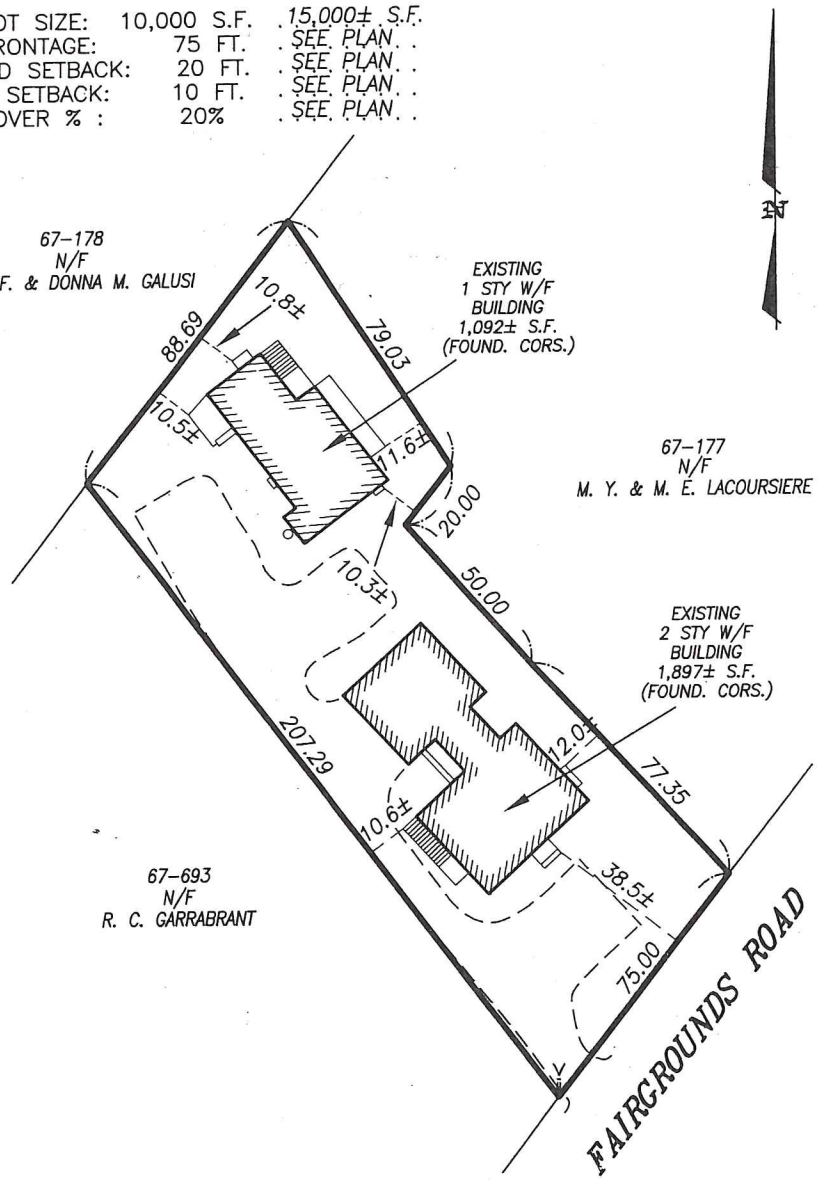
**Please provide a brief description of the proposed third dwelling:**
*****PLEASE DO NOT WRITE "'SEE ATTACHED.'"**

_____
_____
_____
_____
_____
_____
_____
_____

*****Submission Requirements: See attached checklist:**

CURRENT ZONING CLASSIFICATION:
Residential 10 (R-10)

| | | EXISTING: |
|---|---|---|
| MINIMUM LOT SIZE: | 10,000 S.F. | 15,000± S.F. |
| MINIMUN FRONTAGE: | 75 FT. | SEE PLAN |
| FRONT YARD SETBACK: | 20 FT. | SEE PLAN |
| REAR/SIDE SETBACK: | 10 FT. | SEE PLAN |
| GROUND COVER % : | 20% | SEE PLAN |

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JUL 05 2016
By

I CERTIFY, AS OF : 12/5/2005 , THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON:

PROFESSIONAL LAND SURVEYOR

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESOR RECORDS.

ASSESSOR MAP: 67 , PARCEL: 766

# BUILDING LOCATION PLAN
## OF LAND IN
## NANTUCKET, MASS.

SCALE: 1"= 40' DATE: DECEMBER 7, 2005

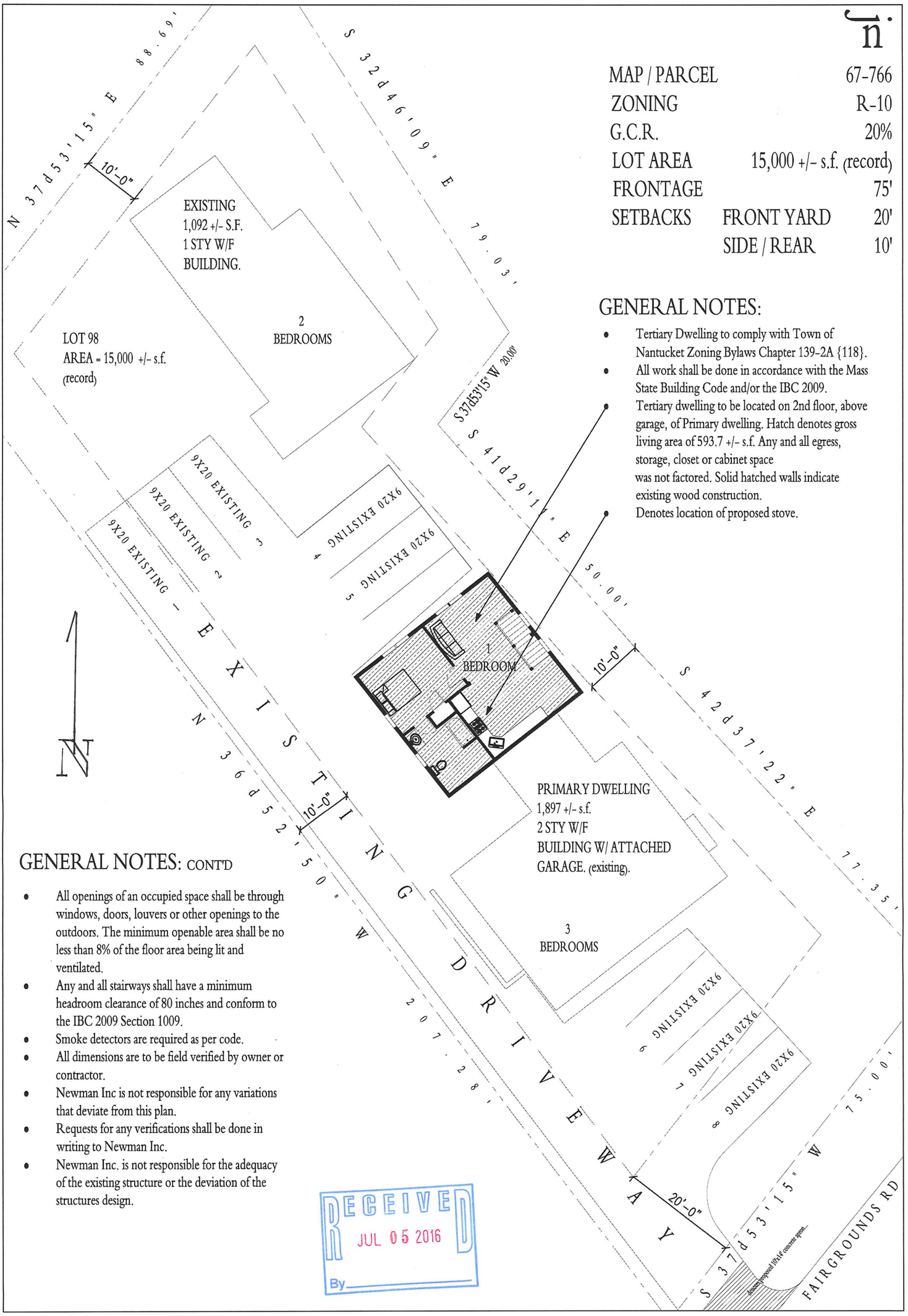
Owner: IRONIE NOMINEE TRUST
JONATHAN D. FEATHERSTONE-WITTY, TRUSTEE

Deed/Cert.: CERT. 21338 Plan: LOT 98 L.C.C. 34507-Z

Tax Map: 67-766 Locus: #69 FAIRGROUNDS ROAD

**CHARLES W. HART and ASSOCIATES, Inc.**
*Professional Land Surveyors*
*49 SPARKS AVENUE*
*NANTUCKET, MASS. 02554*
*(508) 228-8910*

H-6582




| | | |
|---|---|---|
| MAP / PARCEL | | 67-766 |
| ZONING | | R-10 |
| G.C.R. | | 20% |
| LOT AREA | | 15,000 +/- s.f. (record) |
| FRONTAGE | | 75' |
| SETBACKS | FRONT YARD | 20' |
| | SIDE / REAR | 10' |

## GENERAL NOTES:

- Tertiary Dwelling to comply with Town of Nantucket Zoning Bylaws Chapter 139-2A {118}.
- All work shall be done in accordance with the Mass State Building Code and/or the IBC 2009.
- Tertiary dwelling to be located on 2nd floor, above garage, of Primary dwelling. Hatch denotes gross living area of 593.7 +/- s.f. Any and all egress, storage, closet or cabinet space was not factored. Solid hatched walls indicate existing wood construction.
- Denotes location of proposed stove.

## GENERAL NOTES: CONT'D

- All openings of an occupied space shall be through windows, doors, louvers or other openings to the outdoors. The minimum openable area shall be no less than 8% of the floor area being lit and ventilated.
- Any and all stairways shall have a minimum headroom clearance of 80 inches and conform to the IBC 2009 Section 1009.
- Smoke detectors are required as per code.
- All dimensions are to be field verified by owner or contractor.
- Newman Inc is not responsible for any variations that deviate from this plan.
- Requests for any verifications shall be done in writing to Newman Inc.
- Newman Inc. is not responsible for the adequacy of the existing structure or the deviation of the structures design.

RECEIVED
JUL 05 2016
By

SITE PLAN
scale; 1/16" = 1'
6.21.16
1

Ironie Nominee Trust
69 Fairgrounds Rd.
Nantucket, Ma 02554

DESCRIPTION OF WORK: TERTIARY DWELLING

Newman inc.
ONE PERRY LANE
02554

#7874 Millie's Subdivision
Extension request for legal documents & endorse plans

# Nantucket Planning Board

## Plans to be Endorsed by the Board

Date: 5-17-16

Type of Plan to be endorsed:

- ☒ Subdivision
  Planning Board File # 7874
- ☐ Special Permit
  Planning Board File # _____

Name of development: Millies Subdivision

Applicant's name: Donald E. Dimock

Mailing address: 44 Bartlett Raod, Nantucket, MA

Phone number: 508-425-1801 Fax number: NA E-mail: NA

Engineer / surveyor's name: Bracken Engineering, Inc.

Mailing address: 19 Old South Road, Nantucket, MA 02554

Phone number: 508-325-0044 Fax number: 508-833-2282 E-mail: don@brackeneng.com

Have these plans been submitted to the Town's Engineer: Yes / ~~No~~

If no, please submit a second set of plans for review prior to the next Planning Board Meeting.

Please list the Planning Board's conditions (if any) that refers to these plans:

(EX: "…Within six (6) months from the date of the decision and prior to the commencement of any construction, the applicant shall submit final plans including all engineering plans, landscaping plans, elevations, lighting plans, floor plans, etc. The set shall be subject to final review by the Planning Board's engineering consultant…"

See Condition #3 for legal documents. An extension to the time frame will be requested.

See Condition #2. Plans have been revised to incorporate changes required by Pesce Engineering & Assoc.'s.
Also see request for modification for the re-location of a drainage easement.

## Holly Backus

**From:** Robert Bates [rbates@fire.nantucket-ma.gov]
**Sent:** Wednesday, July 06, 2016 2:03 PM
**To:** Don; Holly Backus
**Cc:** Ed Pesce; Chris Pykosz
**Subject:** RE: Dimock ANR

That works perfectly for NFD

Robert G. Bates Jr.
Fire Alarm Superintendent
Nantucket Fire Department
508 228 2323 ext 5
rbates@fire.nantucket-ma.gov

---

**From:** Don [mailto:Don@brackeneng.com]
**Sent:** Wednesday, July 06, 2016 1:40 PM
**To:** Robert Bates; Holly Backus
**Cc:** Ed Pesce; Chris Pykosz
**Subject:** RE: Dimock ANR

Bob,

Are these locations ok?

Thanks,

Don Bracken, PE
President

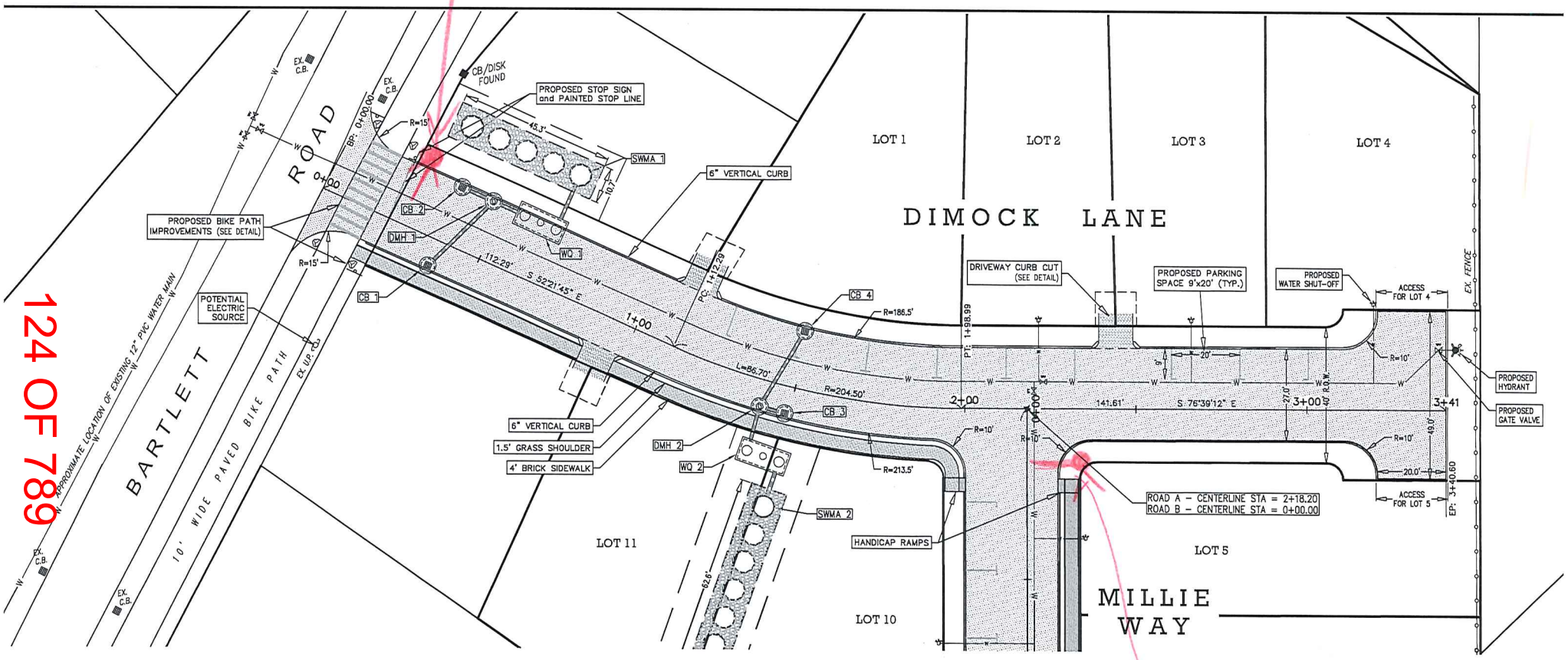
Bracken Engineering, Inc.
49 Herring Pond Road
Buzzards Bay, MA 02532
(t) 508-833-0070
(f) 508-833-2282

19 Old South Road
Nantucket, MA 02584
(t) 508-325-0044

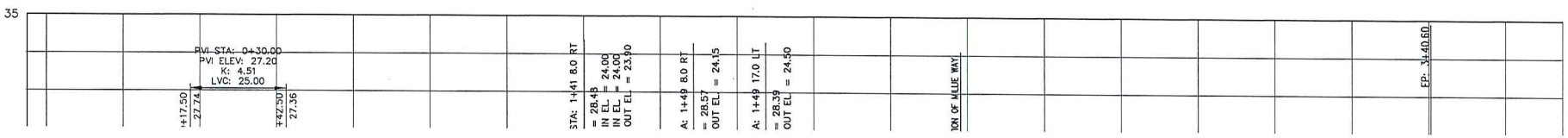
http://www.brackeneng.com

This Electronic Message contains information
From Bracken Engineering, Inc.,
which may be privileged. The information is intended
to be for the use of the addressee only. If you are not
the addressee, note that any disclosure, copy, distribution
or use of the contents of this message is prohibited.

HYDRANT #1




HYDRANT #2



**From:** Robert Bates [mailto:rbates@fire.nantucket-ma.gov]
**Sent:** Wednesday, July 06, 2016 11:18 AM
**To:** Don; Holly Backus
**Cc:** Ed Pesce; Chris Pykosz
**Subject:** RE: Dimock ANR

The best option for the FD would be a hydrant at the intersection of Bartlett / Dimock and then at again at Dimock / Millies which would give us excellent coverage for the neighborhood and also for the change in direction down Millies…..

I do realize that is a very short distance between hydrants (just shy of 200 feet) but if the need were to arise to need / utilize a second hydrant the other hydrants are quite a distance (400- and 1100+ - the 1100+ hydrant is unreachable with the hose we carry on one truck) requiring extended times and additional manpower to get the water supply operational. Plus once we place our large diameter hose in the street the street is closed to all vehicular traffic – so having a hydrant at both the listed intersections would allow for additional apparatus to access the street should the need arise.

Trying to be proactive vs. reactive for our potential water supply needs

Robert G. Bates Jr.
Fire Alarm Superintendent
Nantucket Fire Department
508 228 2323 ext 5
rbates@fire.nantucket-ma.gov

---

**From:** Don [mailto:Don@brackeneng.com]
**Sent:** Wednesday, July 06, 2016 11:08 AM
**To:** Robert Bates; Holly Backus
**Cc:** Ed Pesce; Chris Pykosz
**Subject:** RE: Dimock ANR

Bob,

Here is a sketch of where the nearest hydrants are in reference to the intersection. One is 390' north and the next is 1130' south plus or minus.

I assume we should place the hydrant near the intersection of the proposed roads?

I am including Chris Pykosz in this train to get his thoughts as well.

Thanks,

Don Bracken, PE
President

Bracken Engineering, Inc.
49 Herring Pond Road
Buzzards Bay, MA 02532
(t) 508-833-0070
(f) 508-833-2282

19 Old South Road
Nantucket, MA 02584
(t) 508-325-0044

http://www.brackeneng.com

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---

**From:** Robert Bates [mailto:rbates@fire.nantucket-ma.gov]
**Sent:** Wednesday, July 06, 2016 8:18 AM
**To:** Don; Holly Backus
**Cc:** Ed Pesce
**Subject:** RE: Dimock ANR

Good Morning – found the plans this morning and have a question. I see no water main / hydrant in this subdivision all I see is storm drains. Our minimum needs would be a either hydrant at the intersection of Bartlett / Dimock (depending on existing Bartlett Rd Hydrant placement) or a hydrant at Dimock / Millie with an appropriately sized water main feeding it per Wannacomet specifications. Also I would like to see the next closest hydrant on Bartlett Rd for reference purposes.

Robert G. Bates Jr.
Fire Alarm Superintendent
Nantucket Fire Department
508 228 2323 ext 5
rbates@fire.nantucket-ma.gov

---

**From:** Don [mailto:Don@brackeneng.com]
**Sent:** Tuesday, July 05, 2016 9:05 PM
**To:** Holly Backus
**Cc:** Ed Pesce; Robert Bates
**Subject:** RE: Dimock ANR

Hi Bob,

I was just checking in to see if you have had a chance to review the plans we dropped off. We are trying to finalize this week if possible.

Thank you,

Don Bracken, PE
President

Bracken Engineering, Inc.

49 Herring Pond Road
Buzzards Bay, MA 02532
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**From:** Holly Backus [mailto:hbackus@nantucket-ma.gov]
**Sent:** Thursday, June 30, 2016 2:04 PM
**To:** Don <Don@brackeneng.com>
**Cc:** Ed Pesce <epesce@comcast.net>; Robert Bates <rbates@fire.nantucket-ma.gov>
**Subject:** RE: Dimock ANR

Hi Don,

Bob Bates with the Nantucket Fire Department would like to see a set of plans for review. He specifically would like to see hydrant placement, driveway placement etc. I have copied him on this email for convenience.

Thanks!

Holly E. Backus
Land Use Specialist
Town of Nantucket

---

**From:** Don [mailto:Don@brackeneng.com]
**Sent:** Thursday, June 30, 2016 10:54 AM
**To:** Holly Backus
**Cc:** Catherine Ancero
**Subject:** RE: Dimock ANR

Great thanks. If no info is in file I will see if I can meet with fire department next week.

Don Bracken, PE
President

Bracken Engineering, Inc.
49 Herring Pond Road
Buzzards Bay, MA 02532
(t) 508-833-0070
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**From:** Holly Backus [mailto:hbackus@nantucket-ma.gov]
**Sent:** Thursday, June 30, 2016 10:31 AM
**To:** Don
**Cc:** Catherine Ancero
**Subject:** RE: Dimock ANR

Hi Don,

I am not aware of the Fire Department signing off on this subdivision, however I can look into it and let you know.

Thanks!

Holly E. Backus
Land Use Specialist
Town of Nantucket

---

**From:** Don [mailto:Don@brackeneng.com]
**Sent:** Wednesday, June 29, 2016 4:01 PM
**To:** Holly Backus
**Subject:** RE: Dimock ANR

Holly,

I want to make sure I finish this and get the Fire Department to sign off. Do you know if there was any correspondence from them at all?

Don Bracken, PE
President

Bracken Engineering, Inc.
49 Herring Pond Road
Buzzards Bay, MA 02532
(t) 508-833-0070
(f) 508-833-2282

19 Old South Road
Nantucket, MA 02584

## Holly Backus

**From:** Don [Don@brackeneng.com]
**Sent:** Wednesday, June 08, 2016 6:17 PM
**To:** Ed Pesce; Zac
**Cc:** Holly Backus; Leslie Snell; Catherine Ancero
**Subject:** RE: Millie's Subdivision - Updated Review

**Follow Up Flag:** Follow up
**Flag Status:** Flagged

Ed,

I will check the dimensions on the turn around, I don't think we asked for a waiver, we should be able to adjust to meet it.

I would rely on the PB staff to see if any comments came in from the FD. If not, I can try to meet with someone over there on Friday.

The shared driveways were discussed with the Board and I believe they are satisfied with the easements we created.

I will be in touch, thanks.

Don Bracken, PE
President

Bracken Engineering, Inc.
49 Herring Pond Road
Buzzards Bay, MA 02532
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---

**From:** Ed Pesce [mailto:epesce@comcast.net]
**Sent:** Tuesday, June 07, 2016 9:46 PM
**To:** Don; Zac
**Cc:** 'Holly Backus'; 'Leslie Snell'; 'Catherine Ancero'
**Subject:** Millie's Subdivision - Updated Review

Hello Don & Zac,

See the attached draft report for Millie's Subdivision. As my letter states, you adequately addressed most of my previous comments. Can you please comment on the remaining items, and specifically tell me if you have any new information for the comments highlighted in YELLOW.

After I get your answers, I will finalize my letter and submit to the PB.

Thanks,

ED

---

***Edward L. Pesce, P.E., LEED® AP***
*Pesce Engineering & Associates, Inc.*
451 Raymond Road
Plymouth, MA 02360

Office: 508-743-9206
Fax: 508-743-0211
Cell: 508-333-7630
epesce@comcast.net

**PESCE ENGINEERING & ASSOCIATES, INC.**
**451 Raymond Road**
**Plymouth, MA 02360**
Phone: 508-743-9206 Fax: 508-743-0211
epesce@comcast.net

June 7, 2016

Nantucket Planning Board
Attn: Ms. Leslie Snell, AICP, LEED ® AP
Deputy Director, Planning & Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

RE: UPDATED Engineering Review of the proposed "**Millie's Subdivision"**

Dear Ms. Snell & Members of the Board:

Pesce Engineering & Associates, Inc. is pleased to provide you this updated engineering review of the proposed "Millie's Subdivision" Definitive Subdivision, located off Bartlett Road and shown as Parcel 100 on Assessor's Map 66, Nantucket, MA. As before, we have evaluated the plans for consistency with the Town's Zoning Bylaw and the Nantucket Rules and Regulations Governing the Subdivision of Land (SR&R).

We have reviewed the following new information to prepare this letter report:

- Letter from Bracken Engineering, Inc., to Andrew Vorce, Director, Nantucket Planning Board, Re: "Millie's Subdivision" Definitive Subdivision, dated may 17, 2016, with attached revised Stormwater Report.

- Revised Site Development Plans entitled "Definite Subdivision Plan Set "Millie's Subdivision, in Nantucket, Massachusetts," prepared by Bracken Engineering, Inc., 8 sheets, dated September 14, 2015, and revised May 16, 2016.

The applicant's engineer has made multiple revisions to the plans based on our previous engineering review comments of October 14, 2015, and comments received from the Board. These revisions adequately address most of our previous comments, however some comments have not been addressed in the revised design, or additional information has not been received to be evaluated.

**<u>Remaining Comments to be Addressed:</u>**

***General Comments***

2. *However we note that the proposed design dimensions of the dead-end turning "tees" do not fully comply with the dimensional requirements of the design shown on Plate No. 4 of the Subdivision Rules and Regulations (SR&R). This should be added to the list of waivers requested for consideration by the Board. Note: The proposed dimensions of 20' X 49' X 10' radii (vs. 30' X 50' X 15' radii in the SR&R) appear to provide adequate access for this subdivision.* Approved by the Board?

***Definitive Plans, Site Layout & Utilities***

1. *We recommend that the Nantucket Fire Dept. review these plans and provide comment to the Board on the adequacy of access and turnarounds for emergency vehicles.* Recived?

4. *We recommend that labels be added to the plans showing the required 25 ft. radii for the curb transition at Bartlett Road.* Note: The design currently shows a 15 ft. radius.

6. *We note that all but four of the proposed driveways are shown as joint driveways for 2 lots, straddling the affected lots. We recommend that the applicant discuss this with the Board, and decide if separate driveways serving only single lots is more appropriate.* Approved by the Board?

11. *We recommend that a sieve analysis specification be provided for the gravel base material shown for the subdivision roadway cross-sections on Sheet 7.* Note: The Road A, Road B, and Bike Path cross sections (on Sheet 7) currently show a note regarding a sieve analysis requirement prior to construction, to be submitted to the Town. However, no sieve design specification for this material is provided.

***Stormwater Management***

3. *We recommend that a Stormwater Operation & Maintenance Plan be provided for the subdivision, listing the periodic, seasonal & annual tasks to be performed to ensure the proper long-term performance of the stormwater management system. Additionally, we recommend that the O & M plan have a line for a name, date and signature by the owner(s). This will ensure that the owner/applicant (or Home Owners Association) understands that recommended maintenance & inspections are required.* Note: A new O & M manual has been provided, but no date or signature line for the owner has been included.

Thank you again for this opportunity to assist the Planning Board in their review of this project. As always, please call if you have any questions or comments.

Sincerely,

PESCE ENGINEERING & ASSOCIATES, INC.

Edward L. Pesce., P.E., LEED ® AP
Principal

cc: Don Bracken, Bracken Engineering, Inc.

**Main Office:**
49 Herring Pond Road
Buzzards Bay, MA 02532
Tel (508) 833-0070
Fax (508) 833-2282

BRACKEN ENGINEERING, INC.

**Nantucket Office:**
19 Old South Road
Nantucket, MA 02554
Tel (508) 325-0044

May 17, 2016

Andrew Vorce, Director
Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

Re: "Millies Subdivision" Definitive Subdivision
Donald E. Dimock
Assessor's Map 66 Parcel 100.

Dear Mr. Vorce:

Please find accompanying this letter the final mylar lotting plan and full set definitive subdivision plan for the above referenced project.

These plans have been revised to address engineering review comments per the definitive plan approval, Condition #3 and to address comments raised at the last hearing.

Also, please accept this letter as a request to extend the 6 month time frame to record legal documents in accordance with Condition #3 of the approval for another 3 months.

Should you have any questions regarding this project, please contact me at 508-325-0044.

Sincerely,

**Bracken Engineering, Inc.**

Donald F. Bracken, Jr., P.E.
President

cc: Donald E. Dimock
Edward Pesce

# DEFINITIVE SUBDIVISION PLAN SET
OF
# "MILLIE'S SUBDIVISION"
IN
# NANTUCKET, MASSACHUSETTS

## SEPTEMBER 14, 2015
## REVISED: MAY 16, 2016

**PROJECT NOTES:**

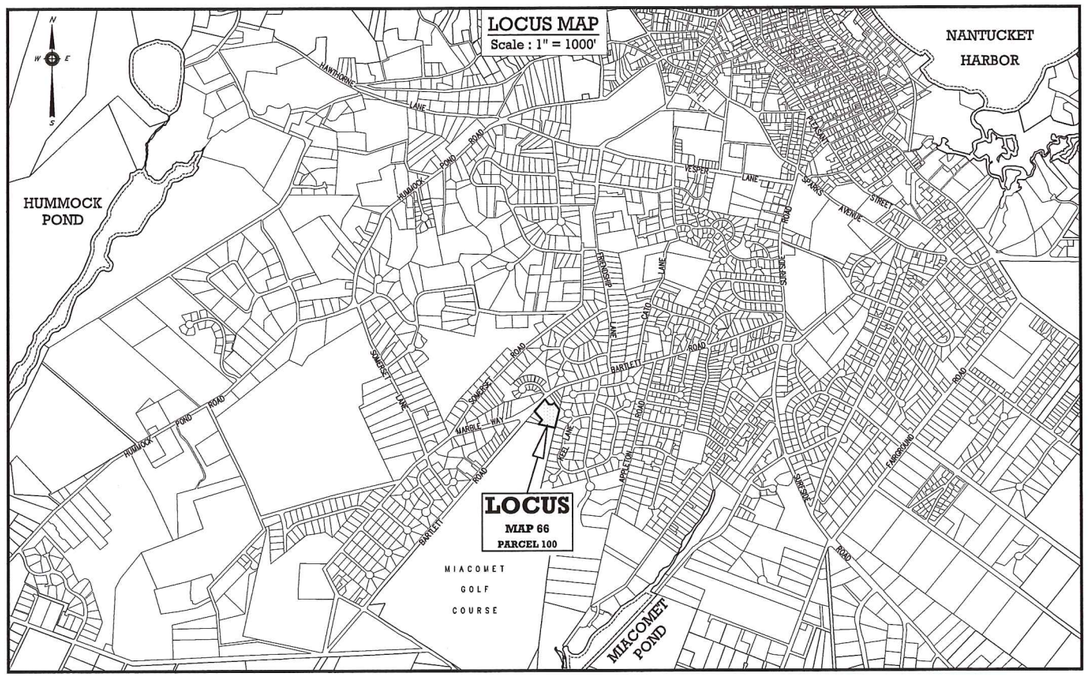
1. THE CONTRACTOR SHALL REPORT TO THE OWNER AND ENGINEER OF ANY SIGNIFICANT VARIATIONS IN EXISTING SITE CONDITIONS FROM THOSE SHOWN ON THESE PLANS. ANY PROPOSED REVISIONS TO THE WORK, IF REQUIRED BY THESE SITE CONDITIONS SHALL NOT BE UNDERTAKEN UNTIL REVIEWED AND APPROVED BY THE OWNER AND THE ENGINEER.
2. IN ORDER TO PROTECT THE PUBLIC SAFETY DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING AT ALL TIMES ALL NECESSARY SAFETY DEVICES AND PERSONNEL, WARNING LIGHTS, BARRICADES, AND POLICE OFFICERS.
3. THE CONTRACTOR SHALL REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEAN UP AND REMOVE LOOSE CONSTRUCTION DEBRIS BEFORE IT LEAVES THE SITE. ALL DEMOLITION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE SITE TO A LEGAL DUMP SITE. ALL TRUCKS LEAVING THE SITE SHALL BE COVERED.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTITUTE EROSION CONTROL MEASURES ON AN AS NECESSARY BASIS, SUCH THAT EXCESSIVE SOIL EROSION DOES NOT OCCUR. MEASURES SHALL INCLUDE HAY BALE DIKES AROUND DRAINAGE INLETS, MULCHING, AND PLANTING OF DISTURBED AREAS.
5. THE LOCATION OF UNDERGROUND UTILITIES AS REPRESENTED ON THESE PLANS IS BASED UPON PLANS AND INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES OR MUNICIPAL DEPARTMENTS SUPPLEMENTED BY FIELD IDENTIFICATION WHEREVER POSSIBLE. NO WARRANTY IS MADE AS TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UNDERGROUND UTILITIES ARE SHOWN. THE CONTRACTOR SHALL CONTACT DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-800-322-4844.
6. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO TAPPING INTO, CROSSING OR EXTENDING THEM. IF THE NEW WORK POSES A CONFLICT WITH EXISTING UTILITIES, THE ENGINEER SHALL BE NOTIFIED PRIOR TO THE CONTRACTOR CONTINUING.
7. THE WANNACOMET WATER DEPARTMENT SHALL BE NOTIFIED PRIOR TO ANY WORK ON THE WATER SYSTEM.
8. ALL AREAS TO BE PLANTED WITH GRASS SHALL BE TREATED WITH 100 POUNDS OF GROUND LIMESTONE PER 1000 S.F. OF AREA PLANTED. ALL AREAS TO BE PLANTED WITH GRASS SHALL BE FERTILIZED WITH 10-10-10 AT THE RATE OF 1,000 POUNDS PER ACRE OR AS REQUIRED BY SOIL TEST. 40% OF THE NITROGEN SHALL BE IN ORGANIC FORM.
9. ALL LANDSCAPED AREAS TO BE LOAMED & SEEDED UNLESS OTHERWISE NOTED.
10. UNLESS OTHERWISE SPECIFIED ALL WORK IS TO CONFORM TO THE LATEST MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS REGULATIONS.

**ZONING REQUIREMENTS**

DISTRICT : RC - 2

| | |
|---|---|
| MIN. LOT SIZE | 8,000 S.F. |
| FRONT YARD | 10' MIN. |
| SIDE YARD | 5' MIN. |
| REAR YARD | 5' MIN. |
| FRONTAGE | 40' MIN. |
| GROUND COVER RATIO | 50% MAX. |
| REGULARITY FACTOR (r) | >0.55 |

($r = 16A/p^2$)





CIVIL ENGINEER / LAND SURVEYOR:

BRACKEN ENGINEERING, INC.

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(Tel) 508.833.0070
(Fax) 508.833.2282

19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(Tel) 508.325.0044
www.brackeneng.com


OWNER/APPLICANT :

DONALD E. DIMOCK
#44 BARTLETT ROAD
NANTUCKET, MA 02554


| PAGE | DESCRIPTION |
|---|---|
| 1 | COVER SHEET |
| 2 | EXISTING CONDITIONS |
| 3 | LOTTING PLAN |
| 4 | EROSION CONTROL, DRAINAGE and SITE PREPARATION |
| 5 | LANDSCAPE PLAN and DETAILS |
| 6 | PLAN, PROFILE and UTILITIES |
| 7 | PLAN, PROFILE, UTILITIES and DETAILS |
| 8 | CONSTRUCTION DETAILS |


| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 5/16/16 | REVISE PER ENGINEERING REVIEW COMMENTS | RMM |

"I _____ , CLERK OF THE TOWN OF NANTUCKET HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE."

DATE _____ NANTUCKET TOWN CLERK _____

APPROVED BY THE NANTUCKET PLANNING BOARD

DATE APPROVED : _____

DATE ENDORSED : _____

FILE NUMBER : _____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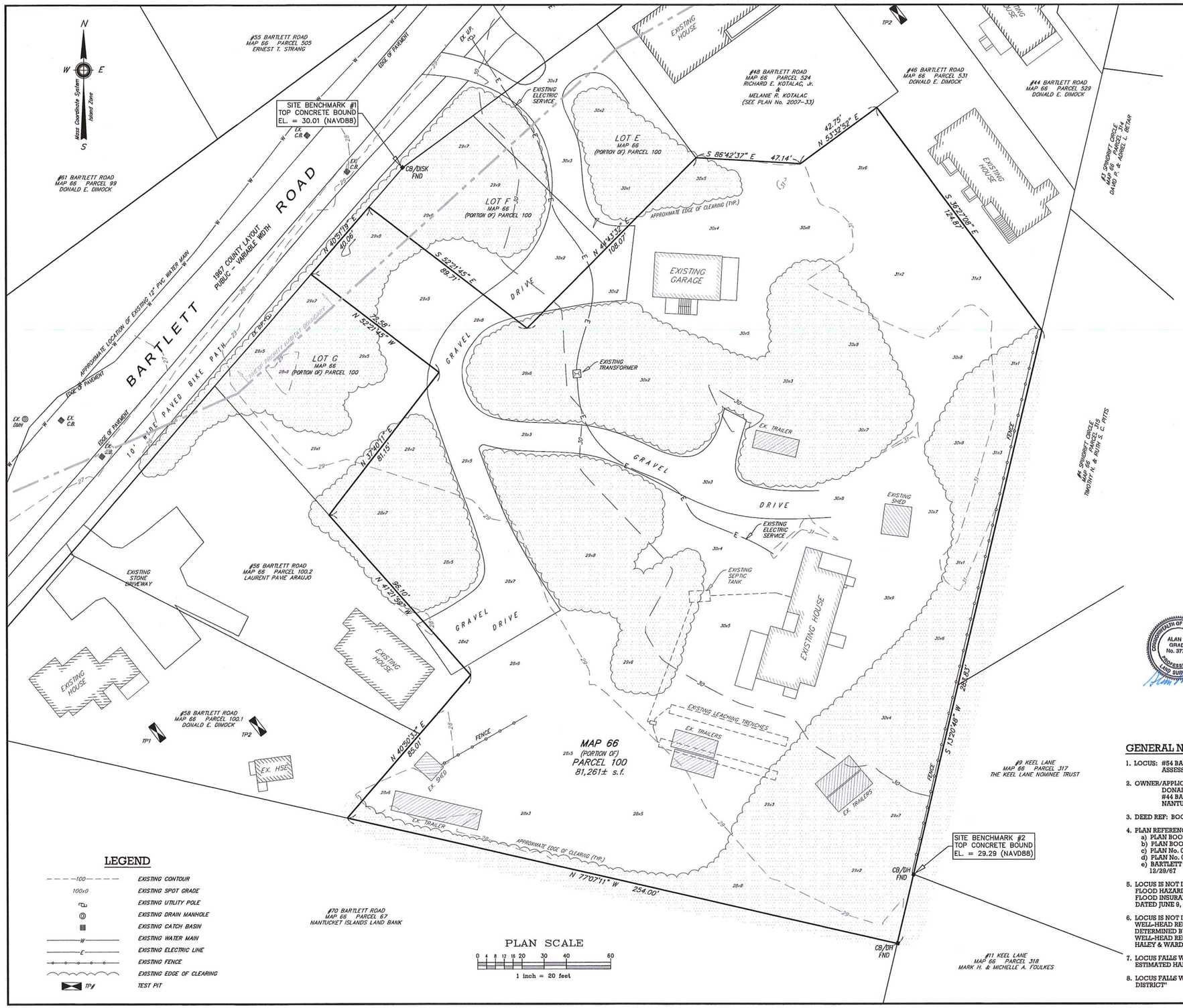
S:\Autocad Drawings\Nantucket\Bartlett Road\54 Bartlett-MAIN FORM A's\TS.dwg May 17, 2016 - 11:57am




## LEGEND

| | |
|---|---|
| 100 | EXISTING CONTOUR |
| 100x0 | EXISTING SPOT GRADE |
| | EXISTING UTILITY POLE |
| | EXISTING DRAIN MANHOLE |
| | EXISTING CATCH BASIN |
| W | EXISTING WATER MAIN |
| E | EXISTING ELECTRIC LINE |
| | EXISTING FENCE |
| | EXISTING EDGE OF CLEARING |
| TP# | TEST PIT |

### #46 BARTLETT ROAD

| TP NO. 1 | TP NO. 2 |
|---|---|
| GW. EL. NONE | GW. EL. NONE |
| 0" A SANDY LOAM | 0" A SANDY LOAM |
| 3" B SANDY LOAM V. FRIABLE | 3" B SANDY LOAM V. FRIABLE |
| 20" C MEDIUM-COARSE SAND LOOSE | 20" C MEDIUM-COARSE SAND LOOSE |
| 132" NO MOTTLES NO WATER | 126" NO MOTTLES NO WATER |

DATE PERFORMED: JULY 1, 2009
SOIL EVALUATOR: JAY M. McKINNON

### #58 BARTLETT ROAD

| TP NO. 1 | TP NO. 2 |
|---|---|
| GW. EL. NONE | GW. EL. NONE |
| 0" A SANDY LOAM | 0" A LOAMY SAND |
| 9" B SANDY LOAM V. FRIABLE | 8" B SANDY LOAM FRIABLE-FIRM 5-10% GRAVEL |
| 28" C1 MEDIUM-COARSE SAND FRIABLE-FIRM 5-10% GRAVEL | 36" C1 MEDIUM-COARSE SAND VERY FRIABLE 5-10% GRAVEL |
| 76" C2 MEDIUM-COARSE SAND LOOSE 5-10% GRAVEL | 82" C2 MEDIUM-COARSE SAND LOOSE 5-10% GRAVEL |
| 136" NO MOTTLES NO WATER | 144" NO MOTTLES NO WATER |

DATE PERFORMED: AUGUST 29, 2007
SOIL EVALUATOR: JAY M. McKINNON

SOIL LOGS SHOWN ARE TAKEN FROM NEIGHBORING PROJECTS LOCATED AT #46 and #58 BARTLETT ROAD. THESE SOIL LOGS ARE FOR PERMITTING PURPOSES ONLY. ACTUAL SOIL BORINGS IN THE STORMWATER MANAGEMENT AREAS ARE TO BE PREFORMED BY A LICENSED SOIL EVALUATOR PRIOR TO CONSTRUCTION TO CONFIRM SOIL CONDITIONS.

## SOIL LOGS

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 5/16/16 | REVISE PER ENGINEERING REVIEW COMMENTS | RMM |

COMMONWEALTH OF MASSACHUSETTS
ALAN M. GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR

## GENERAL NOTES:

1. LOCUS: #54 BARTLETT ROAD
   ASSESSORS MAP 66 PARCEL 100
2. OWNER/APPLICANT:
   DONALD E. DIMOCK
   #44 BARTLETT ROAD
   NANTUCKET, MA 02554
3. DEED REF: BOOK 146 PAGE 123
4. PLAN REFERENCES:
   a) PLAN BOOK 18 PAGE 122
   b) PLAN BOOK 22 PAGE 13
   c) PLAN No. 07-33
   d) PLAN No. 00-30
   e) BARTLETT ROAD COUNTY LAYOUT dated 12/29/67
5. LOCUS IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD ZONE AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP 25019C0088G, DATED JUNE 9, 2014.
6. LOCUS IS NOT LOCATED WITHIN A PROPOSED WELL-HEAD RECHARGE DISTRICT OVERLAY AS DETERMINED BY A PLAN ENTITLED "PUBLIC WELL-HEAD RECHARGE DISTRICT", prepared by HALEY & WARD dated DECEMBER of 1994.
7. LOCUS FALLS WITHIN AN NHESP PRIORITY & ESTIMATED HABITAT OF RARE WILDLIFE.
8. LOCUS FALLS WITHIN THE "TOWN OVERLAY DISTRICT"

# EXISTING CONDITIONS PLAN
OF
# "MILLIE'S SUBDIVISION"
## DEFINITIVE SUBDIVISION OF LAND
IN
## NANTUCKET, MA

Prepared For:
DONALD E. DIMOCK

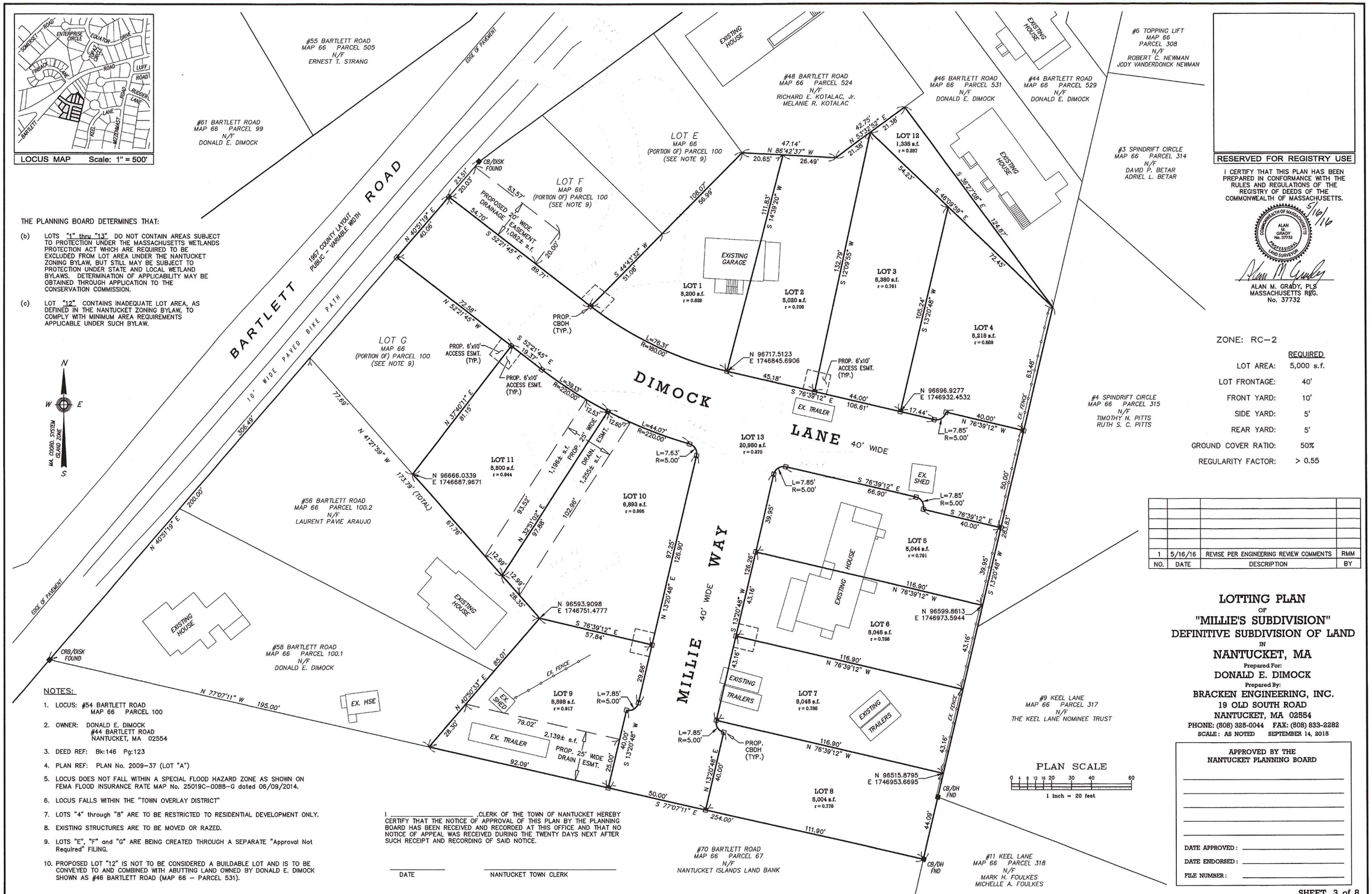
Prepared By:
BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
PHONE: (508) 325-0044 FAX: (508) 833-2282

SCALE: AS NOTED SEPTEMBER 14, 2015

APPROVED BY THE
NANTUCKET PLANNING BOARD

DATE APPROVED:
DATE ENDORSED:
FILE NUMBER:

SHEET 2 of 8




THE PLANNING BOARD DETERMINES THAT:

(b) LOTS "1" thru "13" DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BYLAW, BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BYLAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

(c) LOT "12" CONTAINS INADEQUATE LOT AREA, AS DEFINED IN THE NANTUCKET ZONING BYLAW, TO COMPLY WITH MINIMUM AREA REQUIREMENTS APPLICABLE UNDER SUCH BYLAW.

NOTES:

1. LOCUS: #54 BARTLETT ROAD MAP 66 PARCEL 100
2. OWNER: DONALD E. DIMOCK #44 BARTLETT ROAD NANTUCKET, MA 02554
3. DEED REF: Bk:146 Pg:123
4. PLAN REF: PLAN No. 2009-37 (LOT "A")
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0088-G dated 06/09/2014.
6. LOCUS FALLS WITHIN THE "TOWN OVERLAY DISTRICT"
7. LOTS "4" through "8" ARE TO BE RESTRICTED TO RESIDENTIAL DEVELOPMENT ONLY.
8. EXISTING STRUCTURES ARE TO BE MOVED OR RAZED.
9. LOTS "E", "F" and "G" ARE BEING CREATED THROUGH A SEPARATE "Approval Not Required" FILING.
10. PROPOSED LOT "12" IS NOT TO BE CONSIDERED A BUILDABLE LOT AND IS TO BE CONVEYED TO AND COMBINED WITH ABUTTING LAND OWNED BY DONALD E. DIMOCK SHOWN AS #46 BARTLETT ROAD (MAP 66 – PARCEL 531).

I _____, CLERK OF THE TOWN OF NANTUCKET HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

_____ DATE

_____ NANTUCKET TOWN CLERK

RESERVED FOR REGISTRY USE

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

COMMONWEALTH OF MASSACHUSETTS ALAN M. GRADY No. 37732 PROFESSIONAL LAND SURVEYOR

5/16/16

ALAN M. GRADY, PLS
MASSACHUSETTS REG. No. 37732

ZONE: RC-2

| | REQUIRED |
|---|---|
| LOT AREA: | 5,000 s.f. |
| LOT FRONTAGE: | 40' |
| FRONT YARD: | 10' |
| SIDE YARD: | 5' |
| REAR YARD: | 5' |
| GROUND COVER RATIO: | 50% |
| REGULARITY FACTOR: | > 0.55 |

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 5/16/16 | REVISE PER ENGINEERING REVIEW COMMENTS | RMM |

# LOTTING PLAN OF "MILLIE'S SUBDIVISION" DEFINITIVE SUBDIVISION OF LAND IN NANTUCKET, MA

Prepared For:
DONALD E. DIMOCK

Prepared By:
BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
PHONE: (508) 328-0044 FAX: (508) 833-2282
SCALE: AS NOTED SEPTEMBER 14, 2015

PLAN SCALE
0 4 8 12 16 20 30 40 60
1 inch = 20 feet

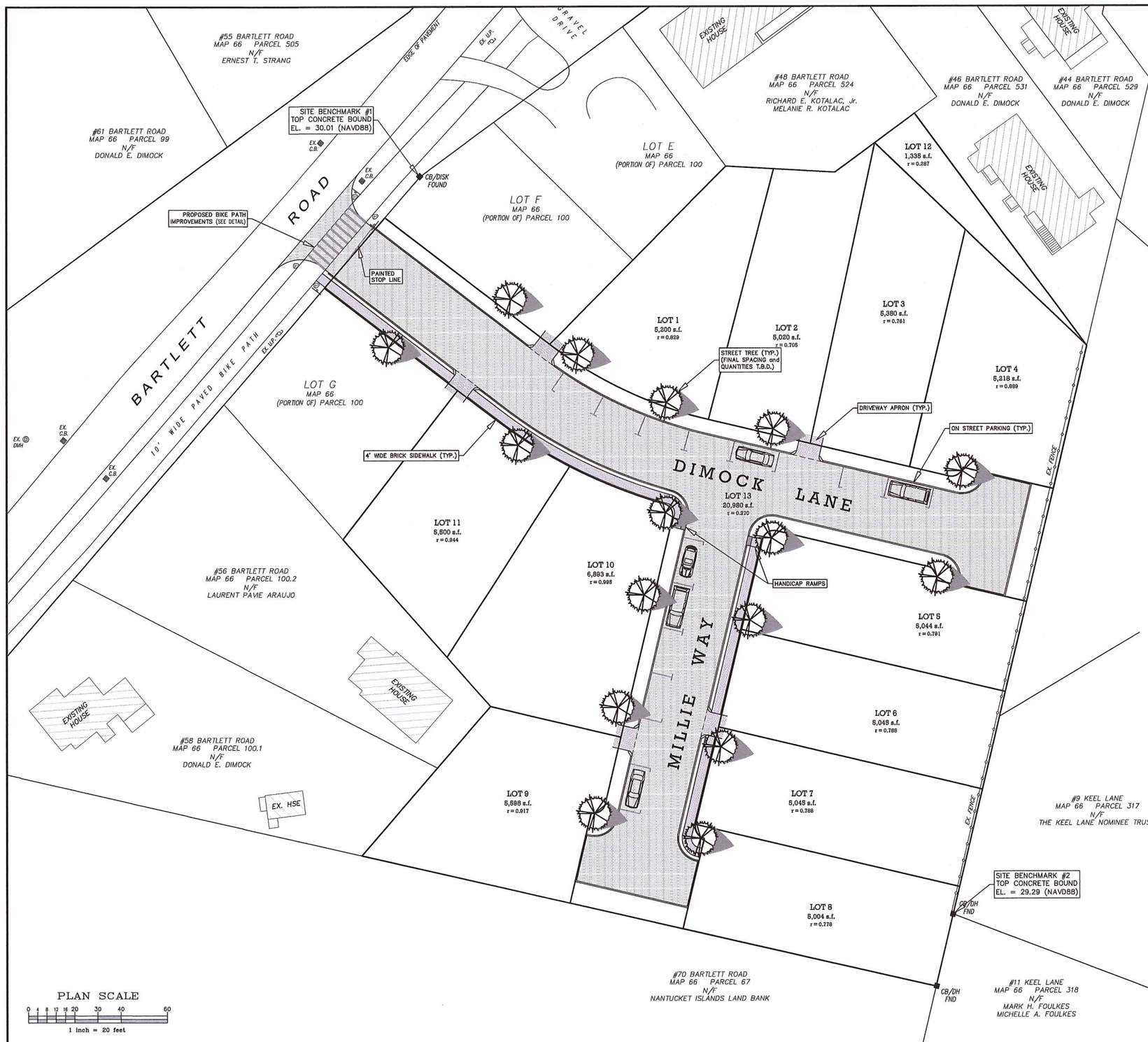
APPROVED BY THE NANTUCKET PLANNING BOARD

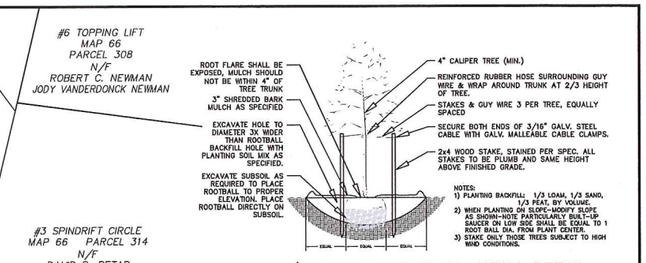
DATE APPROVED: _____

DATE ENDORSED: _____

FILE NUMBER: _____

SHEET 3 of 8




## DECIDUOUS/EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

| QUANITY | SPECIES (COMMON NAME) | SIZE | CONDITION |
|---|---|---|---|
| 8 | Gleditisia tricanthos<br>THRONLESS HONEYLOCUST | 4"–4½" cal. | BB |
| 8 | Robinia pseudoacacia<br>BLACK LOCUST | 4"–4½" cal. | BB |

NOTES:
STREET TREES MUST BE 4" CALIPER OR GREATER

TREES SPECIES MAY BE SUBSTITUTED AT THE DISCRETION OF THE PLANNING BOARD, HOMEOWNER and SITE CONTRACTOR. REFER TO RECOMMENDED TREE SPECIES FOR NEW PLANTINGS IN THE *RULES AND REGULATION GOVERNING THE SUBDIVISION OF LAND FOR NANTUCKET, MA.*

## PLANTING NOTES

1) THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN SIZES AND QUANTITIES SHOWN ON THE DRAWINGS.

2) ALL NEW AND EXISTING PLANT MATERIAL WITHIN THE LANDSCAPE LIMIT OF WORK LINE SHALL BE PRUNED AFTER PLANTING TO REMOVE ALL DEAD OR DAMAGED BRANCHES AND TO ENCOURAGE HEALTHY GROWTH. TREE WOUND DRESSING SHALL NOT BE USED ON ANY PLANTINGS. ALL NEW PLANTINGS SHALL BE WATERED FROM TIME OF DELIVERY UNTIL THE END OF THE GUARANTEE PERIOD.

3) ALL PAPER OR PLASTIC CONTAINERS, WIRE BASKETS, TWINE AND PLASTIC OR IRON FASTENERS AND ROPE SHALL BE REMOVED FROM PLANTS BEFORE SETTING IN PLANT PIT. CUT AND REMOVE TOP ONE THIRD OF BURLAP AND LACING AFTER SETTING PLANT IN PIT. TURN DOWN REMAINING BURLAP.

4) PLANT MATERIALS WITH WIRE BASKETS SHALL HAVE THE VISIBLE BASKET CUT AND REMOVED AFTER THE PLANT HAS BEEN LOCATED AND ACCURATELY SET IN PLANTING PIT AND PRIOR TO BACKFILLING.

5) ALL NEW ON-GRADE PLANTINGS SHALL HAVE AN EIGHTEEN INCH MINIMUM DEPTH OF LOAM (PLANTING SOIL), AS INDICATED ON THE DRAWINGS. ALL SEEDED AREAS SHALL HAVE SIX INCH DEPTH LOAM.

6) AREAS WHERE PLANTING OR SEEDING OCCURS ON EXISTING GRADED AREAS SHALL BE CLEARED, DISCED AND / OR FILLED AND SOIL AMENDED TO MEET THE RANGES AND MINIMUM REQUIREMENTS FOR LOAM BORROW.

7) PLANTED AREAS SHALL BE PITCHED IN THE DIRECTIONS SHOWN ON THE GRADING PLANS. IF NOT OTHERWISE SHOWN, PROPOSED PLANTED AREAS SHALL BE PITCHED IN A MINIMUM OF ONE AND A HALF (1-1/2 %) PERCENT TOWARDS A DRAIN INLET OR BASIN.

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 5/16/16 | REVISE PER ENGINEERING REVIEW COMMENTS | RMM |

# LANDSCAPE PLAN
OF
# "MILLIE'S SUBDIVISION"
# DEFINITIVE SUBDIVISION OF LAND
IN
# NANTUCKET, MA

Prepared For:
**DONALD E. DIMOCK**

Prepared By:
**BRACKEN ENGINEERING, INC.**
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
PHONE: (508) 325-0044 FAX: (508) 833-2282

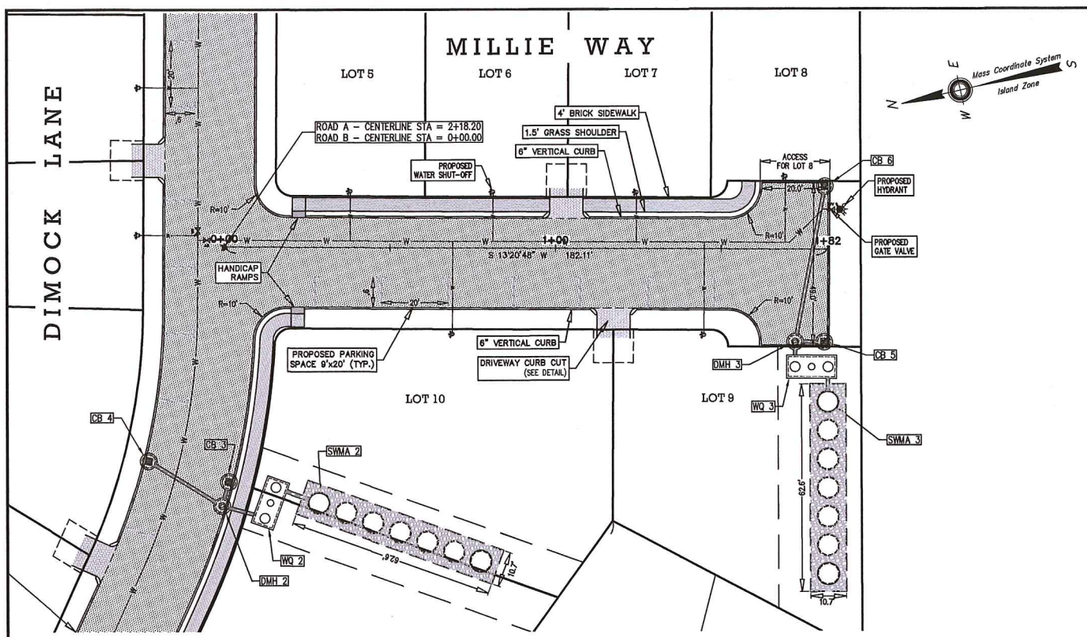
SCALE: AS NOTED SEPTEMBER 14, 2015

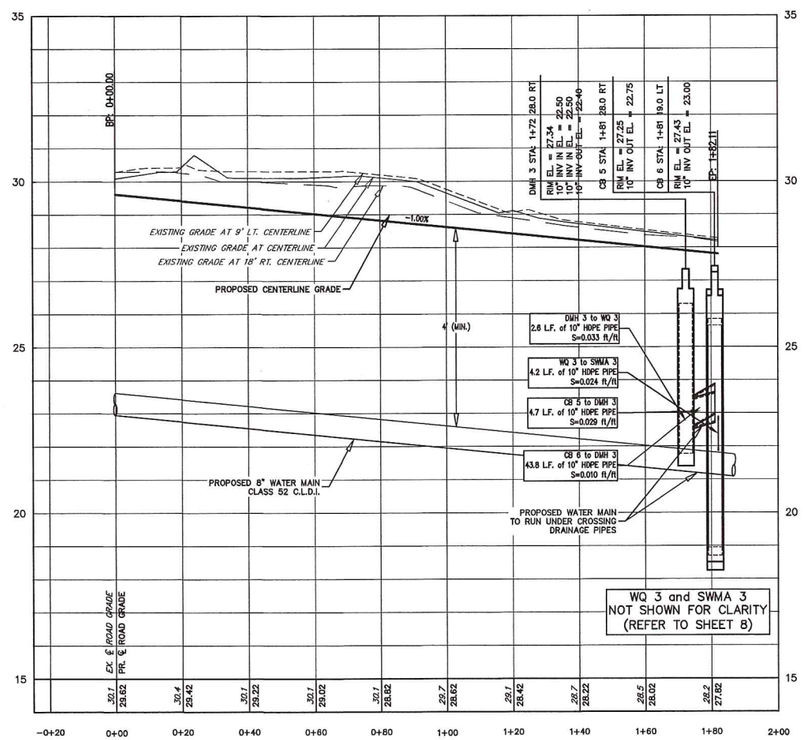
APPROVED BY THE
NANTUCKET PLANNING BOARD

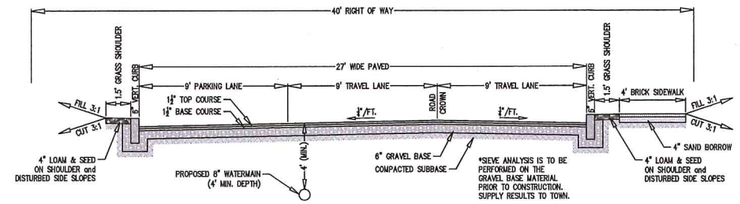
DATE APPROVED: _____

DATE ENDORSED: _____

FILE NUMBER: _____



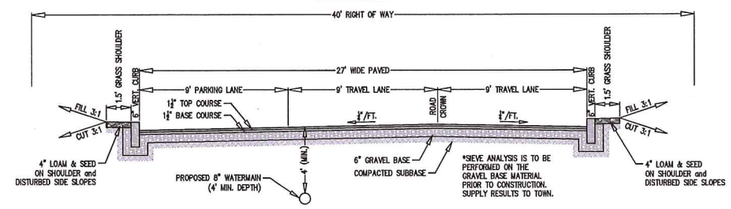




## ROAD "A" CROSS-SECTION

STA: 0+19.3 to 2+37.2

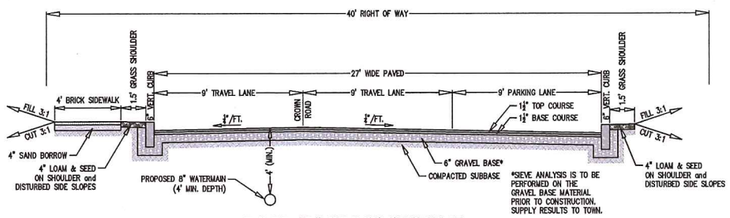
NOT TO SCALE




## ROAD "A" CROSS-SECTION

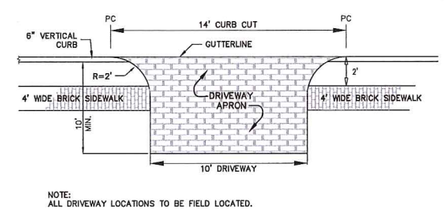
STA: 2+37.2 to 3+40.6

NOT TO SCALE




## ROAD "B" CROSS-SECTION

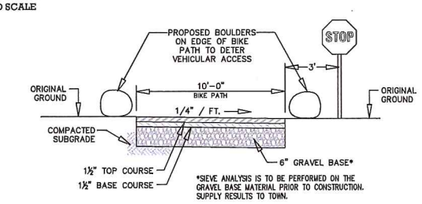
NOT TO SCALE




NOTE:
ALL DRIVEWAY LOCATIONS TO BE FIELD LOCATED.

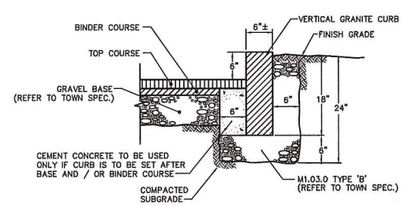
## DRIVEWAY ENTRANCE DETAIL

NOT TO SCALE



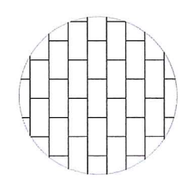

## TYPICAL BIKE PATH SECTION

NOT TO SCALE

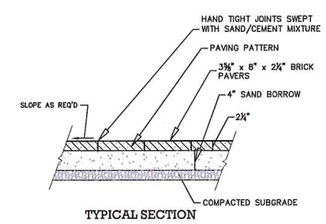



## VERTICAL GRANITE CURB

NOT TO SCALE



PAVING PATTERN




TYPICAL SECTION

## BRICK SIDEWALK PAVERS

NOT TO SCALE

## LEGEND

- PROPOSED DRAIN LINE
- EXISTING UTILITIES
- EXISTING OVERHEAD WIRES
- PROPOSED UNDERGROUND UTILITIES
- EXISTING WATER LINES
- PROPOSED WATER SERVICE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SEWER LINE
- PROPOSED LOW PRESSURE SEWER SYSTEM
- EXISTING HYDRANT
- PROPOSED HYDRANT
- PROPOSED SEWER MANHOLE
- EXISTING SEWER MANHOLE
- PROPOSED DRAIN MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED WATER VALVE
- PROPOSED WATER SHUT OFF

PROFILE SCALE
1 inch = 2 feet (vertical)

0 0.5 1 1.5 2 4 6

0 5 10 15 20 30 40 60

1 inch = 20 feet (horizontal)
PLAN SCALE

COMMONWEALTH OF MASSACHUSETTS
DONALD E. BRACKEN, JR.
CIVIL
No. 37071
REGISTERED PROFESSIONAL ENGINEER

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 5/16/16 | REVISE PER ENGINEERING REVIEW COMMENTS | RMM |

# MILLIE WAY
# PLAN, PROFILE & UTILITIES PLAN
OF
# "MILLIE'S SUBDIVISION"
# DEFINITIVE SUBDIVISION OF LAND
IN
# NANTUCKET, MA

Prepared For:
DONALD E. DIMOCK

Prepared By:
BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
PHONE: (508) 325-0044 FAX: (508) 833-2282

SCALE: AS NOTED SEPTEMBER 14, 2015

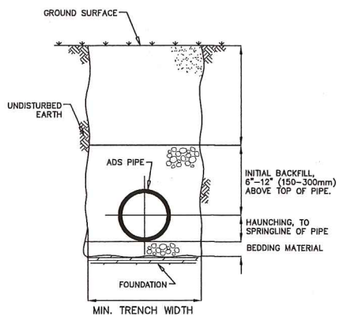
APPROVED BY THE
NANTUCKET PLANNING BOARD

DATE APPROVED:

DATE ENDORSED:

FILE NUMBER:

SHEET 7 of 8




## TYPICAL TRENCH CROSS-SECTION

NOT TO SCALE

NOTE TO THE ENGINEER: WHEN THIS DETAIL IS TO BE INCORPORATED INTO CONTRACT DOCUMENTS, PLEASE REFERENCE SECTION X–2, "RECOMMENDATIONS FOR INCORPORATION INTO CONTRACT DOCUMENTS" OF ASTM SPECIFICATION D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY–FLOW APPLICATIONS" SO THAT APPROPRIATE MODIFICATIONS CAN BE MADE TO ACCOMMODATE SITE SPECIFIC NEEDS.

NOTES:

1. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH A FOUNDATION OF CLASS I OR II MATERIAL AS DEFINED IN ASTM D2321, "STANDARD PRACTICE FOR INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY–FLOW APPLICATIONS," LATEST EDITION; AS AN ALTERNATIVE AND AT THE DISCRETION OF THE ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A WOVEN GEOTEXTILE FABRIC.
2. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

   UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"–24" (100–600mm) AND 42"–48"(1050–1200mm) CORRUGATED POLYETHYLENE PIPE (CPEP); 6" (150mm) FOR 30"–36" (750–900mm) CPEP.
3. HAUNCHING AND INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
4. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM TRENCH WIDTHS SHALL BE AS FOLLOWS:

| NOMINAL ø in (mm) | MIN. RECOMMENDED TRENCH WIDTH, in (mm) |
|---|---|
| 4 (100) | 21 (530) |
| 6 (150) | 23 (580) |
| 8 (200) | 25 (630) |
| 10 (250) | 28 (710) |
| 12 (300) | 31 (790) |
| 15 (375) | 34 (860) |
| 18 (450) | 39 (990) |
| 24 (600) | 48 (1220) |
| 30 (750) | 66 (1680) |
| 36 (900) | 78 (1980) |
| 42 (1050) | 83 (2110) |
| 48 (1200) | 89 (2260) |
| 60 (1500) | 102 (2590) |

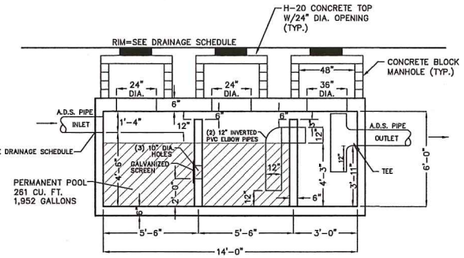
5. MINIMUM COVER: MINIMUM RECOMMENDED DEPTHS OF COVER FOR VARIOUS LIVE LOADING CONDITIONS ARE SUMMARIZED IN THE FOLLOWING TABLE. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TAKEN FROM THE TOP OF PIPE TO THE GROUND SURFACE.

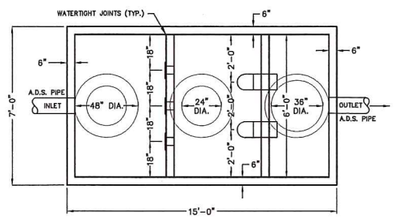
| SURFACE LIVE LOADING CONDITION | MINIMUM RECOMMENDED COVER, in (mm) |
|---|---|
| H25 (FLEXIBLE PAVEMENT) | 12 (300)* |
| H25 (RIGID PAVEMENT) | 12 (300) |
| E80 RAILWAY | 24 (610) |
| HEAVY CONSTRUCTION | 48 (1220) |

*TOP OF PIPE TO BOTTOM OF BITUMINOUS PAVEMENT SECTION

## A.D.S. PIPE INSTALLATION DETAIL

NOT TO SCALE




3,000 GALLON H–20 SEPTIC TANK

## 3 CHAMBER WATER QUALITY INLET

NOT TO SCALE

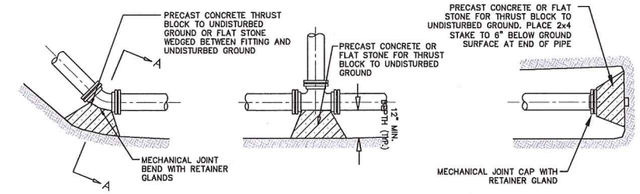
## DRAINAGE SCHEDULE

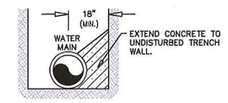
WQI 1
RIM.....27.2±
INV A (OUT:SWMA 1).....22.55
INV B (IN:DMH 1).....22.80

WQI 2
RIM.....29.3±
INV A (OUT:SWMA 2).....23.50
INV B (IN:DMH 2).....23.75

WQI 3
RIM.....28.2±
INV A (OUT:SWMA 3).....22.00
INV B (IN:DMH 3).....22.25

NOTE: RIMS WILL VARY WITH ROAD and FINAL GRADING CONDITIONS.




SECTION A-A

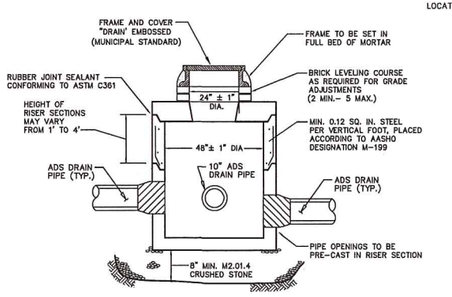
NOT TO SCALE

| PIPE DIA. | BENDS | | | | TEE |
|---|---|---|---|---|---|
| | 11.25 | 22.5 | 45 | 90 | |
| 6 | 1 | 1 | 1 | 2 | 1.5 |
| 10 | 1 | 1 | 2 | 4 | 4 |
| 12 | 1 | 2 | 3.5 | 6.5 | 5 |

THRUST BLOCK BEARING AREA (SF) (BASED UPON 100 psi WATER PRESSURE AND 3000 PSF BEARING LOAD CAPACITY)

## TYPICAL THRUST BLOCK DETAILS

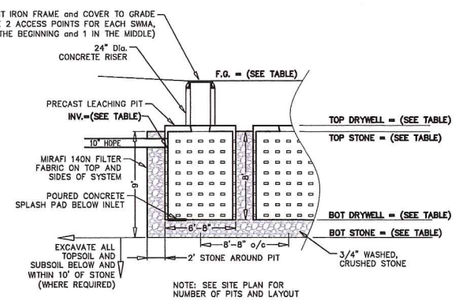
NOT TO SCALE




PRE-CAST TO CONFORM TO ASTM C478
9 FEET OR LESS IN DEPTH

## PRE-CAST CONCRETE DRAIN MANHOLE

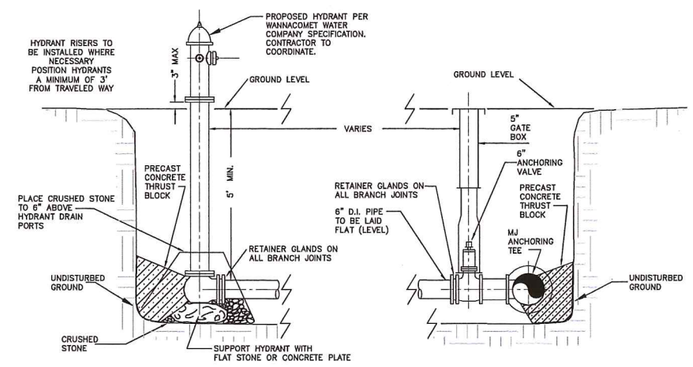
NOT TO SCALE




| SWMA | TOP DRYWELL | INLET PIPE INVERT | BOTTOM DRYWELL | BOTTOM STONE | TOP STONE | FINISHED GRADE | STONE BED DIMENSIONS | # OF DRYWELLS | DRYWELL SPACING | STONE AROUND |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 23.78 | 22.45 | 15.28 | 14.28 | 23.28 | 29.0± | 10.7'W x 45.4'L | 5 | 8'–8" o/c | 2' |
| 2 | 24.73 | 23.40 | 16.23 | 15.23 | 24.23 | 29.0± | 10.7'W x 62.7'L | 7 | 8'–8" o/c | 2' |
| 3 | 23.23 | 21.90 | 14.73 | 13.73 | 22.73 | 28.0± | 10.7'W x 62.7'L | 7 | 8'–8" o/c | 2' |

## STORMWATER MANAGEMENT AREA DETAIL

NOT TO SCALE

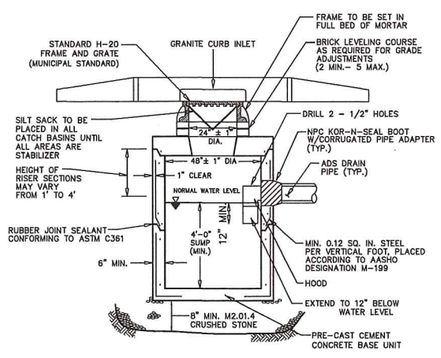



## TYPICAL HYDRANT ASSEMBLY INSTALLATION

NOT TO SCALE

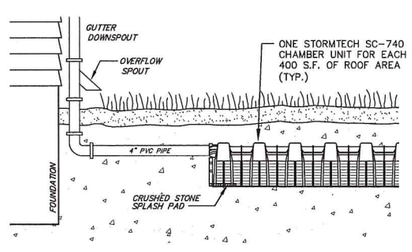
NOTES:

1. HYDRANTS ARE TO BE INSTALLED WITHIN THE ROADWAY RIGHT OF WAY.
2. ALL CONSTRUCTION TO COMPLY WITH THE WANNACOMET WATER COMPANY SPECIFICATIONS.
3. HYDRANTS TO BE CONSTRUCTED WITH REQUIRED ANCHOR TEE.



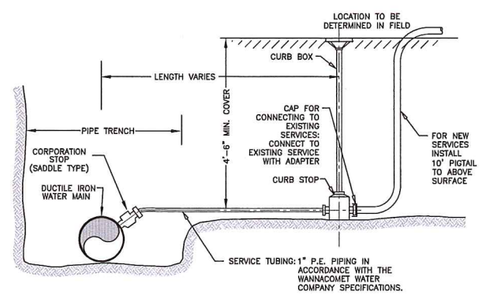

## PRE-CAST SHALLOW CONCRETE CATCH BASIN

NOT TO SCALE



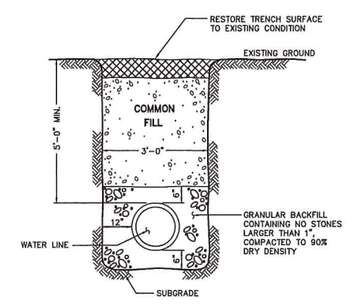

## ROOF STORMWATER SYSTEM

NOT TO SCALE




## TYPICAL SERVICE CONNECTION

NOT TO SCALE




## WATER MAIN TRENCH DETAIL

NOT TO SCALE

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 5/16/16 | REVISE PER ENGINEERING REVIEW COMMENTS | RMM |

# CONSTRUCTION DETAILS
OF
# "MILLIE'S SUBDIVISION"
## DEFINITIVE SUBDIVISION OF LAND
IN
## NANTUCKET, MA

Prepared For:
DONALD E. DIMOCK

Prepared By:
BRACKEN ENGINEERING, INC.
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
PHONE: (508) 325-0044 FAX: (508) 833-2282

SCALE: AS NOTED SEPTEMBER 14, 2015

APPROVED BY THE NANTUCKET PLANNING BOARD

DATE APPROVED :

DATE ENDORSED :

FILE NUMBER :

Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554
JAN 20 2016 PM3:06

# Nantucket Planning Board

**APPROVAL OF A DEFINITIVE SUBDIVISION PLAN (AR)**
**MILLIE'S SUBDIVISION**
**PLANNING BOARD FILE #7874**

Owner/Applicant: Donald E. Dimock

Property located off of Bartlett Road

Nantucket Registry of Deeds Book 146 / Page 123

Parcel 100 shown on Nantucket Tax Assessors Map 66

**November 19, 2015**

The applicant is proposing an Approval Required (AR) subdivision on a 1.9 acre parcel with frontage on Bartlett Road. There are a total of eleven (11) buildable lots in the subdivision, all of which meet or exceed the minimum lot size, frontage, and upland requirements. In addition, one lot (unbuildable) is planned to be a 40' roadway and Lot 12 (unbuildable) is planned to be conveyed and combined with abutting land owned by Donald E. Dimock shown as Map 66 Parcel 531. A maximum of eleven (11) buildable total lots may result from the proposal. Of these new lots, the applicant proposed five (5) new residential lots and six (6) new lots for mixed residential/commercial uses. The residential lots include Lot 4, Lot 5, Lot 6, Lot 7, and Lot 8. The mixed use residential /commercial lots include Lot 1, Lot 2, Lot 3, Lot 9, Lot, Lot 10, and Lot 11.

The proposed development includes the construction of two (2) roadways that will provide access and frontage to the lots within the subdivision. Dimock Lane will provide the primary access from Bartlett Road to the proposed Millie Way that a dead-end street within the subdivision. The specific proposal for each of these roads is as follows:

- Dimock Lane will be paved to twenty-seven (27) feet wide as shown on the proposed plans. The pavement width will increase to forty-nine (49) feet at the terminus to accommodate access to Lot 4 and Lot 5. The roadway will accommodate twelve (12) on-street parking spaces of nine (9) feet in width. Six (6) inch vertical granite curbing will be installed along the edge of the roadway and associated parking spaces. Dimock Lane will provide three (3) shared driveway accesses for lots within the subdivision. Dimock Lane will be approximately 341' in length;

- Millie Way will be paved to a width of twenty-seven (27) feet wide as shown on the proposed plans. The pavement width increase to forty-nine (49) feet at the terminus to accommodate access to Lot 8 and Lot 9. The roadway will accommodate five (5) on-street parking spaces of nine (9) feet in width. Six (6) inch vertical granite curbing will be installed along the edge of the roadway and associated parking spaces. Mille Way will provide two (3) shared driveway accesses for lots within the subdivision. Millie Way will be approximately 182' in length.

Stormwater runoff from the proposed roadway construction will be collected by deep sump catch basins, piped to drain manholes flowing to water quality inlet (WQI ) structures, which will discharge to subsurface storage and infiltration systems (leaching pits with crushed stone) designed to contain and infiltrate up to the twenty-five (25) year storm event.

All lots within the proposed subdivision will be serviced by municipal water. The site is within the Somerset Sewer Needs area as defined in the most recently adopted version of the Comprehensive Wastewater Management Plan, however, it is currently excluded from the Town Sewer District. The applicant has proposed a Warrant Article for the 2016 Annual Town Meeting to add the site to the Town Sewer District and it is anticipated that the Board of Selectmen will propose an article to include the entire Somerset Needs Area. The applicant has agreed that in the event the site is included within the Town Sewer District they will pursue a sewer connection. In the event that the site is not added to the Town Sewer District, on-site wastewater disposal systems will be proposed.

The Nantucket Planning Board at its November 19, 2015 meeting voted **5-0** to close the public hearing and voted **5-0** to **APPROVE** the Definitive Subdivision Plan (AR) for the subject property. The application for approval of this definitive subdivision plan was received by the Planning Board on September 14, 2015 and approval of the subdivision was based on the following documents:

- A letter from Bracken Engineering, Inc. dated September 14, 2015. This letter includes the requests for waivers from the "Rules and Regulations Governing the Subdivision of Land";
- Site Development Plans entitled "Millie's Subdivision" Definitive Subdivision in Nantucket, MA", sheets 1 through 8, prepared by Bracken Engineering, Inc., dated September 14, 2015;
- A document entitled "Supplemental Information" prepared by Bracken Engineering Inc., dated September 14, 2015;
- Engineering review reports from Pesce Engineering & Associates, Inc., engineering consultants for the Planning Board, dated October 14, 2015;
- An April 13, 2015 Preliminary Plan approval issued by the Planning Board;
- Representation and testimony received in connection with the public hearings held October 15, 2015 and November 19, 2015. Minutes of these meetings are on file with the Planning Board; and
- Other assorted documents (including correspondence from various Town departments) that are on file with the Planning Board.

Approval of the subdivision is granted conditionally upon the aforementioned documents, compliance with the Planning Board's *Rules and Regulations Governing the Subdivision of Land* (as amended through December 20, 1999), and on the following additional requirements and agreements:

1. That the applicant be granted the following waivers from the *Rules and Regulations Governing the Subdivision of Land*:

| | | |
|---|---|---|
| 4.03a(1) | Streets | Waiver Granted – the finished roadway width of eighteen (18) feet for the travel lanes is appropriate for the scale of this subdivision. The proposed road will have a 9' wide parallel parking lane on one side for a total width of twenty-seven (27) feet.; |
| 4.09 | Shoulders | Waiver Granted – to construct a 1.5' grassed shoulder on each side of roads rather than a four (4) foot shoulder. This waiver is requested to accommodate the parking lanes within the layout. This waiver is appropriate based on the roadway construction including vertical curbing. No pedestrian infrastructure will be affected. |
| 4.18 | Sidewalks | Waiver Granted – sidewalks for both sides of the road for the proposed roadways are unnecessary due to the scale and location of this subdivision. This waiver is required to provide on street parking and the limitation of the number of residential lots proposed for this subdivision. |
| 4.19 | Bicycle Paths | Waiver Granted – to not construct a full bicycle path. The Town bike path already exists along Bartlett Road in front of the development. |
| 4.20 | Street Lights | Waiver Granted – street lighting in this located would be inconsistent with the semi-rural landscape of the surrounding open space. |

2. That the interior roadway and associated infrastructure improvements shall not commence until the definitive plans have been endorsed by the Planning Board. The definitive plans shall be presented to the Planning Board within six (6) months of the date of this decision (November 19, 2015) and shall incorporate any changes required by Pesce Engineering & Associates ;

3. That recorded copies of all legal documents (Property Owners Association documents, Statement of Conditions, Grant of Right of Enforcement, Declaration of Restrictions and Easements for Access, Driveways, Utilities, and Drainage, and Covenant) shall be presented to the Planning Board prior to the release of any lot from the Covenant or within six (6) months from the date of this decision (November 19, 2015.)

   In the event that the following easements cannot be recorded within the timeframe described above, draft language shall be provided to the Planning Board:

   a. Easement(s) for future water and sewer line installation and maintenance. The applicant has agreed to pursue the installation of municipal sewer service to all the lots in the event the site is added to the Town Sewer District;
   b. Easement(s) for the common driveway access(s);
   c. Easement(s) allowing vehicular access for Lots G and F (future Approval Not Required (ANR) lots shown on the plan, but not part of the subdivision or this application) within the subdivision roadway;
   d. Easements(s) for the drainage areas located on Lots 9, 10, and 11.

   The Planning Board may grant extensions of this deadline without holding a public hearing;

4. That a Property Owners Association (POA) be established by the applicant, along with a Road Maintenance Endowment Fund for the maintenance of all required improvements to the interior roadway including the drainage structures, grading, utilities, crosswalk, etc.. The Association shall be initially endowed at $1000 per buildable lot ($10,000.00 total). This fund shall be administered by the POA with the Planning Board named as a third party enforcing agent. Proof of this endowment shall be provided prior to the release of the third lot from the covenant;

5. That the roadway layout for the interior roadway be transferred to the POA. Evidence of the conveyance shall be presented to the Planning Board prior to the release of any building lot from the covenant;

6. That there be a Maintenance plan of the street trees within the proposed subdivision that is administered by the POA;

7. That all lots within the subdivision be restricted to no further division. Minor lot line adjustments shall be permitted through the submission of an Approval Not Required (ANR) plan, however, no additional building lots shall be created;

8. That one (1) lot shall be released upon endorsement of the definitive plans. Other lots shall be released as infrastructure improvements are completed. At anytime, the applicant shall have the right to obtain release(s) of the lots from the covenant in return for a deposit of money or negotiable securities with the Planning Board sufficient, in the opinion of the Board, to secure performance of the construction of ways and the installation of municipal services required for lots in the subdivision shown on the plan as set forth in the covenant, and the Planning Board may require that the applicant specify the time within which such construction shall be completed, all in accordance with Section 2.06f(2) of Rules & Regulations Governing the Subdivision of Land, Nantucket Island, Massachusetts, as amended;

9. That Lot 13 shall be dedicated for roadway purposes and shall be unbuildable;

10. That crushed stone (2" minimum) tracking pad shall be installed at the entrance to the site from Bartlett Road during the construction period to remove construction debris from the tires of construction vehicles, as shown on the plans;

11. That all utilities shall be installed underground in accordance with the requirements of the respective utility;

12. That Planning Staff shall be notified prior to any clearing or roadway construction. A pre-construction meeting with Planning Staff and other town staff, the applicant, and applicable construction/engineering personnel will be required prior to the start of construction ;

13. That all required infrastructure improvements be completed within two (2) years from the date of definitive plan endorsement;

14. That the Planning Board may grant extensions of deadlines stated herein without holding a public hearing;

15. The failure or refusal of any Town board, commission, agency, or department, to accept any easement, gift, contribution, improvement, or the like, shall not affect the intent or findings of this decision, the applicant's ability to proceed under the other provisions of this decision, or the special permits and waivers granted in this decision.

SIGNATURE PAGE TO FOLLOW

**Record of Vote:**
On November 19, 2015 the Planning Board voted **4-0** to close the public hearing and to **APPROVE** this subdivision. The Board also voted **4-0** to **ENDORSE** this decision.

Barry G. Rector APPROVE

Linda F. Williams APPROVE

Nathaniel Lowell APPROVE

Joseph Mancklinger APPROVE

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS

December 24, 2015

On the 24th day of December, 2015, before me, the undersigned notary public, personally appeared Linda F. Williams, one of the above-named members of the Planning Board of Nantucket, Massachusetts, personally known to me to be the person whose name is signed on the preceding document, and acknowledged that he/she signed the foregoing instrument voluntarily for the purposes therein expressed.

Notary Public

October 9, 2020
My Commission Expires

DORIS C. STRANG
Notary Public
Massachusetts
Commission Expires Oct 9, 2020

#13-11 Previous Plan
Nantucket Sparks / Pleasant, LLC
51 Sparks Avenue & 109 Pleasant Street
Map 55 Parcel 266

SARAH F. ALGER, P.C.

ATTORNEYS AT LAW

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JOHN R. ALGER
1931–2007

June 29, 2016

**BY HAND DELIVERY**

Barry Rector, Chair
Nantucket Planning Board
Two Fairgrounds Road
Nantucket, Massachusetts 02554

Re: Planning Board File No. 13-11
Owner: Nantucket Sparks/Pleasant, LLC and White Plains Funding, LLC
Applicant: The Stop & Shop Supermarket Company LLC
Former Applicant: Atlantic Development
51 Sparks Avenue and 109 Pleasant Street
Assessor's Map 55,266
Nantucket, Massachusetts

Dear Mr. Rector:

As you know, the Major Commercial Development Special Permit in the above matter (the "MCD Special Permit") was issued on August 8, 2011 and registered with Nantucket Registry District on September 28, 2011 as Document No. 134,710.

Under Nantucket Zoning By-law §139-30.I, special permits "expire after two years from the date of issuance if a substantial use thereof has not commenced, except for good cause, or, in the case of construction, if construction has not begun by such date except for good cause."

In this case, the MCD Special Permit would have expired on August 8, 2013. Under the Massachusetts Permit Extension Act of 2012 (the "Act"), however, any permit in effect during the qualifying period of August 15, 2008 through August 15, 2012 is automatically extended for an additional four (4) years. Since the MCD Special Permit was in effect during the qualifying period of the Act, it is automatically extended for an additional four (4) years to August 8, 2017.

Conditions within the MCD Special Permit are likewise extended an additional four (4) years. There are two conditions in the MCD Special Permit that were both to be completed within six (6) months of the date of the MCD Special Permit or February 8, 2012, extended four (4) additional years by the Act to February 8, 2016. These conditions are as follows:

(a) Paragraph 1.1 requiring that the Applicant submit final plans within six (6) months from the date of the decision, including all engineering plans, landscaping plans, elevations, lighting plans, floor plans, etc.; and

(b) Paragraph 1.2 requiring that the Applicant submit an Approval Not Required (ANR) plan showing Sanford Road divided into parcels for taking purposes to establish a public road within six (6) months from the date of the decision.

At the December 14, 2015 meeting, the Board granted a six-month extension of these conditions to August 8, 2016. Since that time, we have been working to develop a plan for this property and have had conversations with Andrew Vorce and others, but we are not quite at a point where we are ready to proceed.

As a result, we are now requesting that both of these conditions be extended an additional one (1) year to August 8, 2017, so that they are co-terminus with the special permit itself.

Under Paragraph 3.5 of the MCD Special Permit such an extension may be granted by the Planning Board without a public hearing.

Please place this matter on the agenda for your July 11, 2016 agenda. If you have any questions or need anything further, please let me know.

Thank you for your attention to this matter.

Sincerely,

SFA/hjv

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Cert: 17084 Doc: SP
Registered: 09/28/2011 03:55 PM

# Nantucket Planning Board

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## MAJOR COMMERCIAL DEVELOPMENT SPECIAL PERMIT DECISION

## MID ISLAND SQUARE

August 8, 2011

Special Permit #13-11

Applicant: Atlantic Development

Owner: Christina Moore, Trustee of Pleasant Street Real Estate Trust

51 Sparks Avenue
Assessors Map 55 Parcel 266
Shown on Land Court Plan #35763-A at Certificate #17084

**General Description**
The Nantucket Planning Board, at public hearings on June 13, 2011, July 11, 2011, and August 8, 2011 considered the application of Atlantic Development Corporation for Major Site Plan Review (139-23) and Special Permits pursuant to the following sections of the Nantucket Zoning Bylaw: Residential Commercial District Uses (139-7); Major Commercial Development (139-11); Off Street Parking (139-18); Screening, Driveways and Lighting (139-19); and Driveway Access (139-20.1).

The site is located in the Residential Commercial (RC) district, the Mid-Island Overlay District (MIPOD), Neighborhood Employee Housing Overlay District (NEHOD), and the Public Wellhead Recharge Overlay District (PWR). It consists of approximately 120,247 square-feet (2.76 acres) of land with frontage on Sparks Avenue, Sanford Road, and Pleasant Street. Currently the site is vacant and is covered with natural vegetation. Abutting properties include the Nantucket Boys and Girls Club to the northwest, the Newtown Cemetery to the south across Sparks Avenue, a cluster of miscellaneous businesses including a restaurant, camera shop, and beauty salon to the southeast across Sanford Road, and Nantucket Bank to the north across Pleasant Street. This portion of the MIPOD begins to transition from predominantly commercial uses to a residential neighborhood.

**Proposal**
The applicant is proposing a mixed use development consisting of a supermarket, bank, retail uses, a bowling alley, and employee housing. Retail A Building will be located on the south side of the site along Sparks Avenue, Retail B Building will be located on the north side of the site along Pleasant Street, and the Bank will be located at the northeast corner of the site in the vicinity of Pleasant Street and Sanford Road. Each building will be configured as follows:

- Retail A Building ± 48,900 square feet
  - First floor will contain approximately 21,500 square feet of supermarket space, approximately 15,050 square feet (70%) of which will be devoted to retail sales and 6,450 square feet (30%) of which will be utilized for loading and backroom areas not open to the public;
  - Second floor will contain approximately 1,900 square feet of office space ancillary to the supermarket operation and an approximately 4,000 square feet employer dormitory for housing up to eighteen (18) persons
  - The lower level will contain approximately 21,500 square feet of storage space ancillary to the supermarket operation on the first floor
- Retail B Building ± 10,800 square feet
  - First floor will contain approximately 4,200 square feet of retail space
  - Second floor will contain approximately 2,400 square feet of residential space for two (2) employee dwelling units;
  - The lower level will contain approximately 4,200 square feet of recreational space for a bowling alley containing six (6) lanes.
- Bank ± 9,000 square feet
  - First floor will contain approximately 3,000 square feet of commercial space for banking service
  - Second floor will contain approximately 3,000 square feet of office space ancillary to the banking service on the first floor
  - Basement will contain approximately 3,000 square feet of storage space ancillary to the banking service on the first floor

*Access*

Two (2) primary driveways will provide access to the site for general vehicular use, including customers and residents of the on-site dwelling units. An entrance and exit will be provided from Pleasant Street and from Sanford Road. Due to the existing truck routes (as marked by signs), delivery vehicles for the supermarket will enter the site through a restricted driveway access off Sparks Avenue. This access will lead directly to two (2) loading bays and the trash compactor for the supermarket. Delivery vehicles for commercial uses within Retail B Building and the Bank will likely be smaller in size and may not be limited to the truck route. No loading bays have been designated for those structures.

Pedestrian access to the site will be available via the proposed sidewalks surrounding the site. The applicant is proposing to construct an eight (8) foot wide asphalt multi-use path along the entire length of Sanford Road and along Sparks Avenue from Sanford Road to a point approximately three hundred (300) feet west of the site in front of the Nantucket Boys and Girls Club. A five (5) foot wide brick sidewalk is proposed along the Pleasant Street frontage of the site.

*Parking*

The chart below illustrates the parking spaces required as defined in section 139-18 of the Zoning Bylaw.

| Parking Requirements for Mid-Island Square | | |
|---|---|---|
| Use of the Site | Parking Requirement | Parking Spaces Required |
| **Retail A Building** | | |
| Retail (supermarket) | 1/200 sq. ft. | 21,500/200 = 108 |
| Ancillary Office | 1/200 sq. ft. | 1,900/200 = 10 |
| Storage | n/a | 0 |
| Employees | 1/3 peak shift employees | 24/3 = 8 |
| Employee Dormitory | 2+.5 for each occupant over 2 | 2+(.5 x 16) = 10 |
| **Retail B Building** | | |
| Retail | 1/200 sq. ft. | 4,200/200 = 21 |
| Employees | 1/3 peak shift employees | 6/3 = 2 |
| Bowling Alley | 4/lane | 6 X 4 = 24 |
| Employees | 1/3 peak shift employees | 3/3 = 1 |
| Duplex | 0.75/bedroom | 4 x .75 = 3 |
| **Bank** | | |
| Bank Service | 1/200 sq. ft. | 6,000/200 = 30 |
| Storage | n/a | 0 |
| Employees | 1/3 peak shift employees | 6/3 = 2 |
| **Total Number of Required Spaces** | | **219** |

The Planning Board retained TetraTech to perform a peer review of the parking calculations for this site. TetraTech determined, based on parking rates observed at shopping centers throughout the country and reported in *Parking Generation* (published by the Institute of Transportation Engineers, 3rd edition, 2004) that the peak parking demand for the proposed uses (excluding the on-site dwelling units) is one hundred and fourteen (114) spaces, which is significantly less than the Zoning Bylaw requirement.

In previous decisions the Planning Board established parking credits so that an excessive amount of land dedicated to parking is not created. Some uses in the above table may be "double counted" based on the Zoning Bylaw requirement that each use be calculated separately. The Board determined that twenty-three (23) of the required spaces are the result of "double counting". The residents of the on-site dwelling units will be employees of the businesses located on the site and the ancillary office contained in the supermarket (Retail A Building) will be occupied by employees of the supermarket and will not be open to the general public. In addition, the applicant volunteered as a parking mitigation measure to limit on-site employee parking, including those employees residing on the site, to three (3) parking spaces per business between June 15 and September 15 of each year. Since most employees/residents will not be able to park on the site during the summer months, the applicant/owner/lessee will provide Nantucket Regional Transit Authority (NRTA) passes annually to each employee.

The applicant is providing one hundred and thirteen (113) on-site parking spaces, including ten (10) handicap spaces. It was important to the Planning Board that handicap parking spaces exceeding the minimum of five (5) required by the American's With Disabilities Act (ADA) be available on the site. This resulted in the loss of several parking spaces.

The Board notes that a principle of the MIPOD is to encourage shared parking and walking from one business to another. There are approximately eight hundred (800) parking spaces located within one thousand (1,000) feet of this site.

*Stormwater Drainage and Treatment Systems*
The project proposes to mitigate post development stormwater runoff through the use of subsurface infiltration systems designed for the one-hundred (100) year storm event. The runoff will be collected in deep-sump hooded catch basins which will be routed to a Stormceptor stormwater treatment unit. The stormwater will be discharged to a crushed stone and perforated pipe infiltration system. The roof area for Retail A Building will be collected and routed to a separate subsurface infiltration system.

The proposed design will result in a net reduction of runoff contributing to the surrounding public ways and will allow for safe recharge into the aquifer. All plans and calculations were reviewed by the engineering consultant for the Planning Board, Pesce Engineering & Associates, Inc. and were found to conform to all applicable standards and requirements. The project has also been reviewed by the Wannacomet Water Company, which issued a Certificate of Water Quality Compliance.

*Utilities*
The proposed structures will be served by municipal sewer and water systems. All other utilities providing service to the proposed structures will be located underground within the site in conformance with the requirements of the respective utility.

*Open Space*
Approximately 16% of the site is designated as open space, which is less than the minimum requirement of 30% for Major Commercial Developments. However, section 139-11G(3) of the Zoning Bylaw provides the Planning Board the flexibility of recognizing off-site improvements to meet the open space ratios if the off-site improvements provide "benefits to the community and neighborhood". The Board notes that extensive streetscape improvements, including dense landscaping around the periphery of the site, landscaped islands within the parking areas, landscaping around proposed structures, and a tree lined entrance off Pleasant Street, are proposed. Bricked seating areas within the site will be available for public use. Other off-site improvements include; expansion of the abutting Nantucket Boys and Girls Club field and construction of the brick sidewalks and shared use paths near the site. The applicant also agreed to plant street trees on the southwest side of Sparks Avenue in the vicinity of the site. The exact location of the trees will be determined by the Town of Nantucket Arborist, Planning Office staff, and other Town officials as necessary. In the event that Retail A Building is relocated further away from Sparks Avenue, some or all of these trees shall be planted between the structure and the sidewalk.

*Landscaping & Lighting*
The currently vacant site is covered with natural vegetation consisting mainly of brush and scattered grass areas. Once construction begins, the natural vegetation will be removed. The applicant submitted a detailed landscape plan which includes substantial plantings around perimeter of the site and within the site. Street trees will be added along the Sparks Avenue frontage, between the multi-use path and the travel lane. Dense shrubbery will be installed between the site and the Nantucket Boys and Girls Club. This landscaping will provide not only a visual buffer, but a safety buffer between the access to the loading bays and the Nantucket Boys and Girls Club parking area. Landscaping within the site will accent the structures and separate the parking areas into three (3) lots.

Outdoor lighting will be kept to a minimum and will include lamp post style pole mounted lighting in the parking areas and wall mounted lighting on the proposed structures. All lighting will be designed in accordance with Chapter 102 of the Nantucket Town Code.

**Basis of the Findings**
The Board's findings and decision refer to the following plans, letters, and reports submitted by the applicant:

- An application to the Planning Board for a Special Permit dated April 29, 2011 and received by the Town Clerk and the Planning Board on May 6, 2011;
- Plans entitled "Site Development Plans for Proposed Mid-Island Square" sheets 1-14, prepared by Bohler Engineering, Atlantic Development, Emeritus Development Ltd., Blackwell & Associates, Inc. and Martin McGowan/Miroslava Ahern Landscape Design Services, dated May 4, 2011 and revised through July 29, 2011. This approval is based on final plans to be modified in accordance with this decision;
- A document entitled "Project Development Report for Proposed Mid-Island Square" dated May 5, 2011;
- A document entitled "Stormwater Drainage Report for Proposed Mid-Island Square" prepared by Bohler Engineering, dated April 25, 2011 and revised through July 29, 2011;
- A document entitled "Mid-Island Square, 51 Sparks Avenue, Nantucket, MA, Traffic Analysis Memorandum" Part 1 of 2, prepared by Cullinan Engineering Co., Inc., dated May 2, 2011;
- A document entitled "Mid-Island Square, 51 Sparks Avenue, Nantucket, MA, Traffic Analysis Memorandum, Technical Appendices" Part 2 of 2, prepared by Cullinan Engineering Co., Inc., dated May 2, 2011;
- A letter responding to the TetraTech review letter dated July 28, 2011 from Lloyd G. Bristol II, P.E. dated July 6, 2011;
- An e-mail from D.J. MacKinnon, President, Atlantic Development Corporation, to Leslie Snell, Senior Planner, dated July 19, 2011;
- Letters from Bohler Engineering (representative for the applicant) dated July 1, 2011 and July 29, 2011;

Findings were also based upon the following:

- Staff Reports dated June 3, 2011, July 8, 2011, and August 4, 2011;
- Reports from Pesce Engineering & Associates, Inc., engineering consultants for the Planning Board, dated June 4, 2011 and July 7, 2011;
- Reports from TetraTech, transportation engineering consultants for the Planning Board, dated June 28, 2011 and July 27, 2011;
- An e-mail from Edward Maxwell, Deputy Fire Chief, to Andrew Vorce, Director of Planning, dated July 11, 2011;
- A Certificate of Water Quality Compliance issued by the Wannacomet Water Company dated July 8, 2011 and revised on August 5, 2011;
- Representation and testimony received in connection with the public hearings held June 13, 2011, July 11, 2011, and August 8, 2011. Minutes of each meeting are on file with the Planning Office and the Town Clerk;
- Other assorted documents, including a letter of support from the Nantucket Boys and Girls Club dated June 20, 2011, are on file with the Planning Board.

**Findings**

Based on review of this application in accordance with the Nantucket Zoning Bylaw, plans and other materials submitted by the applicant, and testimony received at the public hearings, the Planning Board finds that the following Major Site Plan review objectives have been satisfied :

- The proposal is consistent with the local bylaws of the Town of Nantucket and/or applicable provisions of the Massachusetts General Laws.
  - The site is been located in a commercial zoning district since 1972.
- Public amenities and abutting properties have been adequately protected by:
  - The proposed donation of a portion of the site to construct an approximately 10,000 square foot addition to the Nantucket Boys and Girls Club playing field. This donation removes lot area for commercial use from the site, and it is anticipated that it will be maintained for passive recreational use;

  - A vehicular connection to the Nantucket Boys and Girls Club site will alleviate congestion along Sparks Avenue during peak pick-up/drop-off times;
  - Construction of sidewalks and multi-use paths around the site;
  - Extensive landscaping and screening throughout the site, as well as around the periphery of the site;
  - An adequate provision of on-site parking and loading facilities;
  - The proposal includes a mitigation fund to compensate for any impacts to public roadways or facilities.
- Adequate protection of unique natural, scenic, or historic features of the site, and the minimization of the obstruction of scenic views have been provided:
  - The site is currently vacant and does not contain unique natural, scenic, historic features, or scenic views.
- The safety and convenience of pedestrian and vehicular movement within the site and in relation to rights-of-way and properties in proximity have been addressed by:
  - Access to the site for customers and residents is provided from Pleasant Street and Sanford Road. Access for delivery vehicles serving the supermarket will be from Sparks Avenue. To the extent practicable, the applicant has agreed to prohibit deliveries in trucks size WB-40 and greater between the hours of 11:00 AM and 4:00 PM to minimize potential vehicular and pedestrian conflicts between delivery vehicles, customers and residents;
  - An eight (8) foot asphalt shared use path will be constructed along the entire length of Sanford Road and along Sparks Avenue from Sanford Road to a point approximately three hundred (300) feet west of the site, in front of the Nantucket Boys and Girls Club;
  - A five (5) foot brick sidewalk will be constructed along the Pleasant Street frontage of the site;
  - The applicant has agreed to make a monetary contribution of $130,000.00 toward mitigation of off-site impacts;
  - A vehicular connection to the Nantucket Boys and Girls Club site will alleviate congestion along Sparks Avenue during peak pick-up/drop-off times.
- Adequate sewage and refuse disposal, and drainage of surface and subsurface water have been provided by:
  - The site will be connected to the municipal sewer system;
  - A trash compactor will be provided for the supermarket;
  - A dumpster location for Retail B Building is shown on the plans;
  - The project proposes to mitigate post development stormwater runoff through the use of subsurface infiltration systems designed for the one-hundred (100) year storm event. Pesce Engineering & Associates, Inc. reviewed the plans and confirmed that the post-development stormwater runoff will be contained on the site and will result in a net reduction of runoff contributing to the surrounding public ways.
- Adequate protection of the island's sole source aquifer is provided by:
  - The proposed design will allow for safe recharge into the aquifer;
  - The stormwater treatment system for the site will remove at least 80% of the total suspended solids (TSS);
  - The Wannacomet Water Company issued a Certificate of Water Quality Compliance.
- Protection of the public health and safety within and adjacent to flood hazard areas is not applicable. According to current FEMA maps, the site is not located within a flood zone;
- Off-street parking and loading are adequate:
  - The traffic and parking analysis peer review from TetraTech documented that based on ITE standards, the demand for parking based on the uses proposed can be accommodated by the number of parking spaces provided;
  - The applicant has agreed to limit on-site employee parking, including those employees residing on the site, to three (3) parking spaces per business between June 15 and September 15 of each year. ;
- Traffic and safety impacts upon public and private public rights-of-way have been minimized:

- Access to the site for customers and residents is provided from Pleasant Street and Sanford Road. Access for delivery vehicles serving the supermarket will be from Sparks Avenue. To the extent practicable, the applicant has agreed to prohibit deliveries in trucks size WB-40 and greater between the hours of 11:00 AM and 4:00 PM to minimize potential vehicular and pedestrian conflicts between delivery vehicles, customers and residents;
- An eight (8) foot asphalt shared use path will be constructed along the entire length of Sanford Road and along Sparks Avenue from Sanford Road to a point approximately three hundred (300) feet west of the site, in front of the Nantucket Boys and Girls Club;
- A five (5) foot brick sidewalk will be constructed along the Pleasant Street frontage of the site;
- The applicant has agreed to make a monetary contribution of $130,000.00 toward mitigation of off-site impacts;
- A vehicular connection to the Nantucket Boys and Girls Club site will alleviate congestion along Sparks Avenue during peak pick-up/drop-off times;
- Potential expansion of the right-of-way along Pleasant Street has been accommodated through granting of easements approximately nine (9) feet onto the property;

- The sewer and water supply systems are adequate.
  - The site will utilize connections to the municipal sewer and water systems.
- The project will not place excessive demands on Town services or infrastructure.
  - The Board finds no evidence that any public amenity will be adversely affected.

The Board also finds that the proposed project advances the following objectives of the MIPOD:

- Promotes consistency and quality in the planning and siting of the buildings, uses, and streetscape and public/private improvements:
  - The proposed structures are located close to the streets;
  - A five (5) foot brick sidewalk will be constructed between the façade of the Retail B Building and the vehicular travel lane;
  - An eight (8) foot asphalt shared use path will be constructed between the façade of the Bank and the Retail A Building and the vehicular travel lane;
  - The landscape plan indicates that significant landscaping will be installed both within the site and around the periphery;
  - The applicant agreed to plant ten (10) street trees on the southwest side of Sparks Avenue in the vicinity of the site. The exact location and species of the trees will be determined by the Town of Nantucket Arborist, Planning Office staff, and other Town officials as necessary. In the event that Retail A Building is relocated further away from Sparks Avenue, some or all of these trees shall be planted between the structure and the sidewalk;
  - The parking area, which is located in the center of the site between the proposed structures, will be screened from abutting properties and the public way by the structures, landscaping, and the grade of the site.
- To increase the supply of housing for year-round residents, especially in the Mid-Island Area
  - The proposal includes housing for up to twenty-eight (28) employees. The employee housing may be used on a year-round basis.
- Creates a pedestrian friendly environment:
  - A five (5) foot brick sidewalk will be constructed along the Pleasant Street frontage, which will increase the pedestrian infrastructure;
  - An eight (8) foot asphalt shared use path will be constructed along the entire length of Sanford Road and along Sparks Avenue from Sanford Road to a point approximately three hundred (300) feet west of the site, in front of the Nantucket Boys and Girls Club;
  - The applicant has agreed to grant easements to the Town/County of Nantucket to accommodate a multi-use path along the Sanford Road frontage of the site;
  - The applicant has agreed to grant easements to the Town/County of Nantucket to accommodate a sidewalk/shared use path along the Pleasant Street frontage of the site;

  - A majority of the newly created parking will be located to the rear of the structure, enhancing the streetscape along Pleasant Street and Sparks Avenue;
  - The applicant agreed to plant ten (10) street trees on the southwest side of Sparks Avenue in the vicinity of the site. The exact location of the trees will be determined by the Town of Nantucket Arborist, Planning Office staff, and other Town officials as necessary. In the event that Retail A Building is relocated further away from Sparks Avenue, some or all of these trees shall be planted between the structure and the sidewalk.
- Increases safety to pedestrians, bicyclists, and motorists and relieves traffic congestion:
  - Pedestrian infrastructure will be increased with the construction of the brick sidewalk and the multi-use path;
  - A vehicular connection to the Nantucket Boys and Girls Club site will alleviate congestion along Sparks Avenue during peak pick-up/drop-off times.
- Promotes economic vitality:
  - The proposed supermarket will provide residents and visitors with another grocery shopping option, which will promote competitive pricing and services;
  - New retail space is being created in a commercially zoned area, which has been identified through the MIPOD and the Master Plan as an area where commercial businesses should be encouraged;
  - The on-site dwelling units further establish the concept of mixed uses the MIPOD;
  - The proposed bowling alley within the basement of Retail B Building will provide a recreational opportunity within the Mid-Island that does not currently exist.

The Board also finds that the proposed project meets the intent of the MCD Guidelines as amended through July 29, 2002 and adopted by the Planning Board:

- "Put the Project's Best Face Forward": the Board finds that the project's "face" on Pleasant Street and Sparks Avenue are the priority for design purposes. The location of the buildings, their design, and the proposed landscaping are consistent with this standard. The Historic District Commission (HDC) will review the architecture of these structures;
- "Put Signage on Buildings": to be addressed by the HDC;
- "Use Open Space and Landscaping to Best Advantage": the Board finds that the proposed landscape plan effectively screens the parking areas and enhances the appearance of the site and the surrounding streets;
- "Break up Buildings: Small is Beautiful": the scale and the rendering of the buildings is generally consistent with the area and the Board defers architectural detail to the HDC;
- "Consolidate Access": the access is provided in a manner so that curb cuts are minimized, and parking circulation is adequate.

The Board also finds that although the proposed uses on the site are not in strict compliance with the vision articulated in the 2003 "Mid Island Area Plan," many of the fundamental recommendations are observed including:

- Buildings are placed at or near the street line to give a presence to the proposed buildings (page 24);
- Commercial space should be located on lower levels with housing above (page 21);
- Creation of pedestrian systems, including pedestrian crossings and plazas (page 19);
- Expansion of the Nantucket Boys and Girls Club playing field (page 25);
- Provision of green spaces or mini parks at key locations (page 26);
- Dedication of Sanford Road as a public way by acquiring the right-of-way (page 26);
- Expansion of bike racks (page 28).

The Board also finds that the proposed parking waiver of one hundred and six (106) spaces is in harmony with the general purposes and intent of the Zoning Bylaw and that the provision of the complete off-street parking requirement would have a significant and adverse effect on the scenic integrity of the neighborhood.

The current site configuration allows the parking to be screened from the street by structures located close to the street line and by dense landscaping around the periphery of the site.

**DECISION**

The Board's approval is based and conditioned upon compliance with the "General Description", "Proposal", and "Findings" as set forth in this decision, and as shown on the plans referenced herein. The Planning Board renders this decision based on compliance with the following sections of the Nantucket Zoning Bylaw: Residential Commercial (RC) zoning district (139-7); Major Commercial Development (139-11); Public Wellhead Recharge Overlay District (PWR) (139-12B); Neighborhood Employee Housing Overlay District (NEHOD) (129-12C); Mid-Island Planned Overlay District (MIPOD) (139-12G); Off-street Parking Requirements (139-18); Screening of Parking Areas and Lighting (139-19); Off-street Loading Facilities (139-20); Driveway Access (139-20.1), and Major Site Plan Review (139-23).

A motion was made, duly seconded, and adopted to **APPROVE** the requested special permits for a Major Commercial Development (MCD) within the Mid-Island Planned Overlay District (MIPOD), for a recreational use (bowling alley) in the RC district, and for the waivers listed below:

a. 139-11G — Open Space
Waiver Granted – from 30% required to 16% provided. Substantial landscaping improvements are proposed within and around the site. A dense buffer between the site and the only directly abutting property has been provided. The streetscape improvements, including the addition of street trees along Sparks Avenue and shrubbery along Sanford Road and Pleasant Street is more beneficial in this location that the preservation of open space.

b. 139-12G — Maximum Setback
Waiver PARTIALLY Granted – Retail B Building and the Bank were relocated away from the street to allow for a future expansion of the public right-of-way. Retail B Building will be set back approximately nine (9) feet from Pleasant Street and the Bank will be set back approximately eleven (11) feet from Pleasant Street. This waiver shall also apply to the relocation of structures as required by the HDC – see Conditions 1.6 and 2.4 of this decision;

c. 139-18B(2) — Parking Requirements
Waiver Granted – to waive 106 parking spaces. The applicant's transportation engineer and the consultant retained by the Planning Board have demonstrated that the parking provided will be adequate for the demand. In addition, a principle of the MIPOD is to encourage shared parking and walking from one business to another. There are approximately 800 parking spaces located within 1,000 feet of this site.

d. 139-19B — Screening Requirements – five (5) foot buffer
Waiver PARTIALLY Granted – the applicant has provided a five (5) foot buffer where possible. In some locations, the width of the planting strip has been reduced to accommodate pedestrian infrastructure.

e. 139-19E — Driveway Width
Waiver PARTIALLY Granted – for the entrance only driveway off of Sparks Avenue. The proposed

driveway width of eighteen (18) feet is necessary to accommodate large delivery vehicles.

f. 139-20.1B(1) Driveway Access

Waiver Granted – to allow four (4) driveway accesses on the site. A single driveway will be located off of Pleasant Street and Sparks Avenue. An exit only driveway to accommodate the bank drive-through and a primary access to the site will be located off of Sanford Road. The number of driveways on the site will positively impact traffic flow and will not be contrary to sound traffic or safety considerations on surrounding streets.

The approval is also subject to the following conditions:

1. Required Plan Modifications

1.1 That the applicant submit a final plans within six (6) months from the date of the decision (August 8, 2011) including all engineering plans, landscaping plans, elevations, lighting plans, floor plans, etc. The set shall be uniform and shall have the Planning Board stamp in the lower right hand corner. The plans shall address any outstanding engineering issues identified by Pesce Engineering & Associates, Inc. as well as the following:

1.1.1 That in the event a portion of the overall property has been conveyed to the Nantucket Boys and Girls Club as represented in the public hearing, the final plan required above shall eliminate that parcel and the registered deed shall be submitted to the Planning Board;

1.1.2 That in the event a portion of the overall property will be conveyed to the Nantucket Boys and Girls Club as represented in the public hearing after the final plan submission as required above, the plan shall depict the parcel to be conveyed and the registered deed shall be submitted to the Planning Board prior to the issuance of any Building Permits;

1.1.3 That in the event the transfer does not take in conformance with the two options above, the Planning Board shall reopen the public hearing

1.1.4 That a minimum of five (5) bike racks shall be located on the site. The location of said racks shall be indicated on the final set of site plans;

1.1.5 That the final plans shall include specific construction details for Sanford Road consistent with the Rules and Regulations Governing the Subdivision of Land. The plan for Sanford Road shall be reviewed by Pesce Engineering & Associates, Inc. and shall be inspected in accordance with the requirements of the Rules and Regulations Governing the Subdivision of Land

1.2 That the applicant shall create an Approval Not Required (ANR) plan at their expense showing Sanford Road divided into parcels for taking purposes to establish a public road. This plan shall be submitted to the Planning Board within six (6) months from the date of this decision (August 8, 2011).

1.3 That a plan showing the extent of all easements shall be submitted to the Planning Board prior to the issuance of any Certificates of Occupancy;

1.4 That a final as-built of all site improvements shall be submitted by the applicant and final site inspection shall be completed by the Planning Board prior to the issuance of the final Certificate of Occupancy.

Optional Plan Modifications

1.5 That the site may be divided into separate lots, however, any future lots shall be subject to this special permit. This decision shall be filed at the Nantucket Registry of Deeds against any and all future lots. The land subject to this special permit shall be treated as a whole (specifically for ground cover and setback purposes) and prior to the conveyance of any lot or portion of any structure into separate ownership cross-easements shall be executed to insure that access and parking is equally available to all property owners;

1.6 That the relocation or change in shape of any structure(s) as a result of HDC review shall not constitute a material change requiring a public hearing provided that:

- 1.6.1 the location of the structure(s) is within ten (10) feet of the proposed location as shown on the plans referenced in this decision;
- 1.6.2 the structure(s) is no closer to Pleasant Street than as shown on the plans referenced in this decision;
- 1.6.3 the number of parking spaces remains at 106;
- 1.6.4 minor changes to the site plan resulting from the relocation or change in shape of the structure(s) do not affect the intent or findings of this decision or the waivers granted in this decision.

2. Programmatic Issues

2.0 That to the extent practicable, the applicant has agreed to prohibit all deliveries in trucks size WB-40 and greater and all garbage removal between the hours of 11:00 a.m. and 4:00 p.m.;

2.1 That Sparks Avenue will be the primary access for delivery vehicles servicing the supermarket. Deliveries to the supermarket shall be limited to the loading zone located shown on the plans referenced in this decision;

2.2 That deliveries to Retail B Building and the Bank shall take place within the site. Delivery vehicles shall be prohibited from parking within the public way or within Sanford Road to make deliveries to any business located on the site;

2.3 That all employees of the businesses and residents of the dwelling units shall be issued Nantucket Regional Transit Authority (NRTA) vouchers free of charge prior to July 1 of any given year. The tenant/operator of the businesses shall purchase the NRTA passes, however, it shall ultimately be the responsibility of the property owner to ensure that NRTA passes are purchased. The Planning Board may request verification of the number of employees/residents at any time;

2.4 That the relocation or change in shape of any structure(s) as a result of HDC review shall not constitute a material change requiring a public hearing provided that:

- 2.4.1 the location of the structure(s) is within ten (10) feet of the proposed location as shown on the plans referenced in this decision;
- 2.4.2 the structure(s) is no closer to Pleasant Street than as shown on the plans referenced in this decision;
- 2.4.3 the number of parking spaces remains at 106;
- 2.4.4 minor changes to the site plan resulting from the relocation or change in shape of the structure(s) do not affect the intent or findings of this decision or the waivers granted in this decision.

2.5 That the drainage systems (when completed) shall be maintained in accordance with the "Long Term Stormwater System Operation and Maintenance Plan" contained

within the document entitled "Stormwater Drainage Report for Proposed Mid-Island Square" prepared by Bohler Engineering, dated April 25, 2011 and revised through July 29, 2011. This document shall be signed by the owner of the property and submitted to the Planning Board within six (6) months from the date of this decision (August 8, 2011);

2.6 That the applicant agreed to plant ten (10) street trees on the southwest side of Sparks Avenue in the vicinity of the site. The exact location of the trees will be determined by the Town of Nantucket Arborist, Planning Office staff, and other Town officials as necessary. In the event that Retail A Building is relocated further away from Sparks Avenue, some or all of these trees shall be planted between the structure and the sidewalk;

2.7 That all landscaping, benches, bike racks, fencing, and other amenities shall be subject to replacement with like-kind and shall be maintained in accordance with the approved landscape plan for as long as the special permit remains in effect, including those within the public right-of-way. At the discretion of the Planning Board, minor changes of plant species and materials may be allowed without a public hearing;

2.8 That all landscaping located within fifteen (15) feet of an intersection (either street to street to driveway to street) shall be maintained at a height of no greater than three (3) feet to ensure adequate sight distance;

2.9 That all pavement markings within the site shall be re-painted on an annual basis between May 1 and June 1 of each year.

3.0 Administrative

3.1 That prior to the issuance of any Building Permits, a pre-construction meeting shall take place at the site which shall include, at a minimum, the following: Planning Board staff, consulting engineers for the Planning Board, the contractor, the applicant or their representative, engineers for the applicant, utility company representatives, and staff from other Town departments;

3.2 That a construction management plan shall be submitted to the Planning Board prior to any site clearance and prior to the issuance of any Building Permits;

3.3 That the project construction and completion shall be permitted in phases as shown on sheet 9 of 14 of the plans entitled "Site Development Plans for Proposed Mid-Island Square" sheets 1-14, prepared by Bohler Engineering, Atlantic Development, Emeritus Development Ltd., Blackwell & Associates, Inc. and Martin McGowan/Miroslava Ahern Landscape Design Services, dated May 4, 2011 and revised through July 29, 2011. The expansion of the Nantucket Boys and Girls Club playing field may be completed as a separate phase prior to the construction of Phase I, or at any time;

3.4 That in accordance with the phasing plan in Condition 3.3 above, Certificates of Occupancy for the commercial uses in each structure shall not be issued until the employee housing units within the same structure are also eligible for a Certificate of Occupancy. This condition may be modified by the Planning Board without holding a public hearing.

3.5 That any deadlines for the submission of plans, documents, funds, etc. may be extended by a majority vote of the Board without holding a public hearing.

4.0 Easements/Right-of-Way

4.1 That the applicant has agreed to grant to the County/Town of Nantucket the fee interest of Sanford Road and a sidewalk easement along Sanford Road and Pleasant Street. Said easement shall be filed with the Registry of Deeds and a copy shall be presented to the Planning Board prior to the issuance of any Certificates of Occupancy or within five (5) years from the date of the decision (August 8, 2011);

4.2 That the applicant has agreed to grant to the Town/County of Nantucket an

easement to allow for public use of the seating areas within the site. Said easement shall be filed with the Registry of Deeds and a copy shall be presented to the Planning Board prior to the issuance of any Certificates of Occupancy for the particular phase in which the seating area is located;

4.3 That the applicant has agreed to grant to the Nantucket Boys and Girls Club an easement for a secondary access through the site to the Nantucket Boys and Girls Club property. Said easement shall be filed with the Registry of Deeds and a copy shall be presented to the Planning Board prior to the issuance of a Certificate of Occupancy for Phase II

4.4 That the applicant has agreed to grant ten (10) foot wide easements to Wannacomet Water Company for access to the water main and fire hydrants. These easements shall be accepted by the Wannacomet Water Company and filed at the Nantucket Registry of Deeds prior to the issuance of any Certificate of Occupancy. Upon grant of the easements, Wannacomet Water Company will be responsible for maintenance and repair of the water main and fire hydrants. The developer will continue to be responsible for the domestic and fire service lines for each structure.

5.0 Parking and Traffic

5.1 That the applicant has agreed to construct a five (5) foot wide brick sidewalk along the Pleasant Street frontage of the site. This work shall be completed prior to the issuance of any Certificates of Occupancy for structures abutting that section of sidewalk;

5.2 That the applicant has agreed to construct an eight (8) foot wide asphalt multi-use path beginning at the corner of Sanford Road and Pleasant Street and extending along Sanford Road and Sparks Avenue to a point approximately three hundred (300) feet west of the site (in front of the Nantucket Boys and Girls Club). This work shall be completed prior to the issuance of any Certificates of Occupancy for Phase II;

5.3 That the applicant has agreed make a monetary contribution to assist in the mitigation of any off-site traffic or pedestrian impacts. Prior to the issuance of a Building Permit for each phase, the applicant has agreed to the following contribution:

5.3.1 Phase 1 (10% of total project) $13,000.00
5.3.2 Phase 2 (75% of total project) $97,500.00
5.3.3 Phase 3 (15% of total project) $19,500.00

This funding shall be expended at the sole discretion of the Planning Board for studies, infrastructure improvements, and other expenses for projects within a one-mile radius of the site;

5.4 That on-site employee parking, including those employees residing on the site, shall be limited to three (3) parking spaces per business between June 15 and September 15 of each year;

5.5 That if at any time the Planning Board determines (through written complaints, etc.) that the parking provided is inadequate for the uses included in the MCD, it may re-open the public hearing and the Board may modify its approval by placing further limitations on the use of the facility by adding or modifying conditions as reasonably determined by the Planning Board;

5.6 That no parking areas shall be assigned for the exclusive use of any tenants of any structure;

5.7 That Retail B Building shall be limited to four (4) retail stores or office spaces;

6.0 Employee Housing

6.1 That housing for up to eighteen (18) persons, which may include employees and their spouse, domestic partner, or dependent(s), shall be permitted on the second floor of Building A. A covenant limiting the occupancy as described above and to

use by the commercial business within Retail A Building shall be filed with the Registry of Deeds and shall be provided to the Planning Board prior to the issuance of any Certificates of Occupancy for Retail A Building;

6.2 That two (2) employee dwelling units housing up to five (5) persons each shall be permitted on the second floor of Retail B Building. These dwelling units shall be limited to employee (together with their spouse, domestic partner, or dependent(s)) use only. A covenant limiting the occupancy as described above and to use by the commercial business within Building A shall be filed with the Registry of Deeds and shall be provided to the Planning Board prior to the issuance of any Certificates of Occupancy for Retail B Building;

6.3 That the employees living on-site be prohibited from storing any materials (i.e. personal belongings) outdoors;

6.4 That the applicant shall submit a dormitory management plan. A sample is on file with the Planning Board.

**SIGNATURE PAGE TO FOLLOW**

**RECORD OF VOTE**

At the August 8, 2011 meeting, a motion was made and duly seconded to close the public hearing, the vote was 5-0 in favor. A motion was made and duly seconded to **APPROVE** this application and to **ENDORSE** this decision, the vote was 5-0 in favor.

Barry G. Rector APPROVED

Nathaniel Lowell APPROVED

Sylvia Howard APPROVED

Linda F. Williams APPROVED

John McLaughlin APPROVED

**COMMONWEALTH OF MASSACHUSETTS**

Nantucket, SS Aug. 16, 2011

On the 16th day of August, 2011, before me, the undersigned notary public,

personally appeared Sylvia Howard, one of the above-named members of the Planning Board of Nantucket, Massachusetts, personally known to me to be the person whose name is signed on the preceding document, and acknowledged that he/she signed the foregoing instrument voluntarily for the purposes therein expressed.

Notary Public Jeromette M. Hicks

JAN. 11, 2013
My Commission Expires

**I CERTIFY THAT** 20 DAYS HAVE ELAPSED **AFTER THE DECISION** WAS FILED IN THE **OFFICE OF THE TOWN CLERK**, AND THAT **NO APPEAL HAS BEEN FILED, PURSUANT** TO **GENERAL LAWS 40A, SECTION 11**

**TOWN CLERK**

ATTEST: A TRUE COPY

NANTUCKET TOWN CLERK

SEP 07 2011

DOC No: 00134710

NANTUCKET COUNTY LAND COURT

REGISTRY DISTRICT

** RECEIVED FOR REGISTRATION **

On: Sep 28,2011 at 03:55P

Document Fee: 75.00 Rec Total:$17,571.60

CERTIFICATE No: 17084

DOC No: 00134710

NANTUCKET COUNTY LAND COURT

REGISTRY DISTRICT

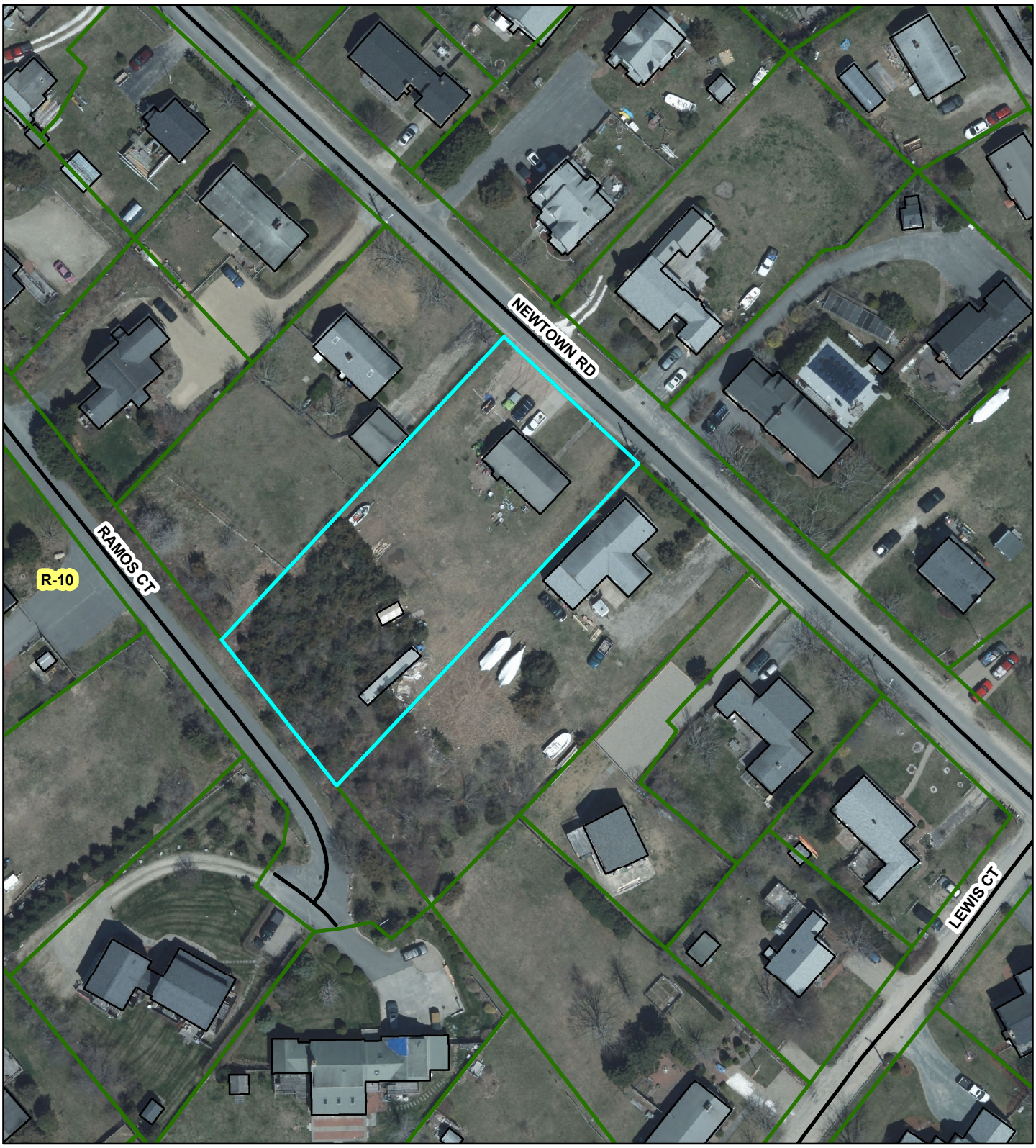
** RECEIVED FOR REGISTRATION **

On: Sep 28,2011 at 03:55P

Document Fee: 75.00 Rec Total:$17,571.60

CERTIFICATE No: 17084

#7904 Newtown Court Subdivision
#56-15 Secondary Residential Lot Special Permit
Map 55 Parcel 212
~~Clarification~~ endorse plans



**BLACKWELL & ASSOCIATES, INC.**
**Professional Land Surveyors**
20 Teasdale Circle
NANTUCKET, MASSACHUSETTS 02554

**FAX (508) 228-5292**
**(508) 228-9026**

# LETTER OF TRANSMITTAL

| | |
|---|---|
| DATE 7/5/16 | JOB NO. B8126 |
| ATTENTION CATHERINE OR HOLLY | |
| RE: | |
| DAVE FREDERICKS | |
| NEWTOWN COURT | |
| SP 56-15 | |
| REVISED PLAN | |

TO NANTUCKET PLANNING BD.
2 FAIRGROUNDS ROAD
NANTUCKET, MA 02554

BY HAND

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☒ ORIGINAL MYLAR.

| COPIES | DATE | NO. | DESCRIPTION |
|---|---|---|---|
| 1 | 7/5/16 | | REVISED PLAN – SHOWING LOT LINE ADJUSTMENTS. |
| | | | FOR LOTS: A-2, C-1 + C-2 |
| 2 | " | | 2 – FULL SIZE COPIES OF SAME |
| 1 | " | | 11X17 REDUCTION |
| | | | |
| | | | |
| | | | |
| | | | |

THESE ARE TRANSMITTED as checked below:

☒ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints

☐ For review and comment ☐ _____

☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

HOLLY / CATHERINE – ENCLOSED IS A REVISED / MODIFIED PLAN THAT MOVED LOT LINES BETWEEN LOTS A-2, C-1, + C-2 TO REMOVED AN ENCROACHMENT IS FOR THE AIR CONDITIONING UNIT ATTACHED TO THE STRUCTURE ON LOT A-2.

THE OWNER, DAVID FREDERICKS WILL BE BY YOUR OFFICE TO SUBMIT THE FILING FEE THAT YOU DEEM NECESSARY FOR THIS REVISION.

COPY TO D. FREDERICKS, W. GIFFORD, FILE
TOWN CLERK

SIGNED: LEO C. ASADOORIAN



*If enclosures are not as noted, kindly notify us at once.*

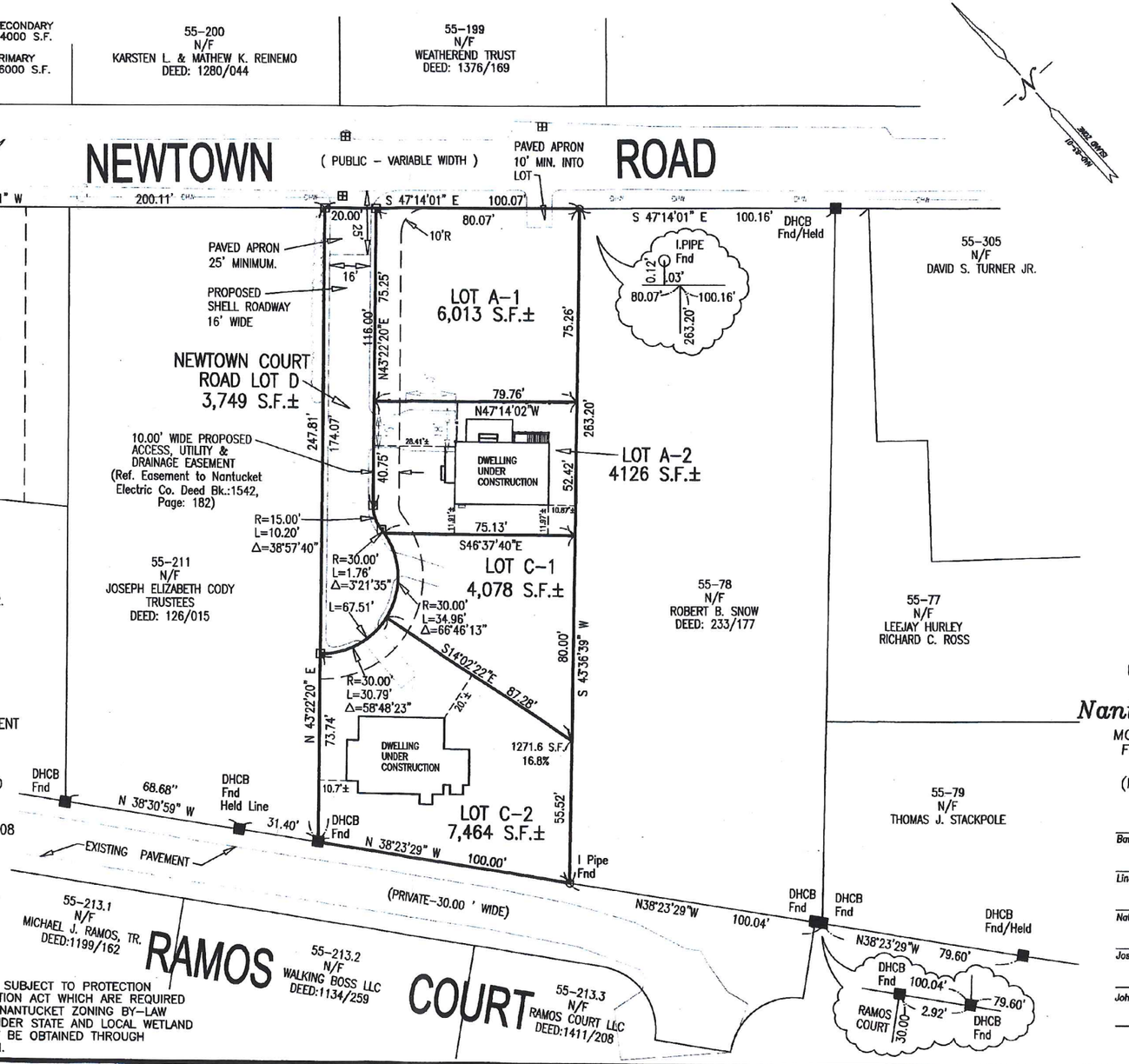
CURRENT ZONING CLASSIFICATION:
Residential 10 (R-10)

| | |
|---|---|
| MINIMUM LOT SIZE: | 10,000 S.F. |
| MINIMUM FRONTAGE: | 75 FT. |
| FRONT YARD SETBACK: | 20 FT.(15 FT) |
| REAR/SIDE SETBACK: | 10 FT. (5 FT) |
| GROUND COVER % : | 25% |

139-8(e):

MINIMUM SECONDARY LOT SIZE: 4000 S.F.

MINIMUM PRIMARY LOT SIZE: 6000 S.F.




GENERAL NOTES:

1) COVENANT LOTS PREPARED USING SECTION 139-8C OF THE NANTUCKET ZONING BY-LAWS

2) WAIVERS ALLOWED FOR THE CREATION OF INDIVIDUAL DRIVEWAYS FOR EACH LOT UNDER SEC. 139-8C(h) and FROM SETBACK REQUIREMENT BETWEEN INTERNAL LOT LINES PURSUANT TO SECTION 139-8.C(2)(f).

3) REFERENCE IS MADE TO APPROVAL REQUIRED PLAN, RECORDED AT THE NANTUCKET COUNTY REGISTRY OF DEEDS: Plan No.: 2016-18. & APPROVAL RECORDED IN DEED BK.;1530, Pg.:108

4) REFERENCE IS MADE TO SP FILE #56-15, APPROVAL OF A SPECIAL PERMIT - SECONDARY RESIDENTIAL LOTS; DATED: DECEMBER 14, 2015. RECORDED IN DEED BK. 1530, Pg. 103

NOTE:

LOT(S) A-1,A-2,C-1,C-&D DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY-LAW BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BY-LAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

NANTUCKET REGISTRY OF DEEDS

Date: _____

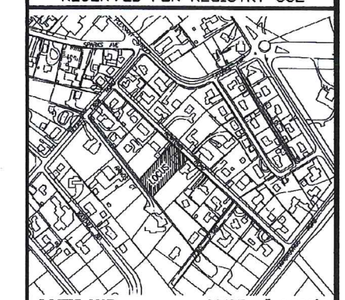
Time: _____

Plan No.: _____

Attest: _____ Register

SHEET 1 OF 1

RESERVED FOR REGISTRY USE



LOCUS MAP SCALE: 1"=1,000'±

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Leo C. Asadoorian 7/5/16
PROFESSIONAL LAND SURVEYOR DATE

☐ DENOTES CONCRETE BOUND TO BE SET.

*Nantucket Planning Board*

MODIFICATION OF A SPECIAL PERMIT FOR RESIDENTAIL COVENANT LOTS 139 8C (1) through (5)
(REF.: DEED BK.: 1530, PG.: 103)

Barry Rector, Chairman

Linda Williams, Vice Chairman

Nathaniel Lowell

Joseph Marckfinger

John F. Truedell III

DATE SIGNED — FILE # 56-15

***OWNER INFORMATION***

DAVID FREDERICKS
DEED BK.:1503 PG.:203 (Lot 23)
PLAN No.15, Pg. 123 & 2016-18.
ASSESSOR'S MAP 55, PARCEL 212
#7 NEWTOWN ROAD

LE025/#149
V:\DRAWFILES\B8126\SP.dwg 7/5/2016 1:09:17 PM EDT

30 0 15 30 60 120

**BLACKWELL & ASSOCIATES, Inc.**
**PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS**
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
www.blackwellsurvey.com

COMMONWEALTH OF MASSACHUSETTS — LEO C. ASADOORIAN No. 30 — NANTUCKET — PROFESSIONAL LAND SURVEYOR
7/5/16

Being a Modification of Lots A-2, C-1 & C-2, on Plan No.:2016-28
**SECONDARY RESIDENTIAL COVENANT LOTS**
**DIVISION PLAN**
in Nantucket, MA
Prepared for
**DAVID FREDERICKS**

Scale: 1"=30' Date: JULY 5, 2016

Design/Drawn by: LCA
Approved by: LCA

*SHEET 1 OF 1 B- 8126*

#6810 Minor Modification
Mary Jane MacLean & Anne Jennings
341 Madaket Road & 3 Pop's Lane
Map 60.2.4 Parcel 64.1 & 64.2

# ADDENDUM

**Application for Minor Modification of Plan Nos. 14672-G and H**

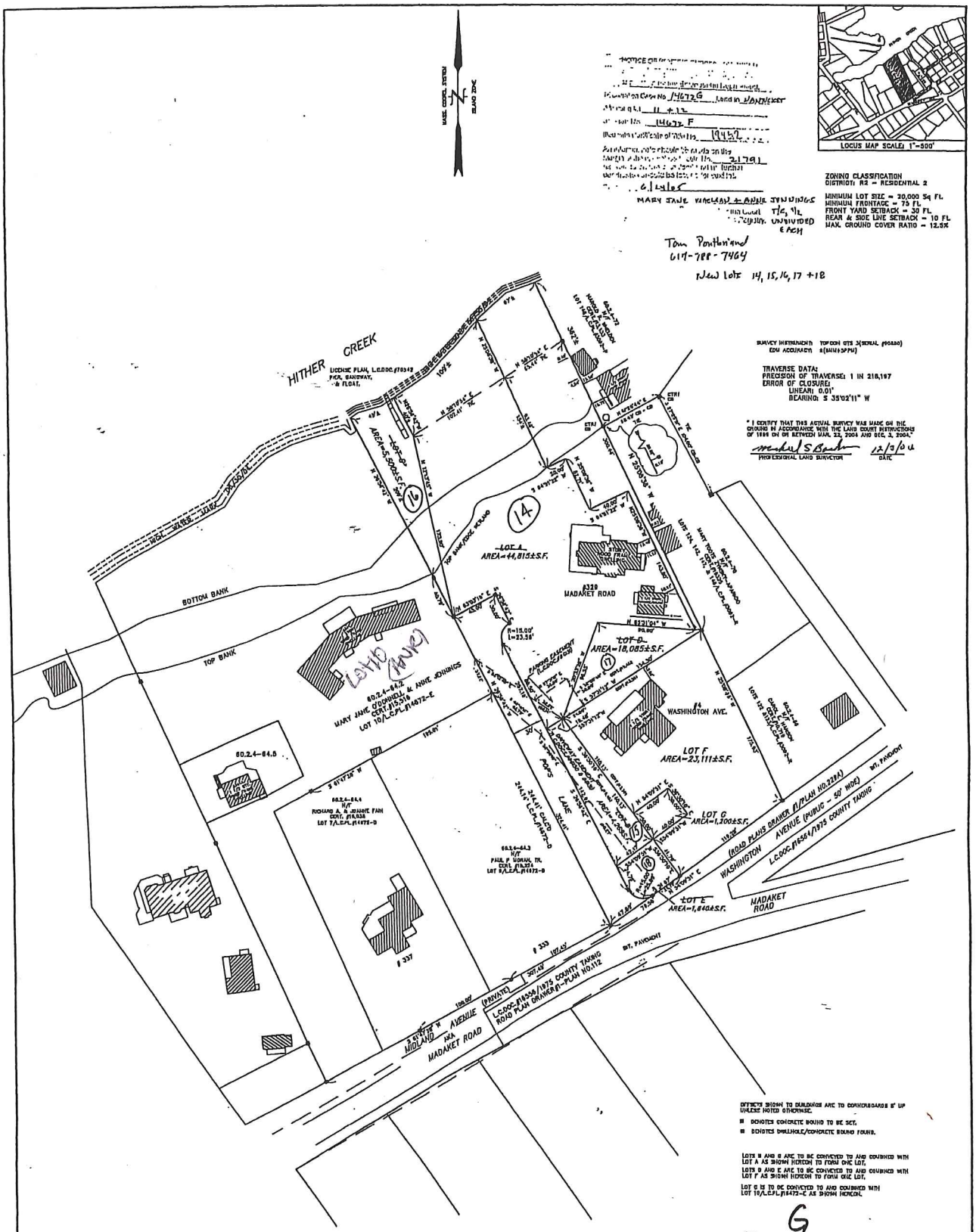
**Mary Jane MacLean and Anne Jennings**
**341 Madaket Road**
**Lot 10, Land Court Plan No. 14672-E**
**Nantucket Assessors Map 60.2.4, Parcel 64.2**

**Mary Jane MacLean and Anne Jennings**
**3 Pop's Lane, Nantucket, Massachusetts**
**Lot 16, Land Court Plan No. 14672-G and H**
**Nantucket Assessors Map 60.2.4, Parcel 64.1**

Mary Jane MacLean and Anne Jennings ("Applicants") own the adjoining parcels of real estate located at 341 Madaket Road (Lot 10, Land Court Plan No. 14672-E) and 3 Pop's Lane (Lot 14, Land Court Plan No. 14672-G). The adjoining parcels are located in the Village - Residential (V-R) Zoning District which provides for a minimum lot size of 20,000 square feet and a minimum frontage of 100 feet.

Under Land Court Plan Nos. 14672-G and 14672-H, there is a legend notation that provides that Planning Board approved Lot C (Land Court Lot 16) is to be conveyed to and combined with Lot 10, Land Court Plan No.14672-E. Lot 16 is improved with a boardwalk and dock onto Hither Creek with M.G.L. Chapter 91 Waterways License # 4873, Land Court Document No. 70542 (hereinafter referred to as the "Dock Lot"). The Dock Lot is an undersized lot and contains 5,500 square feet and no frontage on Pop's Lane.

Applicants are under contract to convey the real estate at 341 Madaket Road – Lot 10, Land Court Plan No. 14672-E, (hereinafter referred to as the "House Lot") together with Lot 16, Land Court Plan No. 14672-G (the Dock Lot). In connection with the sale of the House Lot, the Applicants will be entering into a Dock Use Agreement with the new title owners of the House Lot and Dock Lot to allow Applicants continued access and use of the boardwalk and dock sited within the Dock Lot to launch and load/unload boats after conveyance of the House Lot and Dock Lot. Applicants request Planning Board approval for minor modification relief to strike the legend notation that provides that the Dock Lot is to be conveyed and combined with the House Lot so as to allow for the Dock Lot to be conveyed to a separate entity for liability purposes in the continued access and use of the boardwalk and dock by Applicants with the new owner of the House Lot. Applicants understand and acknowledge that the Dock Lot does not meet the zoning requirements under the V-R Zoning District classification for minimum area and frontage and therefore is not a separate buildable lot.




ZONING CLASSIFICATION
DISTRICT: R2 - RESIDENTIAL 2
MINIMUM LOT SIZE = 20,000 SQ FT.
MINIMUM FRONTAGE = 75 FT.
FRONT YARD SETBACK = 30 FT.
REAR & SIDE LINE SETBACK = 10 FT.
MAX. GROUND COVER RATIO = 12.5%

Tom Pontbriand
617-788-7464

New lots 14, 15, 16, 17 + 18

SURVEY INSTRUMENT: TOPCON GTS 3(SERIAL #60880)
EDM ACCURACY: ±(5MM+3PPM)

TRAVERSE DATA:
PRECISION OF TRAVERSE: 1 IN 218,197
ERROR OF CLOSURE:
LINEAR: 0.01'
BEARING: S 35°02'11" W

"I CERTIFY THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 1999 ON OR BETWEEN MAR. 22, 2004 AND DEC. 3, 2004."

PROFESSIONAL LAND SURVEYOR — DATE 12/3/04

DISTANCES SHOWN TO BUILDINGS ARE TO CONTOURBOARDS 8' UP UNLESS NOTED OTHERWISE.

■ DENOTES CONCRETE BOUND TO BE SET.
■ DENOTES DRILLHOLE/CONCRETE BOUND FOUND.

LOTS D AND G ARE TO BE CONVEYED TO AND COMBINED WITH LOT A AS SHOWN HEREON TO FORM ONE LOT.
LOTS D AND E ARE TO BE CONVEYED TO AND COMBINED WITH LOT F AS SHOWN HEREON TO FORM ONE LOT.
LOT G IS TO BE CONVEYED TO AND COMBINED WITH LOT 10/L.C.P.L.#14672-E AS SHOWN HEREON.

G
14672

LAND COURT
JUN 2 4 2005
FILED
"FILM"

BEING A SUBDIVISION OF LOT 1 AS SHOWN ON L.C.PL.#14672-B, AND
BEING A SUBDIVISION OF LOT AS SHOWN ON L.C.PL.#14672- (PENDING)

# PLAN of LAND
## in
# NANTUCKET, MASS.

SCALE: 1" = 40' DATE: DEC. 3, 2004
PREPARED FOR: MARY JANE MACLEAN & ANNE JENNINGS, TRUSTEES, AND JEAN M. MORAN

NANTUCKET SURVEYORS INC.
5 WINDY WAY/PO BOX 937
NANTUCKET, MA. 02554
(508)-228-0240

GRAPHIC SCALE
1"=40'
0 40 80 120 160

"WETLAND LINES ARE APPROXIMATE AND FOR PURPOSES OF DETERMINING ZONING COMPLIANCE ONLY."

THE PLANNING BOARD DETERMINES THAT
LOT(S) A C & D IS/ARE SUBJECT IN PART TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT, BUT CONTAIN SUFFICIENT LOT AREA, AS DEFINED IN THE NANTUCKET ZONING BY-LAW, TO COMPLY WITH APPLICABLE ZONING REQUIREMENTS. A NOTICE OF INTENT MAY BE REQUIRED TO BE FILED WITH THE NANTUCKET CONSERVATION COMMISSION WITH REGARD TO PROPOSED CONSTRUCTION ON SUCH LOT(S).

REFERENCES:
OWNER: MARY JANE MACLEAN & ANNE JENNINGS, TRUSTEES
DEED: CERT.#19,452
LOT 2/L.C.PL.#14672-C
ASSESSORS MAP 60.2.4 PARCEL 64.1

OWNER: JEAN M. MORAN
DEED: CERT.#13,261
LOT 1/L.C.PL.#14672-B
ASSESSORS MAP 60.2.4 PARCEL 65

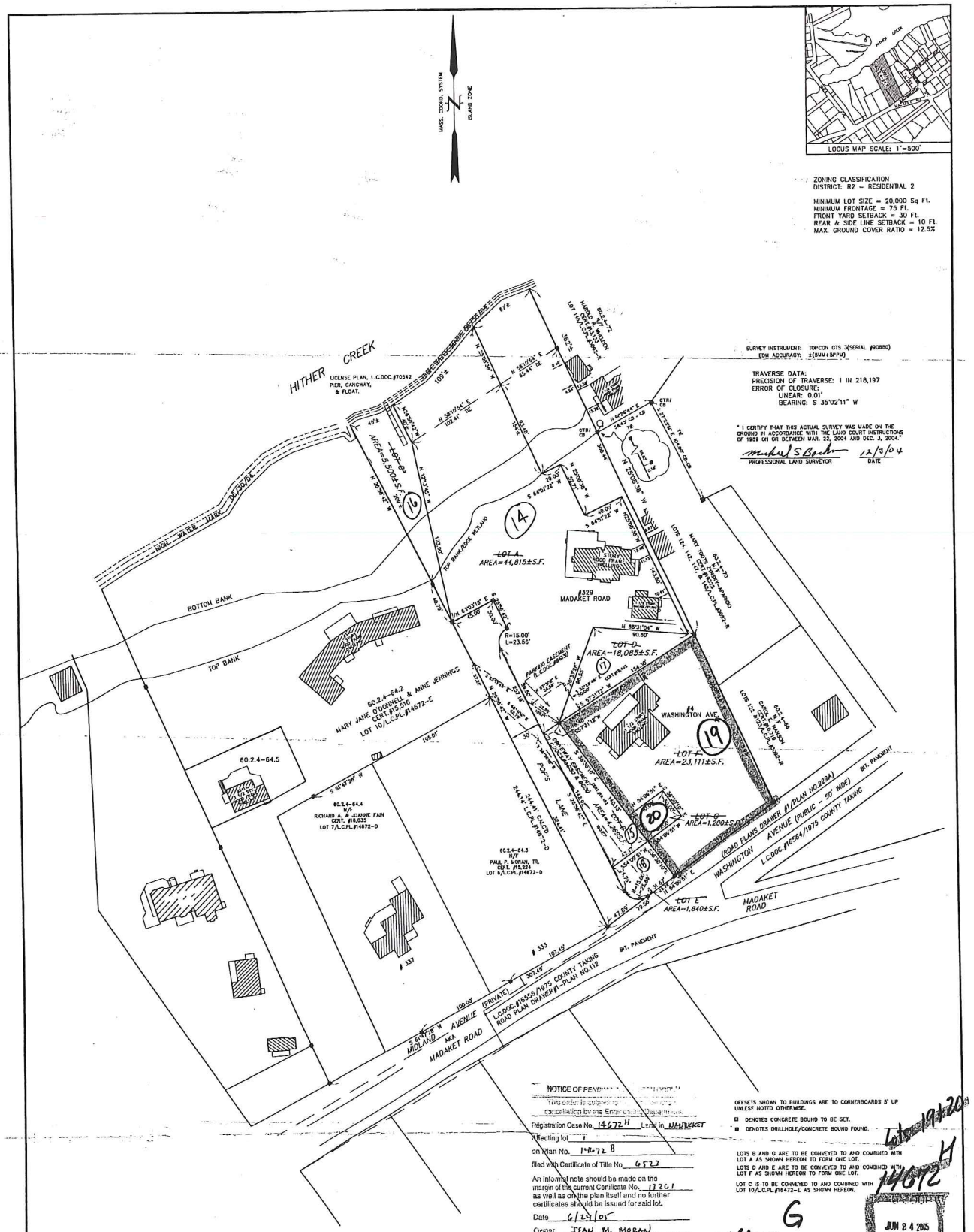
PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.

NANTUCKET PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

lots 14-18

DATE SIGNED 12-13-04
FILE NO. 6413

N-7732


MASS. COORD. SYSTEM
ISLAND ZONE
LOCUS MAP SCALE: 1"=500'
ZONING CLASSIFICATION
DISTRICT: R2 = RESIDENTIAL 2
MINIMUM LOT SIZE = 20,000 Sq Ft.
MINIMUM FRONTAGE = 75 Ft.
FRONT YARD SETBACK = 30 Ft.
REAR & SIDE LINE SETBACK = 10 Ft.
MAX. GROUND COVER RATIO = 12.5%
HITHER CREEK
LICENSE PLAN, L.C.DOC.#70542
PIER, GANGWAY, & FLOAT.
MHW - MLW
BOTTOM BANK
TOP BANK
TOP BANK/EDGE WETLAND
LOT A
AREA=44,815±S.F.
LOT B
AREA=18,085±S.F.
LOT C
AREA=23,111±S.F.
LOT D
AREA=1,200±S.F.
LOT E
AREA=1,840±S.F.
LOT F
AREA=3,500±S.F.
329 MADAKET ROAD
337
333
WASHINGTON AVE.
MADAKET ROAD
MIDLAND AVENUE (PRIVATE)
AKA MADAKET ROAD
POPS LANE
BT. PAVEMENT
60.2.4-64.2
MARY JANE O'DONNELL & ANNE JENNINGS
CERT.#15-516
LOT 10/L.C.PL.#14672-E
60.2.4-64.5
60.2.4-64.4
N/F
RICHARD A. & JOANNE FAIN
CERT. #18,035
LOT 7/L.C.PL.#14672-D
60.2.4-64.3
N/F
PAUL P. MORAN, TR.
CERT. #15,224
LOT 6/L.C.PL.#14672-D
244.4± CALCD.
244.4± L.C.PL.#14672-D
L.C.DOC.#16564/1975 COUNTY TAKING
ROAD PLAN DRAWER#1-PLAN NO.172
(ROAD PLANS DRAWER #1/PLAN NO.229A)
L.C.DOC.#16564/1975 COUNTY TAKING
SURVEY INSTRUMENT: TOPCON GTS 3(SERIAL #90880)
EDM ACCURACY: ±(5MM+5PPM)
TRAVERSE DATA:
PRECISION OF TRAVERSE: 1 IN 218,197
ERROR OF CLOSURE:
LINEAR: 0.01'
BEARING: S 35°02'11" W
* I CERTIFY THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 1959 ON OR BETWEEN MAR. 22, 2004 AND DEC. 3, 2004.*
PROFESSIONAL LAND SURVEYOR
DATE
12/3/04
OFFSETS SHOWN TO BUILDINGS ARE TO CORNERBOARDS 5' UP UNLESS NOTED OTHERWISE.
DENOTES CONCRETE BOUND TO BE SET.
DENOTES DRILLHOLE/CONCRETE BOUND FOUND.
LOTS B AND G ARE TO BE CONVEYED TO AND COMBINED WITH LOT A AS SHOWN HEREON TO FORM ONE LOT.
LOTS D AND E ARE TO BE CONVEYED TO AND COMBINED WITH LOT F AS SHOWN HEREON TO FORM ONE LOT.
LOT C IS TO BE CONVEYED TO AND COMBINED WITH LOT 10/L.C.PL.#16472-E AS SHOWN HEREON.
NOTICE OF PEND
This notice is subject to
for cancellation by the Engineering Department.
Registration Case No. 14672 H Land in NANTUCKET
Affecting lot 1
on Plan No. 14672 B
filed with Certificate of Title No. 6523
An informal note should be made on the margin of the current Certificate No. 13261 as well as on the plan itself and no further certificates should be issued for said lot.
Date 6/24/05
Owner JEAN M. MORAN
This notice may be cancelled by the Court
Approved
Registrar.
Tom Pontbriand
New lots 19+20
617-788-7464
"WETLAND LINES ARE APPROXIMATE AND FOR PURPOSES OF DETERMINING ZONING COMPLIANCE ONLY."
THE PLANNING BOARD DETERMINES THAT:
LOT(S) A, C, & D IS/ARE SUBJECT IN PART TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT, BUT CONTAIN SUFFICIENT LOT AREA, AS DEFINED IN THE NANTUCKET ZONING BY-LAW, TO COMPLY WITH APPLICABLE ZONING REQUIREMENTS. A NOTICE OF INTENT MAY BE REQUIRED TO BE FILED WITH THE NANTUCKET CONSERVATION COMMISSION WITH REGARD TO PROPOSED CONSTRUCTION ON SUCH LOT(S).
LAND COURT
JUN 8 4 2005
FILED
"FILM" (Lots 14-18)
Lots 19+20
14672 H
14672 G
JUN 8 4 2005
FILED
PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.
NANTUCKET PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
DATE SIGNED 12-13-04
FILE NO. 6613
BEING A SUBDIVISION OF LOT 1 AS SHOWN ON L.C.PL.#14672-B, AND
BEING A SUBDIVISION OF LOT AS SHOWN ON L.C.PL.#14672- (PENDING)
PLAN of LAND
in
NANTUCKET, MASS.
SCALE: 1" = 40' DATE: DEC. 3, 2004
PREPARED FOR: MARY JANE MACLEAN & ANNE JENNINGS, TRUSTEES, AND JEAN M. MORAN
NANTUCKET SURVEYORS INC.
5 WINDY WAY/PO BOX 937
NANTUCKET, MA. 02554
(508)-228-0240
MICHAEL S. BACHMAN No. 27918
GRAPHIC SCALE
1"=40'
0 40 80 120 160
REFERENCES:
OWNER: MARY JANE MACLEAN & ANNE JENNINGS, TRUSTEES
DEED: CERT.#19,452
LOT 2/L.C.PL.#14672-C
ASSESSORS MAP 60.2.4 PARCEL 64.1
OWNER: JEAN M. MORAN
DEED: CERT.#13,261
LOT 1/L.C.PL.#14672-B
ASSESSORS MAP 60.2.4 PARCEL 65
N-7732

RECEIVED
JUL 06 2016
By
TOWN CLERK
NANTUCKET
8AM 9:08:31
JUL 06 2016

# Nantucket Planning Board

Minor Modification **Form A**

**Application for Endorsement of a Plan Believed Not to Require Approval** Plan No.14672-G and Plan No. 14672-H

**(ANR)**

Date: June 30, 2016 *Name of Owner(s)/Applicant(s): Mary Jane MacLean Anne Jennings

*Owner's/Applicant's address: 34 John Street, Newport, RI 02840 3600 Ridgewood Lane, Roanoke, VA 24014

State:_____ Zip Code:_____

*(include all names and addresses of the principals of the owner entity such as principal officer of corporation, trustees of the trust and partners of the partnership)

Location of Property (Street or Area): 341 Madaket Road / 3 Pop's Lane

Name of Registered Land Surveyor: Paul J. Santos, PLS, Nantucket Surveyors LLC

Surveyor's address: 5 Windy Way, Nantucket, MA 02554

The owner's title to the land derived under deed from_____, date_____

And recorded in Nantucket Registry of Deed, Book_____ Page_____ or Land Court Certificate of Title #15516*_____, registered in Nantucket District Book_____, Page_____ and shown on Assessor's Map#60.2.4, Parcel #64.2 & 64.1*and Certificate of Title No. 21,791

To the Planning Board of the Town of Nantucket:

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (check all that apply)

- The accompanying plan is not a subdivision because it does not show a division of land (perimeter plan).
- The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of at least such distance as is presently required by the *Nantucket Zoning By-Law* under Section 5 which requires _____feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

**A**. a public way or a way which the City or Town Clerk certifies is maintained and used as a Public way, namely_____; **OR**

**B**. a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely_____on _____(date) and Subject to the following conditions_____; **OR**

**C**. a way in existence on _____(date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient

width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.

- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely_____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____feet.

- The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically_____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan.Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____

_____

- Other reasons or comments: (See M.G.L., Chapter 41, Section 81K)

See Addendum Attached

_____

I hereby certify that the applicant(s) listed above have been authorized by me to file a plan with the Planning Board of Nantucket on property that I own.

_____

Owner's Signature Joseph M. Guay, Attorney for
Mary Jane MacLean and Anne Jennings

**Planning Board File #** 7995

**Endorsement Date:**_____

# 341 MADAKET RD

| | | | |
|---|---|---|---|
| **Location** | 341 MADAKET RD | **Assessment** | $3,470,400 |
| **Mblu** | 6024/ / 64/2 / | **PID** | 11308 |
| **Acct#** | 00011308 | **Building Count** | 1 |
| **Owner** | MORAN PATRICIA F & TERRENCE P TRST | | |

## Current Value

| Assessment | | | |
|---|---|---|---|
| **Valuation Year** | **Improvements** | **Land** | **Total** |
| 2015 | $372,900 | $3,097,500 | $3,470,400 |

## Owner of Record

| | | | |
|---|---|---|---|
| **Owner** | MORAN PATRICIA F & TERRENCE P TRST | **Sale Price** | $0 |
| **Co-Owner** | PATRICIA F MORAN TRUST | **Certificate** | |
| **Address** | 30 FREEMAN PARKWAY<br>PROVIDENCE, RI 02906 | **Book & Page** | C0025166 |
| | | **Sale Date** | 04/03/2014 |
| | | **Instrument** | 99 |

## Ownership History

| Ownership History | | | | | |
|---|---|---|---|---|---|
| **Owner** | **Sale Price** | **Certificate** | **Book & Page** | **Instrument** | **Sale Date** |
| MORAN PATRICIA F & TERRENCE P TRST | $0 | | C0025166 | 99 | 04/03/2014 |
| JENNINGS ANNE M & ODONNELL M J | $0 | | C0015/ 516 | 99 | 11/04/1992 |
| ODONNELL MARY JANE TR | $0 | | C0011/ 879 | 99 | 06/14/1985 |

## Building Information

### Building 1 : Section 1

| | |
|---|---|
| **Year Built:** | 1930 |
| **Living Area:** | 2864 |
| **Replacement Cost:** | $426,393 |
| **Building Percent Good:** | 86 |
| **Replacement Cost Less Depreciation:** | $366,700 |

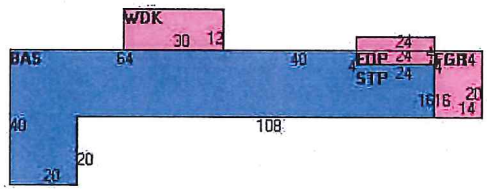
| Building Attributes | |
|---|---|
| **Field** | **Description** |
| Style | Ranch |
| Model | Residential |
| Grade: | Avg to Good |
| Stories: | 1 Story |

**Building Photo**

| | |
|---|---|
| Occupancy | 1 |
| Exterior Wall 1 | Wood Shingle |
| Exterior Wall 2 | |
| Roof Structure: | Gable/Hip |
| Roof Cover | Asph/F Gls/Cmp |
| Interior Wall 1 | Drywall/Sheet |
| Interior Wall 2 | |
| Interior Flr 1 | Pine/Soft Wood |
| Interior Flr 2 | |
| Heat Fuel | Oil |
| Heat Type: | Hot Water |
| AC Type: | None |
| Total Bedrooms: | 3 Bedrooms |
| Total Bthrms: | 3 |
| Total Half Baths: | 0 |
| Total Xtra Fixtrs: | |
| Total Rooms: | |
| Bath Style: | Average |
| Kitchen Style: | Modern |

(http://images.vgsi.com/photos/NantucketMAPhotos//\00\02\03/04.jpg)

### Building Layout




| Building Sub-Areas | | | Legend |
|---|---|---|---|
| Code | Description | Gross Area | Living Area |
| BAS | First Floor | 2864 | 2864 |
| FGR | Garage, Finished | 280 | 0 |
| FOP | Porch, Open, Finished | 96 | 0 |
| STP | Stoop | 96 | 0 |
| WDK | Deck, Wood | 360 | 0 |
| | | 3696 | 2864 |

### Extra Features

| Extra Features | | | | Legend |
|---|---|---|---|---|
| Code | Description | Size | Value | Bldg # |
| FPL1 | FIREPLACE 1 ST | 2 UNITS | $5,700 | 1 |

### Land

#### Land Use

| | |
|---|---|
| **Use Code** | 1013 |
| **Description** | SFR WTFRNT |
| **Zone** | VR |
| **Neighborhood** | 550 |

#### Land Line Valuation

| | |
|---|---|
| **Size (Acres)** | 1.51 |
| **Frontage** | 0 |
| **Depth** | 0 |
| **Assessed Value** | $3,097,500 |

**Alt Land Appr Category** No

## Outbuildings

| Outbuildings | | | | | | Legend |
|---|---|---|---|---|---|---|
| **Code** | **Description** | **Sub Code** | **Sub Description** | **Size** | **Value** | **Bldg #** |
| SHD1 | SHED FRAME | | | 54 S.F. | $500 | 1 |

## Valuation History

| Assessment | | | |
|---|---|---|---|
| **Valuation Year** | **Improvements** | **Land** | **Total** |
| 2015 | $381,500 | $2,298,000 | $2,679,500 |
| 2014 | $381,500 | $2,298,000 | $2,679,500 |
| 2013 | $351,300 | $2,298,000 | $2,649,300 |
| 2012 | $487,400 | $3,064,000 | $3,551,400 |
| 2011 | $487,400 | $3,064,000 | $3,551,400 |

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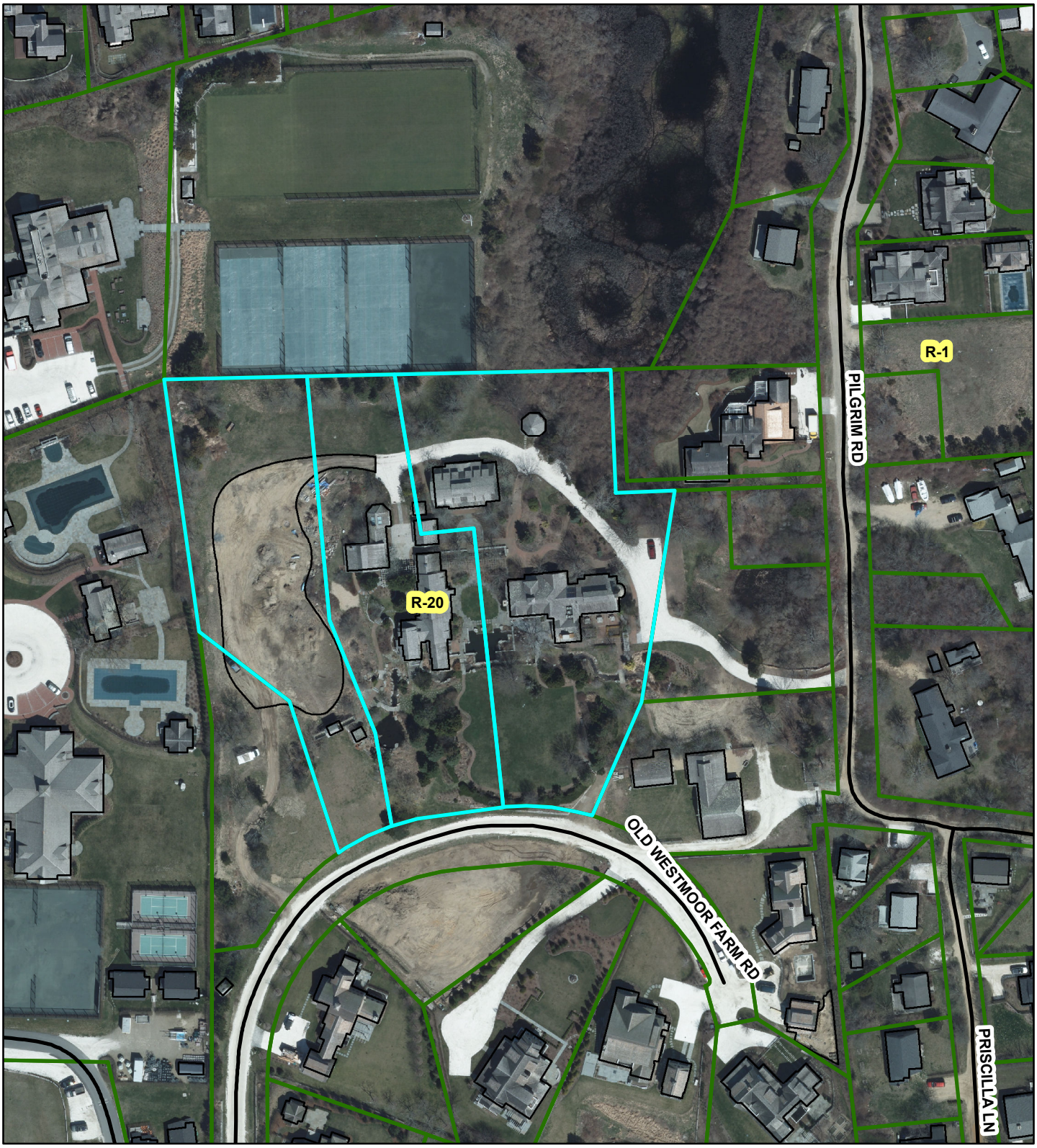
Nantucket Westmoor Farms, LLC
6 & 8 Westmoor Farms Road
Covenant & Restriction Agreement discussion



VAUGHAN, DALE, HUNTER AND BEAUDETTE
PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
WHALER'S LANE
P.O. BOX 659
NANTUCKET, MASSACHUSETTS 02554
TEL: (508) 228-4455
FAX: (508) 228-3070

EDWARD FOLEY VAUGHAN
KEVIN F. DALE
RICHARD P. BEAUDETTE

LORI D'ELIA
BRYAN J. SWAIN

WILLIAM F. HUNTER
OF COUNSEL

June 3, 2016

HAND DELIVERY

Andrew Vorce, Nantucket Planning Director
Nantucket Planning and Land Use Services
2 Fairgrounds Road
Nantucket, Massachusetts 02554

RE: Nantucket Westmoor Farms, LLC
6 and 8 Old Westmoor Farm Road
Nantucket, Massachusetts 02554

Dear Andrew:

My client, John Pyles of Nantucket Westmoor Farms, LLC, would like to enter into a covenant with the Nantucket Planning Board that clarifies the allowed use of his residential property at 6 and 8 Old Westmoor Farm Road and have the Planning Board consider the proffers that I am drafting. The Town Building Department has refused to issue two tent permits applied for on behalf of two families who have rented the property for occupancy and their children's wedding celebrations, weddings that were planned in 2015, and within the three (3) permits allowed by the Zoning Code.

This offer of a proffer/covenant arises, as I understand it, from Town concerns, expressed by Mr. Silverstein, about the rental of Westmoor properties including, on occasion, by parents and families wishing to celebrate their

children's weddings in our estate setting. As I understand it, it is Mr. Silverstein's interpretation that the use of the property, while being within the letter of the Zoning code, which allows rental of residential property for family use, and permits three tented weddings per year is an impermissible "commercial" use.

Clearly, the zoning and building codes both recognize that weddings do and can occur at private residences, even large tented weddings. It will be helpful to understand whether the Town is looking to adopt a new policy limiting such use and applying said policy to all residential properties, or, if the Westmoor Farm properties are unique and are being considered for more restrictive limitations than apply elsewhere.

My client, John Pyles, is very sensitive to conforming to both the spirit and the letter of the Town Codes. I have discussed with Mr. Silverstein that we were amenable to working with you and the Planning Board to develop an understanding of how Mr. Pyles may use his property so as not to represent a nuisance to the town. Westmoor Farms, in fact, is a unique Town asset that could be used for many community purposes, especially the various arts programs vital to the community.

By way of background, Mr. Pyles uses his property for his large family year round. As do many residential property owners, he also rents to families for summer weekly use, but does not rent to groups. With the one exception below, Westmoor Farm is used in July and August 2016 exclusively for family use, either for his family and rented for two weeks to two other families.

He has rented to a company owned by an island resident for a week in July for attendee overnight stay and day use for small meetings that overflow from the main event at the White Elephant.

Mr. Pyles has, in fact, received requests for donation of the property by the Nantucket Film Festival, and did allow a farewell Festival closing cocktail party last June, the only such use sponsored here. If it is the wish of the Town to not allow such accommodations, Mr. Pyles will be happy to comply.

It is noteworthy that Mr. Pyles is an elected Trustee for the Nantucket Westmoor Farm Homeowners Association and selected by unanimous vote to manage the Association affairs. He maintains frequent communication with, and a personal relationship with each homeowner. There have been no complaints from homeowners concerning the Westmoor Farm rentals.

It is my hope that with my client's good faith commitment to work with you on a proffer/covenant, the use by the families having rented and planned their weddings for months will not be held hostage during this voluntary process and will be allowed to go forward. Thank you for your help.

Sincerely,

KFD/mep
cc: Marcus Silverstein, Zoning Enforcement Officer
Mr. John Pyles

## Catherine Ancero

**From:** Leslie Snell
**Sent:** Tuesday, June 07, 2016 12:23 PM
**To:** Catherine Ancero
**Subject:** FW: Westmoor Farms - Planning Board request
**Attachments:** 05-26-16; Dale Letter.pdf

For packet.

---

Leslie Woodson Snell, AICP, LEED AP
Deputy Director of Planning, PLUS
Planning and Land Use Services (PLUS)
2 Fairgrounds Road
Nantucket, MA 02554

508.325.5385 telephone
508.228.7298 facsimile
lsnell@nantucket-ma.gov

www.nantucket-ma.gov

-----Original Message-----
From: Marcus Silverstein
Sent: Tuesday, June 07, 2016 9:14 AM
To: Leslie Snell; Andrew Vorce
Cc: Steve Butler
Subject: RE: Westmoor Farms - Planning Board request

Good morning,

I've not seen a proposal. All I have, to date, are Mr. Dale's opening statements as represented in both a May 26, 2016 letter to me (attached), and the June 3 letter to Andrew. Regardless, there are important things for the Board to consider.

The issue is clear: the property is being marketed and used commercially.
http://nantucketwestmoorfarm.com/

Mr. Dale's June 3, 2016 letter to Andrew strongly emphasizes the weddings, and then gives passing mention to a rental by "a company owned by a local island resident for a week in July for attendee overnight stay and day use for small meetings that overflow from the main event [unnamed] at the White Elephant." These properties were designed and constructed for residential purposes. But the aforementioned event is a commercial activity, whether it's held by a "local island resident" or someone else. Mr. Dale also references a cocktail party related to the Nantucket Film Festival that was held "last June" and says it was "the only such use sponsored here." I believe Amy Baxter, our licensing agent and the former event coordinator for Old Westmoor Farms, has a different story. But, even if Mr. Dale's story is accurate, it leaves out the fact an NFF event was scheduled for this year but the organizers pulled out.

With regards to the wedding uses, there's no denying that residential properties are used as wedding venues across the island. In an effort to diminish the impact of these, the Town

passed a restriction on the number of tent permits that can issue to residential properties. What makes Westmoor Farms unique is that, Building and Health Code issues aside, the property is developed in such a way that events do not require the use of tents. Naturally, this makes enforcement of the use regulations or any covenant more difficult than in other situations. That may not be a concern to the Board, but it should be kept in mind when attempting to reach an agreement.

For the record, in the May 26 letter, Mr. Dale listed the events scheduled for this season: Two weddings in May; two weddings in June; the above, unnamed weeklong "event" in July; and one wedding in September.

The Board should also consider:

- In the May 26 letter, Mr. Dale states that "Mr. Pyles wants to cooperate with the Town and make sure these properties continue to retain their residential character." Yet, in his June 3, 2016 letter, Mr. Dale casually mentions, in a nice bit of mostly-subtle nudging, "Westmoor Farms, in fact, is a unique Town asset that could be used for many community purposes, especially the various arts programs vital to the community." This may be a good argument for the neighborhood association meetings that lead up to a request at Town Meeting for a zoning change, but it is irrelevant in this current discussion.

- In reference to the unnamed and NFF events, Mr. Dale states "If it is the wish of the Town to not allow such accommodations, Mr. Pyles will be happy to comply." It is, in fact, the wish of the Town that Mr. Pyles not conduct commercially activities on his residentially-constructed and zoned properties. This wish was made clear when the area was zoned Residential-20 (R-20), and made even more clear in Sec. 2.03.01 of the "Nantucket Westmoor Farms Subdivision Declaration of Protective Covenants and Restrictions," which reads:

"All lots shall be used exclusively for single-family residential purposes, and no part of the Land, nor any Structures thereon, shall be used in connection with the conduct of any trade, business, or occupation of any kind whatsoever."

- The property known as 4 Old Westmoor Farm Rd. is under development and is not, currently, subject to the existing enforcement action. However, the property is held by Nantucket Westmoor Farms, LLC, which is the same entity that controls the subject properties, 6 and 8 Old Westmoor Farm Road. It may just be my cynical nature, but I strongly believe that 4 Old Westmoor Farm Rd. will be used in conjunction with 6 and 8, and urge the Board to include said property in any agreement that may be reached.

- I cannot gauge the accuracy of Mr. Dale's comment regarding the lack of complaints from Westmoor Farm homeowners. The complaint I received was by phone, and the complainant wished to remain anonymous. Whether neighboring property owners have concerns cannot always be measured by the filing of a complaint. But I have found that formerly silent neighbors often make an appearance, personally or by representative, to voice their concerns at public hearings. So a more clear picture as to the impact of the activities on these properties may become evident during the public discussion.

Although used commercially, the properties at 6 and 8 Old Westmoor Farm Rd. (and 4) are residential with regards to construction and zoning district. Any agreement between the Board and Mr. Pyles should weigh more in favor of that fact, and less on any emotional push regarding pending weddings.

Respectfully,

Marcus Silverstein
Zoning Enforcement Officer
Town of Nantucket

-----Original Message-----
From: Leslie Snell
Sent: Tuesday, June 07, 2016 7:40 AM
To: Leslie Snell; Marcus Silverstein
Cc: Steve Butler
Subject: RE: Westmoor Farms - Planning Board request

Marcus -

I now realize that there was a series of e-mails about this resolution. Disregard the e-mail from yesterday about this and please just confirm that the current proposal from Kevin Dale addresses the enforcement issue.

Thanks,
Leslie

---

Leslie Woodson Snell, AICP, LEED AP
Deputy Director of Planning, PLUS
Planning and Land Use Services (PLUS)
2 Fairgrounds Road
Nantucket, MA 02554

508.325.5385 telephone
508.228.7298 facsimile
lsnell@nantucket-ma.gov

www.nantucket-ma.gov

-----Original Message-----
From: Leslie Snell
Sent: Monday, June 06, 2016 1:01 PM
To: Marcus Silverstein
Cc: Steve Butler
Subject: Westmoor Farms - Planning Board request

Marcus -

Please review the attached request that is scheduled for discussion at the June 13 Planning Board meeting. Since the intent of the request is to clear up a zoning violation and clarify what is or isn't allowed in the future, please provide the following by Wednesday at noon:

1. A copy of the zoning violation, a history of the issue (if applicable), and any associated documentation.
2. A recommendation to the Planning Board or a summary of options to resolve this matter.
3. Any other relevant information that you feel would be important for the Planning Board to have in the record for their consideration.

Thanks,
Leslie

---

Leslie Woodson Snell, AICP, LEED AP
Deputy Director of Planning, PLUS
Planning and Land Use Services (PLUS)
2 Fairgrounds Road
Nantucket, MA 02554

508.325.5385 telephone
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lsnell@nantucket-ma.gov

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-----Original Message-----
From: planikon@nantucket-ma.gov [mailto:planikon@nantucket-ma.gov]
Sent: Monday, June 06, 2016 12:42 PM
To: Leslie Snell
Subject: Message from "RNP00267360EDE9"

This E-mail was sent from "RNP00267360EDE9" (MP C6502).

Scan Date: 06.06.2016 12:42:25 (-0400)
Queries to: planikon@nantucket-ma.gov

VAUGHAN, DALE, HUNTER AND BEAUDETTE
PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
WHALER'S LANE
P.O. BOX 659
NANTUCKET, MASSACHUSETTS 02554
TEL: (508) 228-4455
FAX: (508) 228-3070

EDWARD FOLEY VAUGHAN
KEVIN F. DALE
RICHARD P. BEAUDETTE

LORI D'ELIA
BRYAN J. SWAIN

WILLIAM F. HUNTER
OF COUNSEL

May 26, 2016

HAND DELIVERY and TELECOPIER

Marcus Silverstein, Zoning Enforcement Officer
Town Building Annex
Two Fairgrounds Road
Nantucket, Massachusetts 02554

RE: Nantucket Westmoor Farms, LLC
6 and 8 Old Westmoor Farm Road
Nantucket, Massachusetts 02554

Dear Marcus:

Thank you for taking the time yesterday to meet with me to discuss your concerns about the events taking place at the properties owned by my client, Nantucket Westmoor Farms, LLC, located at 6 and 8 Old Westmoor Farm Road, Nantucket, Massachusetts 02554 and shown as Parcels 821 and 822 on Nantucket Assessor's Map 41. (As a point of clarification, 4 Old Westmoor Farm Road is owned by Quattrochi Old Westmoor Farm, LLC and was purchased on March 20, 2015).

My client acknowledges that its properties are located in a Residential Zoning District in which commercial uses are prohibited. My client's properties are used residentially, not commercially, and there are occasional special events

held on the properties. The scale and frequency of these special events are reasonable. For example, two (2) small weddings took place on the property in May 2016. A family with two children rented the properties from May 17 to May 23 and John Pyles and his wife occupied the properties for the first week of May. In June 2016, there are two (2) weddings scheduled, one small wedding on June 5, 2016 and a one-day wedding on June 25, 2016. From June 8 to June 13, 2016, a family has rented the property. From June 13 to July 10, 2016, Mr. Pyles and his family will stay at the property. There is one event scheduled for July and no weddings are scheduled for July. Mr. Pyles and his family will use the property for the other days in July unless they obtain a family rental. No weddings are scheduled for August 2016. The property is rented to one family for this month. One wedding is scheduled in September and the groom, bride and their family are scheduled to stay in the house from September 1 through September 5, 2016. For the balance of September, the Pyles family will use and occupy the property for personal use. No weddings or other events are scheduled from October 1, 2016 through December 31, 2016. The Pyles family will use the property during this time. As you can see, the number of scheduled special events is very limited and do not rise to the level of intensity or frequency so as to convert the properties from a residential to commercial use.

Even so, Mr. Pyles wants to cooperate with the Town and make sure these properties continue to retain their residential character. He will revise the web page for NantucketWestmoorFarms.com to emphasize the residential use of the

property. He is also willing to enter into a covenant with the Nantucket Planning Board to clarify the number and types of special events Nantucket Westmoor Farms, LLC will be limited to allow during the year. I will provide you with this Covenant next week for discussion. Should you have any questions or concerns, please give me a call. Thank you for your help.

Sincerely,

KFD/mep
cc: Andrew Vorce, Nantucket Planning Director
Mr. John Pyles

## Catherine Ancero

**From:** Leslie Snell
**Sent:** Tuesday, June 07, 2016 12:23 PM
**To:** Catherine Ancero
**Subject:** FW: 6 and 8 Old Westmoor Farm Rd.
**Attachments:** 10-28-15; 6-8 Old Westmoor Farm Rd.- CnD.pdf

Also for packet.

---

Leslie Woodson Snell, AICP, LEED AP
Deputy Director of Planning, PLUS

Planning and Land Use Services (PLUS)
2 Fairgrounds Road
Nantucket, MA 02554

508.325.5385 telephone
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---

**From:** Marcus Silverstein
**Sent:** Wednesday, May 25, 2016 2:23 PM
**To:** Leslie Snell; Andrew Vorce
**Cc:** Steve Butler
**Subject:** 6 and 8 Old Westmoor Farm Rd.

Good afternoon,

The focus on the zoning violations (§139-7A -- commercial use in the R-20) on the properties known as 6 and 8 Old Westmoor Farm Rd. (and, once finished, 4 Old Westmoor Farm Rd., most likely) made me forget the other component of the zoning violations. That is, they are in violation of §2.03.01 of the Nantucket Westmoor Farms Subdivision's "Declaration of Protective Covenants and Restrictions". Said condition reads:

"All Lots shall be used exclusively for single-family residential purposes, and no part of the Land, nor any Structures thereon, shall be used in connection with the conduct of any trade, business, or occupation of any kind whatsoever."

Word of the issues on these properties is starting to get around. I have spoken with two reps from local tent companies, and one rep from an event company, this week alone. It may be helpful if the commercial use of these properties is brought to the attention of the Planning Board, if that has not already occurred.

Also, if you have not seen the website, here's a link: http://nantucketwestmoorfarm.com/

Respectfully,

Marcus Silverstein
Zoning Enforcement Officer
Town of Nantucket

# Planning and Land Use Services

## Notice of Zoning Code Violation And Order to Cease, Desist, and Abate

Mr./Mrs./Ms. **John Pyles,** and all persons having notice of this order:

As owner/occupant of the premises/structures located at **6 and 8 Old Westmoor Farm Rd. (Map# 41, Parcel# 821/822)**, you are hereby notified that you are in violation of **Restriction #2.03.01 of the Nantucket Westmoor Farms Subdivsion Declaration of Protective Covenants and Restrictions, and §139-7A of the Nantucket Zoning Code** and are **ORDERED** this date, **10/28/15**, to:

1. IMMEDIATELY CEASE AND DESIST all functions connected with this violation on, or at, the above mentioned premises.

| | |
|---|---|
| **Summary of Violation** | **Restriction #2.03.01:** "All Lots shall be used exclusively for single-family residential purposes, and no part of the Land, nor any Structures thereon, shall be used in connection with the conduct of any trade, business, or occupation of any kind whatsoever."<br>**§139-7A**: Prohibited commercial use of property (Transient Residential Facilities) in the Residential-20 (R-20) zoning district. |

2. COMMENCE, within **five (5) days**, action to abate this violation permanently.

| | |
|---|---|
| **Summary of Action to Abate** | Immediately and permanently stop all commercial use of the properties. |

***Zoning violations may result in fines of up to $300 per day, as allowed in §139-25 of the Zoning Code.***

If you are aggrieved by this notice and order, you may show cause as to why you should not be required to comply by filing an appeal with the Nantucket Zoning Board of Appeals, as specified in §139-31 of the Zoning Code, within thirty (30) days of this order.

By order,

Marcus Silverstein
Zoning Enforcement Officer
Town of Nantucket

2 Fairgrounds Road ▪ Nantucket, MA 02554 ▪ 508-228-7298 facsimile

# Nantucket Planning Board

## APPROVAL OF A DEFINITIVE SUBDIVISION PLAN (AR)

Nantucket Westmoor Farms Subdivision
Planning Board File #6842

Applicant: Nantucket Westmoor Farms LLC
Owner: Michael S. and Jacqueline Egan

Nantucket Registry District of the Land Court
Certificate of Title #14569 and #15132

Recorded in the Nantucket Registry of Deeds
Book 375, Page 324 and Book 417, Page 66, respectively

Parcels 93, 93.2, 93.3, 212.3, 212.4, 212.5, 473, and 475
as shown on Nantucket Tax Assessors Map 41

**September 12, 2005**

The applicant is proposing an Approval Required (AR) subdivision on a 10.9 acre parcel with frontage on both Pilgrim Road and West Chester Street. There are a total of fourteen (14) lots in the subdivision with twelve (12) being buildable, one (1) being designated for roadway purposes, and one (1) being unbuildable (lot 33). It should be noted that lots 27 and 30 do not meet the minimum frontage requirement for the Residential 2 (R-2) zoning district, which is seventy-five (75) feet. Along the proposed roadway, lot 27 has fifty (50) feet of frontage and lot 30 has approximately fifty-three (53) feet of frontage. Frontage averaging, pursuant to Zoning Bylaw section 139-16, is being utilized to obtain the minimum frontage. Lot 27 will be averaged with lot 29 and lot 30 will be averaged with lot 31.

The roadway for the proposed development will be constructed of stabilized gravel and will have a width of eighteen (18) feet tapering to a width of sixteen (16) feet as shown on the plan. Nine (9) of the twelve (12) lots will gain access from the interior roadway. Of the remaining three (3) lots, one (1) will gain access from West Chester Street and the remaining two (2) will gain access from Pilgrim Road. No interior sidewalks or bike paths will be installed. Drainage for the proposed roadway will be through the use of infiltration trenches which will collect and treat the storm water runoff from the proposed roadway. Individual infiltration systems will be designed for the collection of driveway and roof runoff for each individual lot.

All lots within the proposed subdivision will be connected to municipal water system. Wastewater for lots 21-29 (inclusive) will be treated through the Town sewer system and lots 30-32 (inclusive) will have on-site septic systems to treat wastewater.

1 East Chestnut Street Nantucket Massachusetts 02554
508.228.7233 telephone 508.228.7298 facsimile

The Nantucket Planning Board at its August 22, 2005 meeting voted 5-0 to close the public hearing and voted 4-1 to **APPROVE** the Definitive Subdivision Plan (AR) for property located at Pilgrim Road and West Chester Street. The application for approval of this definitive subdivision plan was received by the Planning Board on April 1, 2005 and approval of the subdivision was based on the following documents:

- Plans entitled "Nantucket Westmoor Farms, Nantucket, Massachusetts" prepared by Eldredge Surveying, dated April 1, 2005 as revised through June 27, 2005;
- Site Analysis Report, Nantucket Westmoor Farm's Subdivision, Nantucket, Massachusetts, prepared by Eldredge Surveying, dated April 1, 2005 as revised on April 7, 2005;
- Nantucket Westmoor Farm, LLC Drainage Report & Project Narrative, prepared by Eldredge Surveying, dated June 08, 2005 as revised on June 15, 2005;
- Reports from Eldredge Surveying, engineering consultants for the applicant, dated April 4, 2005, May 20, 2005, June 08, 2005, June 21, 2005, July 96, 2005, July 07, 2005, and July 15, 2005;
- Reports from Horsley Witten Group, engineering consultants for the Planning Board, dated April 21, 2005, June 09, 2005, July 06, 2005, and July 19, 2005;
- A Massachusetts Department of Environmental Protection "Storm water Management Form" dated June 20, 2005;
- A letter from the Nantucket Department of Public Works dated June 22, 2005;
- Draft subdivision documents including the Homeowners Association Trust, Declaration of Covenants and Restrictions, and Road Maintenance and Endowment Agreement;
- Representation and testimony received in connection with the public hearing held May 23, 2005, June 13, 2005, July 11, 2005, and July 25, 2005. Minutes of these meetings are on file with the Planning Board; and
- Other assorted documents (including correspondence from abutting property owners) that are on file with the Planning Board.

Approval of the subdivision is granted conditionally upon the aforementioned documents, compliance with the Planning Board's *Rules and Regulations Governing the Subdivision of Land* (as amended through December 20, 1999), and on the following additional requirements and agreements:

1. That the applicant be granted the following waivers from the *Rules and Regulations Governing the Subdivision of Land*:

| | | |
|---|---|---|
| 4.03 | Streets | Waiver Granted – proposal utilizes the Rural Road Alternative which allows for a roadway width of sixteen feet; |
| 4.05 | Street Construction | Waiver Granted – the proposed roadway will be constructed of stabilized gravel; |
| 4.06b | Storm Drains | Waiver Granted – the proposal utilizes the Rural Road Alternative; |
| 4.10 | Guard Rails and Posts | Waiver Granted – not applicable to site; |
| 4.17 | Fire Alarm Systems and Emergency Water Supply | Waiver Granted – the site will be connected to municipal water; |
| 4.18 | Sidewalks | Waiver Granted – the proposal utilizes the Rural Road Alternative; |
| 4.19 | Bicycle Paths | Waiver Granted – the proposal utilized the Rural Road Alternative. The applicant has volunteered to pave West Chester Street, therefore a contribution to an area bike path fund is not necessary; |
| 4.20 | Street Lights | Waiver Granted – the proposal includes two (2) post lamps at the entrance to the subdivision, which is consistent with other subdivisions of this scale; |
| 4.21 | Bridges | Waiver Granted – not applicable to the site; and |
| 4.22 | Curbing and Berms | Waiver Granted – the proposed utilizes the Rural Road Alternative |

2. That the applicant has volunteered to alter and improve West Chester Street to eighteen (18) feet in width. The infrastructure improvements shall include drainage and bituminous concrete paving from the point where the existing pavement ends near Pilgrim Road to the intersection of West Chester Street and Crooked Lane. The proposed improvements shall be in accordance with the *Rules and Regulations Governing the Subdivision of Land.* Plans and estimates for said improvements shall be presented to the Planning Board within six (6) months from the date of this decision (September 12, 2005) and shall be reviewed by the Planning Board's consulting engineer prior to the commencement of any construction.

   The construction of the West Chester Street infrastructure improvements shall be completed one of three (3) ways:

   1. The applicant shall be responsible for the design and construction;
   2. The applicant shall be responsible for the design and the construction of the drainage and the installation of the sub-base. The applicant shall submit an estimate and make a contribution equal to the cost for the installation of the binder and top courses of pavement. The estimate shall be submitted to the Board upon endorsement of the final plans for West Chester Street;
   3. The applicant shall be responsible for the design and shall submit an estimate and make a contribution to the Town equal to the cost of the construction of the drainage, sub-base, and pavement installation. The estimate shall be submitted to the Board upon endorsement of the final plans for West Chester Street.

   In the event the improvements to West Chester Street cannot be completed a modification to this subdivision shall be required and additional conditions may be imposed;
3. That the interior roadway and associated infrastructure improvements shall not commence until the definitive plans have been endorsed by the Planning Board. The definitive plans shall be presented to the Planning Board within six (6) months of the date of this decision (September 12, 2005). Said plans shall include a landscape plan and the designation of a name for the interior roadway;
4. That recorded copies of all legal documents (Homeowners Association documents, Statement of Conditions, Grant of Right of Enforcement, Grant of Easements for Utilities and Drainage, and Covenant) shall be presented to the Planning Board prior to the release of any lot from the Covenant or within six (6) months from the date of this decision (September 12, 2005);
5. That a Homeowners Association be established by the applicant, along with a Road Maintenance Endowment Fund for the maintenance of all required improvements to the interior roadway including the infiltration trenches, grading, signs, and utilities. The Association shall be initially endowed at $500 per buildable lot ($6000 total). This fund shall be administered by the Homeowners Association with the Planning Board named as a third party enforcing agent;
6. That a name be designated for the interior roadway prior to the endorsement of the definitive plans. The name shall be indicated on said plans;
7. That the applicant submit to the Planning Board documentation regarding the frontage averaging for lots 27 and 29 and lots 30 and 31. Said documentation shall be recorded with the Registry of Deeds and a copy shall be presented to the Planning Board within six (6) months from the date of this decision (September 12, 2005);
8. That the roadway layout for the interior roadway be transferred to the Homeowners Association. The layout shall be designated on the definitive plans with a lot number. Evidence of the conveyance shall be presented to the Planning Board prior to the release of any lot;
9. That all lots within the subdivision be restricted to no further division. Minor lot line adjustments shall be permitted through the submission of an Approval Not Required (ANR) plan, however, no additional building lots shall be created;
10. That all required infrastructure improvements be completed within two-years from the date of definitive plan endorsement;
11. That lots 22, 23, 24, 25, 28, 33, and the roadway lot shall be released from the covenant upon the endorsement of the definitive plans and the submission of the recorded legal documents. One (1) additional lot shall be released upon the submission and approval of the West Chester Street plans, four (4) additional lots shall be released upon completion of all interior infrastructure improvements, and the remaining two (2) lots shall be held until condition 2, above, has been met. The applicant shall have the right to obtain release(s) of the lots from the covenant in return for a deposit of money or negotiable securities with the Planning Board sufficient, in the opinion of the Board, to secure performance of the construction of ways

and the installation of municipal services required for lots in the subdivision shown on the plan as set forth in the covenant, and the Planning board may require that the applicant specify the time within which such construction shall be completed, all in accordance with Section 20.6f(2) of Rules & Regulations Governing the Subdivision of Land, Nantucket Island, Massachusetts, as amended;

12. That the Planning Board may grant extension of deadlines stated herein without holding a public hearing.

On August 22, 2005 the Planning Board voted 4-1 to **APPROVE** this subdivision and on September 12, 2005 voted 5-0 to **ENDORSE** this decision.

Donald T. Visco APPROVE

Barry G. Rector APPROVE

Francis T. Spriggs APPROVE

Sylvia Howard APPROVE

John McLaughlin DISAPPROVE

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS 09-12, 2005

On the 12th day of September, 2005, before me, the undersigned notary public,

personally appeared Donald Visco, one of the above-named members of the Planning Board of Nantucket, Massachusetts, personally known to me to be the person whose name is signed on the preceding document, and acknowledged that he/she signed the foregoing instrument voluntarily for the purposes therein expressed.

Notary Public

LESLIE ERIN WOODSON
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 22, 2011

My Commission Expires

VAUGHAN, DALE, HUNTER AND BEAUDETTE
PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
WHALER'S LANE
P.O. BOX 659
NANTUCKET, MASSACHUSETTS 02554
TEL: (508) 228-4455
FAX: (508) 228-3070

EDWARD FOLEY VAUGHAN
KEVIN F. DALE
RICHARD P. BEAUDETTE

LORI D'ELIA
BRYAN J. SWAIN

WILLIAM F. HUNTER
OF COUNSEL

RECEIVED
JUN 08 2016
By

June 8, 2016

**HAND DELIVERY & FAX**
Barry Rector, Chairman
Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

RE: Nantucket Westmoor Farms, LLC – Deed Restriction
6 and 8 Old Westmoor Farm Road, Nantucket, MA

Dear Chairman Rector:

Enclosed for filing on behalf of my client, Nantucket Westmoor Farms, LLC, is a Restriction Agreement that refines, clarifies and limits the number of "special events" my client may hold each year on its properties at 6 and 8 Old Westmoor Farm Road, Nantucket, Massachusetts 02554.

Please schedule the matter for hearing at your June 13, 2016 meeting and call me at 508-228-4455 with any questions. Thank you

Sincerely,

Kevin F. Dale, Esq.

Enclosure
Cc: Marcus Silverstein, Zoning Enforcement Officer
Andrew Vorce, Planning Director
John C. Pyles

RECEIVED
JUN 08 2016
By

RESTRICTION AGREEMENT

THIS AGREEMENT made as of this first day of June, 2016, by and between NANTUCKET WESTMOOR FARMS, LLC, a duly formed Massachusetts limited liability company having a principal address of 4 North Water Street, Nantucket, Massachusetts 02554 ("WESTMOOR FARMS") and the NANTUCKET PLANNING BOARD ("PLANNING BOARD"), and to any political subdivision of the Town of Nantucket succeeding to the rights and obligations of the PLANNING BOARD, the right to enforce the following restrictions to the fullest extent permitted under the laws of the Commonwealth of Massachusetts;

WITNESSETH:

WHEREAS, Westmoor Farms is the owner of the improved real estate located at 6 and 8 Old Westmoor Farms Road, Nantucket, Massachusetts 02554 shown as Lot 22 and Lot 23 on Land Court Plan No13328-M by virtue of Owner's Certificate of Title No. 21835 at the Nantucket Registry District for the Land Court (Premises"); and

WHEREAS, the Premises is located in the Residential-20 Zoning District ("R-20 District") and residential uses are the principal permitted uses in the R-20 District while commercial uses, as defined in Section 139-2 of the Code of Nantucket, are prohibited uses in this District; and

WHEREAS, occasional weddings and other "special events" are accessory uses permitted in the R-20 District as long as they are subordinate and customarily incidental to residential uses; and

WHEREAS, Westmoor Farms desires to hold weddings and other "special events" on the Premises on the condition that said events are subordinate to, and incidental to, the principal residential use of the Premises; and

WHEREAS, Westmoor Farms desires to clarify and to refine the character and number of times it is allowed to hold "special events" on the Premises on a yearly basis without undermining or eroding the principal residential use of the Premises;

NOW, THEREFORE, in consideration of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, WESTMOOR FARMS hereby subjects the Premises to these restrictions and covenants:

1. WESTMOOR FARMS shall be limited to holding three (3) "special events" per year that use tents with an area greater than 150 square feet or for periods of 9 days a year, whichever is less, without a special permit form the Nantucket Board of Appeals in accordance with Section 139- of the Code of Nantucket ("Tents").

2. From May 1st –June 15th the number of "special events" held on the Premises in one (1) year shall be no more than three (3) events.

3. From June16th to August 15th[t], the number of "special events" held on the Premises in one (1) year shall be no more than three (3) events.

4. From August 16th-October 31, the number of "special events" held on the Premises in one (1) year shall be no more than four (4) events.

5. From November1-April 30 the number of "special events" held on the Premises in one (1) year shall be no more than four (4) events.

6. If WESTMOOR FARMS or its successors or assigns desire to hold more than fourteen (14)special events on the Premises per year, WESTMOOR FARMS shall be required to obtain prior written approval from the Planning Board based upon a determination that the "special event" is ancillary to the residential use of the Premises and not a commercial use.

7. WESTMOOR FARMS and/or its successors and assigns shall refrain from advertising and marketing the Premises as a principal wedding and "special event" location and shall emphasize in its residential marketing information that the Premises is limited primarily to residential use and any and all "special events" are ancillary and incidental to the principal residential use of the Premises.

8. For the purposes of this restriction, a "special event" shall mean a family wedding, a small business seminar or cocktail party, or like-kind event.

9. For the purposes of this restriction, WESTMOOR FARM shall not be limited from holding fund-raising events for non-profit and/or charitable entities

10. The Planning Board and any political subdivision of the Town of Nantucket succeeding to the rights and obligation of the Planning Board shall have the right, which right shall be held in gross and as appurtenant to any property interest, to enforce these restrictions.

11. Upon registration of this agreement with the Nantucket Registry District for the Land Court, the restrictions and all other provisions of this agreement shall run with and bind the Premises and every portion thereof.

12. The rights of enforcement of any restriction held in gross shall expire on June ____ , 2046 unless a notice of extension of restriction in accordance with M.G.L. c. 184, Section 27 is registered with the Nantucket Registry District for the Land Court on or before June ____ , 2046,

in which event the term for enforcement of such right shall be extended for a period of twenty (20) years.

13. The agreement shall be construed under the laws of the Commonwealth of Massachusetts.

WITNESS our hands and seals the day and year first above written.

NANTUCKET WESTMOOR FARMS LLC

Washington Management and Development Co., Inc., Manager

By:_____
John C. Pyles, President/Treasurer

NANTUCKET PLANNING BOARD

By: _____

_____

_____

_____

_____

District of Columbia, ss

On this _____ day of June, 2016, before me, the undersigned notary public, personally appeared the above-named, John C. Pyles, (a) personally known to me or (b) proved to me through satisfactory evidence of identification, which were _____, to be the person whose name is signed on the foregoing instrument, and acknowledged to me that he signed it voluntarily, as President and Treasurer of _Washington Management and Development Co., Inc., as the voluntary act and deed of Nantucket Westmoor Farms, LLC,_ for its stated purpose.

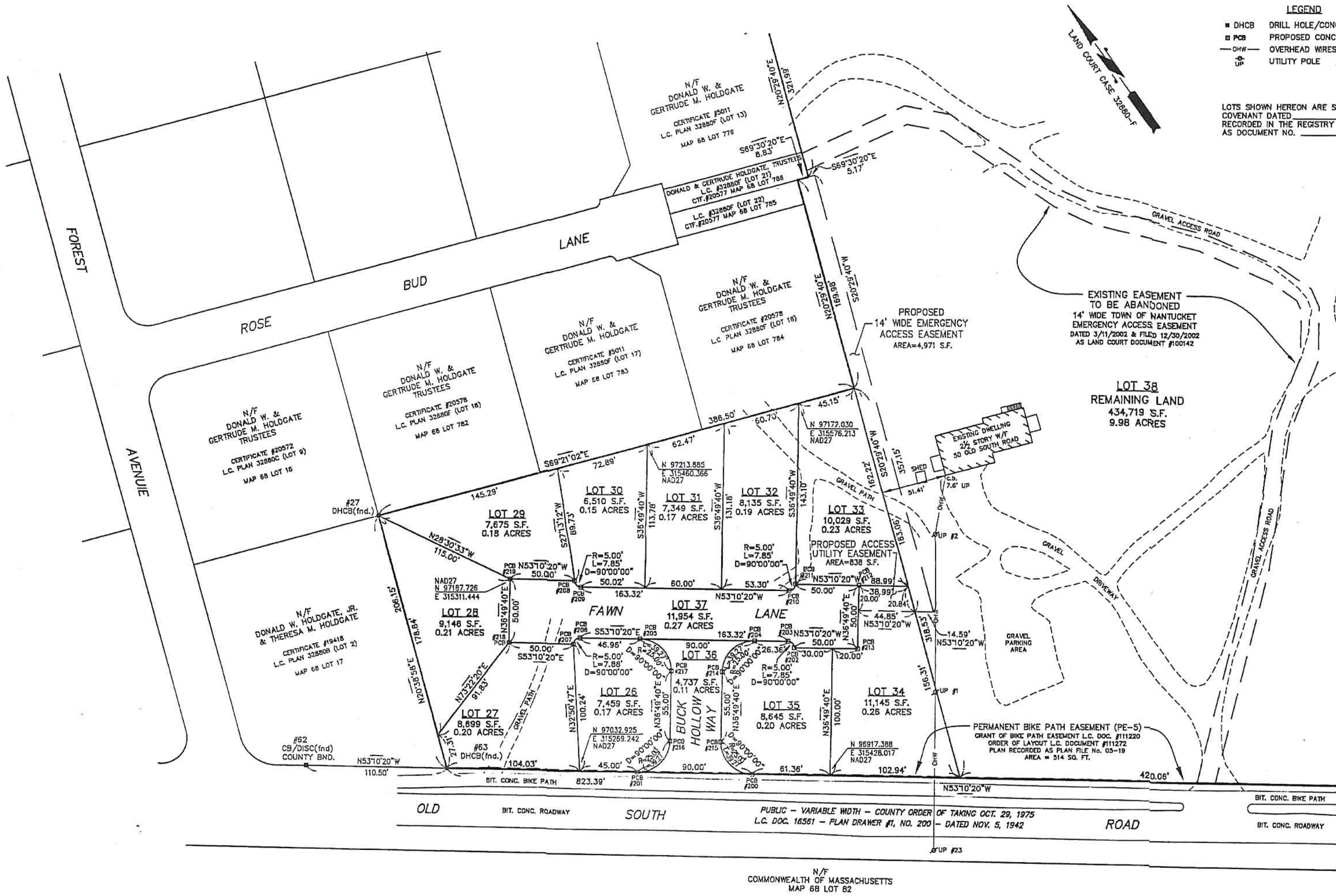
_____
Notary Public
Printed Name:
My Commission Expires:

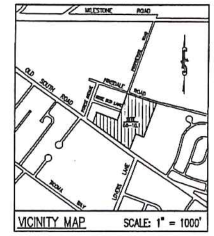
#6959 Previous Plans -modify restrictions
Pine Estates
Fawn Lane & Buck Hollow Way

# DEFINITIVE SUBDIVISION PLAN

BEING A SUBDIVISION OF LOT 25 SHOWN ON L.C. PLAN 32880F CREATING 13 LOTS

PINE ESTATES SUBDIVISION
NANTUCKET, MASSACHUSETTS
PREPARED FOR
HOLDGATE FAMILY LIMITED PARTNERSHIP




## LEGEND

- ■ DHCB — DRILL HOLE/CONCRETE BOUND
- ◻ PCB — PROPOSED CONCRETE BOUND
- —OHW— — OVERHEAD WIRES
- UTILITY POLE

LOTS SHOWN HEREON ARE SUBJECT TO A COVENANT DATED ____________ AND RECORDED IN THE REGISTRY OF DEEDS AS DOCUMENT NO. ____________

I CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE MONUMENTS CONTROLLING PRIOR PLANS ARE IN THE GROUND AS SHOWN AND DESCRIBED HEREON. I FURTHER CERTIFY THAT ANY ADDITIONAL MONUMENTS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 AS OF THE DATE OF THIS SURVEY.

I FURTHER CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON OR BETWEEN 8/10/05 AND 5/5/06.

PROFESSIONAL LAND SURVEYOR — DATE

## ZONING TABLE

| | REQUIRED |
|---|---|
| LOT AREA | 5,000 S.F. |
| LOT FRONTAGE | 40 FT. |
| FRONT YARD SETBACK | 20 FT. |
| REAR YARD SETBACK | 5 FT. |
| SIDE YARD SETBACK | 5 FT. |
| MAXIMUM GROUND COVER RATIO | 50% |
| REGULARITY FACTOR ("R") | ≥0.55 |

THE SITE IS ZONED RESIDENTIAL COMMERCIAL 2 (RC–2) AS SHOWN ON THE TOWN AND COUNTY OF NANTUCKET, MASSACHUSETTS; OFFICIAL ZONING MAP.

## DISPOSITION OF LOTS

- LOTS 26 THROUGH 35 ARE BUILDABLE LOTS.
- LOTS 36 AND 37 ARE ROADWAY LOTS FOR FUTURE CONVEYANCE TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION.

## OWNER'S REFERENCE

CERT. OF TITLE: #21592
L.C. PLAN: #32880–F LOT 25
ASSESSOR MAP: 68, PARCEL: 18.1
50 OLD SOUTH ROAD

GENERAL PARTNERS:
DONALD W. HOLDGATE, TRUSTEE AND
GERTRUDE M. HOLDGATE TRUSTEE
DONALD W. HOLDGATE FAMILY TRUST

DONALD W. HOLDGATE, TRUSTEE AND
GERTRUDE M. HOLDGATE, TRUSTEE
GERTRUDE M. HOLDGATE FAMILY TRUST

LIMITED PARTNERS:
DONALD W. HOLDGATE, TRUSTEE AND
GERTRUDE M. HOLDGATE TRUSTEE
DONALD W. HOLDGATE FAMILY TRUST

DONALD W. HOLDGATE, TRUSTEE AND
GERTRUDE M. HOLDGATE, TRUSTEE
GERTRUDE M. HOLDGATE FAMILY TRUST

"I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE NANTUCKET PLANNING BOARD WAS RECEIVED AND RECORDED ____________ AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE."

TOWN CLERK, NANTUCKET, MA — DATE

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED
NANTUCKET PLANNING BOARD

APPROVED (DATE): ____________

ENDORSED (DATE): ____________

P.B. FILE NUMBER: ____________

## GENERAL NOTES

1. THIS PLAN REPRESENTS A SUBDIVISION OF MAP 68 PARCEL 18.1, AS SHOWN ON THE OFFICIAL TAX MAPS OF THE TOWN OF NANTUCKET.
2. THE SITE IS ZONED RESIDENTIAL COMMERCIAL 2 (RC–2) AS SHOWN ON THE TOWN AND COUNTY OF NANTUCKET OFFICIAL ZONING MAP.
3. THE SITE DOES NOT LIE WITHIN THE SPECIAL FLOOD AREA (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 250230 0012 D, DATED NOVEMBER 6, 1996.
4. THE SITE IS LOCATED WITHIN THE PUBLIC WELLHEAD RECHARGE DISTRICT ZONE AS DETERMINED FROM THE THE TOWN OF NANTUCKET WATER RESOURCES PROTECTION PLAN.
5. THERE ARE NO KNOWN WETLAND RESOURCE AREAS WITHIN 100 FEET OF THE SUBJECT PARCEL.
6. ALL OF THE LOTS DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BYLAW, BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BYLAW. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE NANTUCKET CONSERVATION COMMISSION.
7. WATER SERVICE SHALL BE PROVIDED BY EXTENDING THE EXISTING PUBLIC WATER SUPPLY LINES THROUGH THE DEVELOPMENT. ALL DWELLINGS WILL RECEIVE WATER FROM THE PUBLIC WATER SUPPLY SYSTEM.
8. SANITARY SEWER SERVICE SHALL BE PROVIDED BY EXTENDING THE EXISTING PUBLIC SEWER LINES THROUGH THE DEVELOPMENT. ALL DWELLINGS WILL BE CONNECTED TO THE PUBLIC SEWER SYSTEM.
9. ALL OF THE LOTS TO INCLUDE ON–SITE ROOF DRAIN INFILTRATION SYSTEMS.

SCALE: 1 INCH = 40 FEET

## LOT COMPLIANCE TABLE

| LOT NO. | FRONTAGE | LOT AREA | * "R" |
|---|---|---|---|
| 26 | 54.84' | 7,459 S.F. | 1.07 |
| 27 | 50.00' | 8,699 S.F. | 1.00 |
| 28 | 50.00' | 9,146 S.F. | 0.77 |
| 29 | 50.00' | 7,675 S.F. | 0.77 |
| 30 | 57.85' | 6,510 S.F. | 0.81 |
| 31 | 60.00' | 7,349 S.F. | 0.89 |
| 32 | 61.15' | 8,135 S.F. | 0.83 |
| 33 | 50.00' | 10,029 S.F. | 0.83 |
| 34 | 70.00' | 11,145 S.F. | 0.85 |
| 35 | 64.21' | 8,645 S.F. | 1.07 |

* REGULARITY FACTOR CALCULATIONS INCLUDE ENTIRE AREA AND PERIMETER.

## OWNER/APPLICANT

HOLDGATE FAMILY
LIMITED PARTNERSHIP
P.O. BOX 705
NANTUCKET, MA 02554–01705

## SURVEYOR/ENGINEER OF RECORD

CULLINAN ENGINEERING CO., INC.
10 RIVERSIDE DRIVE
LAKEVILLE, MA 02347
508–946–9911

CULLINAN ENGINEERING

| DATE | NO. | REVISION | APP. |
|---|---|---|---|
| 6/19/06 | 1 | PLANNING BOARD REVIEW COMMENTS | TWH/DCM |

| DATE | DES. | DWN. | CHK. |
|---|---|---|---|
| MAY 12, 2006 | LMG | LMG/RLM | DCM/TWH |

| SCALE | PROJECT NUMBER | SHEET |
|---|---|---|
| 1" = 40' | 20430109–10/100 | 4 OF 8 |

FILE#: 20430109DEF2.dwg

# Nantucket Planning Board

## APPROVAL OF A DEFINITIVE SUBDIVISION PLAN (AR)

Pine Estates Subdivision

Planning Board File # 6959

Owner/Applicant: Holdgate Family Limited Partnership

Registered in the Nantucket Registry District of the Land Court at Certificate of Title #21592

Nantucket Tax Assessors Map 69 Parcel 18.1

July 24, 2006

'06 AGO -2 A10:35
TOWN CLERK

The Nantucket Planning Board at its July 24, 2006 meeting voted 5-0 to APPROVE the thirteen (13) lot (ten (10) buildable) Definitive Subdivision Plan (AR) for property located at 50 Old South Road. An application for this definitive subdivision plan was received by the Planning Board on May 12, 2006.

Approval of the subdivision was based on the following documents:

- An Application for Approval of a Definitive Subdivision Plan (AR) dated May 12, 2006;
- Plans entitled "Definitive Subdivision Plans for Pine Estates Subdivision, Nantucket, Massachusetts" pages 1through 8, prepared by Cullinan Engineering, Co., Inc., dated May 12, 2006 and revised June 19, 2006;
- Site Analysis Report prepared by Cullinan Engineering Co., Inc., dated May 12, 2006;
- Hydraulic/Hydrologic Analysis prepared by Cullinan Engineering Co., Inc., dated May 12, 2006;
- Letter from Pesce Engineering and Associates, consultants for the Planning Board, dated June 12, 2006;
- Representation and testimony received in connection with the public hearings held June 12, 2006, July 10, 2006 and July 24, 2006. Minutes of these meetings are on file with the Planning Board; and
- Other assorted documents that are on file with the Planning Board.

The Planning Board closed the public hearing on July 24, 2006.

Approval of the subdivision is granted conditionally upon the aforementioned documents, compliance with the Planning Board's *Rules and Regulations Governing the Subdivision of Land* (as amended through December 20, 1999), and on the following additional requirements and agreements:

1. That the applicant shall be granted the following waivers from the *Rules and Regulations Governing the Subdivision of Land*:

   2.06 Staking of Subdivision
   Waiver Granted – the location of the proposed roadway clearly depicted on the plans in relation to existing site features;

1 East Chestnut Street Nantucket Massachusetts 02554
508.228.7233 telephone 508.228.7298 facsimile

4.19 Bicycle Paths

Waiver Granted – a bike path was recently constructed along the frontage of the site. Bike paths along the interior roadways are unnecessary for a subdivision of this scale which does not contain any through-streets;

5.04 On-Site Disposal of Brush and Trees

Waiver Granted – the applicant will chip all brush and trees

5.05 Drainage System

Waiver Granted – the applicant would like to use HDPE piping which is an alternative material that was not in existence when the *Rules and Regulations* were updated. This material has been permitted by the Planning Board on other projects.

2. That the final definitive plans shall be presented to the Planning Board within six (6) months from the date of this decision (July 24, 2006). These plans shall include any outstanding revisions as required by Pesce Engineering and Associates as well as any revisions discussed at the public hearings. The Planning Board may grant extensions of this deadline without holding a public hearing;
3. That recorded copies of all legal documents (Homeowners Association documents, Statement of Conditions, Grant of Right of Enforcement, Grant of Easements for Utilities, Drainage, and Covenant) shall be presented to the Planning Board prior to the release of any lot from the Covenant and within six (6) months from the date of this decision (July 24, 2006). The Planning Board may grant extensions of this deadline without holding a public hearing;
4. That a Homeowners Association shall be established by the applicant, along with a Road Maintenance Endowment Fund for the maintenance of all required improvements to the private way including grading, drainage facilities, and utilities. The Association shall be initially endowed at $500 per buildable lot ($5000 total). This fund shall be administered by the Homeowners Association with the Planning Board named as a third party enforcing agent.
5. That the roadway lot shall be transferred to the Homeowners Association. Evidence of the conveyance shall be presented to the Planning Board prior to the release of any lot and within six (6) months from the date of this decision (July 24, 2006); and
6. That all required infrastructure improvements shall be completed within two (2) years from the date of definitive plan endorsement.

On July 24, 2006 the Planning Board voted 5-0 to **APPROVE** this Approval Required (AR) Subdivision and to endorse this decision.

Donald T. Visco APPROVED

Sylvia Howard APPROVED

Francis T. Spriggs APPROVED

John McLaughlin 7/31/06

John McLaughlin APPROVED

Barry G. Rector APPROVED

'06 AGO -2 A10:35

TOWN CLERK

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS

July 31, 2006

On the 31 day of July, 2006, before me, the undersigned notary public,

personally appeared Sylvia Howard, one of the above-named members of the Planning Board of Nantucket, Massachusetts, personally known to me to be the person whose name is signed on the preceding document, and acknowledged that he/she signed the foregoing instrument voluntarily for the purposes therein expressed.

LE Woodson
Notary Public

My Commission Expires

LESLIE ERIN WOODSON
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 22, 2011

2006 00118131
Cert: 21592 Doc: DECL OF
Registered: 10/31/2006 12:14 PM

# DECLARATION OF RESTRICTIONS AND EASEMENTS OF PINE ESTATES HOMEOWNERS ASSOCIATION TRUST

This Declaration of Restrictions and Easements is made by **DONALD W. HOLDGATE and GERTRUDE M. HOLDGATE, Trustees of the DONALD W. HOLDGATE FAMILY TRUST,** u/d/t dated July 23, 2002, **and GERTRUDE M. HOLDGATE and DONALD W. HOLDGATE, Trustees of the GERTRUDE M. HOLDGATE FAMILY TRUST,** u/d/t dated July 23, 2002, acting in their capacities as General Partners of the **HOLDGATE FAMILY LIMITED PARTNERSHIP,** a Massachusetts limited partnership, having a mailing address of P.O. Box 705, Nantucket, Massachusetts 02554-0705, as the present Owners/Developers of the Land herein described.

## ARTICLE ONE
## Definitions

1.1 Association. The Trustees from time to time of Pine Estates Homeowners Association Trust, under a Declaration of Trust dated October 5, 2006, registered with the Nantucket Registry District on October 31, 2006, as Document No. 118130.

1.2 Land. The Land in the Town and County of Nantucket, Massachusetts, consisting of Lot Nos. 26 through 38, inclusive, shown upon the Plan. [Provided, however, Lot 38 on said Plan, with an area of approximately 434,719± square feet, is excluded from the Pine Estates Homeowners Association, and all restrictions and easements hereunder.]

1.3 Building Lot. Lot Nos. 26 through 35, inclusive, shall be buildable lots; Lot Nos. 36 (Buck Hollow Way) and 37 (Fawn Lane) are roadways and unbuildable and Lot No. 38 is excluded from the Pine Estates Homeowners Association Trust hereunder.

1.4 Covenant. A Covenant between the Holdgate Family Limited Partnership and the Nantucket Planning Board dated October 5, 2006, File No. 6959, registered with the Nantucket Registry District as Document No. 118124.

1.5 Developer. Holdgate Family Limited Partnership, the present Owner of the Land, or such other person or entity as shall hold the rights of the Developer hereunder by express written and registered instrument of assignment executed by the Holdgate Family Limited Partnership or its successor as Developer.

1.6 Access Utility Easement. The areas shown as "Access Utility Easement" with Lot No. 34 as shown upon the Plan.

1.7 Lot. Each of Lot Nos. 26 through 37, inclusive, upon the Plan. (The word "Lot" followed by a number shall refer to the Lot designated by that number on the Plan.)

1.8 Owner. The person or persons or other entity, considered collectively, who are, from time to time, the Owner(s) of any Lot(s), according to the records at such time at the Nantucket Registry District.

1.9 Plan. A plan prepared by Cullinan Engineering Co., Inc., dated May 12, 2006, and revised June 19, 2006, incorporating the conditions set forth in the Nantucket Planning Board letter of Approval of a Definitive Subdivision Plan (AR) dated July 24, 2006, in accordance with the Subdivision Control Law, File No. 6959, and subsequently endorsed by the Nantucket Planning Board on September 11, 2006, and registered with the Nantucket Registry District in Plan File No. 32880-G

1.10 Planning Board. The Nantucket Planning Board.

1.11 Roadway. Buck Hollow Way, shown upon the Plan as Lot No. 36, and Fawn Lane, shown upon the Plan as Lot No. 37, both of which shall be owned by the Association.

1.12 Town. The Town of Nantucket, Massachusetts.

1.13 Utility Lines. The pipes, wires, cables, or other means of transmission of utility services including, without limitation, electric, telephone, telegraph, cable television, water, sewer, and if now or in the future applicable, gas and such utility services as are now or may in the future be customarily installed to serve residential buildings lots in Nantucket, Massachusetts.

1.14 Restrictions. The restrictions set forth and provided under Article Three hereunder.

## ARTICLE TWO
## Recital of Purposes

2.1 General Purpose. The general purpose of this instrument is to restrict the use of the Land, and of each Lot, so that the development of the Land is done in compliance with the conditions of approval by the Planning Board as provided and set forth in the Covenant. Furthermore, it is the purpose of this instrument to establish easements to enable the utilization of the Land in an appropriate manner.

2.2 Fulfillment of Conditions of Approval. In addition to the general purpose stated in Section 2.1, it is the further purpose of this instrument to establish restrictions and easements which have been required by the Planning Board in connection with its approval of the Plan.

## ARTICLE THREE
## Restrictions

3.1 General. The Land (exclusive of Lot 38) shall be subject to the following Restrictions, as set forth in this Article Three.

3.2 Subdivision. The ten (10) buildable lots (Lot Nos. 26-35, inclusive) within the subdivision shall not be further subdivided.

3.3 Dwellings and Accessory Buildings. There is permitted, on each of Lot Nos. 26-35, one (1) primary single family residential dwelling with attached or detached garage and a storage shed of not more than one hundred twenty (120) square feet (10' X 12'). Secondary dwellings and garage apartments are not permitted.

3.4 Residential. No Lot shall be used for any purpose other than for construction and occupancy of a single-family residential dwelling with attached or detached garage and customary appurtenances thereto. Condominiums, duplexes or other multi-family dwellings are not permitted.

3.5 Commercial. No Lot shall be used for or in connection with the carrying on of any commercial activity, trade, service, business or occupation of any kind or nature and there shall be no storage of any materials or equipment, used in any commercial trade, business or occupation, on any lot at any time.

3.6 Non-Commercial Motor Vehicles. No more than two (2) registered motor vehicles shall be permitted overnight parking on any Lot, and such vehicles shall be parked only on the driveway for such Lot. No overnight parking of motor vehicles is permitted on Buck Hollow Way and Fawn Lane or any roads or ways within the subdivision.

3.7 Commercial Vehicles. No business or commercial vehicles bearing signs or advertisements of any type shall be parked overnight, on any Lot or within the subdivision, with the exception of: (i) two (2) business or commercial vehicles used by the Lot owner in his/her trade or business or (ii) a moving van or truck for resident lot owners moving in or moving out of the subdivision and for not more than forty-eight (48) consecutive hours.

3.8 Unregistered Vehicles and Tractor Trailers, etc. No unregistered vehicles and no tractor trailers, excavators, backhoes (or other heavy or industrial equipment), recreational vehicles, all terrain vehicles, campers, motorcycles and mopeds shall be parked or stored on any Lot or within the subdivision unless stored inside a garage.

3.9 Boats. No more than one (1) registered boat with a maximum length of twenty-nine (29') feet per boat shall be stored on any Lot. No unregistered boats shall be stored on any Lot.

3.10 Tents, Trailers, etc. No tent, trailer, Quonset hut or temporary structure placed on any Lot shall remain on said lot for more than seven (7) days and at no time shall said structure be used as a residence or temporary housing. A temporary child's tent or temporary tent for ceremonial or social functions shall be permitted only after a dwelling has been constructed on the lot and shall remain on the lot for no more than seven (7) consecutive days.

3.11 Utilities. All permanent sewer service facilities and fixtures (i.e. utility lines, etc.) within the subdivision and servicing any Lot within the subdivision shall be underground. The ground surface over such facilities or fixtures shall, immediately after installation or maintenance, be restored by the owner of the Lot to as near its original condition as is reasonably possible.

3.12 Fuels. No combustible fuels shall be stored underground. No combustible fuels shall be stored above ground on any Lot except for such fuels normally stored in or used for heating or common household appliances. All such fuels shall be stored within a structure in an appropriate container and not visible to abutting Lot owners or roads and ways within the subdivision.

3.13 Animals/Pets. No domestic animals or pets other than commonly accepted household pets shall be kept upon any Lot within the subdivision. The keeping of rabbits, chickens, ducks, pheasants, guinea hens, pigs and like birds is prohibited. Only cats and dogs owned by Lot owners shall be kept within the subdivision. No domestic animal or pet shall be allowed to walk or run unattended within the subdivision.

3.14 Brush, Debris, etc. All Lots within the subdivision shall be kept free of accumulation of brush, trash and debris. Additionally, materials which may constitute a fire hazard or breeding place for rodents or vermin are prohibited.

3.15 Garbage, Trash, etc. All garbage, refuse, trash, junk and items meant for disposal off site shall be kept in containers not visible to abutting Lot owners or roads and ways within the subdivision.

3.16 Condition of Lot. The dwelling and landscaping on each Lot shall be maintained by the resident lot owner in a neat and attractive manner.

3.17 Outdoor Furniture, Toys, etc. Bicycles, grills, lawn furniture, large children's toys, swing sets, etc. shall be stored in a manner that is not offensive to abutting Lot owners within the subdivision.

3.18 Excavation. No excavation for stone, gravel, sand or earth shall be made on any Lot, except for the purpose of constructing or erecting a single-family residential dwelling, garage and storage shed and appropriate grading thereto.

3.19 Signs. No sign of any kind shall be displayed to the public view of any Lot except one (1) sign of not more than two hundred (200) square inches in size denoting only the last name of the resident on said Lot and the street number of such Lot; provided, however, each Lot owner is entitled to place one (1) quarterboard of not more than three thousand (3,000) square inches in size on the outside of any single family residential dwelling or attached or detached garage constructed on such Lot.

3.20 Radio, Television and Antennas. No radio, television/cable dish or aerial antennas greater than two (2') feet in diameter shall be attached to or hung from the exterior of any residential single family dwelling or garage and no radio, television/cable dish or aerial antennas shall be placed on a Lot visible to abutting lot owners or roads and ways within the subdivision.

3.21 Swimming Pools. No above-ground swimming pools shall be placed or constructed on any Lot.

3.22 Laundry Clotheslines. No clotheslines are permitted on any Lot.

3.23 Hunting. No hunting is allowed on any Lot or within the subdivision.

3.24 De-Icing Chemicals. No de-icing chemicals including, but not limited to, road salts, shall be used or permitted on Buck Hollow Way and Fawn Lane or on any sidewalks, entrance roads or ways within the subdivision.

3.25 Customary Use. All roads and ways within the subdivision shall only be used for those purposes for which roads and ways are customarily used in the Town and County of Nantucket including passage and repassage by foot, in vehicles or otherwise and installation, maintenance, repair, use, replacement and improvements of utility lines and services.

3.26 Sidewalks, Entrances, etc. Buck Hollow Way and Fawn Lane and all sidewalks, entrance roads and ways within the subdivision shall not be obstructed or used for any purposes other than ingress to or egress from the subdivision or any residential dwelling or garage constructed thereon.

3.27 Occupancy. No single family residential dwelling shall be occupied until the Lot owner has obtained a Certificate of Occupancy from the Nantucket Building Department.

3.28 Peaceful Enjoyment. No resident Lot owner, or any invitee of such resident, shall do or permit to be done anything in, on or about the owner's Lot, Buck Hollow Way and Fawn Lane or any roads or ways within the subdivision, which interferes with the rights, comfort or convenience of other lot owners within the subdivision.

3.29 Architectural and Landscaping Committee. The Pine Estates Homeowners Association shall create an Architectural and Landscaping Committee with the authority and power to review and enforce the construction and maintenance of all improvements to any Lot within the subdivision. No residential dwelling, garage, shed, in ground swimming pool or other structure or improvement, shall be constructed or maintained upon any Lot and no alteration to the exterior of a structure shall be made unless complete plans, specifications and Lot plans therefor, showing the exterior design, height, building material and color scheme thereof, the location of the single family residential dwelling, garage and/or shed plotted horizontally and vertically, the location and size of driveways, the general plan of landscaping, fencing, walls and windbreaks, and the grading plan shall have been submitted to and approved in writing in recordable form by the Architectural and Landscaping Committee, and recorded at the Nantucket Registry of Deeds at the expense of such Lot owner.

3.30 Completion of Construction/Improvements/Landscaping. Construction of any single family residential dwelling, garage or shed, and all other structures and improvements on any Lot shall be diligently performed and the construction, improvements and landscaping shall be completed within eighteen (18) months after issuance of a building permit or approval for the work to be performed on such Lot. Completion of the construction and improvements on any Lot shall mean and include completion of all construction related to any dwellings, garage, shed or other structure, the surfacing of any driveways, erection of any fences, stone walls and paths, and grading and planting of all landscaping.

3.31 Compliance with Applicable Rules/Regulations/Requirements. All proposed single family residential dwelling, garage, shed and all other structures and improvements on any Lot shall conform with the applicable rules, regulations and requirements of the Nantucket Historic District Commission, Nantucket Planning Board, Nantucket Building Department, Nantucket Zoning By-Laws, Nantucket Board of Health and Nantucket Conservation Commission. Each Lot owner shall obtain all necessary permits and approvals from the aforementioned Town of Nantucket departments, as applicable, prior to construction of any single family residential dwelling, garage, shed or other structure or improvement to any Lot.

3.32 Public Wellhead Recharge District. Lot Nos. 26 through 38, inclusive, as shown upon the Plan, are situated within the Public Wellhead Recharge District, an overlay district under the Nantucket Zoning By-Law Section 139-12(b)2, as amended, and are subject to, and have the benefit of said restrictions, to the extent same are in force and applicable.

3.33 Non-Buildable Lots. Lot Nos. 36 and 37 are not buildable Lots under current Nantucket Zoning By-Laws. Said Lots 36 (Buck Hollow Way) and 37 (Fawn Lane) are to be reserved for future road construction.

## ARTICLE FOUR
## Easements

4.1 Roadway Easement. The Owner of each Lot and the Association, in common with all others entitled thereto, shall have a permanent easement to use Buck Hollow Way and Fawn Lane for all purposes for which streets and ways are customarily used in the Town and County of Nantucket, including passage and repassage by foot, in vehicles or otherwise; and including, but not limited to, installation, maintenance, repair, use and replacement of underground utility lines and services and improvements for such purposes.

4.2 Emergency Access Easement. Lots Nos. 36 and 37 shall be subject to an Emergency Vehicle Access Easement running in favor of the Town of Nantucket, dated March 11, 2002, registered on December 30, 2002, as Document No. 100142, as affected by a Relocated Grant of Easement with attached Easement Plan approved by the Nantucket Planning Board and dated September 14, 2006, registered on October 31, 2006, as Document No. 118122.

4.3 Sewer/Water Easement. Grant of Easement given to Wannacomet Water Company and the Town of Nantucket dated October 5, 2006, registered on October 31, 2006, as Document No. 118132

4.4 Utilities Easement. Grant of Easement given National Grid (USA), Inc., Verizon New England, Inc. and Comcast Corporation dated October 5, 2006, registered on October 31, 2006, as Document No. 118133

## ARTICLE FIVE
## Enforcement of Restrictions

5.1 Restrictions in Gross. The Association shall have the right, to be held in gross and not as appurtenant to any real property interest, to enforce all of the Restrictions.

5.2 Restrictions Enforceable by Town. The Developer shall have the right to grant to the Town, acting by and through the Planning Board, the right to enforce any or all of the Restrictions. Such grant shall be in the form of a writing signed and acknowledged on behalf of the Developer and accepted in writing by the signatures of a majority of the members of the Planning Board and registered with the Nantucket Registry District. Upon the registration of such a grant with the Nantucket Registry District, no provision hereof relating to any Restriction, the right of enforcement of which has been granted to the Town, may be amended without the written and recorded consent of a majority of the Planning Board.

5.3 Appurtenant Restrictions. Each Owner of a Lot shall have the right to enforce any Restriction, as appurtenant to such Lot, on or after the first date upon which the Developer or any successor Developer shall no longer own any of the Lots, upon any violation of any Restriction upon any of the Land, and each part of the Land shall be deemed to be benefited hereby.

5.4 Duration of Restrictions in Gross. The rights of enforcement of the Restrictions held in gross, except the rights of enforcement assigned to the Town which shall be permanent, shall expire thirty (30) years from the date of recording/registering this Homeowners Association Trust instrument with the Registry District of Nantucket County unless a Notice of Extension of Restriction, in accordance with Massachusetts General Laws, Chapter 184, Section 27, is registered with the Nantucket Registry District on or before such expiration date, in which event the term for enforcement of such right shall be extended for a period of twenty (20) years; and in the event of such extension, such right of enforcement may be extended for further successive periods of twenty (20) years by the filing of further Notices of Extension, or as permitted by applicable laws.

5.5 Duration of Appurtenant Restrictions. The Restrictions, as appurtenant to each Owner of a Lot, shall be deemed to be imposed as part of a common scheme applicable to four (4) or more contiguous parcels, and shall expire thirty (30) years from the date of recording/registering this Homeowners Association Trust instrument with the Registry District of Nantucket County, except that such Restrictions may be extended from and after such expiration date, for a period of twenty (20) years and further successive periods of twenty (20) years in the manner provided by Massachusetts General Laws, Chapter 184, Section 27.

5.6 Form of Notice of Extension of Restrictions. Any Notice of Extension of the Restrictions to be filed for record at the Registry District of Nantucket County shall (a) be signed by a person or persons then entitled of record to the benefit of the Restrictions and shall contain a description of the benefited Land, if any, (b) shall describe the Land, (c) shall name one (1) or more of the persons appearing of record to own each portion of the Land at the time, and (d) shall refer to this instrument and its place of recording in the public records.

5.7 Enforcement by Judicial Proceedings. Any party entitled to enforce any of the Restrictions shall have the right to enforce the same be securing injunctive relief from a court of competent jurisdiction and shall have the right to recover money damages by reason of any violation of any of the Restrictions.

5.8 Restrictions to Run with the Land. Upon the registration of this instrument with the Nantucket Registry District of the Land Court, the Restrictions and all other provisions of this instrument shall run with and bind the Land and every portion thereof.

5.9 Release or Waiver of Restrictions. The Developer, so long as the Developer (including any successor Developer) shall own any Lot, and thereafter the Association, shall have the right to release, waive or modify any Restriction hereunder, except those Restrictions the right of enforcement of which has been granted to the Town of Nantucket, acting by and through its Planning Board as set forth in Paragraph 5.2 hereof.

## ARTICLE SIX
## Liens and Assessments

6.1 Homeowners Fees and Assessments. Each Lot within the subdivision, from the date of the original conveyance thereof, shall be subject to an annual assessment of Two Hundred Fifty and No/100 ($250.00) Dollars, or such greater annual assessment fixed from time to time, by the Pine Estates Homeowners Association. In addition to the annual assessment, the Pine Estates Homeowners Association may impose fees or charges to cover the costs, expenses or reasonable attorneys fees incurred by the Association. The annual assessment, and any fees or charges shall be applied by the Pine Estates Homeowners Association toward the payment of the following:

(a) Costs and expenses relative to the enforcement of the easements, covenants, restrictions, agreements and assessments contained herein, or any other documents created in connection with the Pine Estates Subdivision or the Pine Estates Homeowners Association, and collection of any fees or charges in connection thereof.
(b) Lighting, maintaining, repairing, landscaping and improving all roads, ways, common areas, and easements within the subdivision.
(c) Taxes and assessments, if any, which may be levied by public authorities on any roads, ways or common areas within the subdivision.
(d) Any purpose contributing, in the opinion of the Pine Estates Homeowners Association, to the general health, welfare, safety or enjoyment of the lot owners of the subdivision.

6.2 Certification of No Liens. The Association shall, upon demand at any time, furnish to any Owner of a Lot, a certificate, in form suitable for registration with the Nantucket Registry District, signed by a Trustee of the Association, setting forth the amount and due date of all assessments upon such Lot and whether the same have been paid. The signature thereof by such Trustee shall be conclusive evidence of his authority to make such certificate on behalf of the Association, and such certificate shall be conclusive evidence of the matters therein stated, except to the extent that the Owner of such Lot disputes the amount of any assessment therein stated to be unpaid.

6.3 Effect of Nonpayment of Assessments. If any assessment is not paid when due, the same shall be deemed delinquent and shall, together with interest and costs as herein provided, be a continuing lien upon the Lot upon which the same was assessed, and shall run with such Lot and bind it in the hands of its Owner at the time of such assessment and the successors in title to such Owner. The Association shall have the right to proceed to enforce such lien by the sale of the Lot in questions, such sale to be conducted in the same manner provided by Massachusetts laws for a sale to enforce as mechanic's lien under a written contact. If any assessment is not paid within thirty (30) days after it shall become due, it shall bear interest from the date when due at the rate of fifteen (15%) percent per annum. In the event of any proceeding to enforce a lien hereunder, the Association shall be entitled to collect as a part thereof, its reasonable costs of collection, including attorney's fees.

## ARTICLE SEVEN
## General

7.1 Amendment. This instrument may, from time to time, be amended by written instrument executed and acknowledged by the Developer, so long as the Developer (including any successor Developer) shall own any of the Lots, and thereafter by Owners of a majority of the Lots; and any such amendment shall be effective when the same is registered with the Nantucket Registry District. However, (a) no amendment, the effect of which will be more onerous upon the use of any Lot, shall be effective without the consent of a majority of Owners of Lots within the subdivision, and (b) no Restriction, the right of enforcement of which has been granted to the Town, shall be amended without the prior written consent of a majority of the Planning Board. Any such consent shall be attached to the instrument of amendment at the time of its recording.

7.2 Notices. All notices hereunder shall be effective only when mailed by certified mail, return receipt requested, addressed (if to the Association) to the Pine Estates Homeowners Association Trust, P.O. Box 705, Nantucket, Massachusetts 02554-0705, or such other address as the Association may, from time to time, designate by notice to each Owner, or addressed (if to an Owner) to such Owner at the street address of any Lot owned by such Owner, or such other address as such Owner may, from time to time, designate by notice to the Association.

7.3 Severability. Invalidation of any provision hereof by judicial determination shall not affect the remaining provisions which shall remain in full force and effect.

7.4 Construction of Instrument. This instrument shall be constructed, enforced and governed by the laws of the Commonwealth of Massachusetts. The Massachusetts Trial Courts, Nantucket Superior or District Courts, shall have exclusive jurisdiction over any dispute, claim or action involving the interpretation, collection and/or enforcement of any provision under this instrument. References or language herein contained, relating to any gender, shall refer also to other genders as appropriate.

**EXECUTED** as an instrument under seal this 5 day of October, 2006.

**HOLDGATE FAMILY LIMITED PARTNERSHIP**

**By: DONALD W. HOLDGATE FAMILY TRUST, GENERAL PARTNER**

Donald W. Holdgate

**Donald W. Holdgate, Trustee**

Gertrude M. Holdgate

**Gertrude M. Holdgate, Trustee**

**By: GERTRUDE M. HOLDGATE FAMILY TRUST, GENERAL PARTNER**

Gertrude M. Holdgate

**Gertrude M. Holdgate, Trustee**

Donald W. Holdgate

**Donald W. Holdgate, Trustee**

LAND COURT, BOSTON. The land herein described will be shown on the approved plan to follow as

OCT 26 2006

Plan 32880 Lots 26-38
(EXAMINED AS DESCRIPTION ONLY)
George T. Capelianis, Engineer

NOTE: lot 38 excluded

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss. October 5, 2006

On this 5 day of October, 2006, before me, the undersigned Notary Public, personally appeared Donald W. Holdgate, Trustee and Gertrude M. Holdgate, Trustee of the Donald W. Holdgate Family Trust and Gertrude M. Holdgate, Trustee and Donald W. Holdgate, Trustee of the Gertrude M. Holdgate Family Trust, who are both personally known to me, who are the persons whose names are signed on the preceding or attached document, and who acknowledged to me that they signed said document voluntarily for its stated purpose in their capacity as Trustees of the Donald W. Holdgate Family Trust and Gertrude M. Holdgate Family Trust, the General Partners of the Holdgate Family Limited Partnership.

JOSEPH M. GUAY
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 15, 2010

Notary Public: Joseph M. Guay
My commission expires: 10/15/2010

DOC No: 00118131

NANTUCKET COUNTY LAND COURT

REGISTRY DISTRICT

** RECEIVED FOR REGISTRATION **

On: Oct 31,2006 at 12:14P

Document Fee: 75.00 Rec Total:$450.00

CERTIFICATE No: 21592

118131

# Nantucket Planning Board

**SECONDARY DWELLING REPORT**

**Prepared by:** Holly E. Backus, Land Use Specialist **Meeting Date:** April 11, 2016

**5 Meadow Lane**
Assessors Map #**41** Parcel #**444**

| **Applicant** | **Owner** |
|---|---|
| Robert & Deborah Giese | SAME |

The applicant is proposing to construct a 746 square foot second dwelling garage apartment at 5 Meadow Lane. The proposed one (1) bedroom dwelling will be located on the northeast corner of the site, which contains approximately 14,584 square feet of lot area and is zoned R-10.

The proposed secondary dwelling will be accessed from an existing pea-stone driveway at 5 Meadow Lane, which is a paved road. The site will contain a total of four (4) parking spaces, two (2) exterior parking spaces and two (2) interior parking spaces which are located in the garage. 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 an apron shall be constructed at the driveways intersection with Meadow Lane. The apron shall be a minimum depth of ten (10) feet and width of fifteen (15) feet, flared to a maximum width of nineteen (19) feet;
(2) That the traveled surface of Meadow Lane shall be repaired and the pot holes filled from New Lane to the western boundary of the site. 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 the driveway shall 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; 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.

## Catherine Ancero

**From:** Holly Backus
**Sent:** Wednesday, July 06, 2016 4:49 PM
**To:** robtgiese@aol.com
**Cc:** Catherine Ancero; Eleanor Antonietti
**Subject:** RE: 5 Meadow Ln.

Good Afternoon Mr. Geise,

It seems the condition in question was inadvertently placed on the approval letter from the Planning Board. Staff will place this item back on the Planning Board agenda for next Monday, July 11th meeting to rectify the situation and provide a new letter for permitting purposes.

My sincere apologies. We will have a new letter signed that night for the chairman that will be ready the following day or two.
I appreciate your patience and understanding.

Thank you,

Holly E. Backus
Land Use Specialist
Town of Nantucket

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**From:** Eleanor Antonietti
**Sent:** Wednesday, July 06, 2016 4:22 PM
**To:** Holly Backus
**Subject:** FW: 5 Meadow Ln.

---

**From:** robtgiese@aol.com [mailto:robtgiese@aol.com]
**Sent:** Wednesday, July 06, 2016 3:59 PM
**To:** Eleanor Antonietti
**Subject:** Fwd: 5 Meadow Ln.

Per Mr. Silverstein's instructions I am forwarding the below to you.

-----Original Message-----
From: robtgiese <robtgiese@aol.com>
To: MSilverstein <MSilverstein@nantucket-ma.gov>
Cc: jeff <jeff@blackwellsurvey.com>
Sent: Wed, Jul 6, 2016 3:53 pm
Subject: Re: 5 Meadow Ln.

Dear Mr. Silverstein --- I was quite surprised to receive your email. Meadow Lane was repaved by the town last year and does not require repair. Under separate cover I am sending you pictures of the street. I hope that you will reconsider your decision. Thank you for your attention to this matter. If you need to reach me otherwise my number is 508-228-0882. Best, Bob Giese

-----Original Message-----
From: Marcus Silverstein <MSilverstein@nantucket-ma.gov>
To: 'robtgiese@aol.com' <robtgiese@aol.com>
Sent: Wed, Jul 6, 2016 8:55 am
Subject: 5 Meadow Ln.

Dear Mr. Geise,

Your request for work at 5 Meadow Ln. (Map# 41, Parcel# 444) cannot be processed at this time for the following reason(s):

The Planning Board-issued Secondary Dwelling Approval, condition 2, requires “[t]hat the traveled surface of Meadow Lane shall be repaired and the pot holes filled from New Lane to the western boundary of the site,” and that said “road work shall be completed prior to the issuance of a Building Permit and prior to the issuance of the Certificate of Occupancy.” Planning Board sign-off indicating the required pre-permit work has been completed is required as part of your request.

If any person is aggrieved by the denial, an appeal may be filed with the Zoning Board of Appeals within thirty (30) days of the date of this notice.

Respectfully,

Marcus Silverstein
Zoning Enforcement Officer
Town of Nantucket

# Nantucket Planning Board

April 19, 2016

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

Re: 5 Meadow Lane (Map 41 Parcel 444)

Dear Mr. Butler:

Please be advised that the Planning Board, at its meeting on April 11, 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 an apron shall be constructed at the driveways intersection with Meadow Lane. The apron shall be a minimum depth of ten (10) feet and width of fifteen (15) feet, flared to a maximum width of nineteen (19) feet;
(2) That the traveled surface of Meadow Lane shall be repaired and the pot holes filled from New Lane to the western boundary of the site. 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 the driveway shall 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; 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,

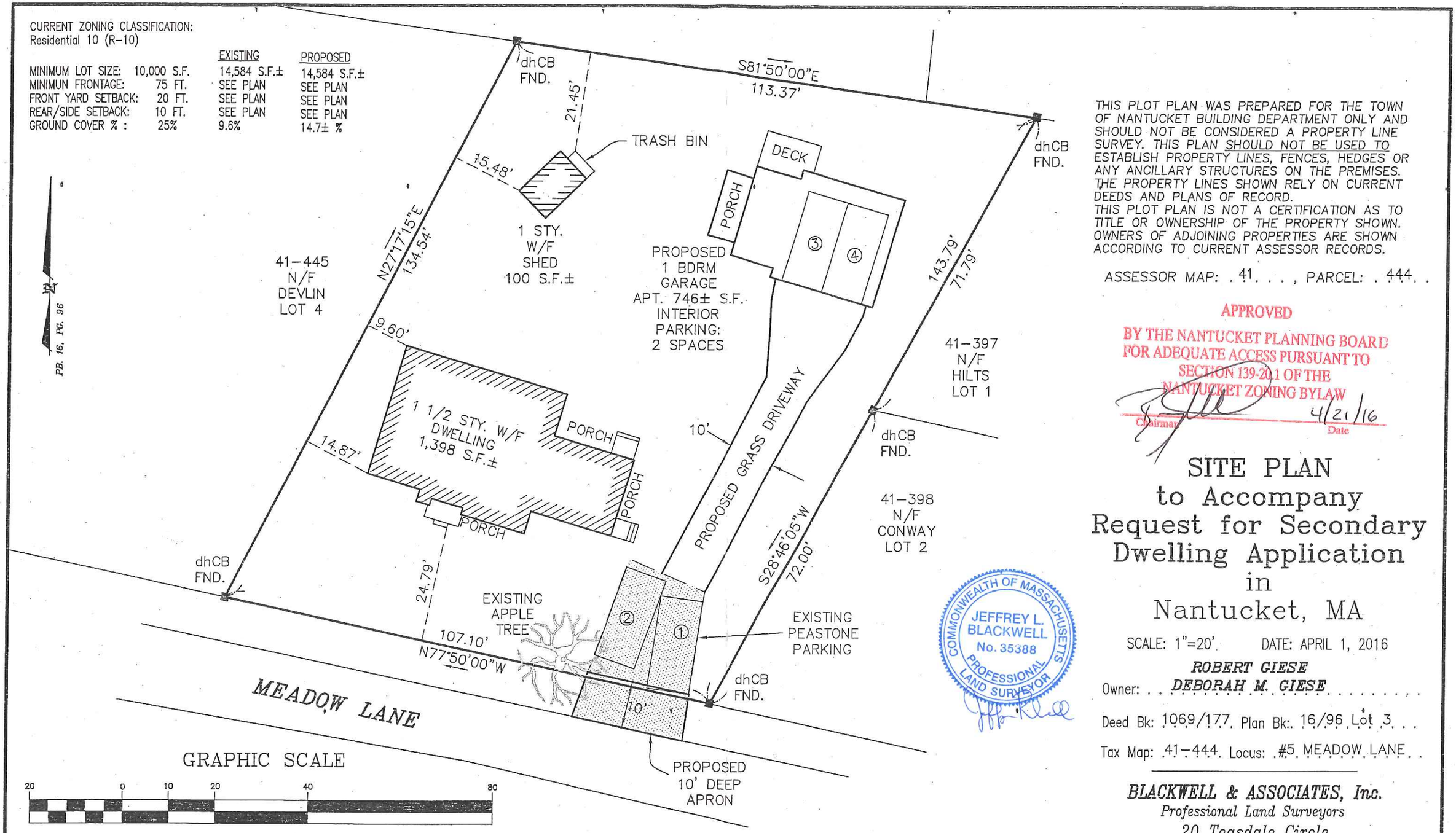
Barry Rector
Chairman

cc: **Robert & Deborah Giese**
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.*

CURRENT ZONING CLASSIFICATION:
Residential 10 (R-10)

| | | EXISTING | PROPOSED |
|---|---|---|---|
| MINIMUM LOT SIZE: | 10,000 S.F. | 14,584 S.F.± | 14,584 S.F.± |
| MINIMUN FRONTAGE: | 75 FT. | SEE PLAN | SEE PLAN |
| FRONT YARD SETBACK: | 20 FT. | SEE PLAN | SEE PLAN |
| REAR/SIDE SETBACK: | 10 FT. | SEE PLAN | SEE PLAN |
| GROUND COVER % : | 25% | 9.6% | 14.7± % |




THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

ASSESSOR MAP: . 41. . . , PARCEL: . 444. .

APPROVED
BY THE NANTUCKET PLANNING BOARD FOR ADEQUATE ACCESS PURSUANT TO SECTION 139-2.1 OF THE NANTUCKET ZONING BYLAW
Chairman 4/21/16 Date

COMMONWEALTH OF MASSACHUSETTS
JEFFREY L. BLACKWELL
No. 35388
PROFESSIONAL LAND SURVEYOR

# SITE PLAN to Accompany Request for Secondary Dwelling Application in Nantucket, MA

SCALE: 1"=20' DATE: APRIL 1, 2016

Owner: . . ROBERT GIESE / DEBORAH M. GIESE . . . . . .

Deed Bk: 1069/177. Plan Bk:. 16/96. Lot .3. . .

Tax Map: .41-444. Locus: .#5. MEADOW LANE. .


BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 Teasdale Circle
Nantucket, Massachusetts 02554
(508) 228-9026


B6841

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V:\DRAWFILES\B6841\BLP.dwg 3/25/2016 3:00:17 PM EDT

*Vaughan, Dale, Hunter and Beaudette, PC*
*2 Whaler's Lane, PO Box 659*
*Nantucket, MA 02554*

*Tel: (508) 228-4455*
*Fax: (508) 228-3070*

July 8, 2016

*BY E-MAIL*

Barry Rector, Chairman
Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

*Re: Scricco Nantucket Nominee Trust;*
*5 Jonathan Way, Nantucket MA 02554*

Dear Mr Rector:

Our office represents Francis M. Scricco, Trustee of the Scricco Nantucket Nominee Trust, which currently owns 5 Jonathan Way, Nantucket, Massachusetts, shown as Lot 590 upon plan numbered 5004-24, Sheet 2, drawn by Hayes Engineering, Inc. Surveyors, dated March 26, 1970 and filed with Certificate of Title No. 6146 at the Nantucket Registry District for the Land Court. Through a title search, it has been brought to our attention that Lot 590, is subject to the Nantucket Planning Board Covenant, dated December 7, 1970 and Amended on January 5, 1971, and registered at the Nantucket Registry District for the Land Court as Document No. 12379 and is not benefited by a recorded Form J Release at the Nantucket Registry of Deeds. Our client has owned occupied and improved this property since July 20, 1981 and presumably there is a previous Form J issued. The property is now scheduled to sell and requires this title matter resolved.

I would greatly appreciate if you could schedule this matter on the Agenda for the Monday, July 11, 2016, Nantucket Planning Board meeting. Please contact me at 508-228-4455 with any questions or concerns. Thank you for your help.

Sincerely,

Richard P. Beaudette

# NANTUCKET PLANNING BOARD

**Form J**
**Certificate of Completion and**
**Release of Municipal Interest in**
**Subdivision Performance Security**

Date: July 8, 2016 Planning Board File # _____

Subdivision Name: Nantucket Beach Properties
Subdivision of a portion of Lot C Land Court Plan No. 5004-H, drawn by Hayes Engineering, Inc.

Owner: Scricco Nantucket Nominee Trust

Owner's Address: 5 Jonathan Way, Nantucket, MA 02554

Phone number: 508-228-4455 Fax number: 508-228-3070 E-mail: rick@vdhlaw.com

Applicant, (if other than owner): c/o Vaughan, Dale, Hunter and Beaudette, P.C.

Applicant's Address: 2 Whaler's Lane, Nantucket MA 02554

Phone number: 508-228-4455 Fax number: 508-228-3070 E-mail: rick@vdhlaw.com

Date of Subdivision Plan: 1970

Land Location: Lot 590, Plan 5004-24

Plan Recorded: Nantucket Registry of Deeds Plan Book _____ Page _____

Plan Registered: Nantucket Land Registry, Land Court Plan Number 5004-H

**Type of Performance Security:**

- ◐ Covenant dated: December 7, 1970 and Amended January 5, 1971
  Covenant recorded: Nantucket Registry of Deeds, Book _____ Page _____.

  **or**

  Covenant registered: Nantucket Land Registry District as Document # 12379 and noted on Certificate of Title # 5041 in Registration Book _____ Page _____.

- ○ Deposit of money, agreement dated: _____
  Bank (if bank passbook): _____
  Address of Bank: _____

- ○ Other Security , agreement dated: _____

- ○ Letter of credit, agreement dated: _____
  Bank: _____
  Address of Bank: _____

The undersigned, being a majority of the Planning Board of Nantucket, have determined that the construction of ways and installation of municipal services in the subdivision referred to above have been ☒ completed ☐ partially completed by the applicant in accordance with the Board's rules and regulations to adequately serve the following enumerated lots:

Lot 590 on Land Court Plan 5004-24.

Pursuant to Section 81.U of Chapter 41, M.G.L. and in consideration of said construction and installation, the Town of Nantucket, a Massachusetts corporation, acting through its Planning Board, hereby releases its interest in the Performance Security referred to above, as to the lots enumerated in the preceding paragraph only.

Duly executed as a sealed instrument this _____ (Date) day of July (Month), 2016 (Year).

Donald T. Visco

Barry G. Rector

Francis T. Spriggs

John McLaughlin

Sylvia Howard

Signed by a Majority of the Town of Nantucket Planning Board

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS _____,

On the _____ day of _____, before me, the undersigned notary public,

Personally appeared _____, one of the above-named members of the Planning Board of Nantucket, Massachusetts, personally known to me to be the person whose name is signed on the preceding document, and acknowledge that he/she signed the foregoing instrument voluntarily for the purposes therein expressed.

Notary Public

My commission expires:

DOCUMENT No. 12379

Nantucket Registry District
JAN 1 1 1971
RECEIVED FOR REGISTRATION
9 O'CLOCK — m N

NOTED ON CERTIFICATE NO. 5041
IN REGISTRATION BOOK 25 PAGE 125

Attest Janice L. Barrett
Assistant Recorder

DOCUMENT No. 12379

PLANNING BOARD
COVENANT

NANTUCKET BEACH PROPERTIES
INC.

Nantucket Registry District
JAN 1 1 1971
RECEIVED FOR REGISTRATION
O'CLOCK m

JAMES K. GLIDDEN
ATTORNEY AT LAW
NANTUCKET ISLAND, MASS.

STATEMENT OF CONDITIONS OF PLANNING BOARD APPROVAL

PLANNING BOARD
TOWN OF NANTUCKET

The undersigned, being an authorized agent of the Planning Board of the above named Town, hereby certifies that the conditions set forth on the Covenant attached hereto and made a part of this instrument, were imposed at the time of its approval of a subdivision plan entitled "Subdivision of a portion of Lot C Land Court Plan No. 5004-H, drawn by Hayes Engineering, Inc.

Albert J. Pinkin, Authorized Agent

Witnessed by;

James K. Glidden, Notary Public
My Comm. Expires 25 Oct. 74

COMMONWEALTH OF MASSACHUSETTS
NANTUCKET SS

AMMENDMENT TO PLANNING BOARD COVENANT DATED 7 DECEMBER 1970
NANTUCKET BEACH PROPERTIES, INC. Case No. 5004.

Item 3 of the aforesaid Covenant is hereby amended by striking the original Item 3 in its entirety and inserting in place thereof a new item 3 as follows;

"Each lot in said subdivision must comply with Section 2D, Items 1,2,5, & 6 (with the exception of gravel shoulders) and Section 2-E of the applicable Rules and Regulations of said Board which are recorded in Book 134 Pages 61 thru 65 at the Nantucket Registry of Deeds, which are incorporated herein by reference, provided however that individual lots in said subdivision may be sold prior to compliance with these sections so long as no buildings are constructed thereon prior to a Planning Board release."

Executed as a sealed instrument this 5th day of January 1971.

NANTUCKET BEACH PROPERTIES, INC. by
William V. Lawrence
William V. Lawrence, President.

Commonwealth of Massachusetts 5 Jan. 1971

Then personally appeared the above named William V. Lawrence and acknowledged the foregoing instrument to be the free act and deed of NANTUCKET BEACH PROPERTIES, INC.

Notary Public, My Comm. expires 25 Oct. 74

Assented to:

Nantucket
Planning
Board

LAND COURT, BOSTON. The land herein ~~described~~ affected will be shown on our approved plan to follow as

JAN 7 1971

Plan 5004-24 Lots 587 thru 600

(Examined as to description only)

R. L. Woodbury, Engineer

WBS

COMMONWEALTH OF MASSACHUSETTS
NANTUCKET SS.

PLANNING BOARD COVENANT

The undersigned NANTUCKET BEACH PROPERTIES, INC., a corporation duly organized under the laws of the Commonwealth of Massachusetts with a usual place of business at Nantucket, Massachusetts, hereinafter called the "COVENANTOR", having submitted to the Nantucket Planning Board, a definitive plan of a subdivision, entitled Plan of Land in Nantucket, Mass. and being a subdivision of a portion of Lot C, Land Court Plan No. 5004-H, dated 1970, made by Hayes Engineering, Inc., does hereby covenant and agree with said Planning Board and the successors in office of said Board, pursuant to Gen. Laws, Chapter 41, Sec. 81.-U, as amended, that:

1. The covenantor is the owner of record of the premises shown on said plan, being a subdivision of a portion of Lot C, L. C. Plan No. 5004-H;

2. This covenant shall run with the land and be binding upon the executors, administrators, heirs, assigns of the covenantor, and their successors in title to the premises shown on said plan;

3. Each lot in said subdivision must comply with Section 2-D, Items 1, 2, 5, 6 and Section 2-E of the applicable Rules and Regulations of said Board which are recorded in Book 134, Pages 61 thru 65 at the Nantucket Registry of Deeds, which are incorporated herein by reference, before such lot may be built upon, excepting gravel shoulders.

4. Nothing herein shall be deemed to prohibit a conveyance subject to this covenant by a single deed of the entire parcel of land shown on the subdivision plan or ~~of all lots not~~ previous released by the Planning Board without first providing such ways and services;

5. This covenant shall take effect upon the approval of the aforesaid plan.

6. Reference to this covenant shall be entered upon said plan, and this covenant shall be recorded when said plan is recorded.

EXECUTED as a sealed instrument this 7th day of December, 1970.

NANTUCKET BEACH PROPERTIES, INC., By:

William V. Lawrence

William V. Lawrence, President

COMMONWEALTH OF MASSACHUSETTS

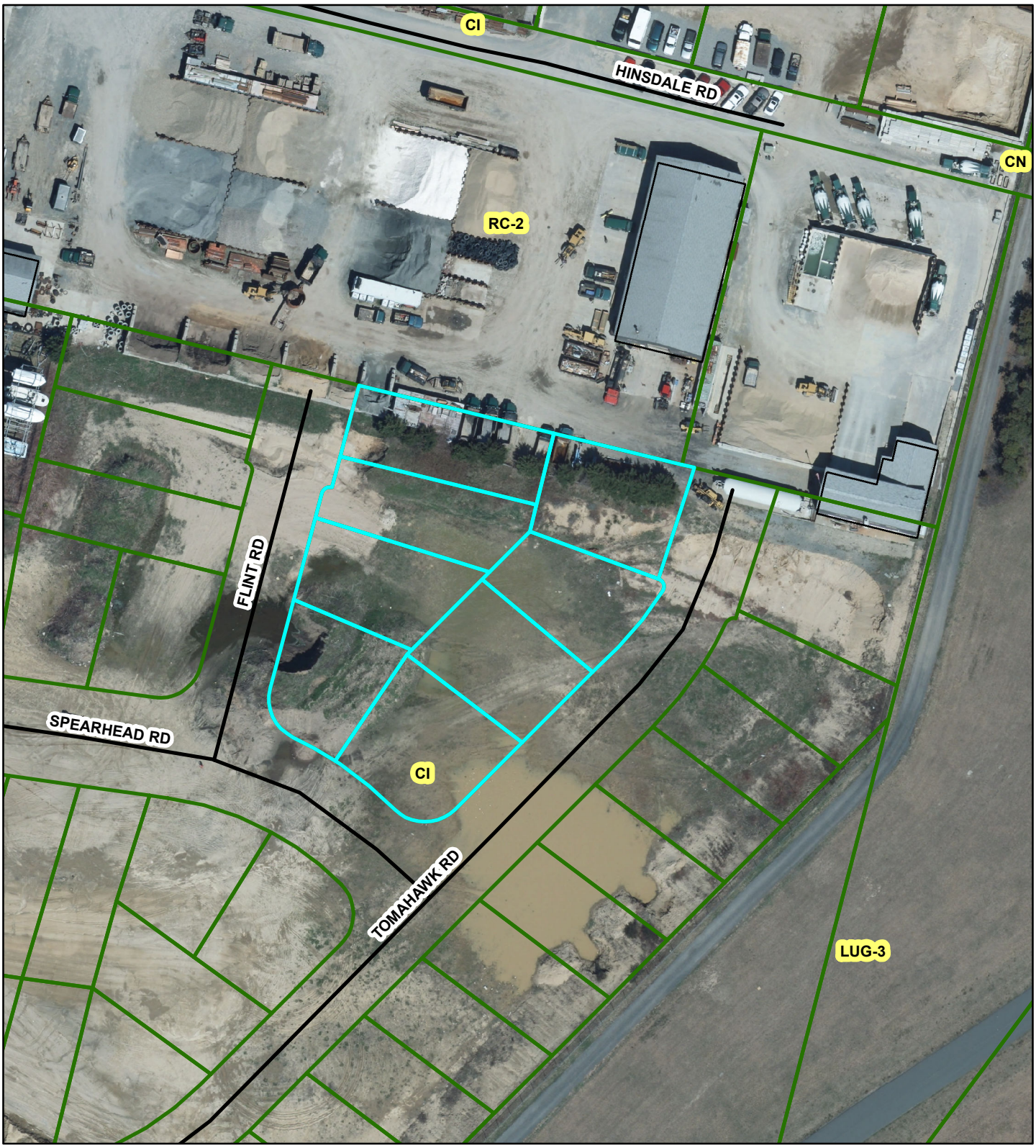
Nantucket SS. 7 Dec 1970

Then personally appeared the above-named William V. Lawrence and acknowledged the foregoing instrument to be the free act and deed of NANTUCKET BEACH PROPERTIES, INC., before me

Notary Public

My commission expires 25 October, 1974

#18-16 MCD Special Permit
Hillsboro & 15th, LLC & 5050 Properties, LLC
1,3,5, 7 Flint Road & 34 Tomahawk Road
Map 69 Parcels 340 through 347



# EROSION CONTROL NOTES:

PROTECTION OF NATURAL FEATURES
DUE REGARD SHALL BE SHOWN FOR ALL NATURAL FEATURES, SUCH AS TREES, WATER COURSES, SCENIC POINTS AND SENSITIVE AREAS. EXISTING TREES NEAR CONSTRUCTION TO BE PROTECTED WITH SNOW FENCING OR CONTRACTOR FENCING.

MINIMIZE SITE DISTURBANCE
DURING THE CONSTRUCTION OF THE ROADWAY AND DRAINAGE SYSTEM, DISTURBANCE TO THE SITE SHALL BE MINIMIZED. CONSTRUCTION EQUIPMENT AND TRUCKS MUST STAY WITHIN THE AREAS OF PROPOSED WORK AS SHOWN ON THE APPROVED PLAN.

TEMPORARY STABILIZATION
TEMPORARY SURFACES SHOULD BE STABILIZED AS SOON AS ACTIVE GRADING IS SUSPENDED, REGARDLESS OF THE TIME OF YEAR. DISTURBED AREAS SHOULD BE RE-VEGETATED EARLY ENOUGH IN THE FALL THAT GOOD COVER IS ESTABLISHED BEFORE COLD WEATHER COMES. TEMPORARY VEGETATION, MULCHING, OR OTHER PROTECTIVE MEASURES MUST BE PROVIDED FOR AREAS THAT WILL BE EXPOSED FOR ONE OR MORE MONTHS. THESE TEMPORARY MEASURES MUST BE APPLIED IMMEDIATELY AFTER DISRUPTION. TEMPORARY MEASURES INCLUDE: SEEDING WITH RYE GRASS OR OTHER ANNUAL GRASSES, JUTE NETTING, SPREADING STRAW MULCH, AND ANY OTHER METHOD ACCEPTABLE TO THE BOARD. IF A DISTURBED AREA WILL BE EXPOSED FOR GREATER THAN ONE YEAR, PERMANENT GRASSES OR OTHER APPROVED COVER MUST BE INSTALLED. IN DISTURBED AREAS, IF THE SURFACE MATERIAL IS NOT SUITABLE FOR THE GROWING OF SEED, A MINIMUM OF 4 INCHES OF LOAM WILL BE REQUIRED.

PERMANENT STABILIZATION
STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. WOOD CHIPS AND MULCHES WILL NOT GENERALLY BE PERMITTED.
AREAS WHERE THE HORIZONTAL DISTURBANCE IS LESS THAN EIGHT FEET MAY BE TREATED WITH A PERENNIAL GRASS MIXTURE OR SOD. A MINIMUM OF FOUR (4) INCHES OF LOAM IS REQUIRED FOR AREAS THAT WILL BE SEEDED. THE LOAM MUST BE RAKED AND FREE OF ROOTS, STONES, AND TWIGS.

TEMPORARY SEDIMENT CONTROL FOR DRAINAGE
TEMPORARY SEDIMENT CONTROLS MAYBE REQUIRED FOR UNPAVED ROADS, PAVED ROADS WHERE CURBING HAS NOT BEEN INSTALLED, DRAINAGE INLETS, AND DRAINAGE OUTFALLS. TEMPORARY SEDIMENT CONTROLS ALSO MAYBE REQUIRED FOR ALL UNPAVED DRIVEWAYS AND DISTURBED LOTS THAT SLOPE TOWARD THE ROAD. TEMPORARY SEDIMENT CONTROL DEVICES MAY INCLUDE: SILT FENCES, FILTER STRIPS, STAKED HAYBALES, SILT TRAPS, SEDIMENT BASINS, AND CRUSHED ROCK BERMS. TEMPORARY SEDIMENT CONTROL DEVICES MUST BE PLACED ALONG ROAD SIDES WHERE RUNOFF MAY OCCUR AND AROUND STORM DRAIN INLETS AND OUTFALLS. THE PLANNING BOARD MAY REQUIRE A SPECIFIC TYPE OF TEMPORARY SEDIMENT CONTROLS. ALL SEDIMENTS MUST BE REMOVED FROM THE ROADWAY AND OTHER COLLECTION AREAS ON A REGULAR BASIS.

DUST CONTROL
DUST CONTROL IS REQUIRED TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED AREAS TO PREVENT OFF-SITE DAMAGE.
1. TEMPORARY STABILIZATION METHODS AS NOTED ABOVE SHALL BE INSTITUTED TO LIMIT THE AMOUNT OF EXPOSED AREAS.
2. EXPOSED SURFACES SHALL BE MOISTENED PERIODICALLY WITH ADEQUATE WATER TO CONTROL DUST.
3. STONE SHALL BE UTILIZED TO COVER SURFACES IN HEAVY TRAFFIC AREAS IF NECESSARY IN CONJUNCTION WITH WATERING.

RESPONSIBILITY
THE DEVELOPER IS RESPONSIBLE FOR PREVENTING ALL EROSION AND THE BUILD-UP OF SEDIMENT WITHIN THE AREAS DISTURBED. EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND REPLACED AND REPAIRED AS NEEDED.

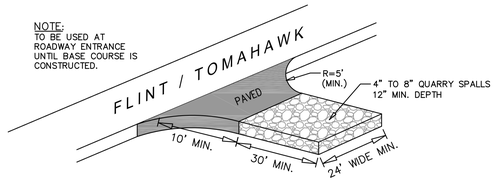
TRACKING PAD NOTES:

FILTER CLOTH – SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.

SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHOULD BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM SHOULD BE PERMITTED.

MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH PREVENTS TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANING OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.

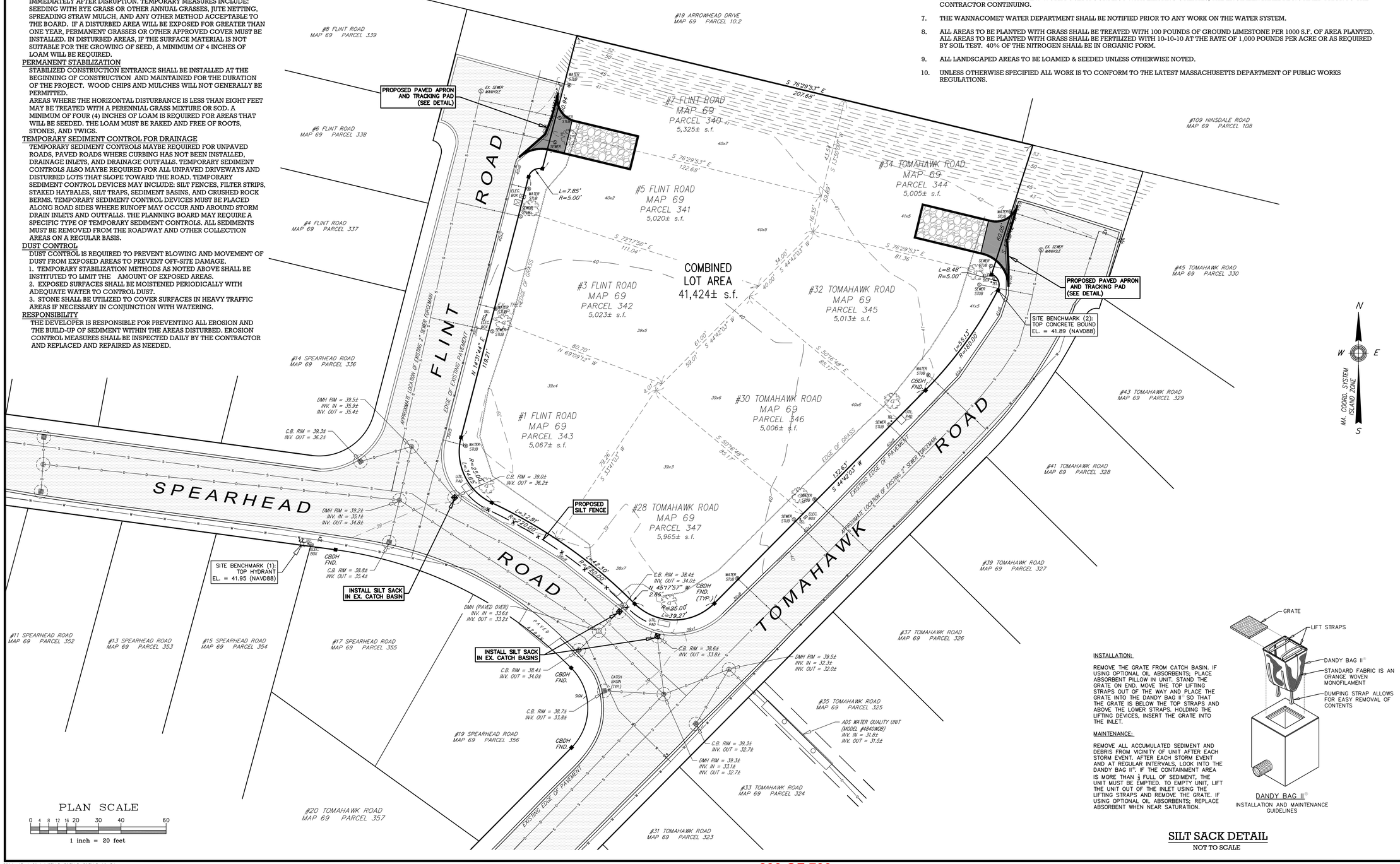
NOTE:
TO BE USED AT ROADWAY ENTRANCE UNTIL BASE COURSE IS CONSTRUCTED.




CONSTRUCTION ENTRANCE TRACKING PAD DETAIL
NOT TO SCALE

# PROJECT NOTES:

1. THE CONTRACTOR SHALL REPORT TO THE OWNER AND ENGINEER OF ANY SIGNIFICANT VARIATIONS IN EXISTING SITE CONDITIONS FROM THOSE SHOWN ON THESE PLANS. ANY PROPOSED REVISIONS TO THE WORK, IF REQUIRED BY THESE SITE CONDITIONS SHALL NOT BE UNDERTAKEN UNTIL REVIEWED AND APPROVED BY THE OWNER AND THE ENGINEER.
2. IN ORDER TO PROTECT THE PUBLIC SAFETY DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING AT ALL TIMES ALL NECESSARY SAFETY DEVICES AND PERSONNEL, WARNING LIGHTS, BARRICADES, AND POLICE OFFICERS.
3. THE CONTRACTOR SHALL REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEAN UP AND REMOVE LOOSE CONSTRUCTION DEBRIS BEFORE IT LEAVES THE SITE. ALL DEMOLITION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE SITE TO A LEGAL DUMP SITE. ALL TRUCKS LEAVING THE SITE SHALL BE COVERED.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTITUTE EROSION CONTROL MEASURES. SEE EROSION CONTROL NOTES.
5. THE LOCATION OF UNDERGROUND UTILITIES AS REPRESENTED ON THESE PLANS IS BASED UPON PLANS AND INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES OR MUNICIPAL DEPARTMENTS SUPPLEMENTED BY FIELD IDENTIFICATION WHEREVER POSSIBLE. NO WARRANTY IS MADE AS TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UNDERGROUND UTILITIES ARE SHOWN. THE CONTRACTOR SHALL CONTACT DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-800-322-4844.
6. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO TAPPING INTO, CROSSING OR EXTENDING THEM. IF THE NEW WORK POSES A CONFLICT WITH EXISTING UTILITIES, THE ENGINEER SHALL BE NOTIFIED PRIOR TO THE CONTRACTOR CONTINUING.
7. THE WANNACOMET WATER DEPARTMENT SHALL BE NOTIFIED PRIOR TO ANY WORK ON THE WATER SYSTEM.
8. ALL AREAS TO BE PLANTED WITH GRASS SHALL BE TREATED WITH 100 POUNDS OF GROUND LIMESTONE PER 1000 S.F. OF AREA PLANTED. ALL AREAS TO BE PLANTED WITH GRASS SHALL BE FERTILIZED WITH 10-10-10 AT THE RATE OF 1,000 POUNDS PER ACRE OR AS REQUIRED BY SOIL TEST. 40% OF THE NITROGEN SHALL BE IN ORGANIC FORM.
9. ALL LANDSCAPED AREAS TO BE LOAMED & SEEDED UNLESS OTHERWISE NOTED.
10. UNLESS OTHERWISE SPECIFIED ALL WORK IS TO CONFORM TO THE LATEST MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS REGULATIONS.







INSTALLATION:

REMOVE THE GRATE FROM CATCH BASIN. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW IN UNIT. STAND THE GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO THE DANDY BAG II® SO THAT THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

MAINTENANCE:

REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE DANDY BAG II®. IF THE CONTAINMENT AREA IS MORE THAN ½ FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL OIL ABSORBENTS; REPLACE ABSORBENT WHEN NEAR SATURATION.




DANDY BAG II®
INSTALLATION AND MAINTENANCE GUIDELINES

SILT SACK DETAIL
NOT TO SCALE

Locus Map Scale: 1" = 500'

## Notes

1. LOCUS: #1, #3, #5 & #7 FLINT ROAD
#28, #30, #32 & #34 TOMAHAWK ROAD
MAP 69 PARCELS 340 thru 347
2. OWNER: HILLSBORO & 15th, LLC
1245 EAST BRICKYARD ROAD
SUITE 70
SALT LAKE CITY, UTAH 84106
AND
5050 PROPOERTIES, LLC
786 EAST REDFORD DRIVE
PROVO, UTAH 84604
3. APPLICANT: NANTUCKET & TOMAHAWK, LLC
786 E. REDFORD ROAD
PROVO, UT 84604
4. DEED REF: CERT #11346
5. PLAN REF: LCC #26984–8 (LOTS 192 thru 199)
6. ZONING FREEZE: DOC #133482 (RC–2 ZONE)
7. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C–0093–G dated 06/09/2014.
8. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.

## LEGEND

| | |
|---|---|
| 100 | EXISTING CONTOUR |
| 100x0 | EXISTING SPOT SHOT |
| W | EXISTING WATER LINE |
| S | EXISTING SEWER LINE |
| D | EXISTING DRAINAGE LINE |
| | EXISTING DRAIN MANHOLE |
| | EXISTING CATCH BASIN |
| W | EXISTING WATER SERVICE |
| S | EXISTING SEWER SERVICE |
| | EXISTING ELECTRIC BOXES |
| | EXISTING STREET TREE |
| | EXISTING EDGE OF LAWN |
| x x | PROPOSED SILT FENCE |
| | PROPOSED SILT SACK |

ZONE: CI(RC–2*)

| | REQUIRED* |
|---|---|
| LOT AREA: | 5,000 s.f. |
| FRONTAGE: | 40' |
| FRONT YARD: | 10' |
| SIDE/REAR YARD: | 5' |
| GROUND COVER: | 50% (MAX) |
| OPEN AREA: | 30% (MIN.) |

* SEE ZONING FREEZE (RC–2 ZONE IN DOC #133482)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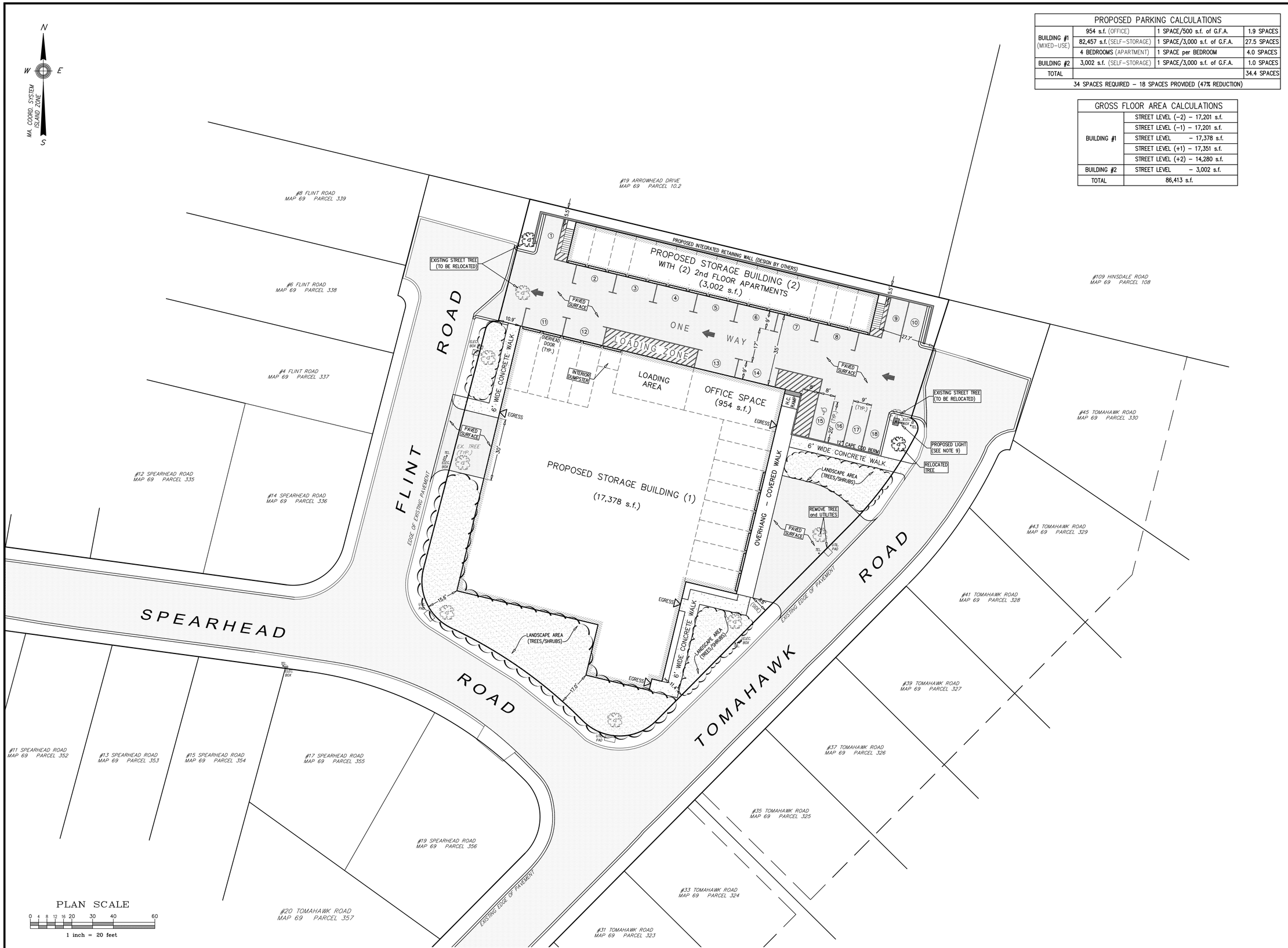
# EXISTING CONDITIONS and EROSION CONTROL PLAN IN NANTUCKET, MASSACHUSETTS

Prepared For:
NANTUCKET & TOMAHAWK, LLC
#1, #3, #5 and #7 FLINT ROAD
#28, #30, #32 and #34 TOMAHAWK ROAD
MAP 69 PARCELS 340 THROUGH 347

| No. | Date | Revision Description | By |
|---|---|---|---|
| 1 | 7/5/2016 | UPDATED DRIVEWAY WIDTH | RMM |

| Date: | Drawn: | Checked: | Sheet: |
|---|---|---|---|
| APRIL 8, 2016 | RMM/BEI | DFB/AMG | 1 of 4 |

S:\Autocad Drawings\Nantucket\Flint Road\1 Flint Road\1 Flint Road (rev).dwg

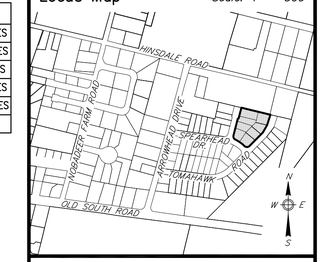



| PROPOSED PARKING CALCULATIONS | | | |
|---|---|---|---|
| BUILDING #1 (MIXED-USE) | 954 s.f. (OFFICE) | 1 SPACE/500 s.f. of G.F.A. | 1.9 SPACES |
| | 82,457 s.f. (SELF-STORAGE) | 1 SPACE/3,000 s.f. of G.F.A. | 27.5 SPACES |
| | 4 BEDROOMS (APARTMENT) | 1 SPACE per BEDROOM | 4.0 SPACES |
| BUILDING #2 | 3,002 s.f. (SELF-STORAGE) | 1 SPACE/3,000 s.f. of G.F.A. | 1.0 SPACES |
| TOTAL | | | 34.4 SPACES |
| 34 SPACES REQUIRED – 18 SPACES PROVIDED (47% REDUCTION) | | | |

| GROSS FLOOR AREA CALCULATIONS | |
|---|---|
| BUILDING #1 | STREET LEVEL (-2) – 17,201 s.f. |
| | STREET LEVEL (-1) – 17,201 s.f. |
| | STREET LEVEL – 17,378 s.f. |
| | STREET LEVEL (+1) – 17,351 s.f. |
| | STREET LEVEL (+2) – 14,280 s.f. |
| BUILDING #2 | STREET LEVEL – 3,002 s.f. |
| TOTAL | 86,413 s.f. |

## Locus Map

Scale: 1" = 500'




## Notes

1. LOCUS: #1, #3, #5 & #7 FLINT ROAD
   #28, #30, #32 & #34 TOMAHAWK ROAD
   MAP 69 PARCELS 340 thru 347
2. OWNER: HILLSBORO & 15th, LLC
   1245 EAST BRICKYARD ROAD
   SUITE 70
   SALT LAKE CITY, UTAH 84106
   AND
   5050 PROPOERTIES, LLC
   786 EAST REDFORD DRIVE
   PROVO, UTAH 84604
3. APPLICANT: NANTUCKET & TOMAHAWK, LLC
   786 E. REDFORD ROAD
   PROVO, UT 84604
4. DEED REF: CERT #11346
5. PLAN REF: LCC #26984-B (LOTS 192 thru 199)
6. ZONING FREEZE: DOC #133482 (RC-2 ZONE)
7. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0093-G dated 06/09/2014.
8. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.
9. SEE LIGHTING PLAN PREPARED BY OTHERS.

| ZONE: CI(RC-2*) | REQUIRED* | PROPOSED |
|---|---|---|
| LOT AREA: | 5,000 s.f. | 41,424± s.f. |
| FRONTAGE: | 40' | >40' |
| FRONT YARD: | 10' | 10.6' |
| SIDE/REAR YARD: | 5' | 5.5' |
| GROUND COVER: | 50% (MAX) | 49.9% |
| OPEN AREA: | 30% (MIN.) | 18.8% (7,771± s.f.) |

* SEE ZONING FREEZE (RC-2 ZONE IN DOC #133482)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# PROPOSED LAYOUT PLAN
## IN NANTUCKET, MASSACHUSETTS

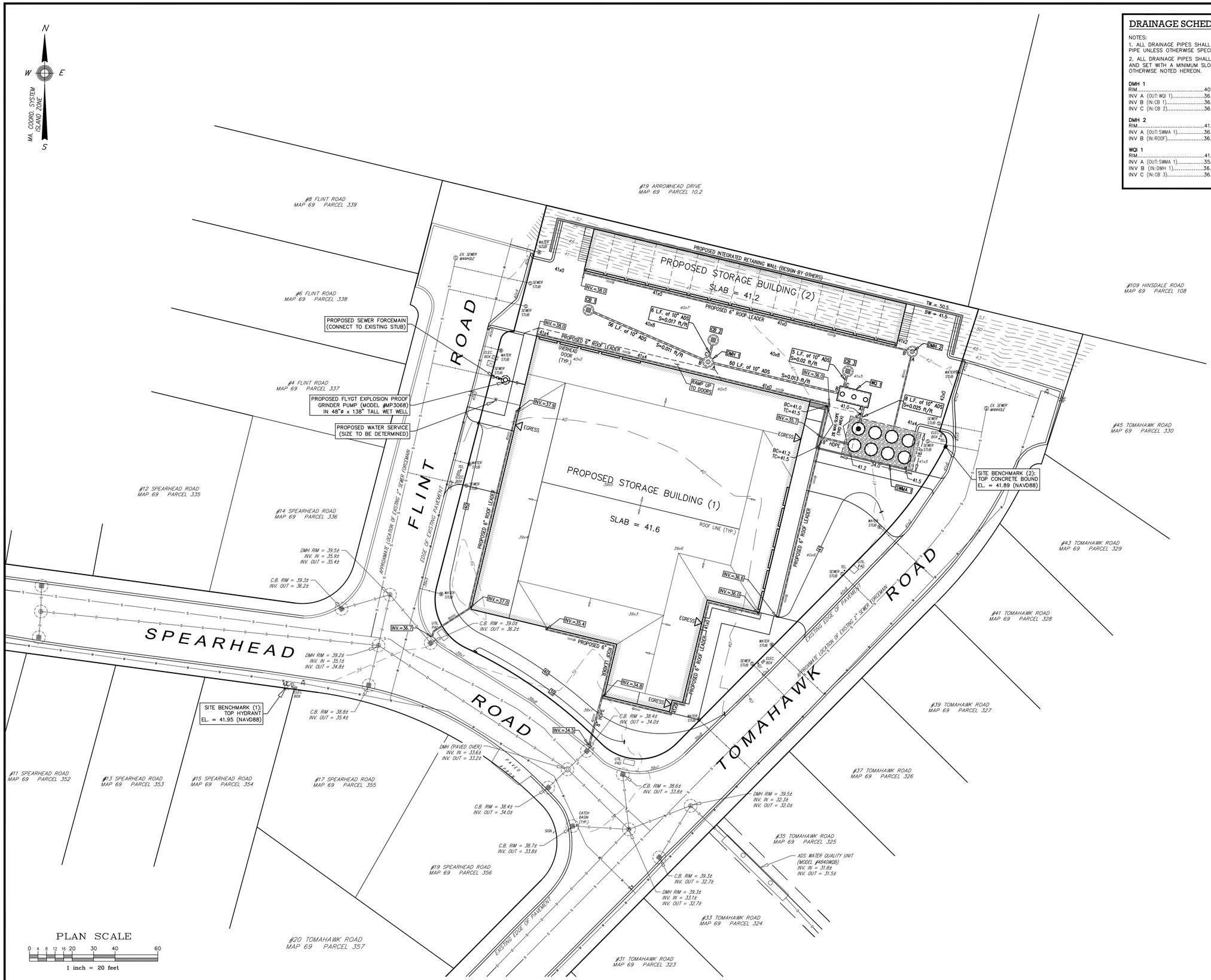
Prepared For:

NANTUCKET & TOMAHAWK, LLC

#1, #3, #5 and #7 FLINT ROAD
#28, #30, #32 and #34 TOMAHAWK ROAD
MAP 69 PARCELS 340 THROUGH 347

| No. | Date | Revision Description | By |
|---|---|---|---|
| 1 | 7/5/2016 | UPDATED DRIVEWAY WIDTH | RMM |

| Date: | Drawn: | Checked: | Sheet: |
|---|---|---|---|
| APRIL 8, 2016 | RMM/BEI | DFB/AMG | 2 of 4 |




## DRAINAGE SCHEDULE

NOTES:

1. ALL DRAINAGE PIPES SHALL BE CONSTRUCTED OF ADS HDPE PIPE UNLESS OTHERWISE SPECIFIED
2. ALL DRAINAGE PIPES SHALL BE 10 INCHES IN DIAMETER AND SET WITH A MINIMUM SLOPE OF S=0.01 ft/ft UNLESS OTHERWISE NOTED HEREON.

**DMH 1**
RIM.....40.7
INV A (OUT:WQI 1).....36.8
INV B (IN:CB 1).....36.9
INV C (IN:CB 2).....36.9

**DMH 2**
RIM.....41.0
INV A (OUT:SWMA 1).....36.3
INV B (IN:ROOF).....36.4

**WQI 1**
RIM.....41.0
INV A (OUT:SWMA 1).....35.7
INV B (IN:DMH 1).....36.0
INV C (IN:CB 3).....36.0

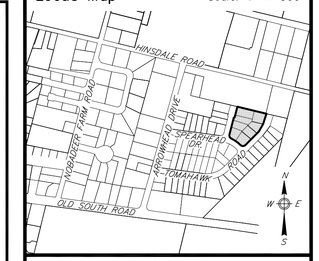
**CB 1 (w/ 4' SUMP)**
RIM.....40.2
INV (OUT:DMH 1).....37.5

**CB 2 (w/ 4' SUMP)**
RIM.....40.2
INV (OUT:DMH 1).....37.0

**CB 3 (w/ 4' SUMP)**
RIM.....40.2
INV (OUT:WQI 1).....36.1

## Locus Map

Scale: 1" = 500'




## Notes

1. LOCUS: #1, #3, #5 & #7 FLINT ROAD
#28, #30, #32 & #34 TOMAHAWK ROAD
MAP 69 PARCELS 340 thru 347
2. OWNER: HILLSBORO & 15th, LLC
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5. PLAN REF: LCC #26984–8 (LOTS 192 thru 199)
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7. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C–0093–G dated 06/09/2014.
8. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.

## LEGEND

| | |
|---|---|
| 100 | EXISTING CONTOUR |
| 100x0 | EXISTING SPOT SHOT |
| W | EXISTING WATER LINE |
| S | EXISTING SEWER LINE |
| D | EXISTING DRAINAGE LINE |
| | EXISTING DRAIN MANHOLE |
| | EXISTING CATCH BASIN |
| W | EXISTING WATER SERVICE |
| S | EXISTING SEWER SERVICE |
| | EXISTING ELECTRIC BOXES |
| | PROPOSED DRAIN LINE |
| | PROPOSED ROOF LEADER |
| | PROPOSED CATCH BASIN |
| | PROPOSED DRAIN MANHOLE |
| S | PROPOSED SEWER SERVICE |
| FM | PROPOSED SEWER FORCEMAIN |
| W | PROPOSED WATER SERVICE |
| 90 | PROPOSED CONTOUR |
| 90x0 | PROPOSED SPOT ELEVATION |


Prepared By:
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# GRADING, DRAINAGE & UTILITIES PLAN IN NANTUCKET, MASSACHUSETTS

Prepared For:

NANTUCKET & TOMAHAWK, LLC
#1, #3, #5 and #7 FLINT ROAD
#28, #30, #32 and #34 TOMAHAWK ROAD
MAP 69 PARCELS 340 THROUGH 347

| No. | Date | Revision Description | By |
|---|---|---|---|
| 1 | 7/5/2016 | UPDATED DRIVEWAY WIDTH | RMM |

| Date: | Drawn: | Checked: | Sheet: |
|---|---|---|---|
| APRIL 8, 2016 | RMM/BEI | DFB/AMG | 3 of 4 |

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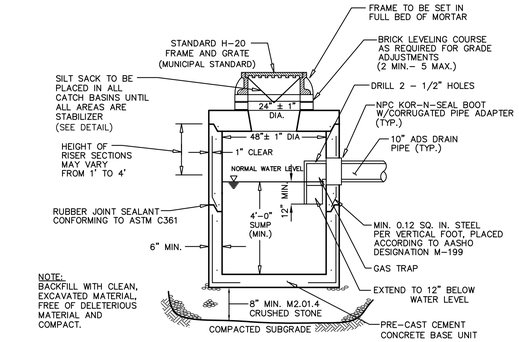
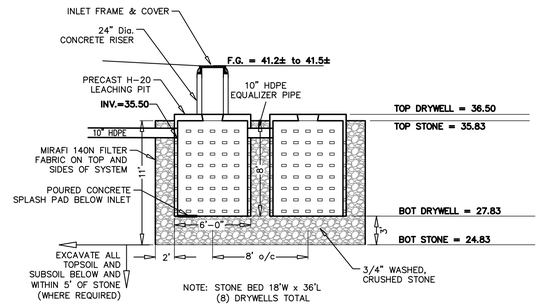



NOTE:
BACKFILL WITH CLEAN, EXCAVATED MATERIAL, FREE OF DELETERIOUS MATERIAL AND COMPACT.

## PRE-CAST SHALLOW CONCRETE CATCH BASIN

NOT TO SCALE




## STORMWATER MANAGEMENT AREA DETAIL

NOT TO SCALE

NOTES:

1. FOUNDATION:
   WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH A FOUNDATION OF CLASS I OR II MATERIAL AS DEFINED IN ASTM D2321, "STANDARD PRACTICE FOR INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS," LATEST EDITION; AS AN ALTERNATIVE AND AT THE DISCRETION OF THE ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A WOVEN GEOTEXTILE FABRIC.
2. BEDDING:
   SUITABLE MATERIAL SHALL BE CLASS I, II OR III AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

   UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100-600mm) AND 42"-48"(1050-1200mm) CORRUGATED POLYETHYLENE PIPE (CPEP); 6" (150mm) FOR 30"-36" (750-900mm) CPEP.
3. HAUNCHING AND INITIAL BACKFILL:
   SUITABLE MATERIAL SHALL BE CLASS I, II OR III AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
4. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM TRENCH WIDTHS SHALL BE AS FOLLOWS:

| NOMINAL ø in (mm) | MIN. RECOMMENDED TRENCH WIDTH, in (mm) |
|---|---|
| 4 (100) | 21 (530) |
| 6 (150) | 23 (580) |
| 8 (200) | 25 (630) |
| 10 (250) | 28 (710) |
| 12 (300) | 31 (790) |
| 15 (375) | 34 (860) |
| 18 (450) | 39 (990) |
| 24 (600) | 48 (1220) |
| 30 (750) | 66 (1680) |
| 36 (900) | 78 (1980) |
| 42 (1050) | 83 (2110) |
| 48 (1200) | 89 (2260) |
| 60 (1500) | 102 (2590) |

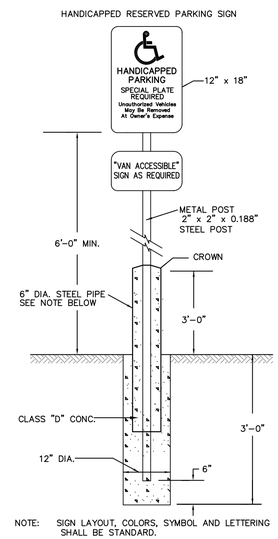
5. MINIMUM COVER:
   MINIMUM RECOMMENDED DEPTHS OF COVER FOR VARIOUS LIVE LOADING CONDITIONS ARE SUMMARIZED IN THE FOLLOWING TABLE. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TAKEN FROM THE TOP OF PIPE TO THE GROUND SURFACE.

| SURFACE LIVE LOADING CONDITION | MINIMUM RECOMMENDED COVER, in (mm) * |
|---|---|
| H25 (FLEXIBLE PAVEMENT) | 12 (300) |
| H25 (RIGID PAVEMENT) | 12 (300) |
| E80 RAILWAY HEAVY CONSTRUCTION | 24 (610) |
| | 48 (1220) |

* TOP OF PIPE TO BOTTOM OF GRAVEL BASE COURSE

## A.D.S. PIPE INSTALLATION NOTES

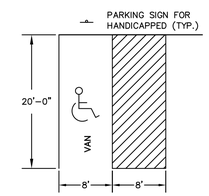
NO SCALE




NOTE: SIGN LAYOUT, COLORS, SYMBOL AND LETTERING SHALL BE STANDARD.

## HANDICAP PARKING SIGN

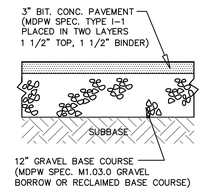
NOT TO SCALE




NOTE:
GRADE TO BE 2% MAXIMUM IN ANY DIRECTION ACROSS HANDICAP STALLS AND LOADING AREAS.

## HANDICAP PARKING DETAIL

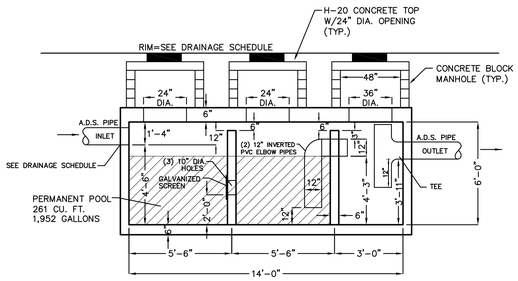
NOT TO SCALE



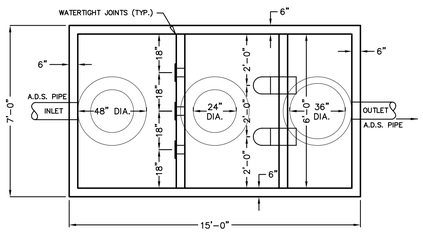

NOTES:
1.) CONTRACTOR TO CONTACT ENGINEER TO INSPECT SUBBASE PRIOR TO INSTALLING PAVEMENT BASE COURSE.

## PARKING AREA PAVEMENT SECTION

NOT TO SCALE

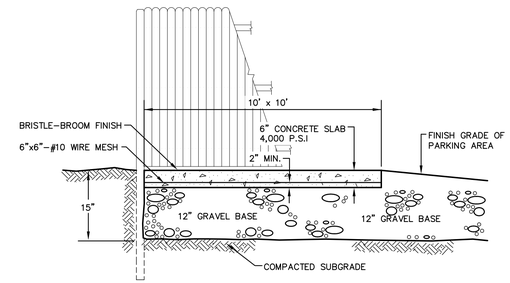



3,500 GALLON SEPTIC TANK



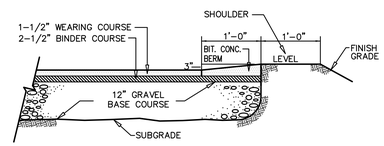

## 3 CHAMBER WATER QUALITY INLET

NOT TO SCALE



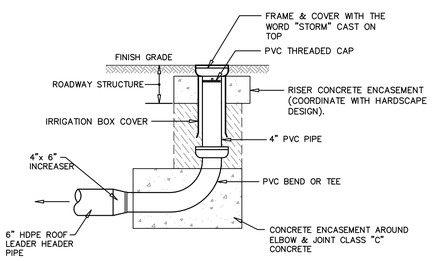

## CONCRETE PAD and FENCE FOR TRASH CONTAINER

NOT TO SCALE




## CAPE COD BERM

NOT TO SCALE

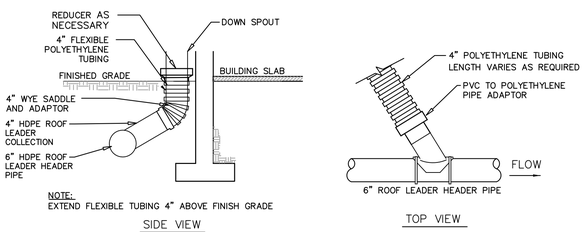



NOTES:
1.) CONTRACTOR TO COORDINATE ALL FINISH MATERIALS OF FRAME AND COVERS WITH FINAL HARDSCAPE OR LANDSCAPE DESIGN.

2.) REFER TO PLAN VIEW FOR CLEANOUT LOCATIONS.

## CLEANOUT FOR ROOF DRAIN

NOT TO SCALE




NOTE:
EXTEND FLEXIBLE TUBING 4" ABOVE FINISH GRADE

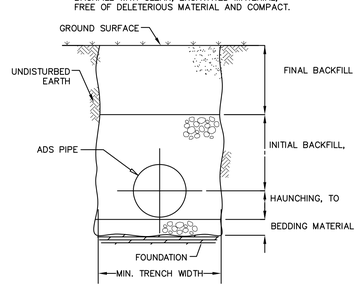
SIDE VIEW

TOP VIEW

## BUILDING ROOF DRAIN CONNECTION DETAIL

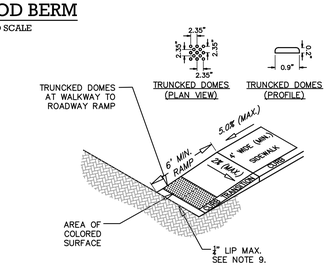
NOT TO SCALE

NOTE:
BACKFILL WITH CLEAN, EXCAVATED MATERIAL, FREE OF DELETERIOUS MATERIAL AND COMPACT.




## TYPICAL TRENCH CROSS-SECTION

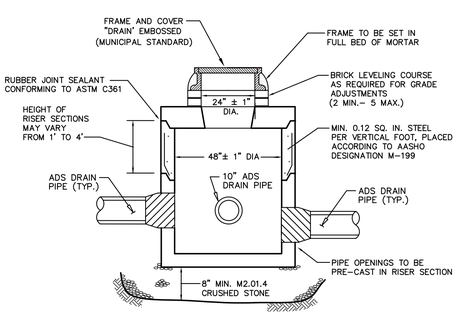
NOT TO SCALE




NOTES:
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5% (1.0% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 8.33%.
4. A MINIMUN DISTANCE OF 3' CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN THE ACCESSIBLE ROUTE (I.E.,HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. RAMP, CURB, AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200'.
9. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWING TO BE INSTALLED AND SET FLUSH.
10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY AND AUDIBLY WITH ADJOINING SURFACES.

## HANDICAP RAMP DETAIL

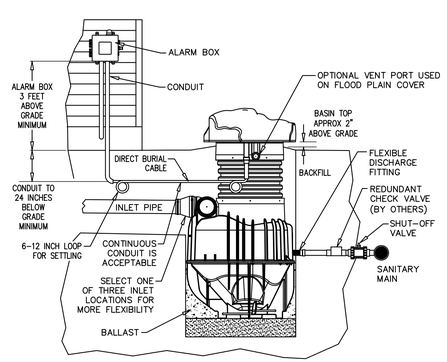
NOT TO SCALE




PRE-CAST TO CONFORM TO ASTM C478
9 FEET OR LESS IN DEPTH

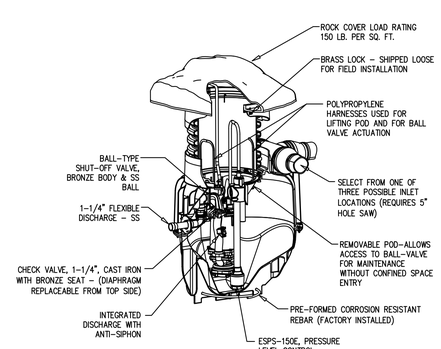
## PRE-CAST CONCRETE DRAIN MANHOLE

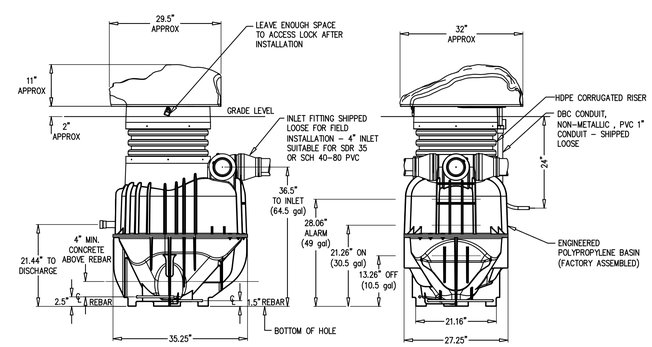
NOT TO SCALE




## ELEVATION VIEW OF INSTALLATION/COMPONENTS

NOT TO SCALE




## SIMPLEX, EcoTRAN SYSTEM, OGP

NOT TO SCALE


Prepared By:
BRACKEN ENGINEERING, INC.
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

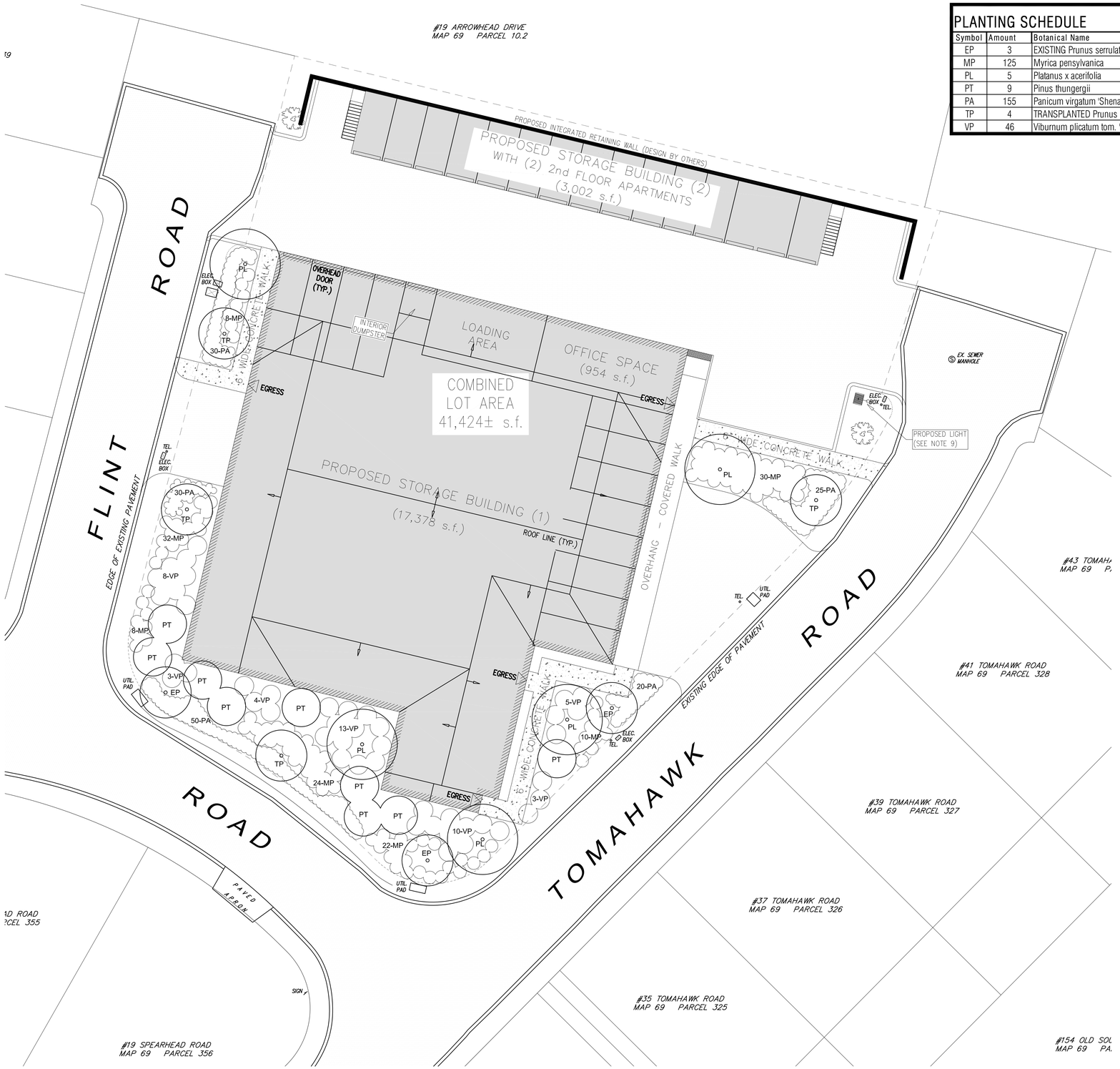

CONSTRUCTION DETAILS
IN NANTUCKET, MASSACHUSETTS

Prepared For:
NANTUCKET & TOMAHAWK, LLC
#1, #3, #5 and #7 FLINT ROAD
#28, #30, #32 and #34 TOMAHAWK ROAD
MAP 69 PARCELS 340 THROUGH 347

| No. | Date | Revision Description | By |
|---|---|---|---|
| 1 | 7/5/2016 | UPDATED DRIVEWAY WIDTH | RMM |

| Date: | Drawn: | Checked: | Sheet: |
|---|---|---|---|
| APRIL 8, 2016 | RMM/BEI | DFB/AMG | 4 of 4 |

S:\Autocad Drawings\Nantucket\Flint Road\; Flint Road\; Flint Road (rev).dwg




## PLANTING SCHEDULE

| Symbol | Amount | Botanical Name | Common name | Size | Spec. |
|---|---|---|---|---|---|
| EP | 3 | EXISTING Prunus serrulata 'Kwanzan' | Kwanzan Cherry | Existing | Existing |
| MP | 125 | Myrica pensylvanica | Bayberry | 5 g. | 4' o.c. |
| PL | 5 | Platanus x acerifolia | Planetree | 4" cal | 15' o.c. |
| PT | 9 | Pinus thungergii | Japanese Black Pine | 8' b&b | 8' o.c. |
| PA | 155 | Panicum virgatum 'Shenandoah' | Shenandoah Switch Grass | 2 g. | 3' o.c. |
| TP | 4 | TRANSPLANTED Prunus serrulata 'Kwanzan' | Kwanzan Cherry | Existing | Existing |
| VP | 46 | Viburnum plicatum tom. 'Mariesii' | Mariesi Double File Viburnum | 4/5' b&b | 4' o.c. |

Platanus acerifolia

Myrica pensylvanica

Pinus thunbergii

Panicum virgatum 'Shanandoah'

Viburnum plicatum tom. 'Mariesii'

AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

**PROJECT**

# TURNKEY STORAGE

TOMOHAWK ROAD NANTUCKET MA 02554

**OWNER**

NANTUCKET & TOMAHAWK, LLC

**DRAWING**

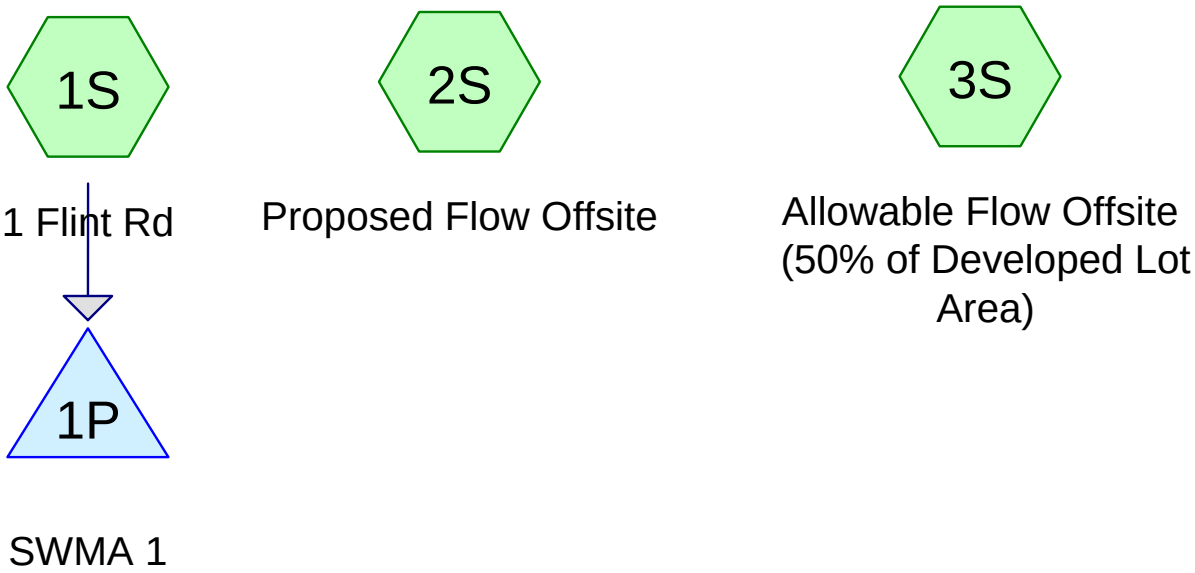
## PLANTING PLAN

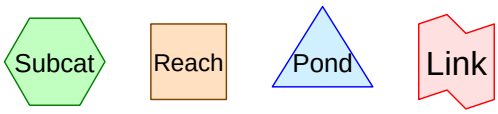
**DRAWING INFO**

| | |
|---|---|
| DATE | JULY 5, 2016 |
| SCALE | 1/16' = 1' - 0" |

**REVISIONS**

**L.00**




**Routing Diagram for 1 Flint Road - PostDev (rev2)**
Prepared by Microsoft, Printed 7/1/2016
HydroCAD® 10.00 s/n 03102 © 2013 HydroCAD Software Solutions LLC

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1S: 1 Flint Rd** Runoff Area=20,892 sf 100.00% Impervious Runoff Depth=5.46"
Tc=5.0 min CN=98 Runoff=2.70 cfs 0.218 af

**Subcatchment 2S: Proposed Flow Offsite** Runoff Area=20,521 sf 62.13% Impervious Runoff Depth=3.12"
Tc=5.0 min CN=76 Runoff=1.73 cfs 0.123 af

**Subcatchment 3S: Allowable Flow Offsite** Runoff Area=20,712 sf 85.00% Impervious Runoff Depth=4.45"
Tc=5.0 min CN=89 Runoff=2.40 cfs 0.176 af

**Pond 1P: SWMA 1** Peak Elev=35.41' Storage=3,499 cf Inflow=2.70 cfs 0.218 af
Outflow=0.33 cfs 0.218 af

**Total Runoff Area = 1.426 ac Runoff Volume = 0.517 af Average Runoff Depth = 4.35"**
**17.51% Pervious = 0.250 ac 82.49% Impervious = 1.176 ac**

## Summary for Subcatchment 1S: 1 Flint Rd

[49] Hint: Tc<2dt may require smaller dt

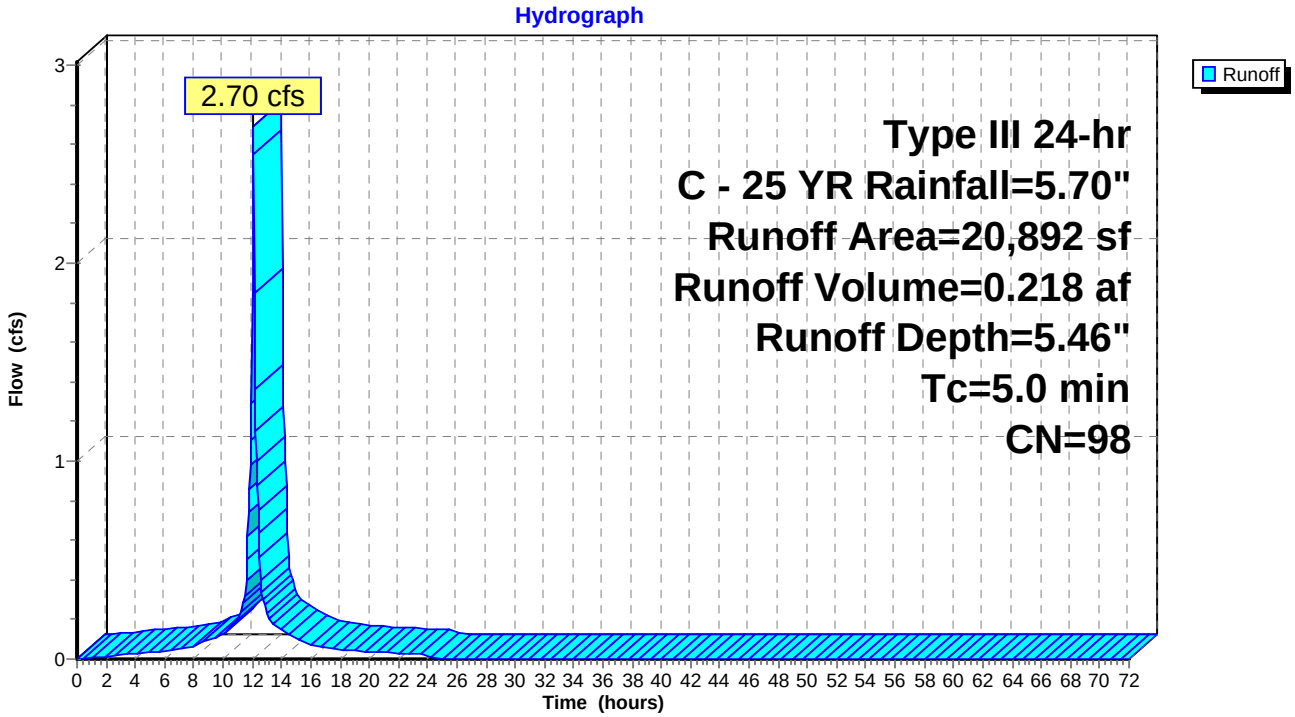
Runoff = 2.70 cfs @ 12.07 hrs, Volume= 0.218 af, Depth= 5.46"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr C - 25 YR Rainfall=5.70"

| Area (sf) | CN | Description |
|---|---|---|
| 8,690 | 98 | Paved roads w/curbs & sewers, HSG A |
| 12,202 | 98 | Roofs, HSG A |
| 20,892 | 98 | Weighted Average |
| 20,892 | | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 5.0 | | | | | **Direct Entry,** |

### Subcatchment 1S: 1 Flint Rd



## Summary for Subcatchment 2S: Proposed Flow Offsite

[49] Hint: Tc<2dt may require smaller dt

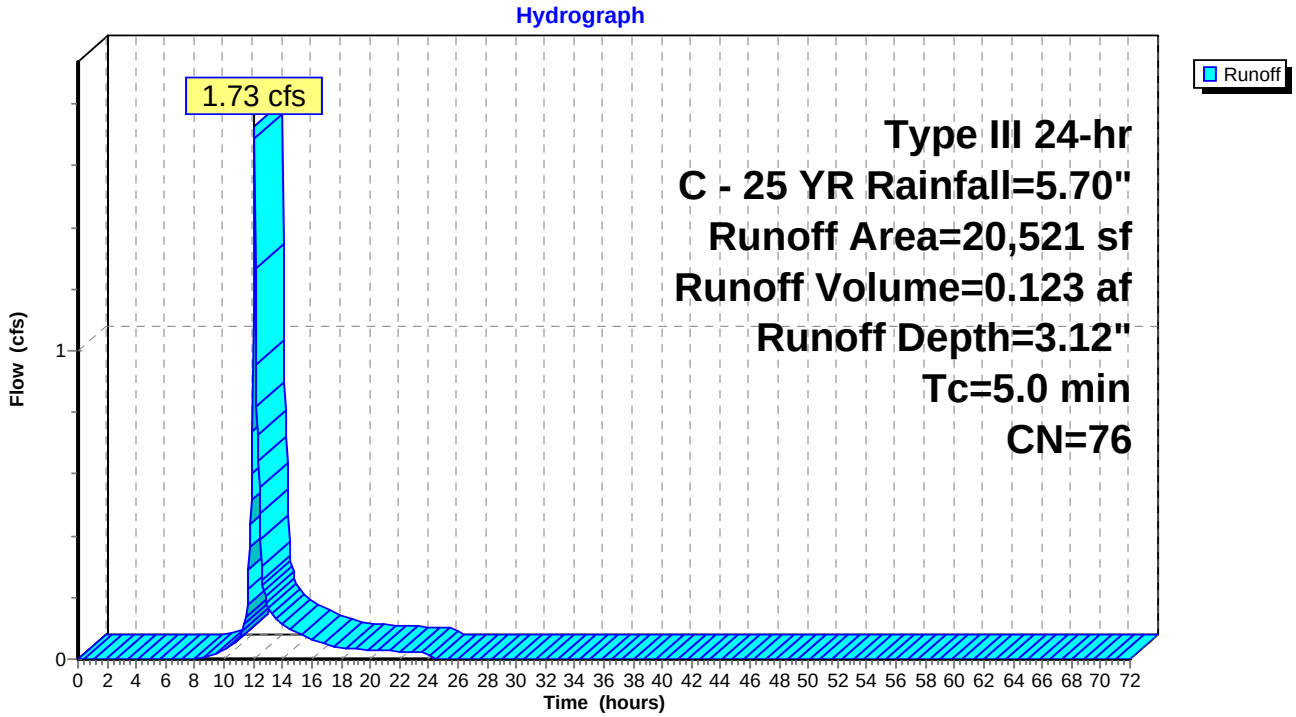
Runoff = 1.73 cfs @ 12.08 hrs, Volume= 0.123 af, Depth= 3.12"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr C - 25 YR Rainfall=5.70"

| | Area (sf) | CN | Description |
|---|---|---|---|
| | 3,617 | 98 | Paved parking, HSG A |
| | 7,771 | 39 | >75% Grass cover, Good, HSG A |
| * | 9,133 | 98 | Roof |
| | 20,521 | 76 | Weighted Average |
| | 7,771 | | 37.87% Pervious Area |
| | 12,750 | | 62.13% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 5.0 | | | | | **Direct Entry,** |

### Subcatchment 2S: Proposed Flow Offsite



## Summary for Subcatchment 3S: Allowable Flow Offsite (50% of Developed Lot Area)

[49] Hint: Tc<2dt may require smaller dt

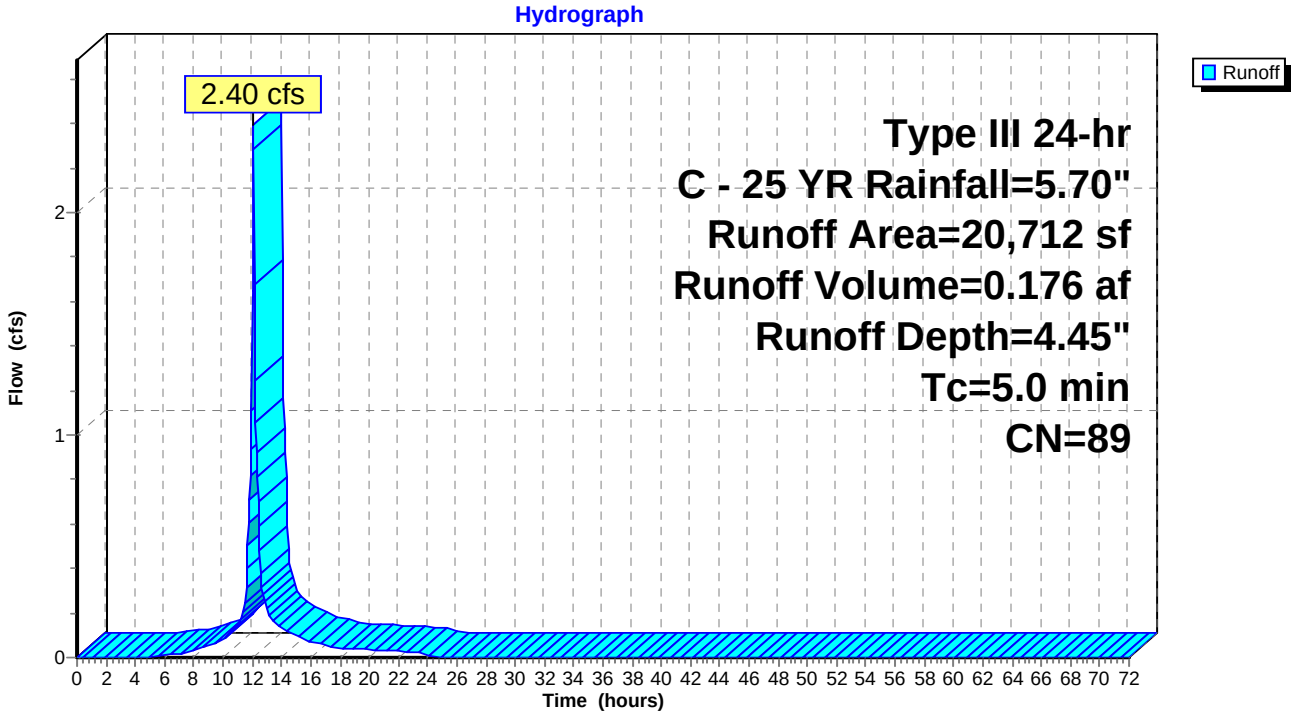
Runoff = 2.40 cfs @ 12.07 hrs, Volume= 0.176 af, Depth= 4.45"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr C - 25 YR Rainfall=5.70"

| Area (sf) | CN | Description |
|---|---|---|
| 20,712 | 89 | Urban commercial, 85% imp, HSG A |
| 3,107 | | 15.00% Pervious Area |
| 17,605 | | 85.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 5.0 | | | | | **Direct Entry,** |

### Subcatchment 3S: Allowable Flow Offsite (50% of Developed Lot Area)



## Summary for Pond 1P: SWMA 1

Inflow Area = 0.480 ac,100.00% Impervious, Inflow Depth = 5.46" for C - 25 YR event
Inflow = 2.70 cfs @ 12.07 hrs, Volume= 0.218 af
Outflow = 0.33 cfs @ 12.62 hrs, Volume= 0.218 af, Atten= 88%, Lag= 33.1 min
Discarded = 0.33 cfs @ 12.62 hrs, Volume= 0.218 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 35.41' @ 12.62 hrs Surf.Area= 612 sf Storage= 3,499 cf

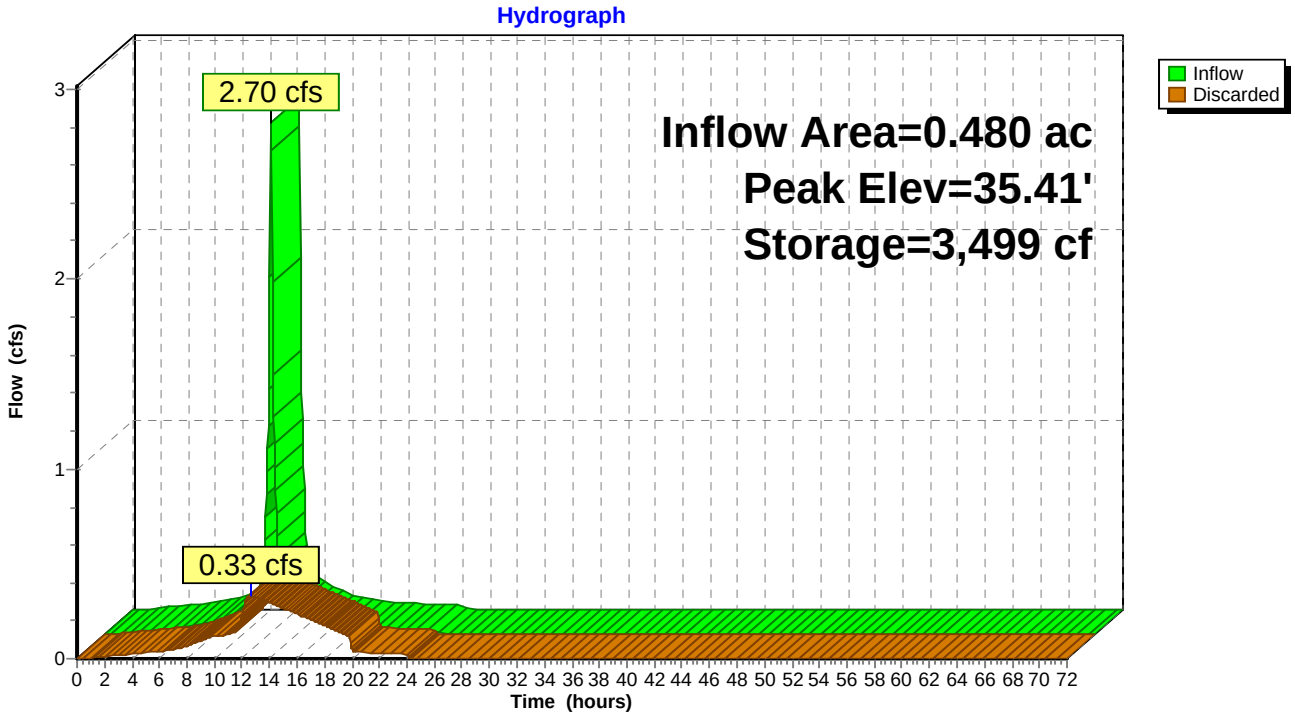
Plug-Flow detention time= 93.8 min calculated for 0.218 af (100% of inflow)
Center-of-Mass det. time= 93.7 min ( 838.7 - 745.0 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 24.83' | 1,843 cf | **18.00'W x 34.00'L x 11.00'H Prismatoid**<br>6,732 cf Overall - 2,124 cf Embedded = 4,608 cf x 40.0% Voids |
| #2 | 27.83' | 1,810 cf | **6.00'D x 8.00'H Vertical Cone/Cylinder** x 8 Inside #1<br>2,124 cf Overall - 3.0" Wall Thickness = 1,810 cf |
| | | 3,653 cf | Total Available Storage |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 24.83' | **8.270 in/hr Exfiltration over Wetted area** |

**Discarded OutFlow** Max=0.33 cfs @ 12.62 hrs HW=35.40' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.33 cfs)

### Pond 1P: SWMA 1



**PESCE ENGINEERING & ASSOCIATES, INC.**
**451 Raymond Road**
**Plymouth, MA 02360**
Phone: 508-743-9206 Cell: 508-333-7630
epesce@comcast.net

July 5, 2016

Nantucket Planning Board
Attn: Ms. Leslie Snell, AICP, LEED ® AP
Deputy Director, Planning & Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

Subject: Engineering Review of the Proposed **Major Commercial Development**; **Self-Storage Building at 1, 3, 5 & 7 Flint Road, and 28, 30 32 & 34 Tomahawk Road**

Dear Mrs. Snell & Members of the Board:

Pesce Engineering & Associates, Inc. is pleased to provide you this engineering review of the proposed self-storage building Major Commercial Development, located at 1, 3, 5 & 7 Flint Road, and 28, 30 32 & 34 Tomahawk Road, in the Arrowhead Drive Subdivision. We have evaluated the plans for consistency with the Town's Zoning Bylaw, and general conformance with the Massachusetts Stormwater Management Regulations.

We have reviewed the following documents and information to prepare this letter report:

- Proposed Site Plan Set, prepared for "Nantucket & Tomahawk, LLC", 1, 3, 5, 7 Flint Road, and 28, 30 32, 34 Tomahawk Road, Nantucket, MA, 4 sheets, prepared by Bracken Engineering, Inc., dated April 8, 2016, and revised July 5, 2016.

- Stormwater Report, prepared for "Nantucket & Tomahawk, LLC", 1, 3, 5, 7 Flint Road, and 28, 30 32, 34 Tomahawk Road, Nantucket, MA, prepared by Bracken Engineering, Inc., dated April 8, 2016, and revised July 1, 2016.

- Landscape Plan, prepared by Ahern, LLC, Landscape Design Studio, dated July 5, 2016.

This project involves approximately 41,424 sf (0.95 acres) of land as part of the Arrowhead Drive subdivision property. This site is located in the Commercial-Industrial (CI) Zoning District, but also includes jurisdiction from a zoning freeze action for the RC-2 Zoning District. No wetlands are located on the property, and it is not located within the 100-yr. flood plain.

The project involves the development of 8 existing lots for the construction of a 2 new self-storage buildings (17,278 sf & 3,002 sf), with 18 parking spaces provided, and access to building entrances on three sides of the building. Municipal water and sewer services are planned for this project.

The following are our review comments:

**Definitive Plans, Utilities, and Site Layout**

1. We recommend that the applicant discuss with the Board the justification and explanation for the waivers requested. From our review of these waivers, we find they do not present any major additional engineering issues or concerns.

2. We recommend that "One Way" signage be added on either side of the building access/egress to properly control the flow of traffic around the building.

3. We recommend that the proposed spot grade be added next to the building on the west side access entrance at the middle of the building (opposite 4 Flint Road) to ensure proper drainage away from the building, and to make it clear for construction.

4. We recommend that a note be added to the Grading, Drainage & Utilities Plan indicating a 6-ich curb reveal requirement for the sidewalk on the east side of the building for safety.

**Stormwater Management**

This project proposes to mitigate post-development runoff for the project area by collecting runoff into a series of deep sump catch basins and drain manholes, which flow to a water quality inlet structure (oil & grit separator), which discharges to a subsurface infiltration system. The roof drains will also be piped to the infiltration system. This stormwater management system will remove over 80% of the Total Suspended Solids (TSS) in the stormwater, and recharge the stormwater to the aquifer. The proposed design also reduces the peak rate of runoff as compared to the existing conditions, and is additionally designed for the 25-yr. storm.

We have the following stormwater management comment:

1. We recommend that that one additional leaching pit be fitted with risers and a frame and cover brought to grade, for use as an additional inspection port. This should be provided for the leaching pit in the southeast corner of the subsurface infiltration system.

Thank you again for this opportunity to assist the Planning Board in their review of this project. As always, please call if you have any questions or comments.

Sincerely,

PESCE ENGINEERING & ASSOCIATES, INC.

Edward L. Pesce., P.E., LEED ® AP
Principal

cc: Don Bracken, P.E., Bracken Engineering, Inc.

PLANNING OFFICE
APR 11 2016
RECEIVED

APR 11 2016 PM 12:57

Catherine Flanagan Stover, Town Clerk
Town of Nantucket - 16 Broad Street
Nantucket, MA 02554 twnclerk@nantucket.net
508-228-7217 Fax: 508-325-5313
Home: 508-228-7841

# Nantucket Planning Board

## Application for a Special Permit

Date: April 11, 2016 File #: 17-16

Name of development: _____

Owner(s) name(s): HILLSBORO & 15th, LLC, and 5050 PROPERTIES, LLC, both Utah limited liability companies

Mailing address: c/o Cohen and Cohen Law PC, BO Box 786, Nantucket MA 02554
Phone number: 508-228-0337 Fax number: 508-228-0970 E-mail: Steven@cohenlegal.net

Applicant's name: same

Mailing address: _____
Phone number: _____ Fax number: _____ E-mail: _____

Engineer / surveyor's name: Don Bracken, Bracken Engineering Inc.
Mailing address: 19 Old South Road, Nantucket, MA 02554
Phone number: 508-325-0044 Fax number: 508-833-2282 E-mail: Don@BrackenEng.com

Location of lot(s):
☐Street address 1, 3, 5 and 7 Flint Road, and 28, 30, 32 and 34 Tomahawk Road

☐Tax Assessors Map 69 Parcel 340-347

☐Nantucket Registry of Deed: Plan Book _____ and Page _____ **OR**

Plan File # Lots 192-199 **OR** Land Court Plan # 26984-8 at Certificate # 150091

Size of parcel: 41,424+/-SF sq. ft. Zoning District: CI (RC-2 freeze)

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 addendum | |
| | |
| | |
| | |

Specify all associated Zoning Code relief sought:

| Section | Description |
|---|---|
| see 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:
see addendum

Planning Board filing fee due: $ $250 + 123.31 ($6.49x19 to Pitney Bowes)

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.

_____

_____

Owner(s)' Signature(s)

_____

Applicant's Signature

Steven Cohen as authorized attorney for owner/applicant

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 $6.11 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)

## MCD Special Permit Addendum

**HILLSBORO & 15th, LLC**, a Utah limited liability company with a mailing address of 1245 East Brickyard Road, Suite 70, Salt Lake City, Utah 84106, and **5050 PROPERTIES, LLC**, a Utah limited liability company, of 786 East Redford Drive, Provo, Utah 84604, apply to the Nantucket Planning Board for a Special Permit for a Major Commercial Development at **1, 3, 5 and 7 Flint Road, and 28, 30, 32 and 34 Tomahawk Road**, Nantucket, Massachusetts (Locus). Said land is shown as Lots 196, 197, 198, 199, 195, 194, 193 and 192, respectively, on Land Court Plan No. 26984-8, filed at the Nantucket Registry District of the Land Court. See Certificate of Title 150091 for the Owner's/Applicant's title.

The locus is in the Commercial Industrial (CI) Zoning District, but is part of a Coffin Subdivision, which is subject to a "zoning freeze" at the Residential Commercial 2 (RC-2) Zoning District, which expires on October 15, 2017.

The locus is vacant. The locus is comprised of eight vacant lots, totaling approximately 41,424+/-SF. Each lot is at or over the 5,000 SF of lot area required in the RC-2 district and less than the 15,000 SF of lot area required in the CI district, but the Locus is well over both. Each Lot also complies with the 40 feet of frontage required in the RC-2 district and the locus complies with the 75 feet of frontage required in the CI district.

The Applicant proposed to construct a self-storage facility. The facility is proposed to be comprised of two buildings. The structures are proposed as close as 8.6 feet +/- from the eastern side lot line, where the CI zone requires 10 foot side and rear setbacks but RC-2 requires only 5 feet.

The primary building is proposed as a structure with a footprint of approximately 17,378+/-SF. A secondary building of is proposed as a structure with a foot print of approximately 3,203 +/-SF. The locus is proposed with a Ground Cover Ratio of 49.9% where 50% is allowed.

The locus is proposed to have mixed commercial and residential use, as allow. The primary building is proposed to have two basement levels and three levels above grade, with a total of 82,457+/-SF of self-storage Gross Floor Area and an office space of about 954+/-SF. The secondary building is proposed to have one level of self-storage with a Gross Floor Area of about 3,203+/-SF. The two buildings are proposed to have a total of about 691+/- storage units, of various sizes, with a Gross Floor Area of about 86,614+/-SF. The secondary building is proposed to have one second story dwelling, a two bedroom apartment for employee housing.

The proposed commercial use requires 31 parking spaces and the apartment requires 2 parking space, for a total of 33 parking spaces. The Applicant proposes to provide 6 designated parking spaces and up to 13 overflow over-flow parallel spaces between the two buildings. The Applicant notes that there is very limited traffic associated with such facilities.

The locus is proposed to have an open area ratio of 27.8% where 30% is required. Applicant seeks a waiver based on the industrial nature of the area.

Plans for storm water, drainage, erosion control, lighting, parking, access, surface material, grading, utilities, and similar are attached. The locus will be connected to Town water, Town sewer, and utilities already existing in the road and will contain no overhead wires. Lighting will comply with the Nantucket zoning by-law.

Waste will be kept in a screened dumpster with daily off-site disposal by staff or a commercial service at peak seasons and as needed in the off seasons.

The facility is proposed to have 3 or less employees at peak operation. NRTA passes will be provided to employees.

A bike rack for employees and customers will be provided on site. The property is near the end of the Old South Road Bike Path.

Emergency vehicle road access is available entirely on paved roads and on three sides of the property.

The facility is proposed with hours of 7AM to 7PM, with no exterior activities (except loading or unloading). The facility is strictly for dead storage of nonhazardous materials. No other commercial activities will take place from the facility and no hazardous materials will be stored therein.

Applicant seeks an MCD Special Permit with relief and waivers pursuant to the following sections of the Nantucket Zoning By-law:

1) Section 139-7A for interior and exterior storage or warehousing (allowed in CI, but requires a Special Permit in RC-2).
2) Section 139-11G for waiver of the open space requirement.
3) Sections 139-11I and 16A to reduce the setback and/or use the 5 foot side/rear yard setback of RC-2 (instead of 10 foot from CI).
4) Section 11J to waive inclusionary housing.
5) Section 139-18 for waiver of the off-street parking requirement.
6) Section 139-19 for waiver of screening and driveways.
7) Section 139-20.1 for waiver of driveway access.
8) Section 139-23 to waive Site Plan, Traffic Study, Drainage, Storm Water Runoff, Landscaping, and other such reviews and requirements, to the extent applicable.

Additionally, the Applicant proposes to build the facility in phases and specifically requests the ability construct the primary building, the secondary commercial building, and the employee apartment separately from each other, and to build less than authorized. Further the Applicant seeks release from the MCD in File 04-84 to the extent necessary.

## EROSION CONTROL NOTES:

PROTECTION OF NATURAL FEATURES
DUE REGARD SHALL BE SHOWN FOR ALL NATURAL FEATURES, SUCH AS TREES, WATER COURSES, SCENIC POINTS AND SENSITIVE AREAS. EXISTING TREES NEAR CONSTRUCTION TO BE PROTECTED WITH SNOW FENCING OR CONTRACTOR FENCING.

MINIMIZE SITE DISTURBANCE
DURING THE CONSTRUCTION OF THE ROADWAY AND DRAINAGE SYSTEM, DISTURBANCE TO THE SITE SHALL BE MINIMIZED. CONSTRUCTION EQUIPMENT AND TRUCKS MUST STAY WITHIN THE AREAS OF PROPOSED WORK AS SHOWN ON THE APPROVED PLAN.

TEMPORARY STABILIZATION
TEMPORARY SURFACES SHOULD BE STABILIZED AS SOON AS ACTIVE GRADING IS SUSPENDED, REGARDLESS OF THE TIME OF YEAR. DISTURBED AREAS SHOULD BE RE-VEGETATED EARLY ENOUGH IN THE FALL THAT GOOD COVER IS ESTABLISHED BEFORE COLD WEATHER COMES. TEMPORARY VEGETATION, MULCHING, OR OTHER PROTECTIVE MEASURES MUST BE PROVIDED FOR AREAS THAT WILL BE EXPOSED FOR ONE OR MORE MONTHS. THESE TEMPORARY MEASURES MUST BE APPLIED IMMEDIATELY AFTER DISRUPTION. TEMPORARY MEASURES INCLUDE: SEEDING WITH RYE GRASS OR OTHER ANNUAL GRASSES, JUTE NETTING, SPREADING STRAW MULCH, AND ANY OTHER METHOD ACCEPTABLE TO THE BOARD. IF A DISTURBED AREA WILL BE EXPOSED FOR GREATER THAN ONE YEAR, PERMANENT GRASSES OR OTHER APPROVED COVER MUST BE INSTALLED. IN DISTURBED AREAS, IF THE SURFACE MATERIAL IS NOT SUITABLE FOR THE GROWING OF SEED, A MINIMUM OF 4 INCHES OF LOAM WILL BE REQUIRED.

PERMANENT STABILIZATION
STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. WOOD CHIPS AND MULCHES WILL NOT GENERALLY BE PERMITTED.
AREAS WHERE THE HORIZONTAL DISTURBANCE IS LESS THAN EIGHT FEET MAY BE TREATED WITH A PERENNIAL GRASS MIXTURE OR SOD. A MINIMUM OF FOUR (4) INCHES OF LOAM IS REQUIRED FOR AREAS THAT WILL BE SEEDED. THE LOAM MUST BE RAKED AND FREE OF ROOTS, STONES, AND TWIGS.

TEMPORARY SEDIMENT CONTROL FOR DRAINAGE
TEMPORARY SEDIMENT CONTROLS MAYBE REQUIRED FOR UNPAVED ROADS, PAVED ROADS WHERE CURBING HAS NOT BEEN INSTALLED, DRAINAGE INLETS, AND DRAINAGE OUTFALLS. TEMPORARY SEDIMENT CONTROLS ALSO MAYBE REQUIRED FOR ALL UNPAVED DRIVEWAYS AND DISTURBED LOTS THAT SLOPE TOWARD THE ROAD. TEMPORARY SEDIMENT CONTROL DEVICES MAY INCLUDE: SILT FENCES, FILTER STRIPS, STAKED HAYBALES, SILT TRAPS, SEDIMENT BASINS, AND CRUSHED ROCK BERMS. TEMPORARY SEDIMENT CONTROL DEVICES MUST BE PLACED ALONG ROAD SIDES WHERE RUNOFF MAY OCCUR AND AROUND STORM DRAIN INLETS AND OUTFALLS. THE PLANNING BOARD MAY REQUIRE A SPECIFIC TYPE OF TEMPORARY SEDIMENT CONTROLS. ALL SEDIMENTS MUST BE REMOVED FROM THE ROADWAY AND OTHER COLLECTION AREAS ON A REGULAR BASIS.

DUST CONTROL
DUST CONTROL IS REQUIRED TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED AREAS TO PREVENT OFF-SITE DAMAGE.
1. TEMPORARY STABILIZATION METHODS AS NOTED ABOVE SHALL BE INSTITUTED TO LIMIT THE AMOUNT OF EXPOSED AREAS.
2. EXPOSED SURFACES SHALL BE MOISTENED PERIODICALLY WITH ADEQUATE WATER TO CONTROL DUST.
3. STONE SHALL BE UTILIZED TO COVER SURFACES IN HEAVY TRAFFIC AREAS IF NECESSARY IN CONJUNCTION WITH WATERING.

RESPONSIBILITY
THE DEVELOPER IS RESPONSIBLE FOR PREVENTING ALL EROSION AND THE BUILD-UP OF SEDIMENT WITHIN THE AREAS DISTURBED. EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND REPLACED AND REPAIRED AS NEEDED.

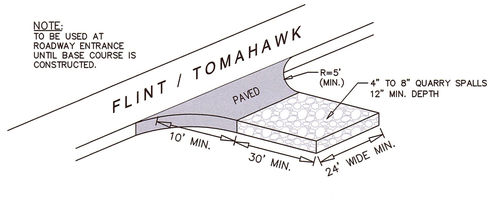
TRACKING PAD NOTES:

FILTER CLOTH – SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.

SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHOULD BE PIPED AGROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM SHOULD BE PERMITTED.

MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH PREVENTS TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANING OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

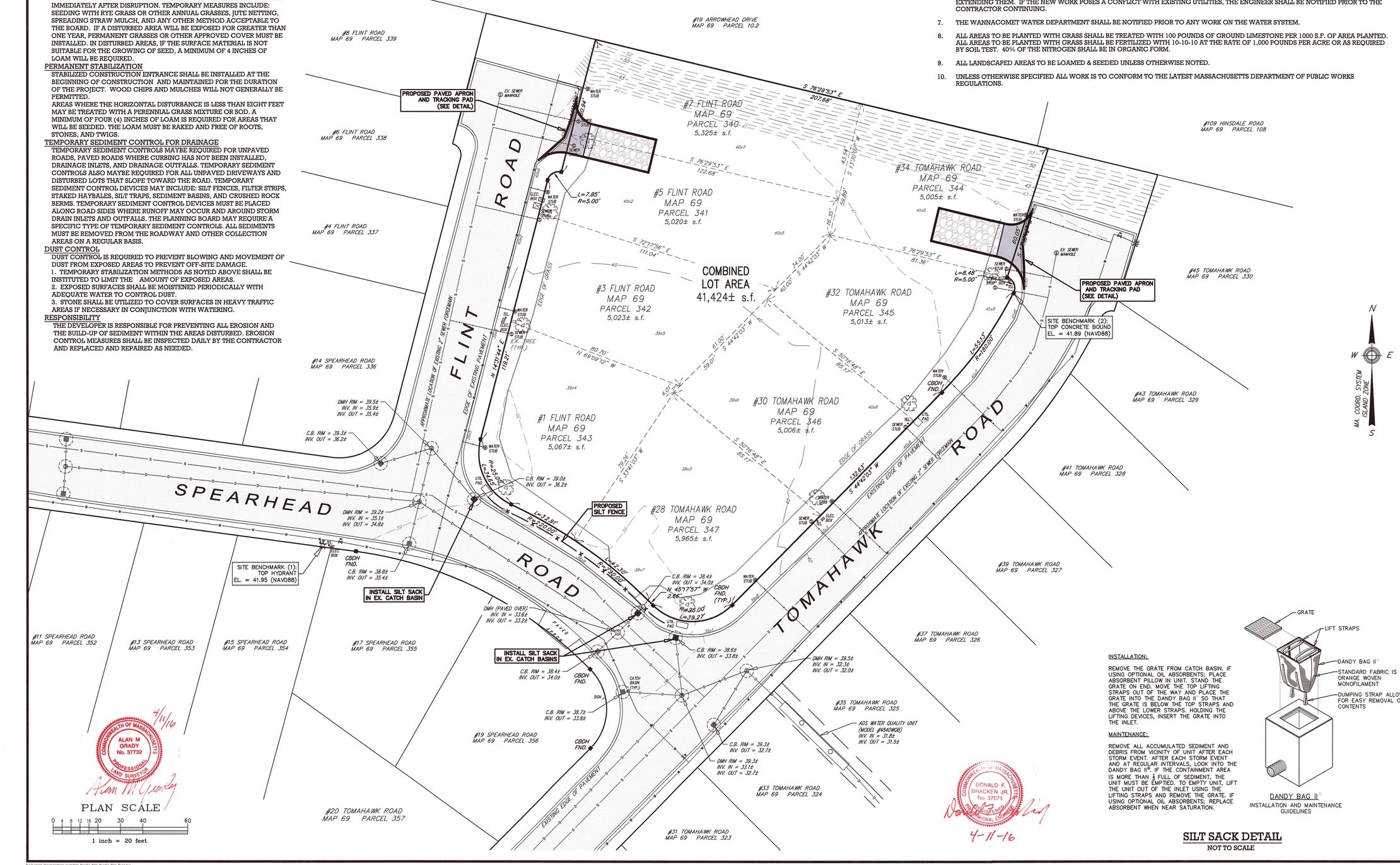
NOTE:
TO BE USED AT ROADWAY ENTRANCE UNTIL BASE COURSE IS CONSTRUCTED.




CONSTRUCTION ENTRANCE TRACKING PAD DETAIL
NOT TO SCALE

## PROJECT NOTES:

1. THE CONTRACTOR SHALL REPORT TO THE OWNER AND ENGINEER OF ANY SIGNIFICANT VARIATIONS IN EXISTING SITE CONDITIONS FROM THOSE SHOWN ON THESE PLANS. ANY PROPOSED REVISIONS TO THE WORK, IF REQUIRED BY THESE SITE CONDITIONS SHALL NOT BE UNDERTAKEN UNTIL REVIEWED AND APPROVED BY THE OWNER AND THE ENGINEER.
2. IN ORDER TO PROTECT THE PUBLIC SAFETY DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING AT ALL TIMES ALL NECESSARY SAFETY DEVICES AND PERSONNEL, WARNING LIGHTS, BARRICADES, AND POLICE OFFICERS.
3. THE CONTRACTOR SHALL REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEAN UP AND REMOVE LOOSE CONSTRUCTION DEBRIS BEFORE IT LEAVES THE SITE. ALL DEMOLITION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE SITE TO A LEGAL DUMP SITE. ALL TRUCKS LEAVING THE SITE SHALL BE COVERED.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTITUTE EROSION CONTROL MEASURES. SEE EROSION CONTROL NOTES.
5. THE LOCATION OF UNDERGROUND UTILITIES AS REPRESENTED ON THESE PLANS IS BASED UPON PLANS AND INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES OR MUNICIPAL DEPARTMENTS SUPPLEMENTED BY FIELD IDENTIFICATION WHEREVER POSSIBLE. NO WARRANTY IS MADE AS TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UNDERGROUND UTILITIES ARE SHOWN. THE CONTRACTOR SHALL CONTACT DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-800-322-4844.
6. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO TAPPING INTO, CROSSING OR EXTENDING THEM. IF THE NEW WORK POSES A CONFLICT WITH EXISTING UTILITIES, THE ENGINEER SHALL BE NOTIFIED PRIOR TO THE CONTRACTOR CONTINUING.
7. THE WANNACOMET WATER DEPARTMENT SHALL BE NOTIFIED PRIOR TO ANY WORK ON THE WATER SYSTEM.
8. ALL AREAS TO BE PLANTED WITH GRASS SHALL BE TREATED WITH 100 POUNDS OF GROUND LIMESTONE PER 1000 S.F. OF AREA PLANTED. ALL AREAS TO BE PLANTED WITH GRASS SHALL BE FERTILIZED WITH 10-10-10 AT THE RATE OF 1,000 POUNDS PER ACRE OR AS REQUIRED BY SOIL TEST. 40% OF THE NITROGEN SHALL BE IN ORGANIC FORM.
9. ALL LANDSCAPED AREAS TO BE LOAMED & SEEDED UNLESS OTHERWISE NOTED.
10. UNLESS OTHERWISE SPECIFIED ALL WORK IS TO CONFORM TO THE LATEST MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS REGULATIONS.







COMMONWEALTH OF MASSACHUSETTS ALAN M GRADY No. 37732 PROFESSIONAL LAND SURVEYOR 4/11/16

COMMONWEALTH OF MASSACHUSETTS DONALD F. BRACKEN JR. No. 37071 PROFESSIONAL ENGINEER 4-11-16

INSTALLATION:

REMOVE THE GRATE FROM CATCH BASIN. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW IN UNIT. STAND THE GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO THE DANDY BAG II® SO THAT THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

MAINTENANCE:

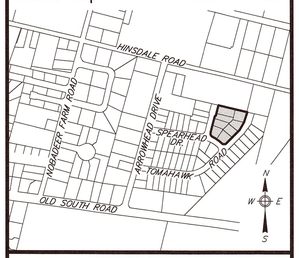
REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE DANDY BAG II®. IF THE CONTAINMENT AREA IS MORE THAN ½ FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL OIL ABSORBENTS; REPLACE ABSORBENT WHEN NEAR SATURATION.




DANDY BAG II®
INSTALLATION AND MAINTENANCE GUIDELINES

SILT SACK DETAIL
NOT TO SCALE

Locus Map Scale: 1" = 500'




## Notes

1. LOCUS: #1, #3, #5 & #7 FLINT ROAD
#28, #30, #32 & #34 TOMAHAWK ROAD
MAP 69 PARCELS 340 thru 347
2. OWNER: KENNETH C. COFFIN, INC.
P.O. BOX 90
SIASCONSET, MA 02564
3. APPLICANT: NANTUCKET & TOMAHAWK, LLC
786 E. REDFORD ROAD
PROVO, UT 84604
4. DEED REF: CERT #11346
5. PLAN REF: LCC #26984-8 (LOTS 192 thru 199)
6. ZONING FREEZE: DOC #133482 (RC-2 ZONE)
7. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0093-G dated 06/09/2014.
8. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.

## LEGEND

| | |
|---|---|
| 100 | EXISTING CONTOUR |
| 100x0 | EXISTING SPOT SHOT |
| W | EXISTING WATER LINE |
| S | EXISTING SEWER LINE |
| D | EXISTING DRAINAGE LINE |
| | EXISTING DRAIN MANHOLE |
| | EXISTING CATCH BASIN |
| W | EXISTING WATER SERVICE |
| S | EXISTING SEWER SERVICE |
| | EXISTING ELECTRIC BOXES |
| | EXISTING STREET TREE |
| | EXISTING EDGE OF LAWN |
| x x | PROPOSED SILT FENCE |
| | PROPOSED SILT SACK |

ZONE: CI(RC-2*)

| | REQUIRED* |
|---|---|
| LOT AREA: | 5,000 s.f. |
| FRONTAGE: | 40' |
| FRONT YARD: | 10' |
| SIDE/REAR YARD: | 5' |
| GROUND COVER: | 50% (MAX) |
| OPEN AREA: | 30% (MIN.) |

* SEE ZONING FREEZE (RC-2 ZONE IN DOC #133482)

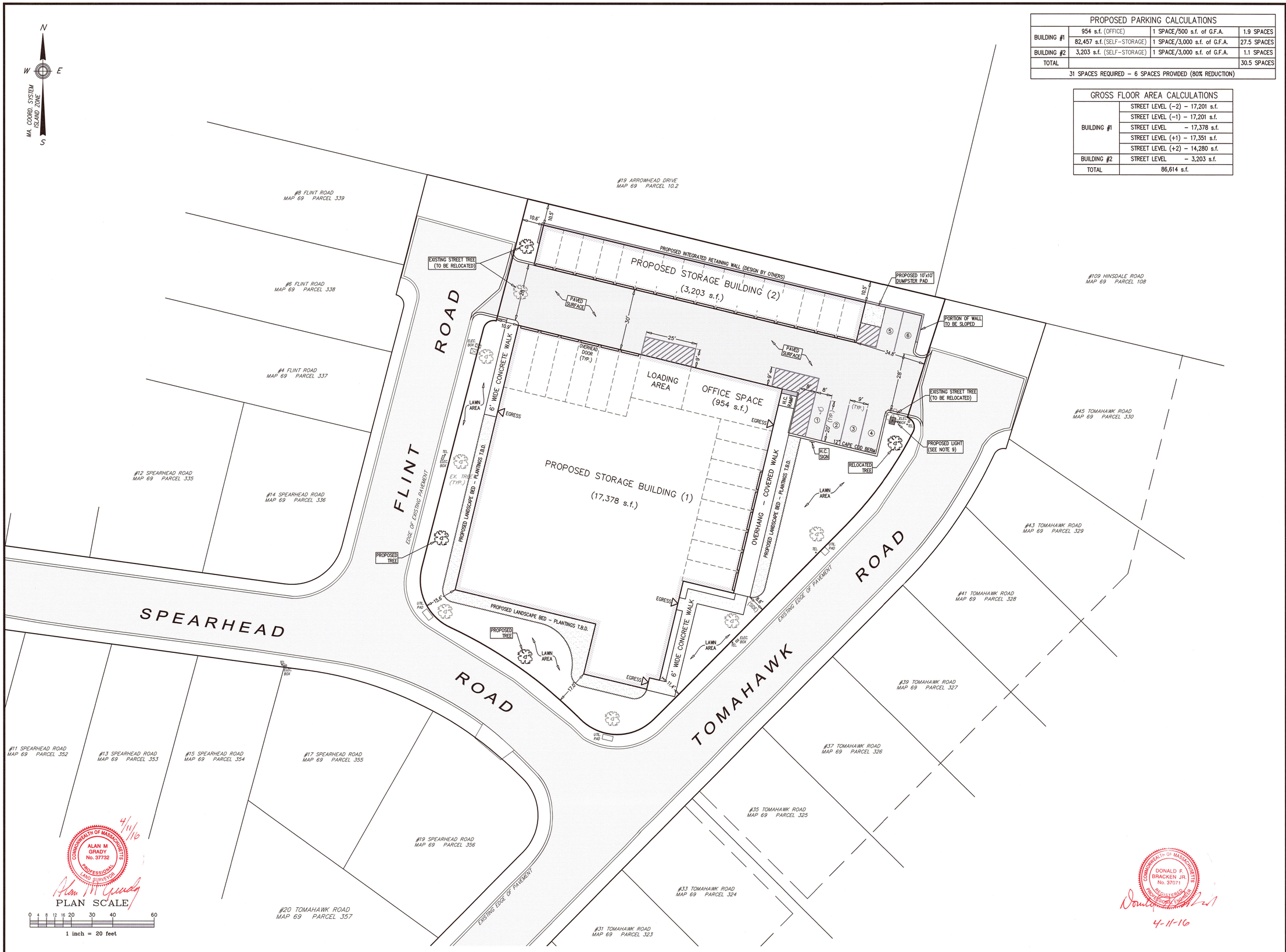

Prepared By:
BRACKEN ENGINEERING, INC.
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com


# EXISTING CONDITIONS and EROSION CONTROL PLAN IN NANTUCKET, MASSACHUSETTS

Prepared For:
NANTUCKET & TOMAHAWK, LLC
#1, #3, #5 and #7 FLINT ROAD
#28, #30, #32 and #34 TOMAHAWK ROAD
MAP 69 PARCELS 340 THROUGH 347

| No. | Date | Revision Description | By |
|---|---|---|---|
| – | – | – | – |

| Date: | Drawn: | Checked: | Sheet: |
|---|---|---|---|
| APRIL 8, 2016 | RMM/BEI | DFB/AMG | 1 of 4 |

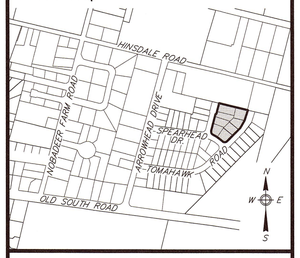



| PROPOSED PARKING CALCULATIONS | | | |
|---|---|---|---|
| BUILDING #1 | 954 s.f. (OFFICE) | 1 SPACE/500 s.f. of G.F.A. | 1.9 SPACES |
| | 82,457 s.f. (SELF-STORAGE) | 1 SPACE/3,000 s.f. of G.F.A. | 27.5 SPACES |
| BUILDING #2 | 3,203 s.f. (SELF-STORAGE) | 1 SPACE/3,000 s.f. of G.F.A. | 1.1 SPACES |
| TOTAL | | | 30.5 SPACES |
| 31 SPACES REQUIRED – 6 SPACES PROVIDED (80% REDUCTION) | | | |

| GROSS FLOOR AREA CALCULATIONS | |
|---|---|
| BUILDING #1 | STREET LEVEL (–2) – 17,201 s.f. |
| | STREET LEVEL (–1) – 17,201 s.f. |
| | STREET LEVEL – 17,378 s.f. |
| | STREET LEVEL (+1) – 17,351 s.f. |
| | STREET LEVEL (+2) – 14,280 s.f. |
| BUILDING #2 | STREET LEVEL – 3,203 s.f. |
| TOTAL | 86,614 s.f. |

## Locus Map

Scale: 1" = 500'




## Notes

1. LOCUS: #1, #3, #5 & #7 FLINT ROAD
   #28, #30, #32 & #34 TOMAHAWK ROAD
   MAP 69 PARCELS 340 thru 347
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   P.O. BOX 90
   SIASCONSET, MA 02564
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   786 E. REDFORD ROAD
   PROVO, UT 84604
4. DEED REF: CERT #11346
5. PLAN REF: LCC #26984–8 (LOTS 192 thru 199)
6. ZONING FREEZE: DOC #133482 (RC–2 ZONE)
7. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C–0093–G dated 06/09/2014.
8. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.

| ZONE: CI(RC–2*) | REQUIRED* | PROPOSED |
|---|---|---|
| LOT AREA: | 5,000 s.f. | 41,424± s.f. |
| FRONTAGE: | 40' | >40' |
| FRONT YARD: | 10' | 10.6' |
| SIDE/REAR YARD: | 5' | 8.6' |
| GROUND COVER: | 50% (MAX) | 49.9% |
| OPEN AREA: | 30% (MIN.) | 27.8% |

* SEE ZONING FREEZE (RC–2 ZONE IN DOC #133482)


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# PROPOSED LAYOUT and LANDSCAPING PLAN IN NANTUCKET, MASSACHUSETTS

Prepared For:

NANTUCKET & TOMAHAWK, LLC

#1, #3, #5 and #7 FLINT ROAD
#28, #30, #32 and #34 TOMAHAWK ROAD
MAP 69 PARCELS 340 THROUGH 347

| No. | Date | Revision Description | By |
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| Date: | Drawn: | Checked: | Sheet: |
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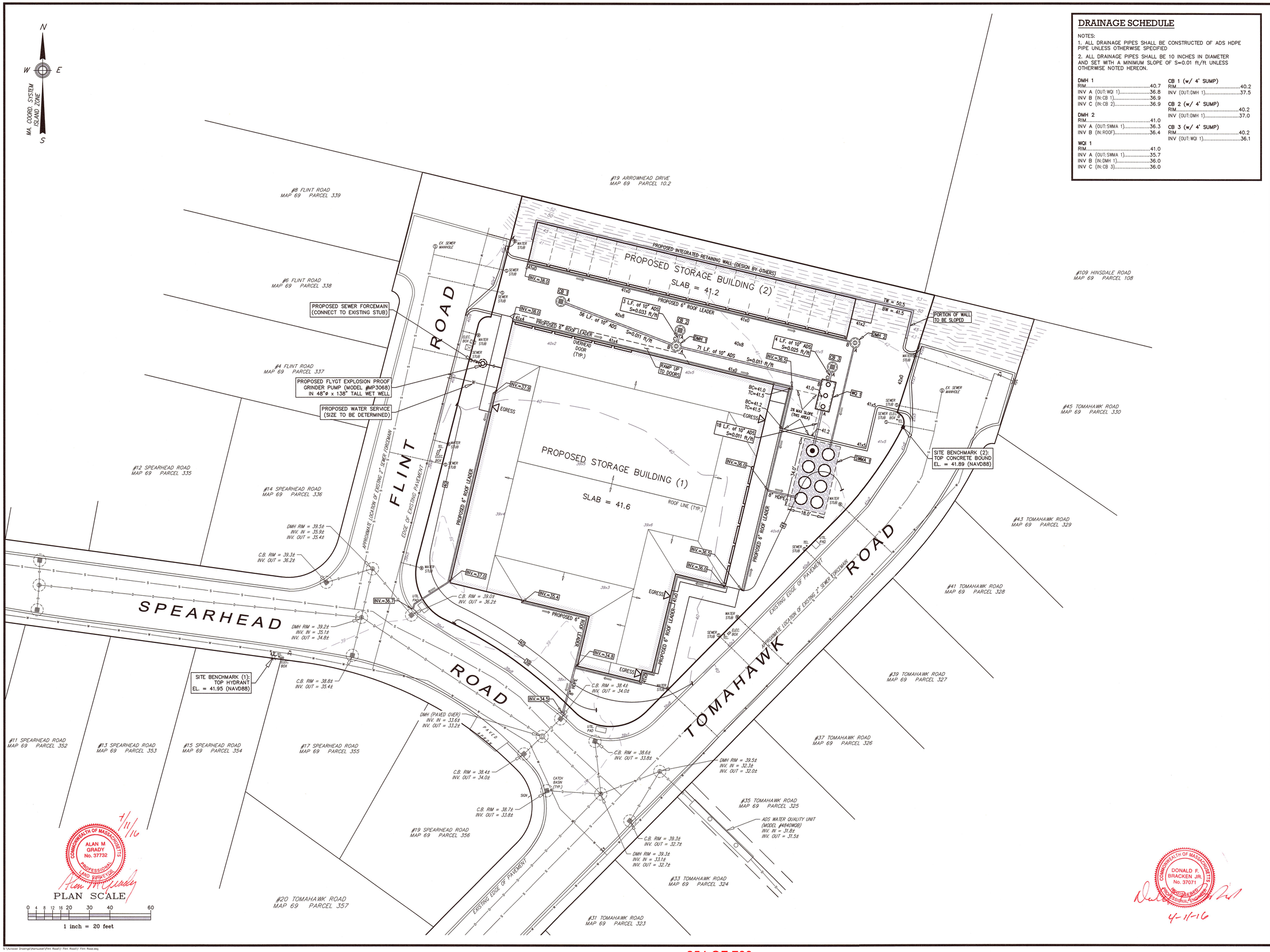
| APRIL 8, 2016 | RMM/BEI | DFB/AMG | 2 of 4 |




## DRAINAGE SCHEDULE

NOTES:

1. ALL DRAINAGE PIPES SHALL BE CONSTRUCTED OF ADS HDPE PIPE UNLESS OTHERWISE SPECIFIED
2. ALL DRAINAGE PIPES SHALL BE 10 INCHES IN DIAMETER AND SET WITH A MINIMUM SLOPE OF S=0.01 ft/ft UNLESS OTHERWISE NOTED HEREON.

**DMH 1**
RIM.....40.7
INV A (OUT:WQ 1).....36.8
INV B (IN:CB 1).....36.9
INV C (IN:CB 2).....36.9

**DMH 2**
RIM.....41.0
INV A (OUT:SWMA 1).....36.3
INV B (IN:ROOF).....36.4

**WQI 1**
RIM.....41.0
INV A (OUT:SWMA 1).....35.7
INV B (IN:DMH 1).....36.0
INV C (IN:CB 3).....36.0

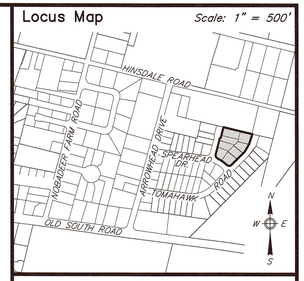
**CB 1 (w/ 4' SUMP)**
RIM.....40.2
INV (OUT:DMH 1).....37.5

**CB 2 (w/ 4' SUMP)**
RIM.....40.2
INV (OUT:DMH 1).....37.0

**CB 3 (w/ 4' SUMP)**
RIM.....40.2
INV (OUT:WQI 1).....36.1

## Locus Map

Scale: 1" = 500'




## Notes

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| | |
|---|---|
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| D | EXISTING DRAINAGE LINE |
| | EXISTING DRAIN MANHOLE |
| | EXISTING CATCH BASIN |
| W | EXISTING WATER SERVICE |
| S | EXISTING SEWER SERVICE |
| | EXISTING ELECTRIC BOXES |
| | PROPOSED DRAIN LINE |
| | PROPOSED ROOF LEADER |
| | PROPOSED CATCH BASIN |
| | PROPOSED DRAIN MANHOLE |
| S | PROPOSED SEWER SERVICE |
| FM | PROPOSED SEWER FORCEMAIN |
| W | PROPOSED WATER SERVICE |
| 50 | PROPOSED CONTOUR |
| 90x0 | PROPOSED SPOT ELEVATION |


Prepared By:
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BUZZARDS BAY, MA 02532
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19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com


# GRADING, DRAINAGE & UTILITIES PLAN IN NANTUCKET, MASSACHUSETTS

Prepared For:

NANTUCKET & TOMAHAWK, LLC

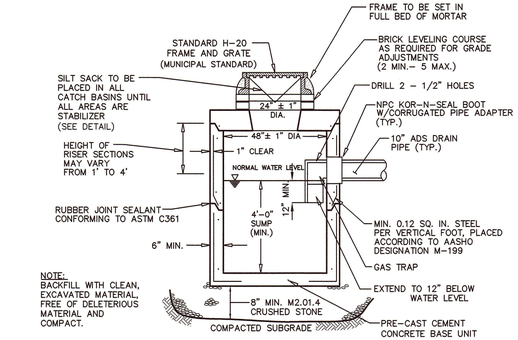
#1, #3, #5 and #7 FLINT ROAD
#28, #30, #32 and #34 TOMAHAWK ROAD
MAP 69 PARCELS 340 THROUGH 347

| No. | Date | Revision Description | By |
|---|---|---|---|
| – | – | – | – |

| Date: | Drawn: | Checked: | Sheet: |
|---|---|---|---|
| APRIL 8, 2016 | RMM/BEI | DFB/AMG | 3 of 4 |

COMMONWEALTH OF MASSACHUSETTS ALAN M GRADY No. 37732 PROFESSIONAL LAND SURVEYOR 7/11/16

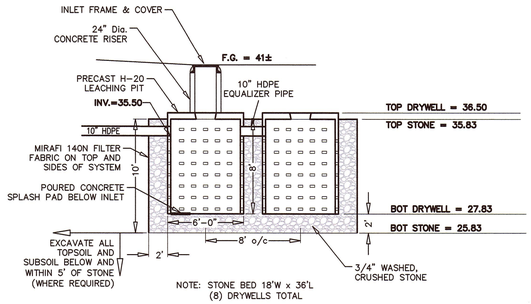
COMMONWEALTH OF MASSACHUSETTS DONALD F. BRACKEN JR. No. 37071 REGISTERED PROFESSIONAL ENGINEER 4-11-16




NOTE:
BACKFILL WITH CLEAN, EXCAVATED MATERIAL, FREE OF DELETERIOUS MATERIAL AND COMPACT.

## PRE-CAST SHALLOW CONCRETE CATCH BASIN

NOT TO SCALE




NOTE: STONE BED 18'W x 36'L (8) DRYWELLS TOTAL

## STORMWATER MANAGEMENT AREA DETAIL

NOT TO SCALE

NOTES:

1. FOUNDATION:
   WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH A FOUNDATION OF CLASS I OR II MATERIAL AS DEFINED IN ASTM D2321, "STANDARD PRACTICE FOR INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS," LATEST EDITION; AS AN ALTERNATIVE AND AT THE DISCRETION OF THE ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A WOVEN GEOTEXTILE FABRIC.
2. BEDDING:
   SUITABLE MATERIAL SHALL BE CLASS I, II OR III AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

   UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"–24" (100–600mm) AND 42"–48"(1050–1200mm) CORRUGATED POLYETHYLENE PIPE (CPEP); 6" (150mm) FOR 30"–36" (750–900mm) CPEP.
3. HAUNCHING AND INITIAL BACKFILL:
   SUITABLE MATERIAL SHALL BE CLASS I, II OR III AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
4. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM TRENCH WIDTHS SHALL BE AS FOLLOWS:

| NOMINAL ø in (mm) | MIN. RECOMMENDED TRENCH WIDTH, in (mm) |
|---|---|
| 4 (100) | 21 (530) |
| 6 (150) | 23 (580) |
| 8 (200) | 25 (630) |
| 10 (250) | 28 (710) |
| 12 (300) | 31 (790) |
| 15 (375) | 34 (860) |
| 18 (450) | 39 (990) |
| 24 (600) | 48 (1220) |
| 30 (750) | 66 (1680) |
| 36 (900) | 78 (1980) |
| 42 (1050) | 83 (2110) |
| 48 (1200) | 89 (2260) |
| 60 (1500) | 102 (2590) |

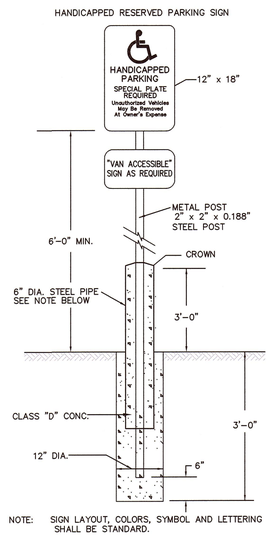
5. MINIMUM COVER:
   MINIMUM RECOMMENDED DEPTHS OF COVER FOR VARIOUS LIVE LOADING CONDITIONS ARE SUMMARIZED IN THE FOLLOWING TABLE. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TAKEN FROM THE TOP OF PIPE TO THE GROUND SURFACE.

| SURFACE LIVE LOADING CONDITION | MINIMUM RECOMMENDED COVER, in (mm) * |
|---|---|
| H25 (FLEXIBLE PAVEMENT) | 12 (300) |
| H25 (RIGID PAVEMENT) | 12 (300) |
| E80 RAILWAY HEAVY CONSTRUCTION | 24 (610) |
| | 48 (1220) |

* TOP OF PIPE TO BOTTOM OF GRAVEL BASE COURSE

## A.D.S. PIPE INSTALLATION NOTES

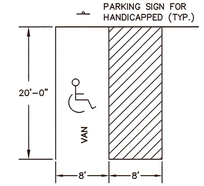
NO SCALE




NOTE: SIGN LAYOUT, COLORS, SYMBOL AND LETTERING SHALL BE STANDARD.

## HANDICAP PARKING SIGN

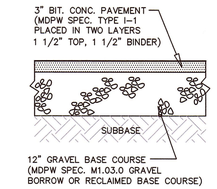
NOT TO SCALE




NOTE:
GRADE TO BE 2% MAXIMUM IN ANY DIRECTION ACROSS HANDICAP STALLS AND LOADING AREAS.

## HANDICAP PARKING DETAIL

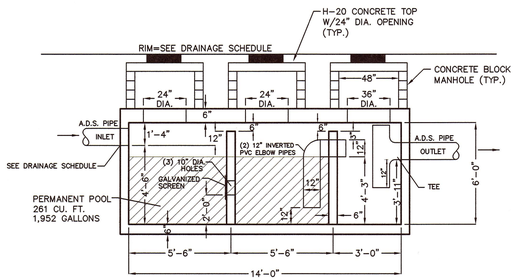
NOT TO SCALE



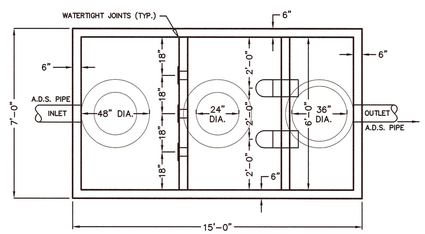

NOTES:
1.) CONTRACTOR TO CONTACT ENGINEER TO INSPECT SUBBASE PRIOR TO INSTALLING PAVEMENT BASE COURSE.

## PARKING AREA PAVEMENT SECTION

NOT TO SCALE

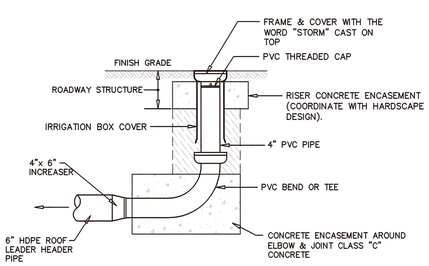



3,500 GALLON SEPTIC TANK




## 3 CHAMBER WATER QUALITY INLET

NOT TO SCALE

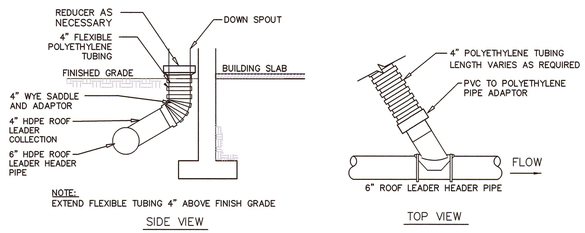



NOTES:
1.) CONTRACTOR TO COORDINATE ALL FINISH MATERIALS OF FRAME AND COVERS WITH FINAL HARDSCAPE OR LANDSCAPE DESIGN.

2.) REFER TO PLAN VIEW FOR CLEANOUT LOCATIONS.

## CLEANOUT FOR ROOF DRAIN

NOT TO SCALE




NOTE:
EXTEND FLEXIBLE TUBING 4" ABOVE FINISH GRADE

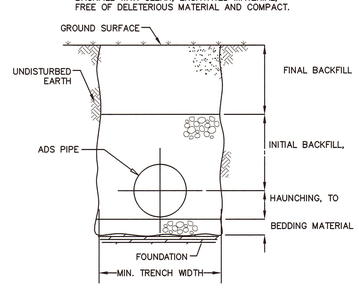
SIDE VIEW

TOP VIEW

## BUILDING ROOF DRAIN CONNECTION DETAIL

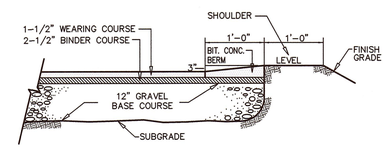
NOT TO SCALE

NOTE:
BACKFILL WITH CLEAN, EXCAVATED MATERIAL, FREE OF DELETERIOUS MATERIAL AND COMPACT.



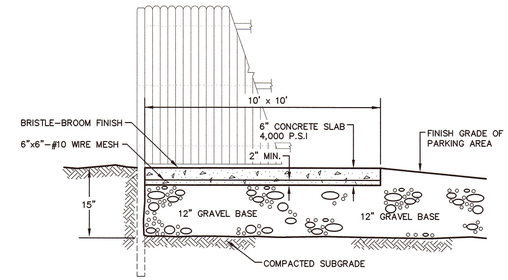

## TYPICAL TRENCH CROSS-SECTION

NOT TO SCALE



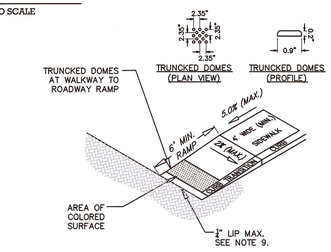

## CAPE COD BERM

NOT TO SCALE




## CONCRETE PAD and FENCE FOR TRASH CONTAINER

NOT TO SCALE



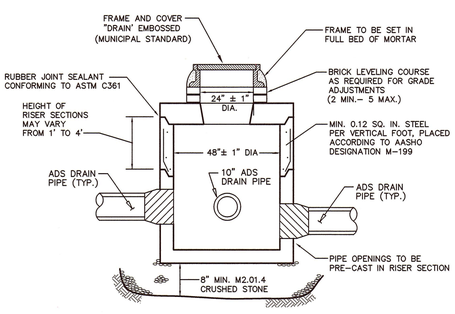

## HANDICAP RAMP DETAIL

NOT TO SCALE

NOTES:
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5% (1.0% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 8.33%.
4. A MINIMUM DISTANCE OF 3' CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN THE ACCESSIBLE ROUTE (I.E.,HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. RAMP, CURB, AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200'.
9. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWING TO BE INSTALLED AND SET FLUSH.
10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY AND AUDIBLY WITH ADJOINING SURFACES.

COMMONWEALTH OF MASSACHUSETTS
DONALD F. BRACKEN JR.
No. 37077
REGISTERED PROFESSIONAL ENGINEER

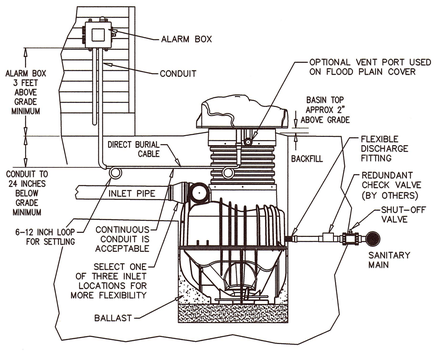
4-11-16




PRE-CAST TO CONFORM TO ASTM C478
9 FEET OR LESS IN DEPTH

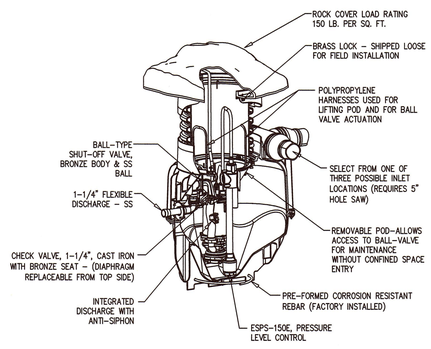
## PRE-CAST CONCRETE DRAIN MANHOLE

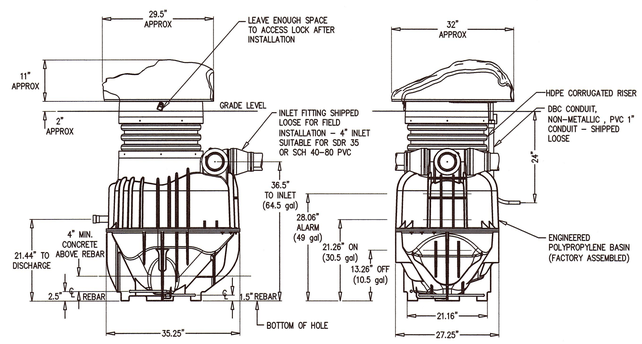
NOT TO SCALE




## ELEVATION VIEW OF INSTALLATION/COMPONENTS

NOT TO SCALE




## SIMPLEX, EcoTRAN SYSTEM, OGP

NOT TO SCALE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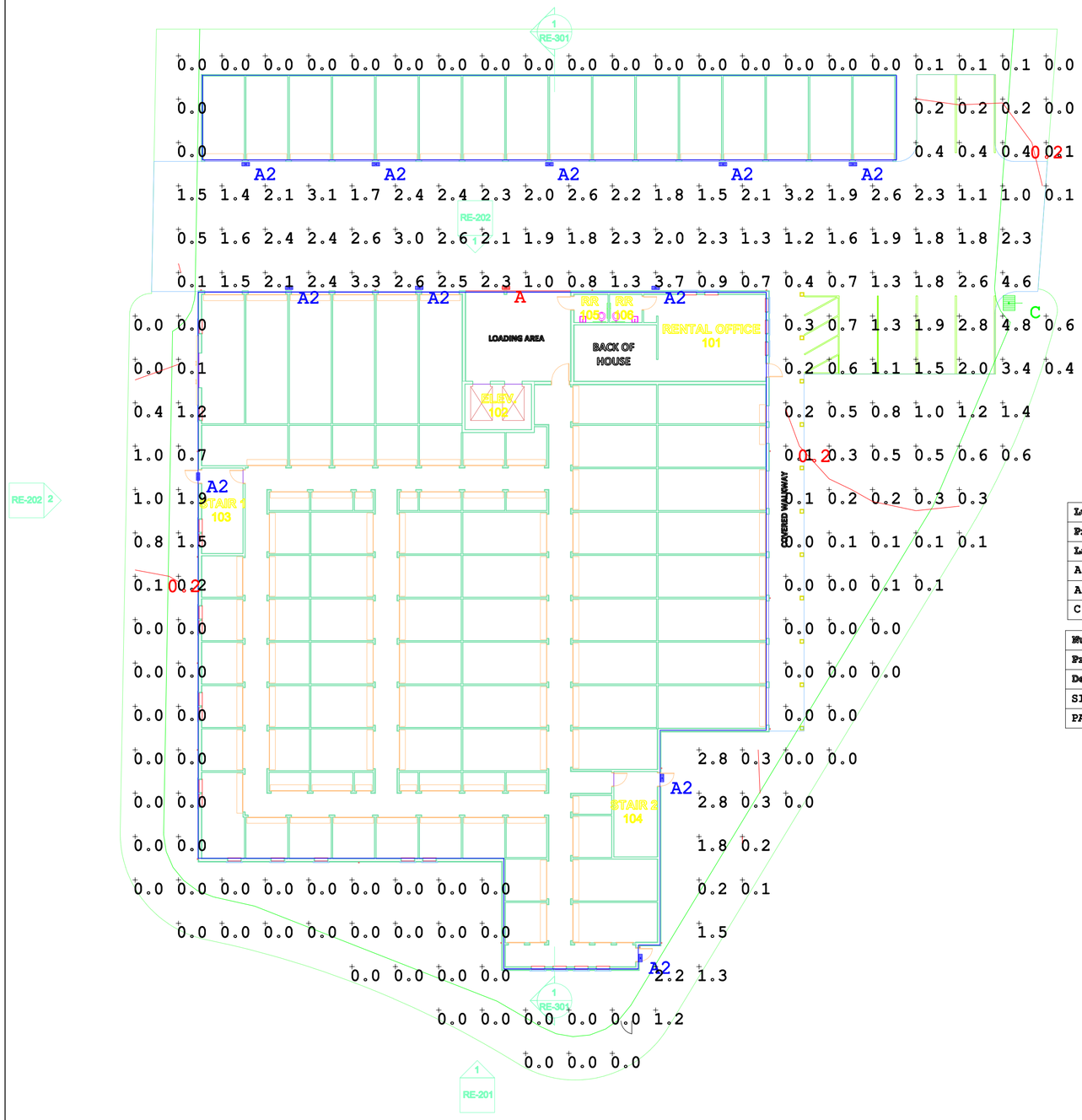
CONSTRUCTION DETAILS
IN NANTUCKET, MASSACHUSETTS

Prepared For:
NANTUCKET & TOMAHAWK, LLC
#1, #3, #5 and #7 FLINT ROAD
#28, #30, #32 and #34 TOMAHAWK ROAD
MAP 69 PARCELS 340 THROUGH 347

| No. | Date | Revision Description | By |
|---|---|---|---|
| | | | |

| Date: | Drawn: | Checked: | Sheet: |
|---|---|---|---|
| APRIL 8, 2016 | RMM/BEI | DFB/AMG | 4 of 4 |

S:\Autocad Drawings\Nantucket\Flint Road\( Flint Road\( Flint Road.dwg




| Luminaire Schedule | | | | | |
|---|---|---|---|---|---|
| Project: Project_1 | | | | | |
| Label | Symbol | Qty | Description | Lum. Lumens | LLF |
| A | | 1 | 22WT LED VISOR WALLPACK - VISOR22U1 @ 15' AFG | 1686 | 0.900 |
| A2 | | 11 | 19WT LED VISOR WALLPACK - VISOR22U1 @ 8' AFG | 1355 | 0.900 |
| C | | 1 | 250WT PS METAL HALIDE - FULL CUTOFF-FRWD/THRW W/BLS - FFM8825-M @ 25' POLE HGT | 8578 | 0.700 |

| Numeric Summary | | | | | | |
|---|---|---|---|---|---|---|
| Project: Project_1 | | | | | | |
| Description | Units | Avg | Max | Min | Avg/Min | Max/Min |
| SITE @ GRADE | Fc | 0.83 | 4.8 | 0.0 | N.A. | N.A. |
| PARKING LOT @ GRADE | Fc | 1.86 | 3.7 | 0.2 | 9.30 | 18.50 |

# PHOTOMETRIC LIGHTING PLAN

0 10 20 30 40 50

SCALE IN FEET

SIMKAR CORPORATION
700 Ramona Ave
Philadelphia, PA 19120
www.simkar.com
www.cewlighting.com

Project:
TURNKEY SELF STORAGE PROJECT

Scale: AS SHOWN
Date: 4-6-16
Project# turnkey1.agi
Drawn By: D.A.O.
Email: doneal@simkar.com
Sheet Size: C

SIMKAR CORPORATION
LIGHTING APPLICATIONS
Fax: 972-692-6654

NOTES:

THIS LIGHTING DESIGN IS BASED ON INFORMATION PROVIDED BY OTHERS. ACTUAL RESULTS MAY DIFFER FROM DESIGN, DUE TO INACCURATE, ADDITIONAL OR MISSING CRITICAL SITE INFORMATION THAT IS PERTINATE TO THIS DESIGN. SIMKAR CORPORATION OR CEW LIGHTING IS NOT RESPONSIBLE FOR DIFFERENCES IN DESIGN VERSUS ACTUAL PERFORMANCE BASED ON THIS SITE INFORMATION.

ILLUMINANCE VALUES SHOWN ARE CALCULATED FROM THE LUMINAIRE LABORTORY TEST DATA LISTED. LABORATORY TEST ARE MADE UNDER OPTIMUM CONDITIONS, WITH LAMP OUTPUT AT RATED VALUE AND IN ACCORDANCE WITH ILLUMINATING ENGINEERING STANDARDS.

# STORMWATER REPORT

PREPARED FOR

## Nantucket & Tomahawk, LLC

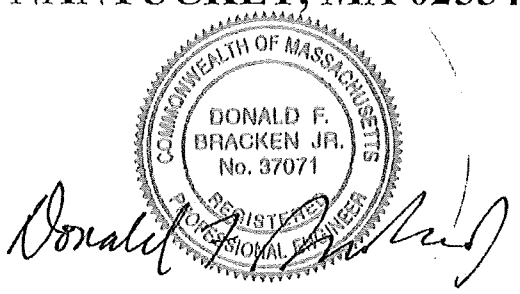
FOR

## #1, #3, #5, #7 Flint Road
## #28, #30, #32, #34 Tomahawk Road
## Nantucket, MA

## Map 69 Parcels 340 through 347

PREPARED BY


**BRACKEN ENGINEERING, INC.**
**19 OLD SOUTH ROAD**
**NANTUCKET, MA 02554**



**Donald F. Bracken, Jr., P.E.**

**April 8, 2016**

## OBJECTIVE

To design a stormwater management system for a new self-storage facility including parking and driveway areas will be paved.

## EXISTING CONDITIONS

The site is currently vacant and cleared and located in a commercial subdivision. The site has frontage and access from Flint Road and Tomahawk Road which are paved roads.

USGS soil mapping for this site indicate Evesboro sand which drains very well and has a low runoff potential.

A preliminary Geotechnical Report included test borings on site and in the area of drainage disposal system. Soil descriptions include fine to medium sands and gravels. The site has been filled with these materials but is suitable for a subsurface drainage system.

## PROPOSED CONDITIONS

Runoff from the parking areas will be collected via deep sump catch basins and diverted through a water quality tank and into a subsurface infiltration system. A portion of the building's roof runoff will be collected via a gutter system and piped directly into the infiltration system.

The remaining roof runoff will be collected via a gutter system and connected to the subdivision's drainage system. Additional site runoff will also be directed into catch basins in the subdivision's drainage system. This runoff has been designed to not exceed the allowable runoff of 50% of a developed commercial site within the subdivision.

## HYDROLOGIC MODELING

To estimate what runoff would be generated under proposed watershed conditions and to determine the capacity of the infiltration system, a mathematical model of the watersheds was prepared. The model utilized the standard engineering practices based on the National Engineering Handbook, Section 4, Hydrology (NEH-4), and the Soil Conservation Services (SCS)

Technical Release 20 (TR-20), Urban Hydrology for Small Watersheds. The system was analyzed using the rainfall data for the twenty-five (25) year, 24 hour duration storm frequencies as required in the "Rules and Regulations Governing the Subdivision of Land" for Nantucket. The precipitation was based on the Natural Resources Conservation Service Maps, revised in 1986.

The "TR-20" program calculates the runoff based on the rainfall and watershed characteristics, and produces a runoff hydrograph, (a runoff rate versus time curve). The stage-storage-discharge curves for a specific infiltration area are used to compute an outflow hydrograph by hydraulically routing an inflow hydrograph through the infiltration area. This procedure calculates the relationship of the inflow hydrograph with the characteristics of the infiltration area to determine the outflow, stage, and storage capacity of the infiltration area for a given time during the specified storm event.

To assist in the analysis, the Stormwater Modeling System utilized was Hydrocad®. This program is largely based on hydrologic techniques developed by the Natural Resource Conservation Service, combined with other hydrologic and hydraulic calculations.

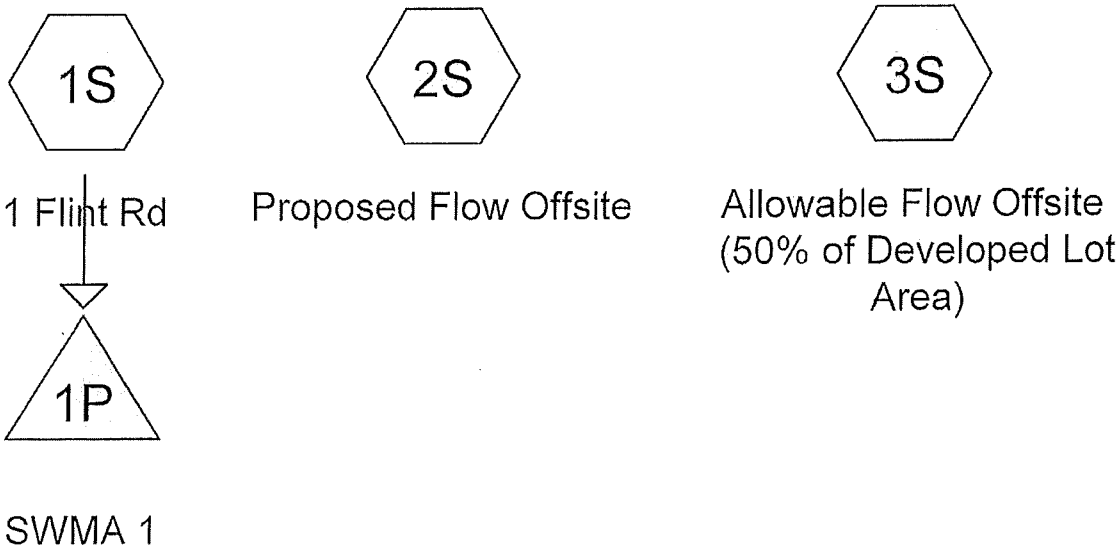
## CONCLUSION

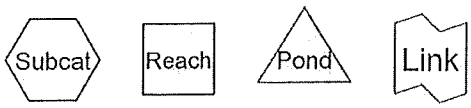
The drainage system has been designed to adequately handle the 25 year storm event in accordance with the Town's standards. The runoff from the site that will be discharged directly into the street drainage system will not exceed the allowable of 50% of the developed lot area and will actually result in a substantial reduction in allowable flow.

The following is a comparison of allowed and proposed runoff:

Allowable peak flow: 2.40 cubic feet per second (cfs)
Proposed peak flow: 1.33 cfs
Reduction: 46%

Allowable volume: 7,667 cubic feet (cf)
Proposed Volume: 4,181 cf
Reduction: 45%




**Routing Diagram for 1 Flint Road - PostDev**
Prepared by Bracken Engineering, Inc., Printed 4/11/2016
HydroCAD® 10.00 s/n 03102 © 2013 HydroCAD Software Solutions LLC

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1S: 1 Flint Rd** Runoff Area=19,587 sf 100.00% Impervious Runoff Depth=5.46"
Tc=5.0 min CN=98 Runoff=2.53 cfs 0.205 af

**Subcatchment 2S: Proposed Flow Offsite** Runoff Area=21,829 sf 47.10% Impervious Runoff Depth=2.31"
Tc=5.0 min CN=67 Runoff=1.33 cfs 0.096 af

**Subcatchment 3S: Allowable Flow Offsite** Runoff Area=20,712 sf 85.00% Impervious Runoff Depth=4.45"
Tc=5.0 min CN=89 Runoff=2.40 cfs 0.176 af

**Pond 1P: SWMA 1** Peak Elev=35.37' Storage=3,241 cf Inflow=2.53 cfs 0.205 af
Outflow=0.31 cfs 0.205 af

**Total Runoff Area = 1.426 ac Runoff Volume = 0.477 af Average Runoff Depth = 4.01"**
**23.59% Pervious = 0.336 ac 76.41% Impervious = 1.090 ac**

## Summary for Subcatchment 1S: 1 Flint Rd

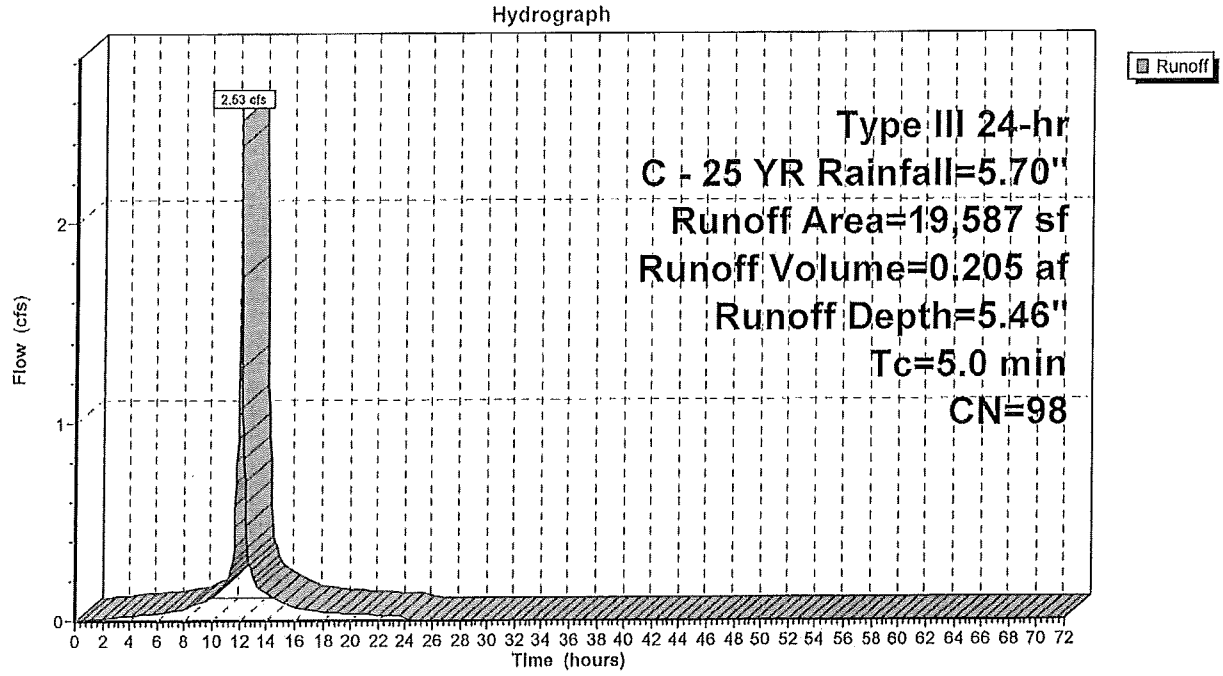
Runoff = 2.53 cfs @ 12.07 hrs, Volume= 0.205 af, Depth= 5.46"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr C - 25 YR Rainfall=5.70"

| Area (sf) | CN | Description |
|---|---|---|
| 7,313 | 98 | Paved roads w/curbs & sewers, HSG A |
| 12,274 | 98 | Roofs, HSG A |
| 19,587 | 98 | Weighted Average |
| 19,587 | | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 5.0 | | | | | **Direct Entry,** |

### Subcatchment 1S: 1 Flint Rd



## Summary for Subcatchment 2S: Proposed Flow Offsite

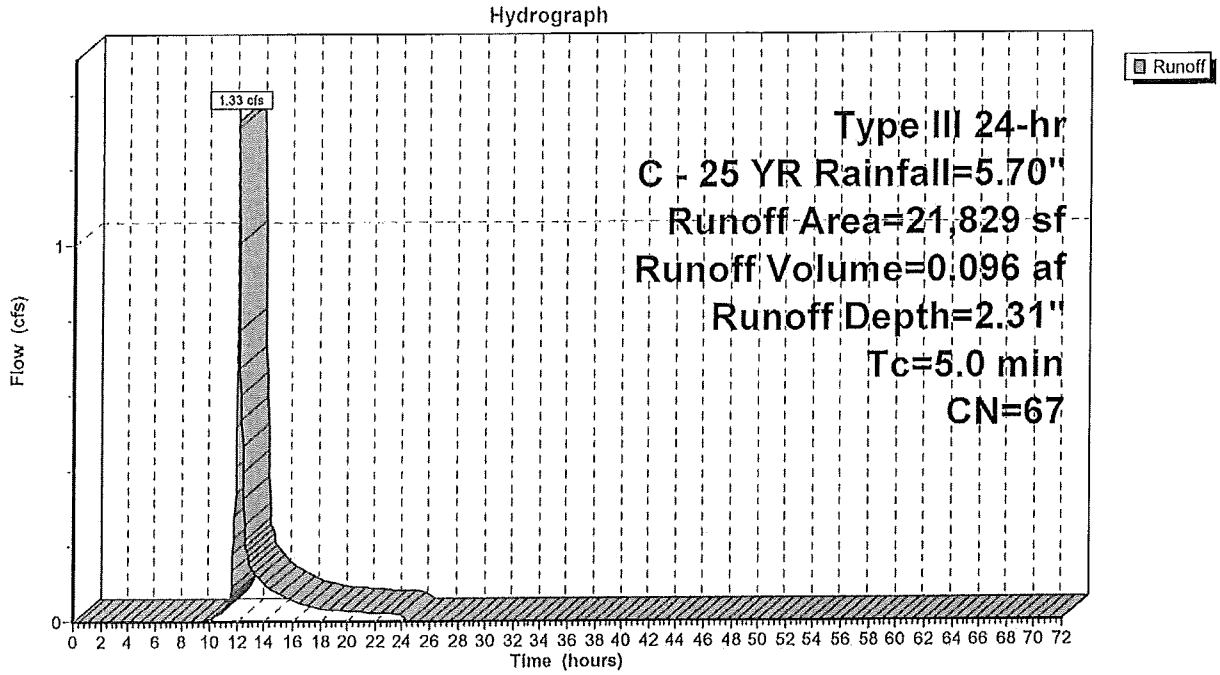
Runoff = 1.33 cfs @ 12.08 hrs, Volume= 0.096 af, Depth= 2.31"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr C - 25 YR Rainfall=5.70"

| | Area (sf) | CN | Description |
|---|---|---|---|
| | 1,148 | 98 | Paved parking, HSG A |
| | 11,548 | 39 | >75% Grass cover, Good, HSG A |
| * | 9,133 | 98 | Roof |
| | 21,829 | 67 | Weighted Average |
| | 11,548 | | 52.90% Pervious Area |
| | 10,281 | | 47.10% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 5.0 | | | | | **Direct Entry,** |

### Subcatchment 2S: Proposed Flow Offsite



## Summary for Subcatchment 3S: Allowable Flow Offsite (50% of Developed Lot Area)

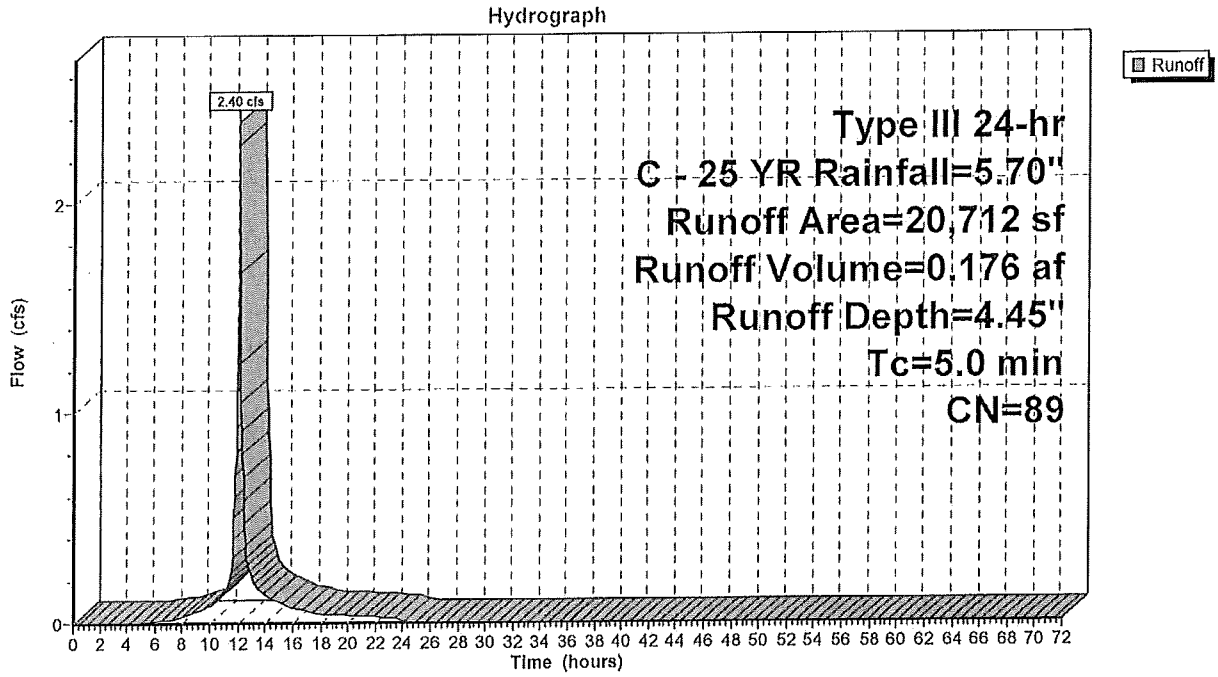
Runoff = 2.40 cfs @ 12.07 hrs, Volume= 0.176 af, Depth= 4.45"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr C - 25 YR Rainfall=5.70"

| Area (sf) | CN | Description |
|---|---|---|
| 20,712 | 89 | Urban commercial, 85% imp, HSG A |
| 3,107 | | 15.00% Pervious Area |
| 17,605 | | 85.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 5.0 | | | | | Direct Entry, |

### Subcatchment 3S: Allowable Flow Offsite (50% of Developed Lot Area)



## Summary for Pond 1P: SWMA 1

| | | | | |
|---|---|---|---|---|
| Inflow Area = | 0.450 ac,100.00% Impervious, | Inflow Depth = | 5.46" | for C - 25 YR event |
| Inflow = | 2.53 cfs @ 12.07 hrs, | Volume= | 0.205 af | |
| Outflow = | 0.31 cfs @ 12.62 hrs, | Volume= | 0.205 af, | Atten= 88%, Lag= 33.1 min |
| Discarded = | 0.31 cfs @ 12.62 hrs, | Volume= | 0.205 af | |

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 35.37' @ 12.62 hrs Surf.Area= 612 sf Storage= 3,241 cf

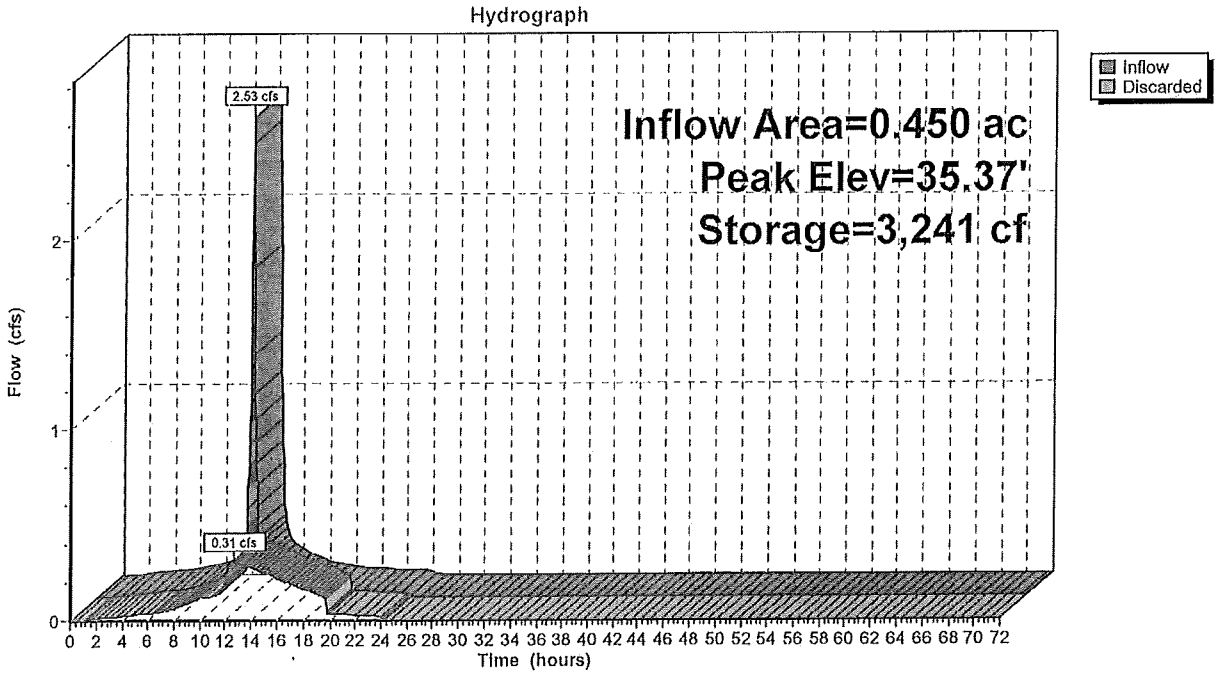
Plug-Flow detention time= 91.2 min calculated for 0.205 af (100% of inflow)
Center-of-Mass det. time= 91.2 min ( 836.2 - 745.0 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 25.83' | 1,599 cf | **18.00'W x 34.00'L x 10.00'H Prismatoid**<br>6,120 cf Overall - 2,124 cf Embedded = 3,996 cf x 40.0% Voids |
| #2 | 27.83' | 1,810 cf | **6.00'D x 8.00'H Vertical Cone/Cylinder** x 8 Inside #1<br>2,124 cf Overall - 3.0" Wall Thickness = 1,810 cf |
| | | 3,408 cf | Total Available Storage |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 25.83' | **8.270 in/hr Exfiltration over Wetted area** |

**Discarded OutFlow** Max=0.31 cfs @ 12.62 hrs HW=35.37' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.31 cfs)

### Pond 1P: SWMA 1



# OPERATION & MAINTENANCE PLAN

**Stormwater Management Systems**

**#1, #3, #5, and #7 Flint Road**

**#28, #30, #32, and #34 Tomahawk Road**

**Nantucket, Massachusetts**

**Dated: April 8, 2016**

The Stormwater Management System employs Best Management Practices (BMPs) as set forth in the revised Massachusetts Stormwater Standards and Massachusetts structural BMPs, including this Operation and Maintenance Plan, to reduce the types and concentrations of contaminants contained within stormwater runoff. Structural BMPs that are part of the system and include deep sump catch basins, water quality tanks, and underground recharge structures. The stormwater management systems are designed to remove a total minimum of 89% TSS prior to outfalls in accordance with the Massachusetts Stormwater Standards. The drainage system will function to both remove contaminants and recharge the groundwater.

This Operation and Maintenance Plan is intended to identify the party or parties responsible for operation and maintenance of the drainage systems and to set forth a schedule and tasks for inspections and maintenance.

**Responsibility for Operation and Maintenance:**

The applicant for this project is Nantucket & Tomahawk, LLC. The applicant, their designated representative, or future owners of the property shall be responsible for the continuous operation and maintenance of the systems or shall enter into an agreement with a qualified maintenance contractor to conduct the work.

The contractor shall have demonstrated capabilities in sediment removal, cleaning and maintenance of drainage structures, and shall have the equipment to physically remove the accumulated sediments and the ability to repair the structural components of the systems.

**Maintenance Schedule and Tasks:**

***Pavement Sweeping-*** Routine maintenance of the system shall consist of sweeping the parking lot pavement surface with a motorized sweeper a minimum of four times total per year, including two times during the spring following the last snow melt to remove sands and other debris, and four times during the late fall, or as necessary.

***Deep Sump Catch Basin -*** The proposed catch basin is to be a minimum of four feet in diameter and equipped with a four foot deep sump to trap sediments and any debris/trash. The pipe inlets shall be

hooded to prevent floating debris and oils from entering the subsurface drainage conveyance system. The actual removal of sediments, trash, and associated pollutants only occurs when the deep sumps are cleaned out; therefore, frequent maintenance is required. The more frequent the cleaning, the less likely sediments will be re-suspended and subsequently discharged. In addition, frequent cleaning also results in more volume available for future storms and enhances overall performance.

In areas of high sediment loading, deep sumps should be inspected and cleaned as necessary, particularly after every major storm event. The recommended inspection frequency is every three months, and cleaning two to three times per year. Disposal of accumulated sediment and trash is to be in accordance with applicable local, state, and federal guidelines and regulations.

***Water Quality Tank***- The water quality tank shall be inspected after every major storm, but at least every month and cleaned if necessary. Tank should be cleaned twice a year and access is available via the frame and covers to grade. Remove accumulated sediment and debris from the chambers and dispose at an approved off-site location. Maintenance of the upstream drainage systems BMPs, the catch basins, will reduce the possibility of debris and sediment accumulating in the chambers.

***Subsurface Infiltration Systems***- The subsurface infiltration system shall be inspected twice a year to ensure that the chambers are clean of debris and sediment. Access is available via the frame and covers to grade. Remove accumulated sediment and debris from the chambers and dispose at an approved off-site location. Maintenance of the upstream drainage systems BMPs, the catch basins and water quality tank, will reduce the possibility of debris and sediment accumulating in the chambers.

**Operation & Maintenance Plan acknowledged/accepted**

_____ _____

Applicant: Nantucket & Tomahawk, LLC Date

Soil Map—Nantucket County, Massachusetts
(1 Flint Road - 'Get Space' Storage Facility)

USDA Natural Resources Conservation Service

Web Soil Survey
National Cooperative Soil Survey

4/7/2016
Page 1 of 3

## MAP LEGEND

**Area of Interest (AOI)**
- Area of Interest (AOI)

**Soils**
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

**Special Point Features**
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

**Water Features**
- Streams and Canals

**Transportation**
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

**Background**
- Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Nantucket County, Massachusetts
Survey Area Data: Version 12, Sep 19, 2014

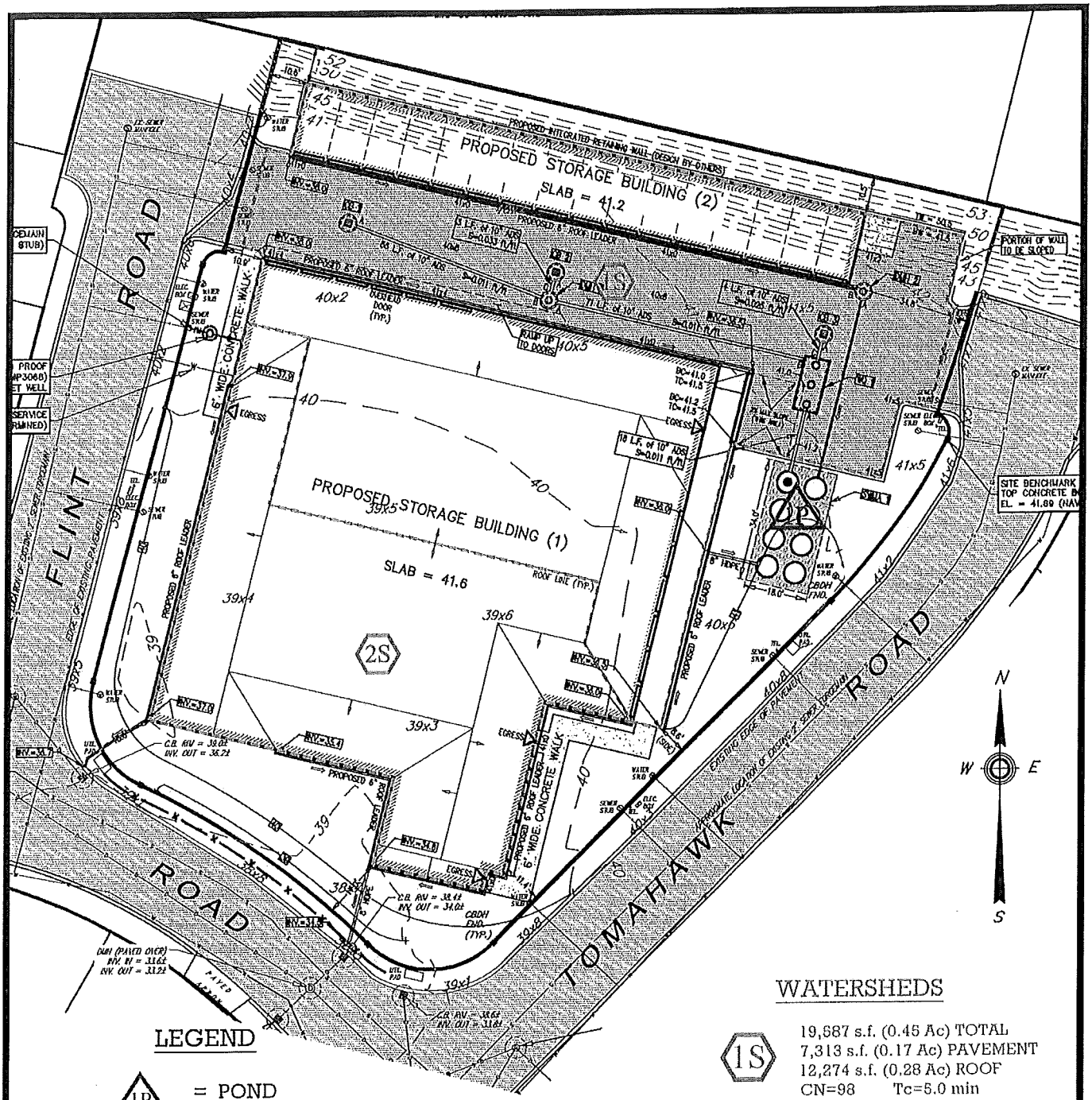
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 30, 2011—Oct 8, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

# Map Unit Legend

| Nantucket County, Massachusetts (MA019) | | | |
|---|---|---|---|
| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
| 294A | Evesboro sand, 0 to 3 percent slopes | 41.1 | 100.0% |
| Totals for Area of Interest | | 41.1 | 100.0% |




## LEGEND

1P = POND

1S = WATERSHED

= WATERSHED BOUNDARY

## WATERSHEDS

**1S**
19,687 s.f. (0.45 Ac) TOTAL
7,313 s.f. (0.17 Ac) PAVEMENT
12,274 s.f. (0.28 Ac) ROOF
CN=98 Tc=5.0 min

**2S**
21,829 s.f. (0.50 Ac) TOTAL
1,148 s.f. (0.03 Ac) PAVEMENT
9,133 s.f. (0.21 Ac) ROOF
11,548 s.f. (0.26 Ac) GRASS
CN=67 Tc=5.0 min

BRACKEN ENGINEERING, INC.
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508-833-0070
(fax) 508-833-2282
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508-325-0044
www.brackeneng.com

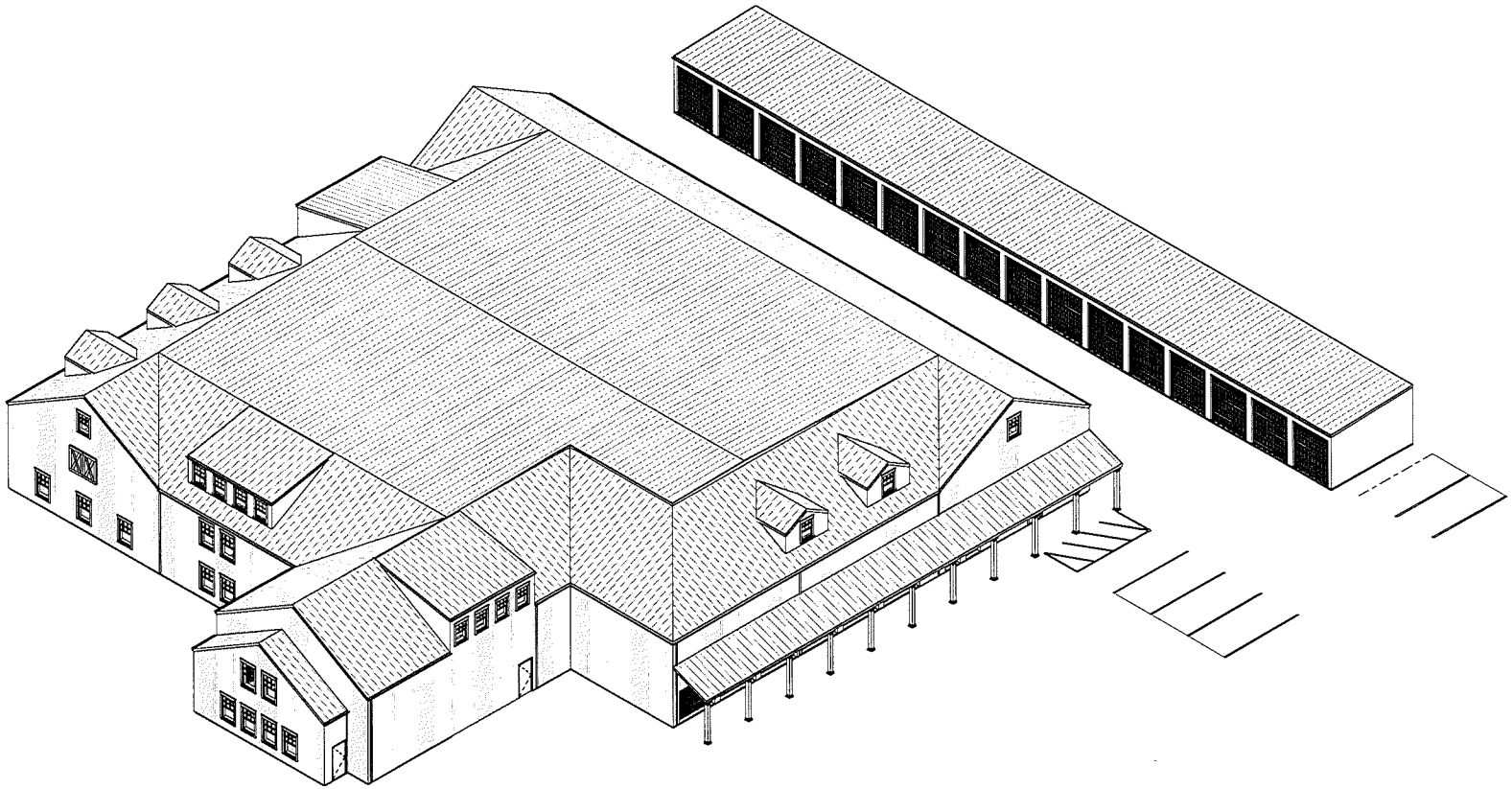
# POST-DEVELOPMENT WATERSHED PLAN

MAJOR COMMERCIAL DEVELOPMENT
1, #3, #5 and #7 FLINT ROAD
#28, #30, #32 and #34 TOMAHAWK ROAD
MAP 69 PARCELS 340 thru 347

Prepared for:

Date: APRIL 8, 2016
Rev:
Drawn By: RMM/BEI
Checked: DFB

S:\Autocad Drawings\Nantucket\Flint Road\1 Flint Road\1 Flint Road.dwg

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237 NE CHKALOV DRIVE #102
VANCOUVER, WA 98684
(503) 974-4248
DESIGN@GETSPACE.COM


NANTUCKET & TOMAHAWK, LLC

TURNKEY STORAGE

TOMAHAWK ROAD, NANTUCKET, MA 02554

| No. | Description | Date |
|---|---|---|
| | | |

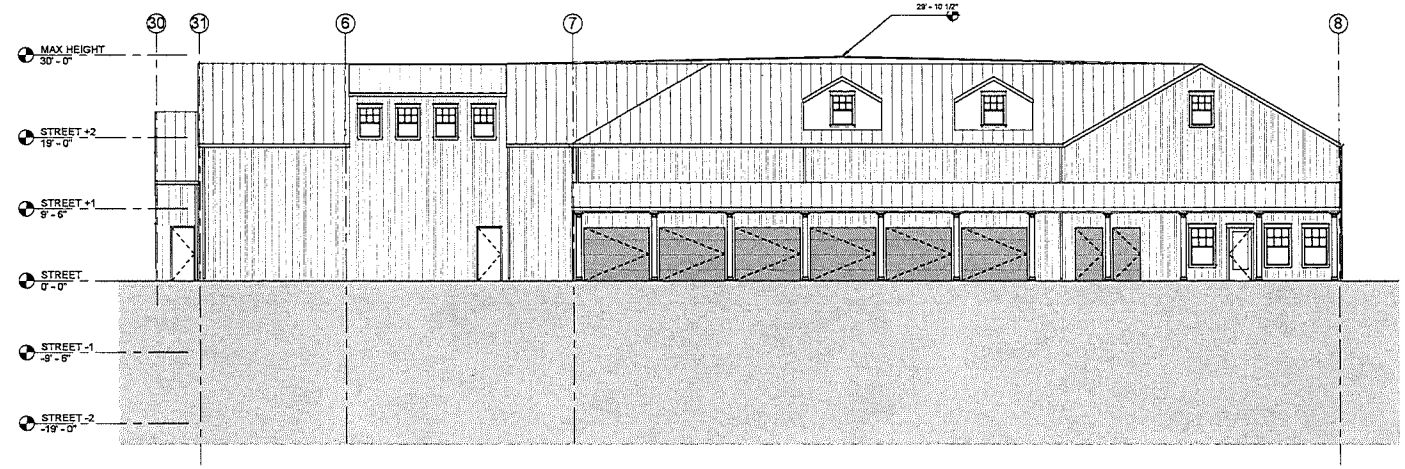
RE-901

3D AXONOMETRIC

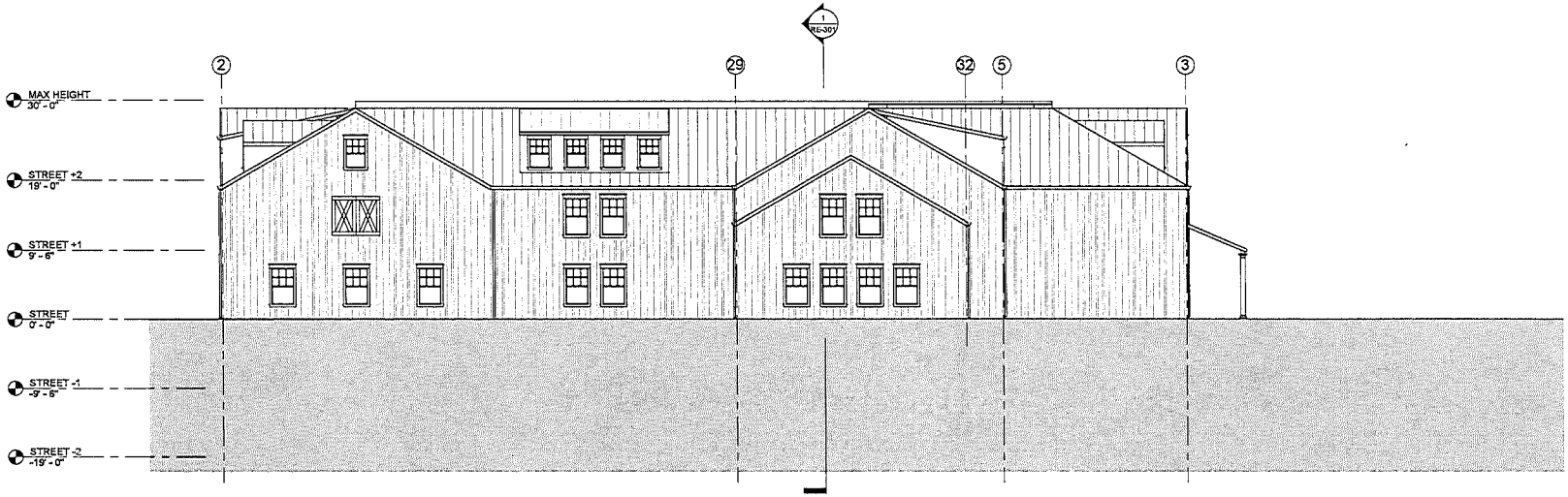
22" x 34" (ANSI D)

SCHEMATIC DESIGN

4/5/2016 4:08:43 PM




2 EAST ELEVATION
1/8" = 1'-0"




1 SOUTH ELEVATION
1/8" = 1'-0"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TOMAHAWK ROAD, NANTUCKET, MA 02554

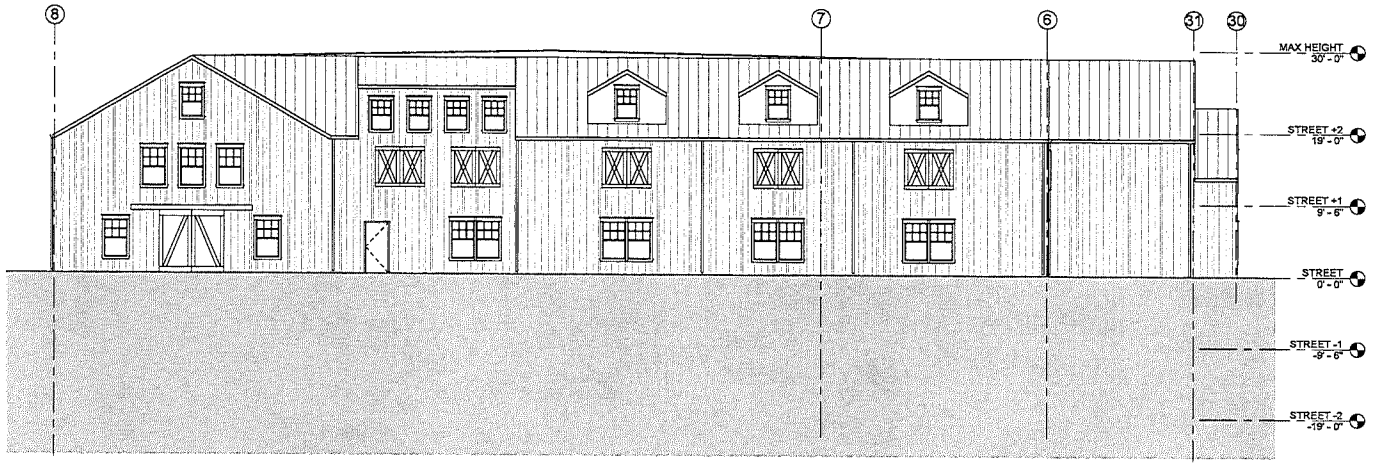
| No. | Description | Date |
|---|---|---|
| | | |

RE-201

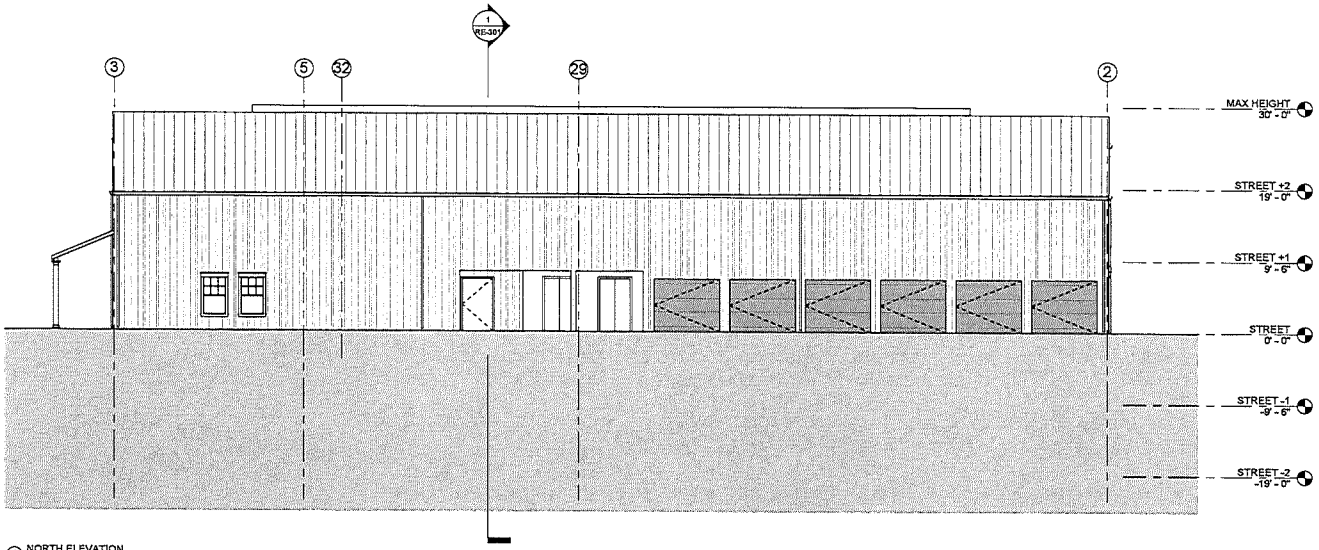
BUILDING A ELEVATIONS

22" x 34" [ANSI D] | 1/8" = 1'-0"

SCHEMATIC DESIGN | 4/5/2016 4:08:37 PM




2 WEST ELEVATION
1/8" = 1'-0"




1 NORTH ELEVATION
1/8" = 1'-0"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TURNKEY STORAGE

TOMAHAWK ROAD, NANTUCKET, MA 02354

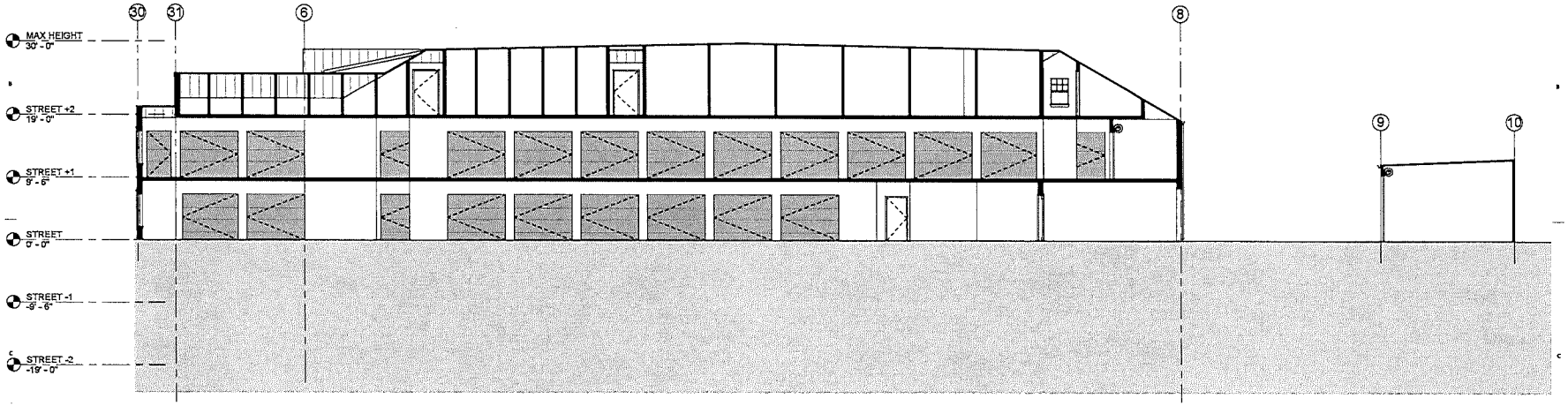
| No. | Description | Date |
|---|---|---|
| | | |

RE-202

BUILDING A ELEVATIONS

22" x 34" (ANSI D) | 1/8" = 1'-0"

SCHEMATIC DESIGN | 4/5/2016 4:08:39 PM

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OWNER
NANTUCKET & TOMAHAWK, LLC

PROJECT NAME
TURNKEY STORAGE

PROJECT ADDRESS
TOMAHAWK ROAD, NANTUCKET, MA 02554

| No. | Description | Date |
|---|---|---|
| | | |

SHEET NUMBER
RE-301

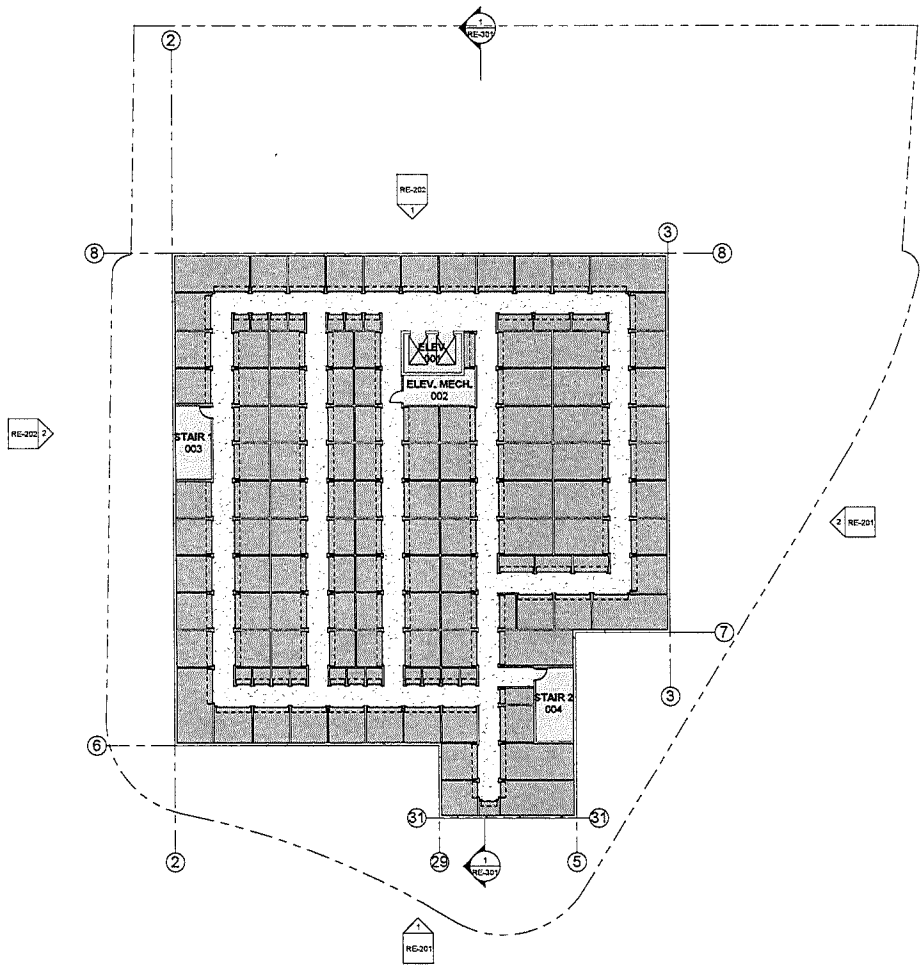
SHEET NAME
BUILDING SECTIONS

SHEET SIZE/FORMAT (PLOT)
22" x 34" (ANSI D)

SCALE (PLOT)
1/8" = 1'-0"

PROJECT STATUS
SCHEMATIC DESIGN

DATE/TIME PLOTTED
4/5/2016 4:08:41 PM

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TURNKEY STORAGE

TOMAHAWK ROAD, NANTUCKET, MA 02554

| No. | Description | Date |
|---|---|---|
| | | |

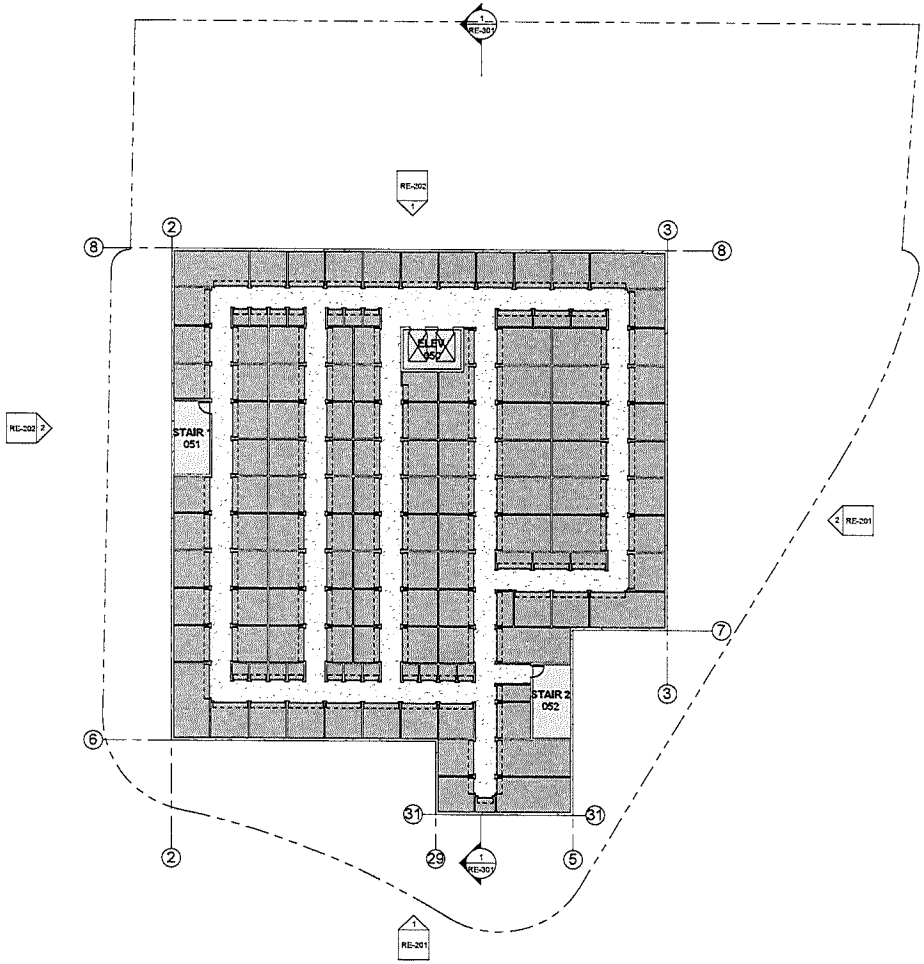
**RE-110**

STREET LEVEL -2 PLAN

22" x 34" (ARCH D) | 1/16" = 1'-0"

SCHEMATIC DESIGN | 4/5/2016 4:08:30 PM

Below Grade 2





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TURNKEY STORAGE

TOMAHAWK ROAD, NANTUCKET, MA 02554

| No. | Description | Date |
|---|---|---|
| | | |

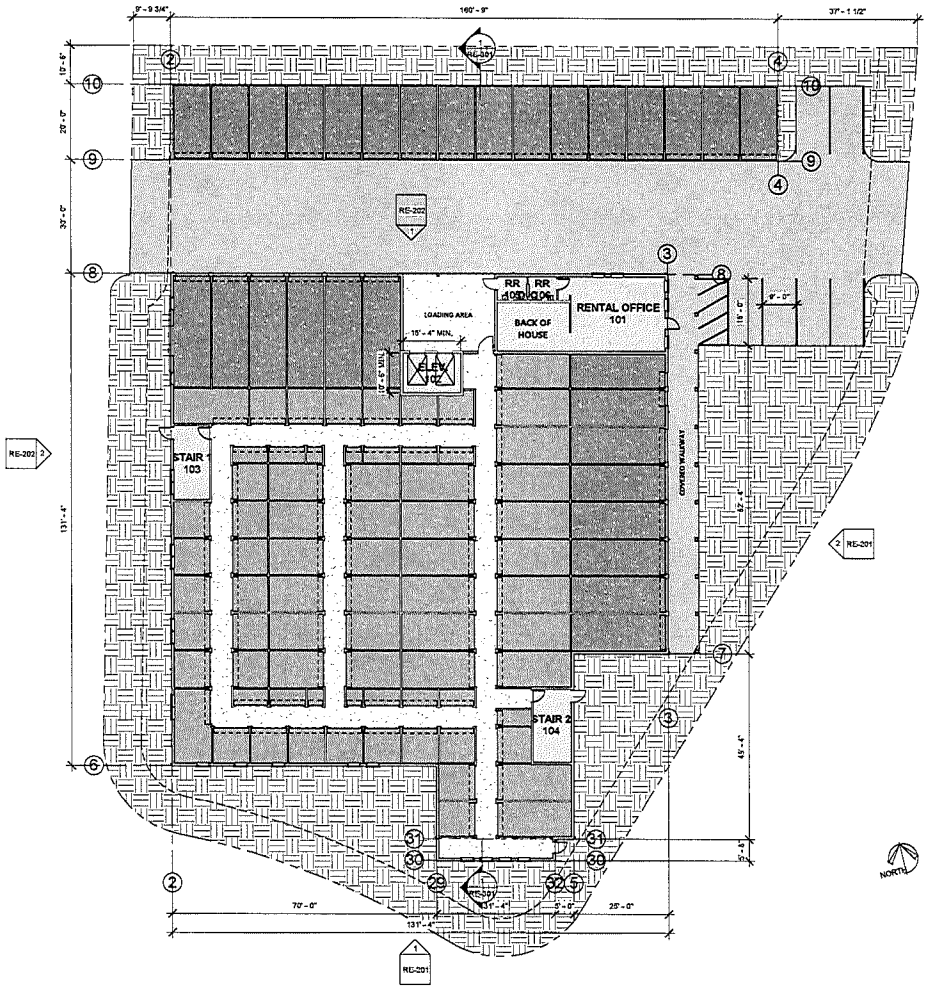
RE-120

STREET LEVEL -1 PLAN

22" x 34" (ANSI D) | 1/16" = 1'-0"

SCHEMATIC DESIGN | 4/5/2016 4:08:32 PM

Below Grade 1





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| No. | Description | Date |
|---|---|---|
| | | |

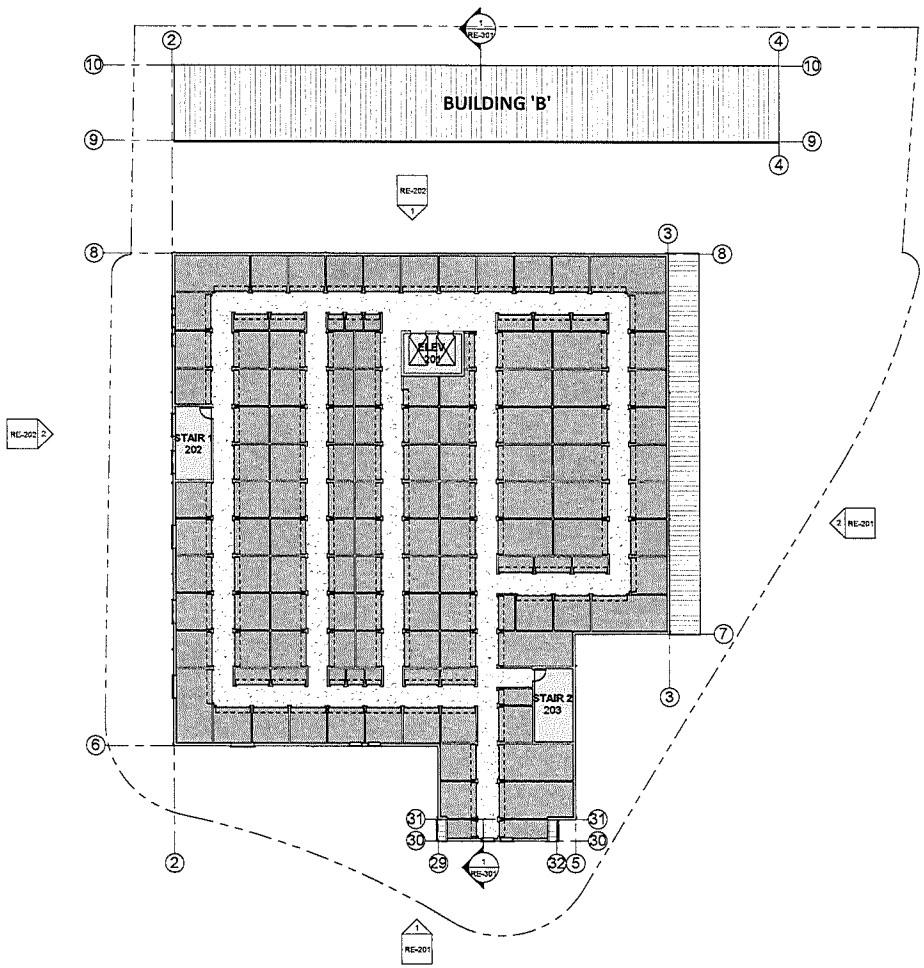
**RE-130**

STREET LEVEL PLAN

22" x 34" (ANSI D) | 1/16" = 1'-0"

SCHEMATIC DESIGN | 4/5/2016 4:08:33 PM

At Grade

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TURNKEY STORAGE

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| No. | Description | Date |
|---|---|---|
| | | |

RE-140

STREET LEVEL +1 PLAN

22" x 34" (ANSI D) | 1/16" = 1'-0"

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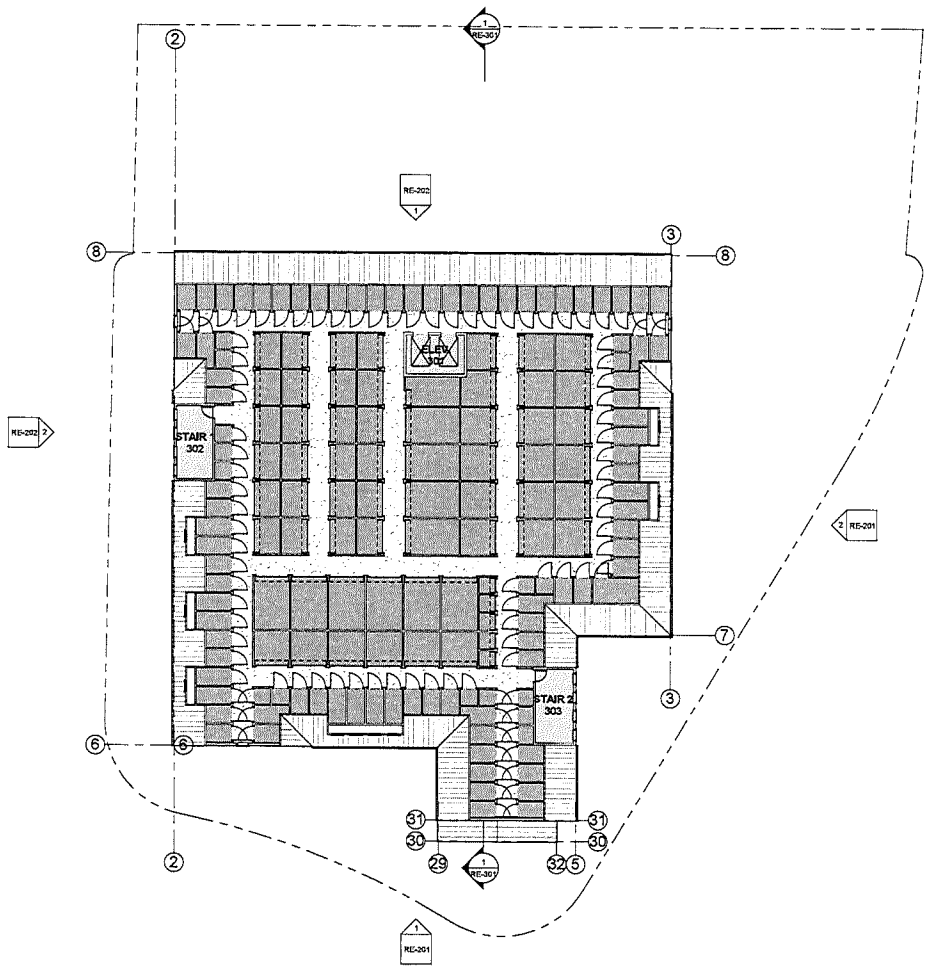
Level 2
above Grade

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TURNKEY STORAGE

TOMAHAWK ROAD, NANTUCKET, MA 02554

| No. | Description | Date |
|---|---|---|
| | | |

RE-150

STREET LEVEL +2 PLAN

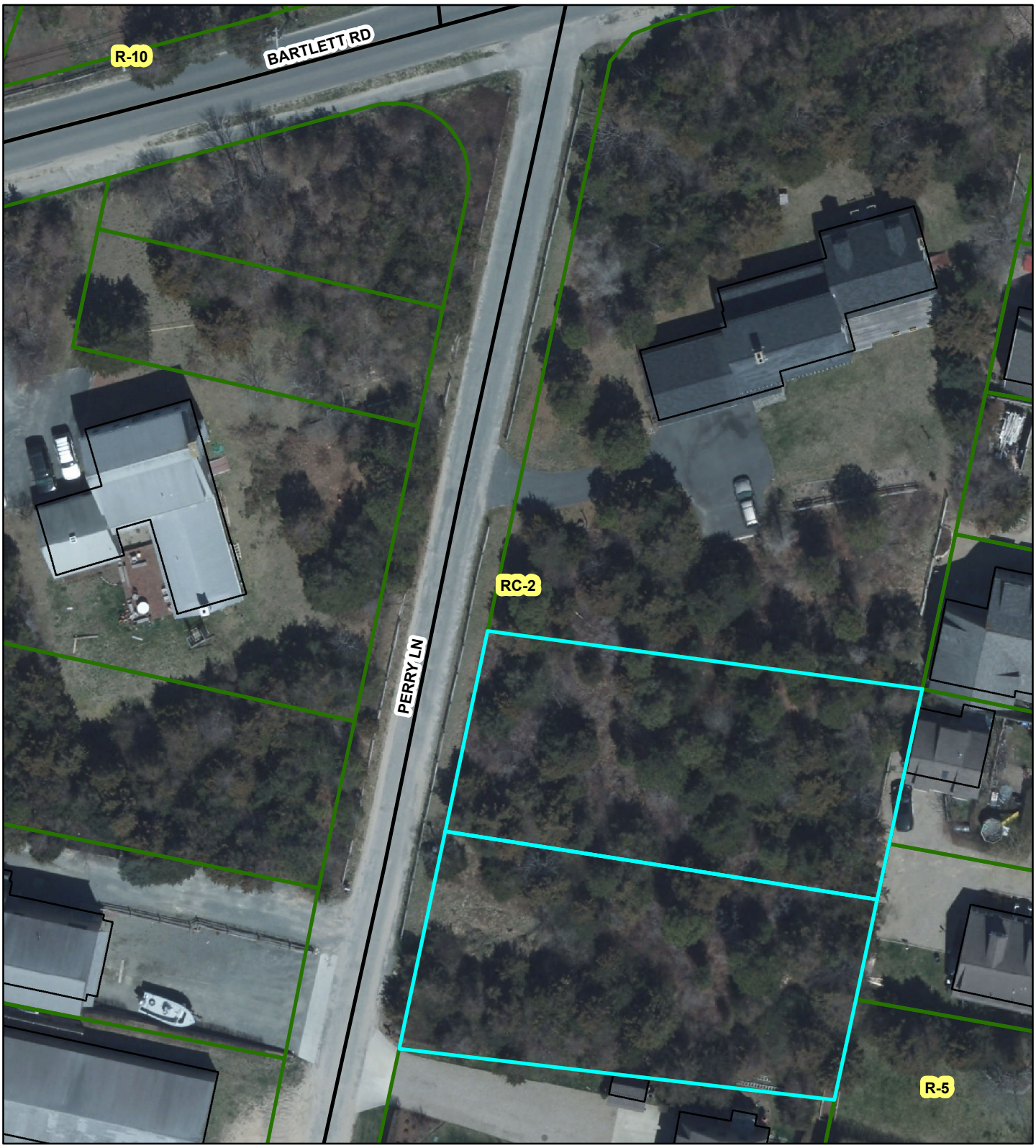
22" x 34" (ANSI D) | 1/16" = 1'-0"

SCHEMATIC DESIGN | 4/5/2016 4:08:33 PM



Level 3
above Grade

#22-16 & #23-16 Special Permits
Walter J. Glowacki
4 & 6 Perry Lane
Map 67 Parcels 725.3 & 725.4



APR 11 2016 AM9:46

(Legal counsel – Peter Kyburg – zoning lawyer)

# Nantucket Planning Board

## Application for a Special Permit

Date: April 8, 2016 File #: 23-16

Name of development: _____

Owner(s) name(s): Walter J. Glowacki

Mailing address: 3 Waydale Road (office); Box 28; Nantucket 02554

Phone number: 484-222-1888 Fax number: _____ E-mail: _____

Applicant's name: Frances Scarcille / frances.scarcille@gmail.com cell: (484) 222-1888

Mailing address: _____

Phone number: _____ Fax number: _____ E-mail: _____

Engineer / surveyor's name: John Spink, P.E. / MA # 30097

Mailing address: 59 Clay St.; Middleboro, MA. 02346

Phone number: (774)-766-0544 Fax number: _____ E-mail: jspink1@gmail.com (one)

Location of lot(s):

- ☑ Street address 6 Perry Lane
- ☑ Tax Assessors Map 67 Parcel 425.3
- ☑ Nantucket Registry of Deed: Plan Book 1434 (22/91) and Page 168 **OR**

  Plan File # _____ **OR** Land Court Plan # _____ at Certificate # _____

Size of parcel: 9,792 s.f. sq. ft. Zoning District: RC-2

Special Permit sought: (check one) (for usage) – storage and warehousing

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



* Note: If we must have a local surveyor, we will enlist Paul Santos.

Note: Garage will be moved from 20 Day Kim Lane
It is 3475f (using only 3.62% of allowable coverage)

- ○ 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 |
|---|---|
| 139-7.A | Special usage permit for the storage of a valuable antique car in a 21' X 16' wood/shingle garage on 6 Perry Lane. This request entails the respectful honoring of the visual impact of the Perry Lane neighborhood with diligent consideration. |

Specify all associated Zoning Code relief sought:

| Section | Description |
|---|---|
| | |

Note: Peter Kyburg is currently generating a common Driveway Easement document. He will submit to Marcus Silverstein. Walter Glowacki owns both 4 and 6 Perry Lne.

*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.

(* see attached permission document)

Walter J Glowacki

Owner(s)' Signature(s)

Frances Scarcille

Applicant's Signature

I/we Walter J. Glowacki, the undersigned, hereby authorize Frances Scarcille (agent) Peter Kyburg (lawyer) 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.

Walter J Glowacki

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)

Frances Scarcille (agent) 484-222-1888
Peter Kyburg (legal counsel)
zoning lawyer

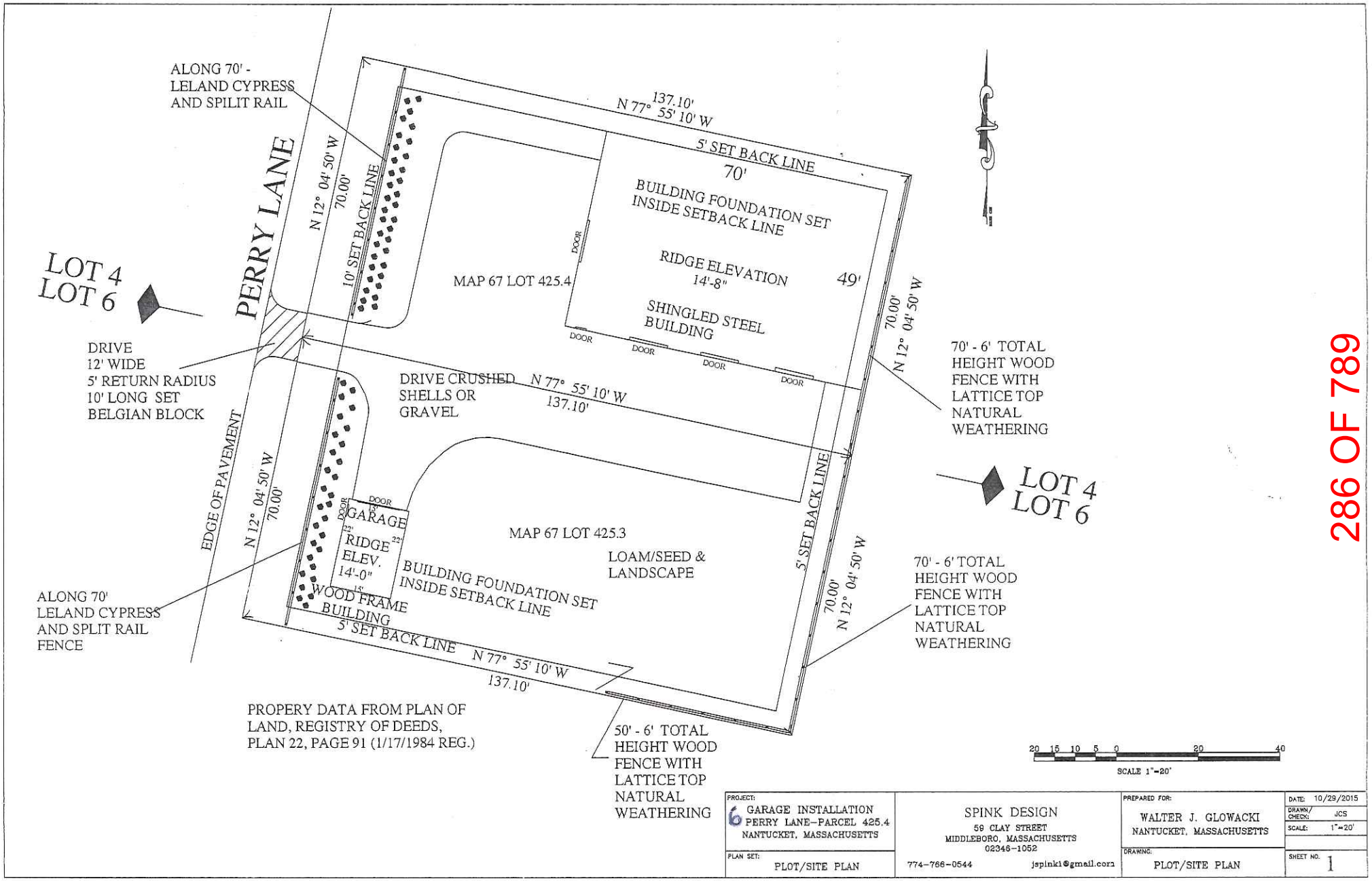
I authorize Frances Scarcille to act on my behalf regarding HDC compliance for my property at 4 and 6 Perry Lane.
(Map 67 : Parcel 425.3 / 425.4)
Also includes Planning Board and Bldg. Dept.
(All special permits included.)

Walter J. Glowacki

Walter J Glowacki

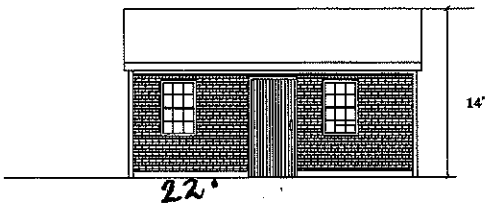
August 28, 2015 / March 2016

* Note: Peter Kyburg (Walter's zoning lawyer) will be handling any special permitting (including Planning Board) (in conjunction with Frances Scarcille)

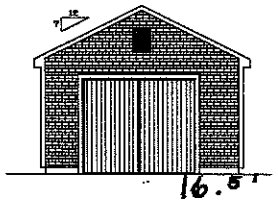

ALONG 70' -
LELAND CYPRESS
AND SPILIT RAIL
PERRY LANE
N 12° 04' 50' W
70.00'
10' SET BACK LINE
137.10'
N 77° 55' 10' W
5' SET BACK LINE
70'
BUILDING FOUNDATION SET
INSIDE SETBACK LINE
RIDGE ELEVATION
14'-8"
49'
SHINGLED STEEL
BUILDING
MAP 67 LOT 425.4
DOOR
LOT 4
LOT 6
DRIVE
12' WIDE
5' RETURN RADIUS
10' LONG SET
BELGIAN BLOCK
DRIVE CRUSHED
SHELLS OR
GRAVEL
N 77° 55' 10' W
137.10'
70.00'
N 12° 04' 50' W
70' - 6' TOTAL
HEIGHT WOOD
FENCE WITH
LATTICE TOP
NATURAL
WEATHERING
LOT 4
LOT 6
EDGE OF PAVEMENT
N 12° 04' 50' W
70.00'
GARAGE
22'
RIDGE
ELEV.
14'-0"
15'
WOOD FRAME
BUILDING
MAP 67 LOT 425.3
LOAM/SEED &
LANDSCAPE
BUILDING FOUNDATION SET
INSIDE SETBACK LINE
5' SET BACK LINE
70.00'
N 12° 04' 50' W
70' - 6' TOTAL
HEIGHT WOOD
FENCE WITH
LATTICE TOP
NATURAL
WEATHERING
ALONG 70'
LELAND CYPRESS
AND SPLIT RAIL
FENCE
5' SET BACK LINE
N 77° 55' 10' W
137.10'
PROPERY DATA FROM PLAN OF
LAND, REGISTRY OF DEEDS,
PLAN 22, PAGE 91 (1/17/1984 REG.)
50' - 6' TOTAL
HEIGHT WOOD
FENCE WITH
LATTICE TOP
NATURAL
WEATHERING
20 15 10 5 0 20 40
SCALE 1"=20'
PROJECT:
6 GARAGE INSTALLATION
PERRY LANE-PARCEL 425.4
NANTUCKET, MASSACHUSETTS
PLAN SET:
PLOT/SITE PLAN
SPINK DESIGN
59 CLAY STREET
MIDDLEBORO, MASSACHUSETTS
02346-1052
774-766-0544
jspink1@gmail.com
PREPARED FOR:
WALTER J. GLOWACKI
NANTUCKET, MASSACHUSETTS
DRAWING:
PLOT/SITE PLAN
DATE: 10/29/2015
DRAWN/CHECK: JCS
SCALE: 1"=20'
SHEET NO. 1

6 Perry Lane

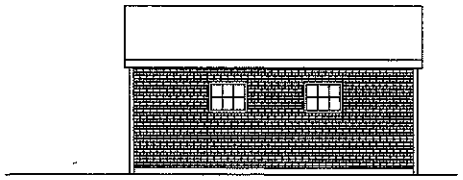
# WOOD GARAGE




WEST ELEVATION
N.T.S




NORTH ELEVATION
N.T.S



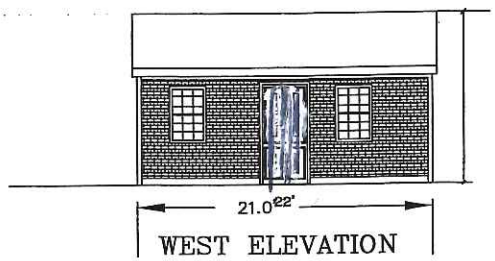
EAST ELEVATION
N.T.S

SOUTH ELEVATION
N.T.S

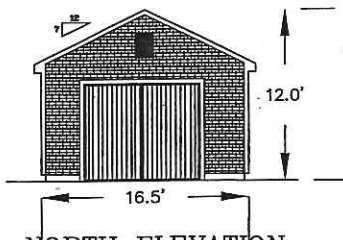
287 OF 789

| | | | |
|---|---|---|---|
| PROJECT: GARAGE INSTALLATION<br>6 PERRY LANE<br>NANTUCKET, MASSACHUSETTS | SPINK DESIGN<br>59 CLAY STREET<br>MIDDLEBORO, MASSACHUSETTS<br>02346-1052 | PREPARED FOR: WALTER J. GLOWACKI<br>NANTUCKET, MASSACHUSETTS | DATE: 10/29/2015 |
| PLAN SET: GARAGE INSTALLATION | 774-766-0544 jspink1@gmail.com | DRAWING: GARAGE | DRAWN/CHECK: JCS<br>SCALE: N.T.S.<br>SHEET NO. 1 |

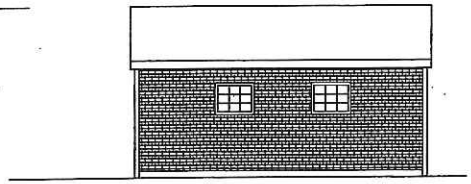
# WOOD GARAGE



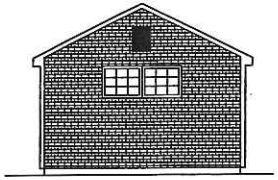

WEST ELEVATION
N.T.S



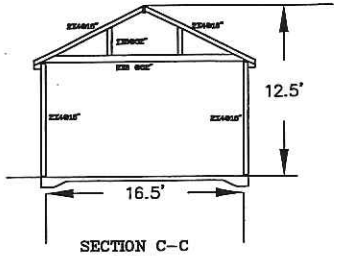

NORTH ELEVATION
N.T.S



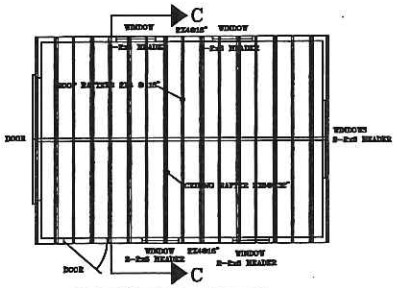
EAST ELEVATION
N.T.S



SOUTH ELEVATION
N.T.S




SECTION C–C
N.T.S




ROOF/CEILING FRAMING
N.T.S

COMMONWEALTH OF MASSACHUSETTS
JOHN CULVER SPINK
No. 30097
REGISTERED PROFESSIONAL ENGINEER

| | | | |
|---|---|---|---|
| PROJECT: GARAGE INSTALLATION 6 PERRY LANE NANTUCKET, MASSACHUSETTS | SPINK DESIGN 59 CLAY STREET MIDDLEBORO, MASSACHUSETTS 02346–1052 | PREPARED FOR: WALTER J. GLOWACKI NANTUCKET, MASSACHUSETTS | DATE: 10/27/201 |
| | | | DRAWN/CHECK: JCS |
| | | | SCALE: N.T.S. |
| PLAN SET: GARAGE INSTALLATION | 774–766–0544 jspink1@gmail.com | DRAWING: GARAGE | SHEET NO. 1 |

CERTIFICATE NO: 69698 DATE ISSUED: 10/27/15

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

# CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

**NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.**

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

## PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°: 425 3/4

Street & Number of Proposed Work: 6 Perry Lane

Owner of record: Walter J. Glowacki

Mailing Address: PO Box 28 : Nantucket : 02554

Walter Glowacki, Lasecki : Fames

Contact Phone #: (781) 222-1800 E-mail: James.scanlon@gmail.com

## AGENT INFORMATION (if applicable)

Name: Project Engineer

Mailing Address: John Spink, P.E. #390077

Marblehead, Massachusetts

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: 9-4-2015 Fee Paid: $ 75.

Must be acted on by: 11-7-2015

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

Wood shingle house to be moved from Dave Kinnelon to Perry Lane

☐ New Dwelling ☐ Addition ☑ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☑ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 21' Sq. Footage 1st floor: 344 sf Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 16' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North Same South Same East Same West Same

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: (describe)

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS*

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

**Foundation:** Height Exposed 18" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

**Masonry Chimney:** ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

**Roof Pitch:** Main Mass 4/12 Secondary Mass ____/12 Dormer ____/12 Other _____

**Roofing material:** ☑ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

**Skylights (flat only):** Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

**Gutters:** ☐ Wood ☑ Aluminum ☐ Copper ☐ Leaders (material) _____

**Leaders (material and size):** _____

**Sidewall:** ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

**Trim:** A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

**Windows*:** ☐ Double Hung ☐ Casement ☐ All Wood ☑ Other Wood

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

**Doors*** (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

**Hardscape materials:** Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

## COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

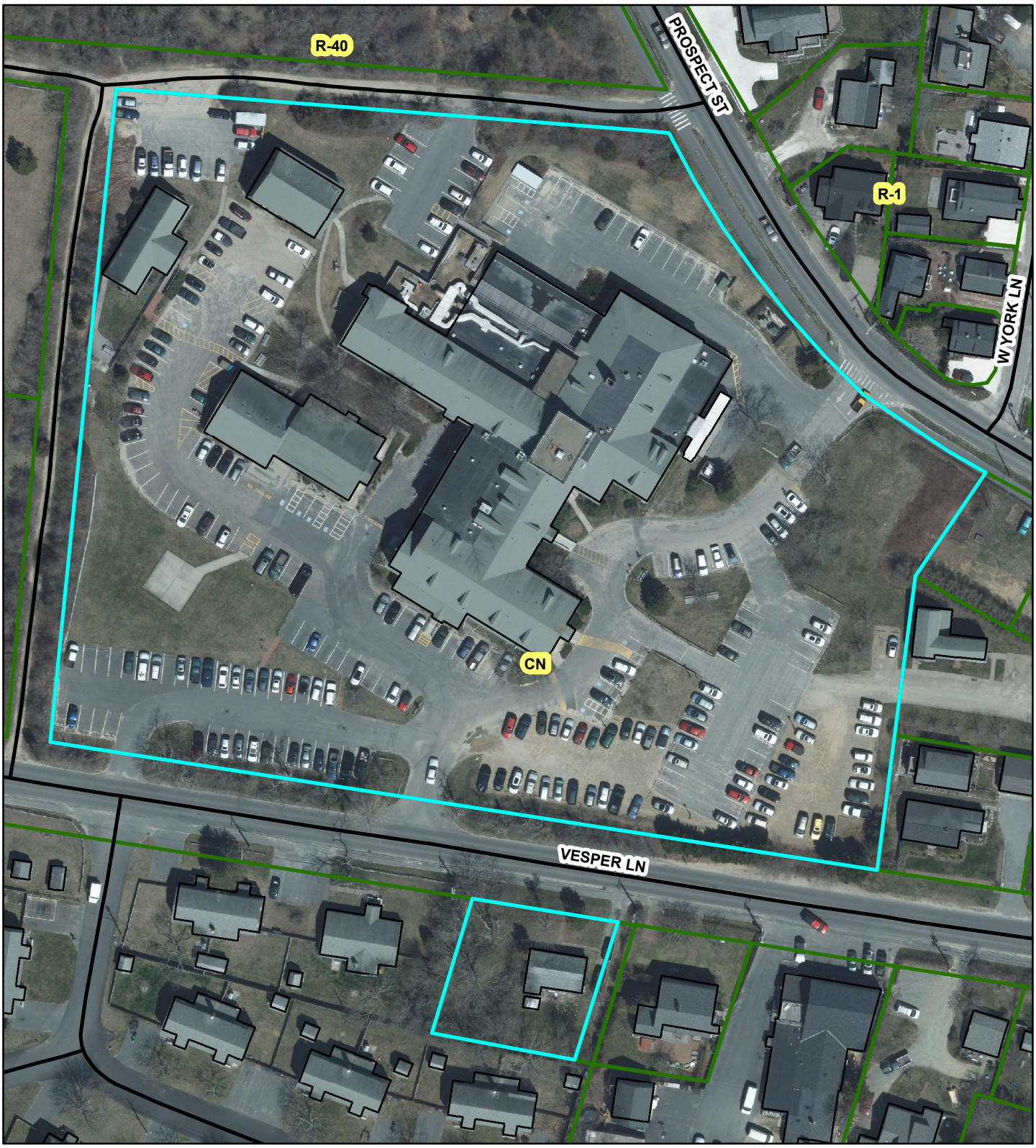
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____ Signed under penalties of perjury

#25-16 Site Plan Review
Nantucket Cottage Hospital
57 & 59 South Prospect Street and 10 Vesper Lane
Map 55 Parcel 3, 130, 249 & 805



**PESCE ENGINEERING & ASSOCIATES, INC.**
**451 Raymond Road**
**Plymouth, MA 02360**
Phone: 508-743-9206 Cell: 508-333-7630
epesce@comcast.net

July 8, 2016

Nantucket Planning Board
Attn: Ms. Leslie Snell, AICP, LEED ® AP
Deputy Director, Planning & Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

Subject: Updated Review of the **New Nantucket Cottage Hospital Site Plan Review Application**

Dear Mrs. Snell and Members of the Board:

Pesce Engineering & Associates is pleased to provide you this updated review of the proposed site alterations and construction for the new Nantucket Cottage Hospital, located at 57 South Prospect Street, and Vesper Lane. As before, we have evaluated the existing plans for consistency with the Town's Zoning Bylaw, general conformance with the Massachusetts Stormwater Management Regulations, and good engineering practice.

Along with a project review meeting conducted on June 27, 2016, with Mr. Steve Glowacki of RJ O'Connell & Associates, Inc., we have reviewed the following new information to prepare this letter report:

- Revised Site Development Plans entitled "Site Plan for the New Nantucket Cottage Hospital, Nantucket, Massachusetts", 22 sheets, prepared by RJ O'Connell & Associates, Inc., dated April 11, 2016, and revised July 11, 2016.

- Memorandum to Andrew Vorce, Director of Planning, and Leslie Woodson Snell, AICP, LEED AP, Deputy Director of Planning, from Nantucket Cottage Hospital, Subject: Supplemental Information Pursuant to the June 13, 2016 Site Plan Review Hearing, Regarding the Nantucket Cottage Hospital, dated June 30, 2016.

- Memorandum from Mr. Jeffrey S. Dirk, P.E., PTOE, FTTE, Principal, Vanasse & Associates, Inc., to Mr, John E. Twohig, Esquire, Goulston & Storrs, Subject: Nantucket Cottage Hospital Modernization Project, dated June 15, 2016.

- Letter from Mr. Steve Glowacki of RJ O'Connell & Associates, Inc., to Mr. Ed Pesce, dated June 23, 2016, Regarding: Response to Pesce Engineering Comments, Application for Site Plan Review, Nantucket Cottage Hospital.

The applicant has made multiple revisions to the site plans based on our previous comments (dated June 8, 2016), and from comments received from the Board. Some specific revisions that have been made based on the Board's comments are:

- The ambulance parking area has been enlarged on the west side of the building.
- The Emergency Entrance drop-off area has been enlarged to improve turning and movement/trafficability.
- The previous painted right & left lanes (and arrows) exiting onto S. Prospect Street have been deleted, in favor of a single wide exit lane.

We have the following updated review comments:

1. As a result of our project review meetings with the applicant's engineer, the plans have been revised to <u>adequately address all our previous comments</u>, with one minor exception below:

    - *The proposed site lighting should be in compliance with the bylaw calling for area lighting that shall be fully shielded or full cutoff (often referred to as "dark sky" compliant design). We recommend that a note be added to Sheet SL-1, indicating this requirement.*

    <u>Latest Update</u>: The applicant's engineer has indicated that the final plan set will include this minor revision on the Lighting Plan (SL-1).

2. Included in the supplemental information packet received were comments from the Nantucket Fire Dept., who requested an additional fire hydrant on the north side of the site near S. Prospect St. This additional fire hydrant is now shown on the plans.

3. From my review of the Traffic Study, and the Memorandum received from Mr. Jeffrey Dirk, P.E., of Vanasse & Associates, Inc., the change/removal of the pavement marking for the site exit lanes intersecting onto S. Prospect St., will not create a significant impact on the operation, or level of service of this intersection (minimal vehicle queueing). However, subject to the discretion of the Board, we would still recommend that the original design with separate left and right turning lanes be used, since that design allows this intersection to perform more efficiently.

Thank you for this opportunity to assist the Planning Board in their review of this project. As always, please contact us if you have any questions.

Sincerely,

PESCE ENGINEERING & ASSOCIATES, INC.

Edward L. Pesce, P.E., LEED ® AP
Principal

cc: Stephen P. Glowacki, RJ O'Connell & Associates, Inc.

# MEMORANDUM

| | | | |
|---|---|---|---|
| **TO:** | Mr. John E. Twohig, Esquire<br>Goulston & Storrs<br>400 Atlantic Avenue<br>Boston, MA 02110 | **FROM:** | Mr. Jeffrey S. Dirk, P.E., PTOE, FITE<br>Principal<br>Vanasse & Associates, Inc.<br>35 New England Business Center Drive<br>Suite 140<br>Andover, MA 01810-1066<br>(978) 474-8800, ext. 830<br>jdirk@rdva.com |
| **DATE:** | June 15, 2016 | **RE:** | 6581 |
| **SUBJECT:** | Nantucket Cottage Hospital Modernization Project<br>57 South Prospect Street<br>Nantucket, Massachusetts | | |

Vanasse & Associates, Inc. (VAI) has completed an assessment of traffic volumes and operating conditions at the intersection of South Prospect Street at the proposed main driveway to the Nantucket Cottage Hospital located at 57 South Prospect Street in Nantucket, Massachusetts. This assessment was completed in response to a request from the Nantucket Planning Board to determine if the proposed driveway cross-section could be reduced to provide one entering and one exiting travel lane vs. the current design which includes two exiting travel lanes (separate left and right-turn lanes).

A review of the projected traffic volumes associated with the Nantucket Cottage Hospital modernization project as presented in the April 2016 *Transportation Impact Assessment* prepared by VAI in support of the project (the "April 2016 TIA")[1] indicates that the subject driveway is anticipated to accommodate a total of 33 vehicles exiting during the weekday morning peak-hour (5 vehicles turning left and 28 turning right) and 61 vehicles exiting during the weekday evening peak-hour (15 vehicles turning left and 46 turning right). The April 2016 TIA assessed operating conditions (levels of service, motorist delays and vehicle queuing) at the South Prospect Street/Main Hospital Driveway intersection with exiting traffic confined to a single travel lane (vs. two lanes as shown on the Site Plans). This analysis concluded that the driveway will operate under acceptable conditions with a single exiting travel lane under both average and peak summer month conditions with minimal residual vehicle queueing predicted to occur (no more than one (1) vehicle). Accordingly, we would recommend that Site Plans be revised to reduce the cross-section of the main Hospital driveway at South Prospect Street to reflect one entering and one exiting travel lane. This reduced cross-section will continue to facilitate safe and efficient access to the Hospital while minimizing driveway crossing distances for both pedestrians and bicyclists.

cc: File

[1] *Transportation Impact Assessment*, Nantucket Cottage Hospital Modernization, Nantucket, MA; VAI; April 11, 2016.



DRAFT

# M E M O R A N D U M

**TO:** Andrew Vorce, Director of Planning
Leslie Woodson Snell, AICP, LEED AP, Deputy Director of Planning

**FROM:** Nantucket Cottage Hospital (the "Hospital")

**DATE:** June 30, 2016

**SUBJECT:** Supplemental Information Pursuant to the June 13, 2016, Site Plan Review Hearing (the "Hearing") Regarding the New Nantucket Cottage Hospital (the "Project")

---

Pursuant to the discussions between the Hospital and the Planning Board at the Hearing, set forth below is a series of supplemental responses to issues/questions raised at the Hearing in order to assist the Planning Board in finalizing its review of the Project.

1) Modified Emergency Drop-Off Island: Attached hereto as Exhibit A, please find a sketch prepared by RJ O'Connell & Associates, Inc. ("RJO"), depicting the proposed relocation of the emergency drop-off island, increasing the turning radius and the "back-out" area available. The modifications shown on Exhibit A have been included with the site plan set submitted herewith.

2) Ambulance Parking: Attached hereto as Exhibit B, please find a sketch prepared by RJO depicting the widening of the ambulance parking area. The modifications shown on Exhibit B have been included with the site plan set submitted herewith.

3) Parking Data: Attached hereto as Exhibit C, please find a memorandum prepared by RJO, dated as of June 28, 2016, describing the Project's demand for parking spaces and the inability to relocate the Founder's Building on the Hospital's campus.

4) Approval of Revised Site Plan Set: Based on a June 27, 2016, meeting between Stephen Glowacki of RJO and Edward Pesce of Pesce Engineering & Associates, Inc., Ed has reviewed and approved the updated site plan set, which, with the minor changes set forth below, will be submitted for Planning Board endorsement at the July 11, 2016, hearing. The above referenced minor changes are as follows:

    a. Label the Greenlight Building as it is referenced on the General Notes sheet as the "Greenlight Building" but not on the plan.

b. Add a note to the lighting plan to specifically state the fixtures are "dark sky" compliant.

5) Fire Department Fire Hydrant Approval: Attached hereto as Exhibit D, please find email correspondence between Stephen Glowacki of RJO and Robert G. Bates, Fire Alarm Superintendent, confirming the locations of the fire hydrants on the Project site are acceptable to the Nantucket Fire Department.

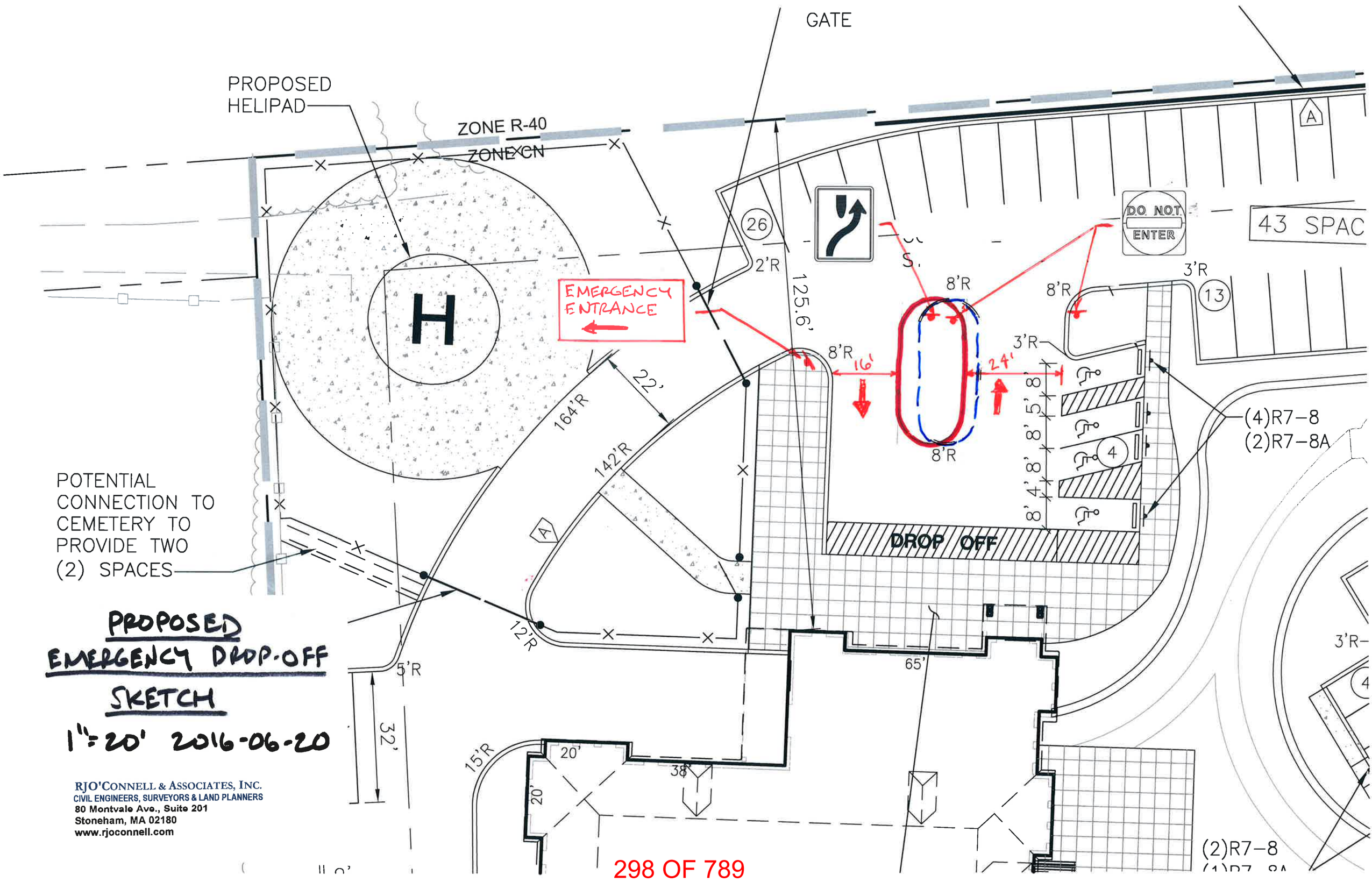
6) Lighting and Fixtures: Attached hereto as Exhibit E, please find a revised lighting plan depicting the Project's new fixtures and relocated lighting.

7) Draft Plan Notes: Attached for your review, as Exhibit F, are draft plan notes to be added to the site plan set in response to discussions during the Planning Board hearings.

**EXHIBIT A**

Sketch of Modified Emergency Drop-Off Island

[Attached]




PROPOSED EMERGENCY DROP-OFF SKETCH

1"=20' 2016-06-20

RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 Montvale Ave., Suite 201
Stoneham, MA 02180
www.rjoconnell.com

**EXHIBIT B**

Sketch of Widened Ambulance Parking

[Attached]

# PROPOSED AMBULANCE AREA SKETCH

1" = 20'  2016-06-20

RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 Montvale Ave., Suite 201
Stoneham, MA 02180
www.rjoconnell.com

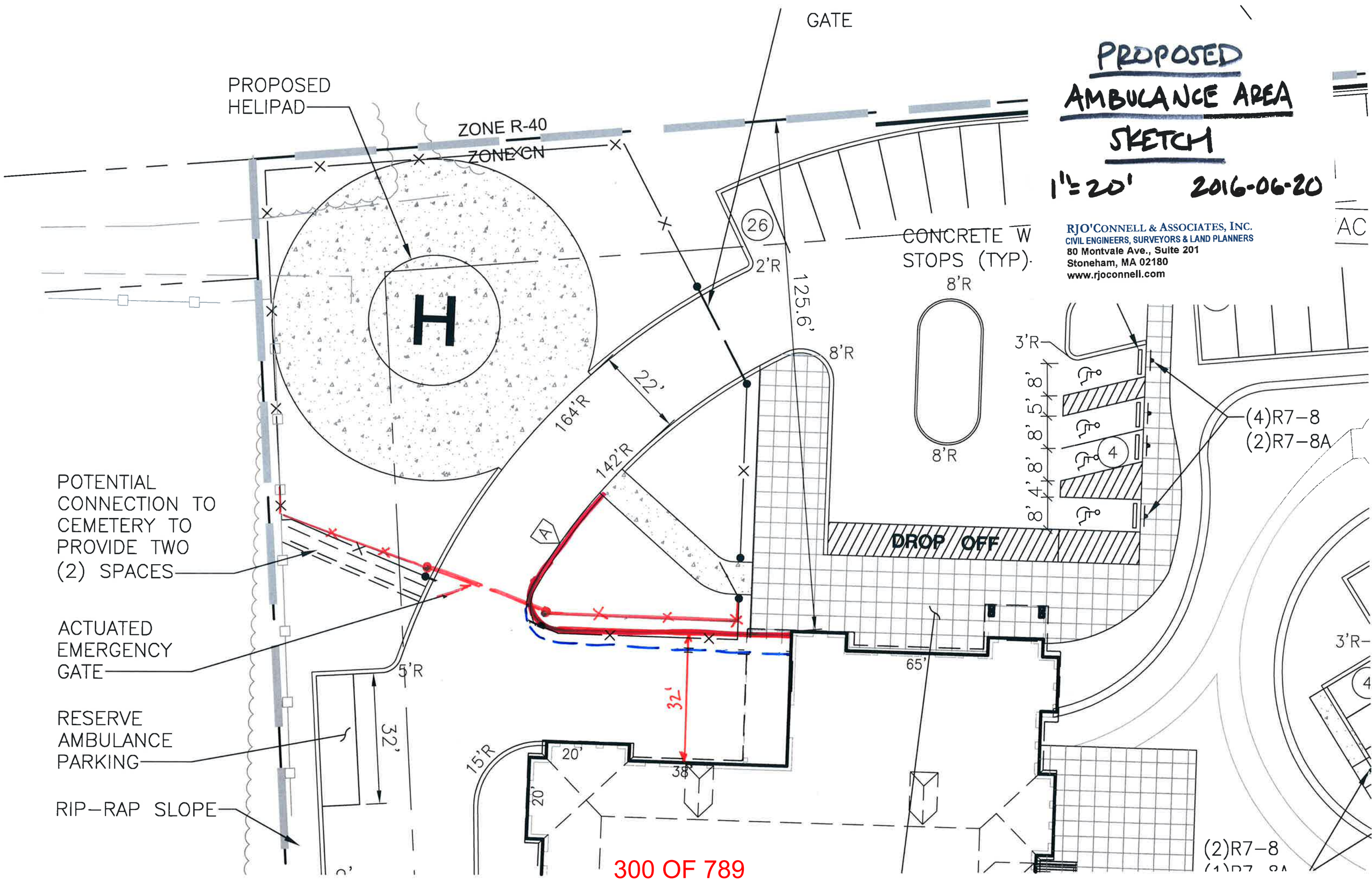


**EXHIBIT C**

Parking Data Memorandum

[Attached]

# Memorandum

Date: June 28, 2016

To: Nantucket Cottage Hospital

From: Stephen Glowacki

Regarding: Parking Analysis Nantucket Cottage Hospital, Nantucket, MA

RJ O'Connell & Associates, Inc. (RJOC), in conjunction with Nantucket Cottage Hospital (NCH), evaluated onsite parking demand for the existing hospital. The study concluded that there was a shortage of onsite parking during normal operations of the hospital.

**Existing Parking:**

A count of the existing vehicles parked onsite was evaluated through the week of November 10th through November 14th of 2014 as shown in the attached sketch titled "NCH Parking". A count of two-hundred and sixty-seven (267) vehicles was noted, which represented vehicles parked on both, paved and marked parking stalls and unpaved gravel and grassed areas. In addition, there were approximately eight (8) vehicles for staff parked on the gravel parking area at 59 S. Prospect Street and six (6) vehicles for staff parked along the west edge of existing access way to #16 Vesper Lane. As part of the study, in coordination with Hospital staff, we were advised that parking counts were taken in 2014 and 2015, at various periods during the year, primarily in spring and summer. We understand, at peak periods, most of the available parking was full. Recognizing that some of the parking, as stated above, was in unpaved, poorly delineated areas, causing less than optimal conditions.

**Parking Requirements:**

The parking requirements were evaluated as part of the development of the Town Overlay Hospital Subdistrict for the Zoning Text Amendment. The 4th Edition of the Institute of Transportation Engineers (ITE) Parking Generation book was evaluated as a point of reference for hospital parking requirements. The ITE book evaluated 53 study sites to develop an average parking supply for hospitals based on various classifications as noted in the table below:

Table 6: ITE Parking Generation Book Hospital Parking Supply Values

| **Parking Supply Averages** | | | |
|---|---|---|---|
| **Site Data** | **Rural** | **Suburban** | **Urban** |
| Parking Supply per 1,000 sf GFA | 1.6 spaces | 3.0 spaces | 4.5 spaces |

It was concluded that given the unique environment for the existing hospital, the classification as reinforced by the existing parking counts above lies between a Rural and Suburban hospital. As such, a

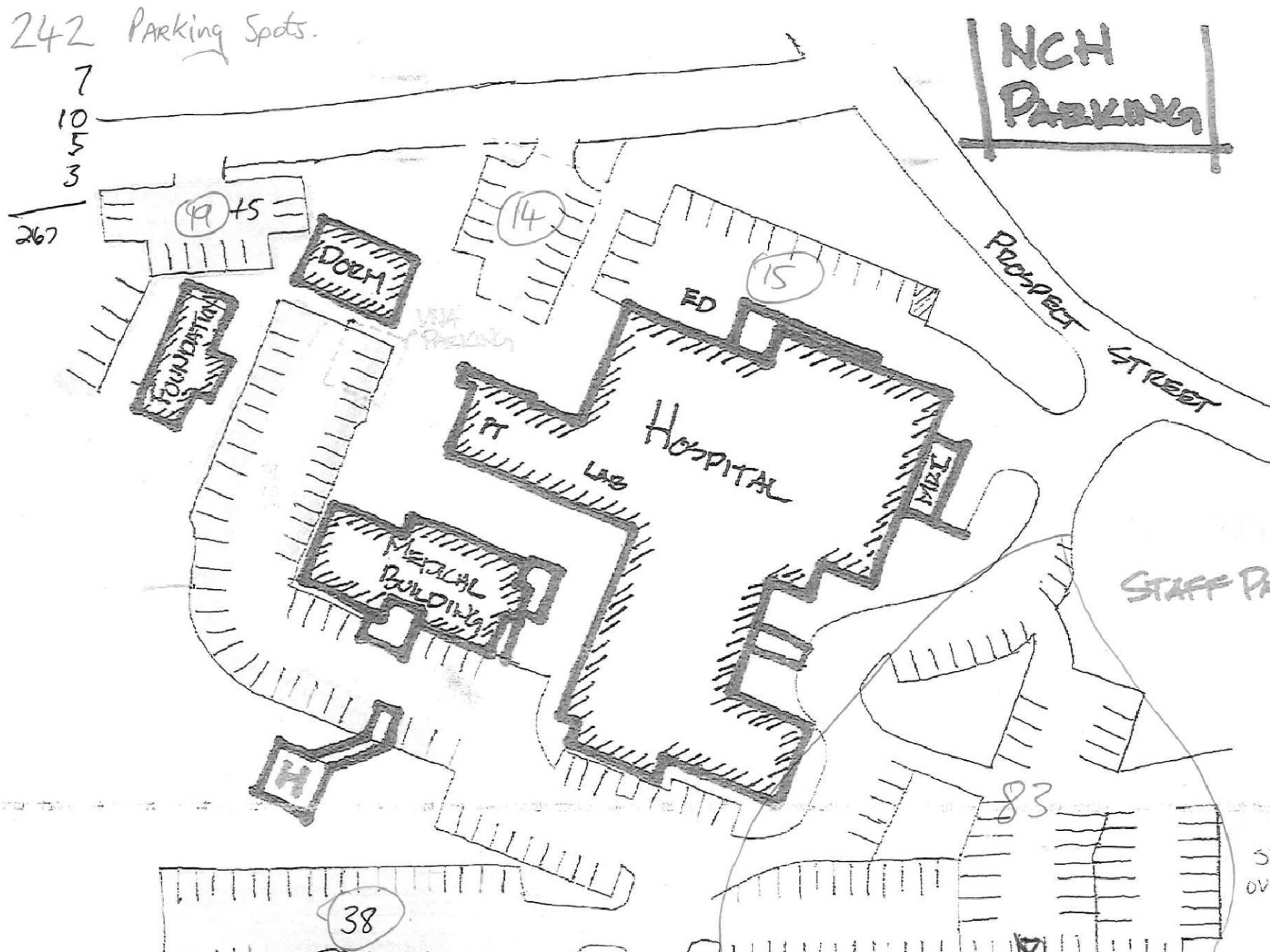
ratio of 2.0 per 1,000 square-feet of gross floor area (GFA) was established. The proposed hospital, including the relocated Anderson Building and relocated Founder's Building, will require 238 parking spaces and the proposed parking supply is 242 spaces.

**Founder's Building Location:**

During the Planning Board hearing on June 13, 2016, Chairman Barry Rector inquired as to whether or not consideration was given to relocating the Founder's Building within the main hospital parcel located at 57 S. Prospect Street rather than at 10 Vesper Lane. This was explored and reevaluated as shown in the attached sketch "Founder's Building Relocation Sketch". Locating the Founder's Building on the main hospital site would result in a loss of approximately twenty-five (25) to thirty (30) parking spaces and an additional loss of eight spaces which would not be built at #10 Vesper.

**Conclusion:**

Based on the findings noted above, relocation of the Founder's Building to the main hospital site is not feasible because it would (i) reduce the parking supply below the zoning requirement of 2.0 spaces per 1,000 square feet of GFA; (ii) reduce the parking supply below the spaces required to operate the hospital; and (iii) result in a condition of substantially less spaces (over a 20% reduction) than currently exist. Furthermore, from a "constructability standpoint" not moving the Founders Building off the main campus would render significant challenges to constructing the new Hospital while keeping the existing Hospital open and accessible.


242 Parking Spots.
7
10
5
3
267
NCH Parking
19
+5
14
15
Dorm
Foundation
ED
Prospect Street
Hospital
PT
Lab
MRI
Medical Building
Staff Pa
83
38

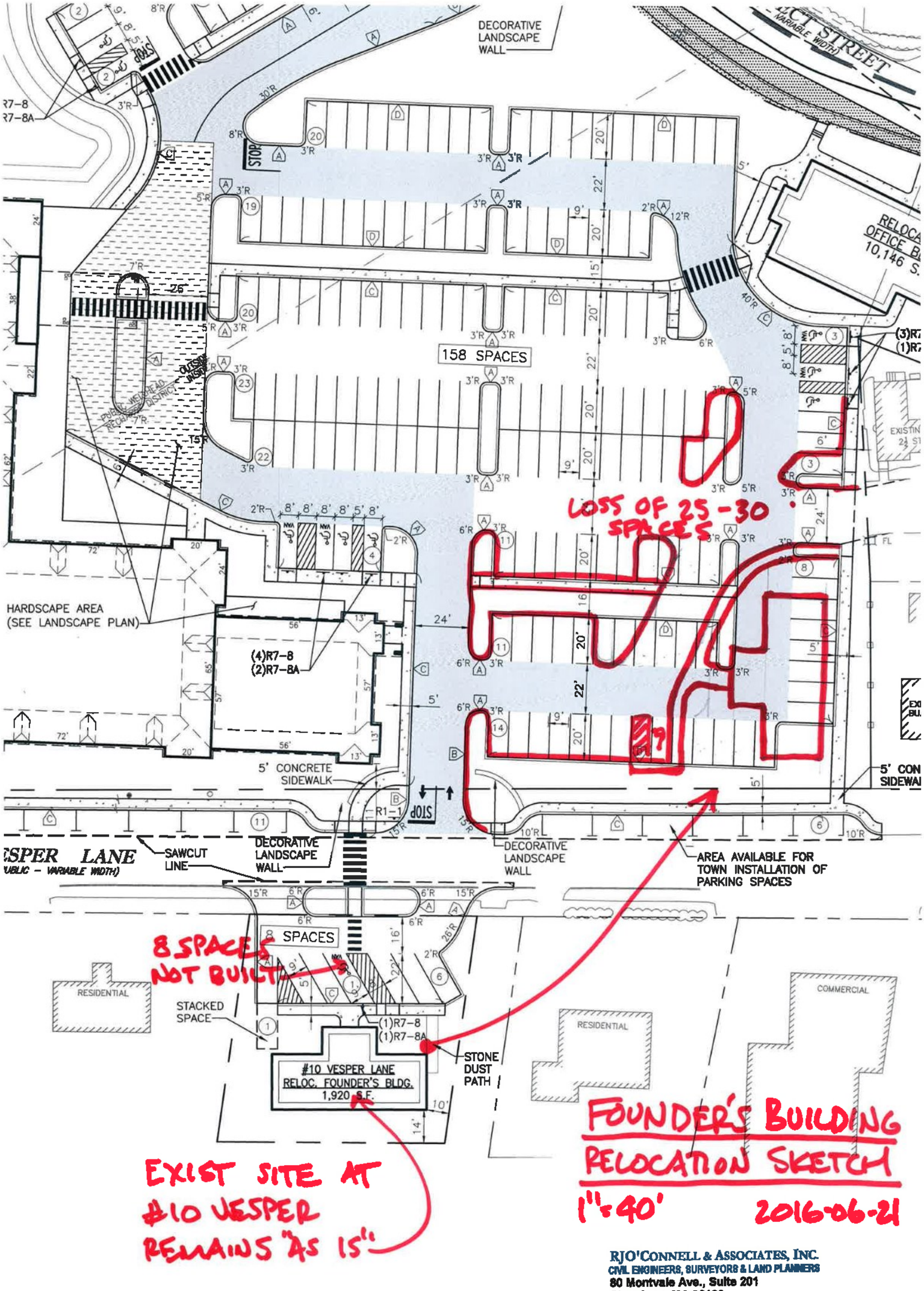

DECORATIVE LANDSCAPE WALL
158 SPACES
LOSS OF 25-30 SPACES
HARDSCAPE AREA (SEE LANDSCAPE PLAN)
(4)R7-8
(2)R7-8A
5' CONCRETE SIDEWALK
SAWCUT LINE
DECORATIVE LANDSCAPE WALL
AREA AVAILABLE FOR TOWN INSTALLATION OF PARKING SPACES
8 SPACES
8 SPACES NOT BUILT
RESIDENTIAL
STACKED SPACE
(1)R7-8
(1)R7-8A
STONE DUST PATH
#10 VESPER LANE
RELOC. FOUNDER'S BLDG.
1,920 S.F.
COMMERCIAL
EXIST SITE AT #10 VESPER REMAINS "AS IS"
FOUNDER'S BUILDING
RELOCATION SKETCH
1"=40'
2016-06-21
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 Montvale Ave., Suite 201
Stoneham, MA 02180
www.rjoconnell.com

**EXHIBIT D**

Fire Hydrant Email Correspondence

[Attached]

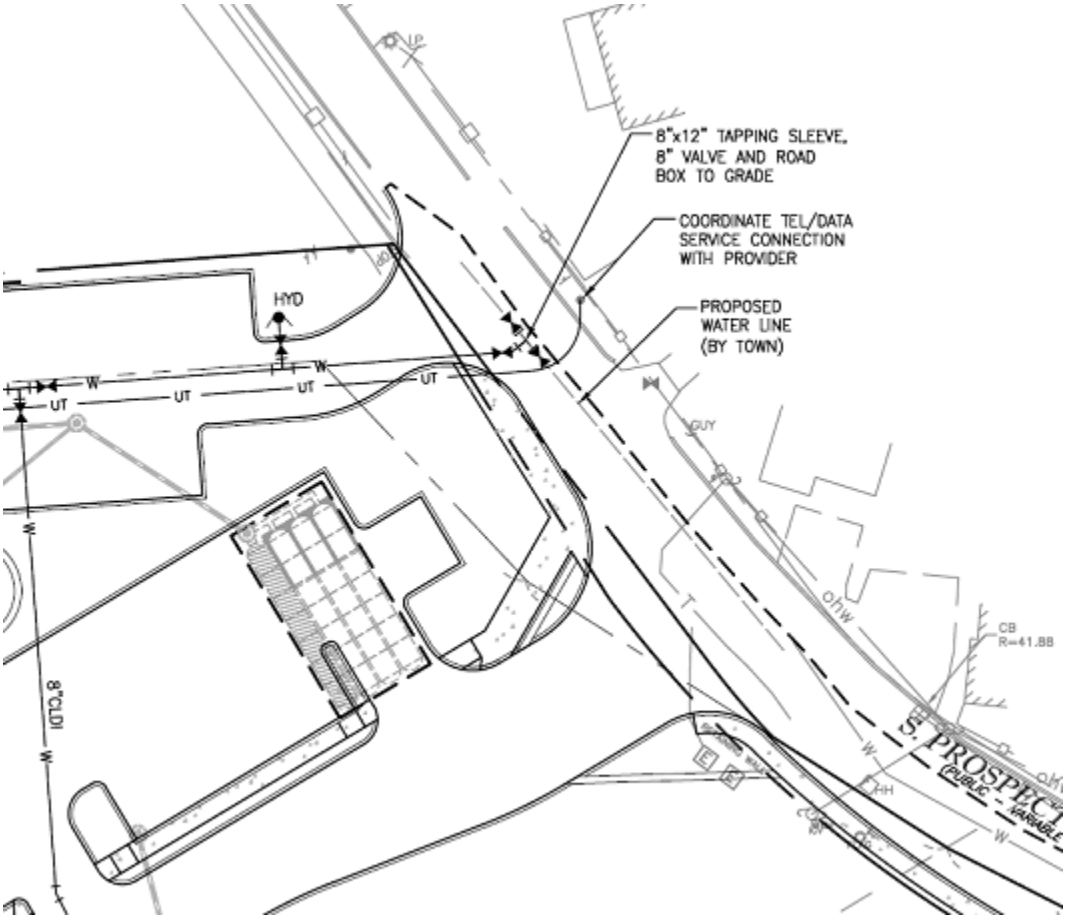
## Sheridan, Joseph

**From:** Sheridan, Joseph
**Sent:** Wednesday, June 29, 2016 10:03 AM
**To:** Sheridan, Joseph
**Subject:** RE: NCH- Hydrant Locations

---

**From:** Steve Glowacki
**Sent:** Sunday, June 26, 2016 3:22 PM
**To:** 'Robert Bates'
**Subject:** RE: NCH- Hydrant Locations

Thanks very much for the input, Bob. We can certainly add a hydrant at that location. In fact, I've added to the drawing already and it will be reflected in the final site plan. Does this location work?




Thanks again,

**Steve Glowacki**
**Associate Principal**
**RJO'CONNELL & ASSOCIATES, INC.**
**CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS**
80 Montvale Ave., Suite 201
Stoneham, MA 02180

Tel: 781-279-0180 ext. 125
Cell: 781-215-1436
Fax: 781-279-0173
steve.glowacki@rjoconnell.com
www.rjoconnell.com

---

**From:** Robert Bates [mailto:rbates@fire.nantucket-ma.gov]
**Sent:** Sunday, June 26, 2016 10:23 AM
**To:** Steve Glowacki
**Subject:** RE: NCH- Hydrant Locations

Steve – the hydrant layout as presented in Plan Design dated 04/11/2016 Page C-3, Project # 13081 Utility Plan with the water mains as indicated (8 inch on all hydrants) appears to be sufficient with one change.

After further review I would like for there to be consideration the installation of a hydrant on Prospect St (on the hospital side of Prospect St) a hydrant at the Emergency Room Driveway Entrance. With the amount of green space and parking lot between the front of building hydrant and the dangers presented by the chopper pad (access to the one near the chopper pad would be nonexistent should an incident occur on that pad) having one in the area directly off of Prospect St. would allow us to have a water supply on both sides of the helicopter pad for fire protection purposes

Robert G. Bates Jr.
Fire Alarm Superintendent
Nantucket Fire Department
508 228 2323 ext 5
rbates@fire.nantucket-ma.gov

---

**From:** Steve Glowacki [mailto:Steve.Glowacki@rjoconnell.com]
**Sent:** Friday, June 24, 2016 12:39 PM
**To:** Robert Bates
**Subject:** NCH- Hydrant Locations

Hi Bob,

As discussed, I've attached a plan showing the proposed hydrant locations for the proposed Nantucket Cottage Hospital. Can you please confirm that these locations are acceptable?

Thanks very much,

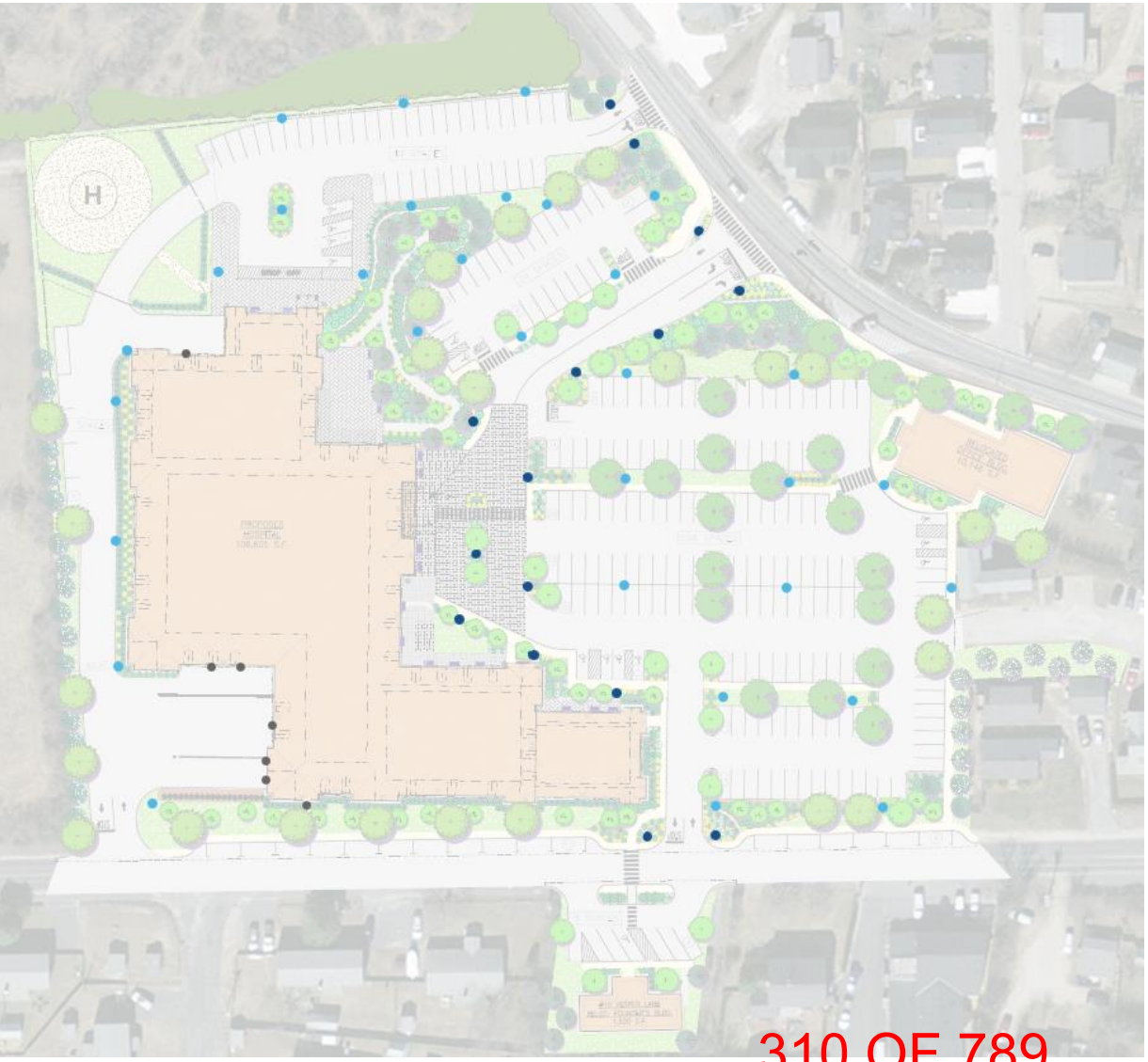
**Steve Glowacki**
**Associate Principal**
**RJO'CONNELL & ASSOCIATES, INC.**
**CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS**
80 Montvale Ave., Suite 201
Stoneham, MA 02180
Tel: 781-279-0180 ext. 125
Cell: 781-215-1436
Fax: 781-279-0173
steve.glowacki@rjoconnell.com
www.rjoconnell.com

**EXHIBIT E**

Revised Lighting Plan

[Attached]

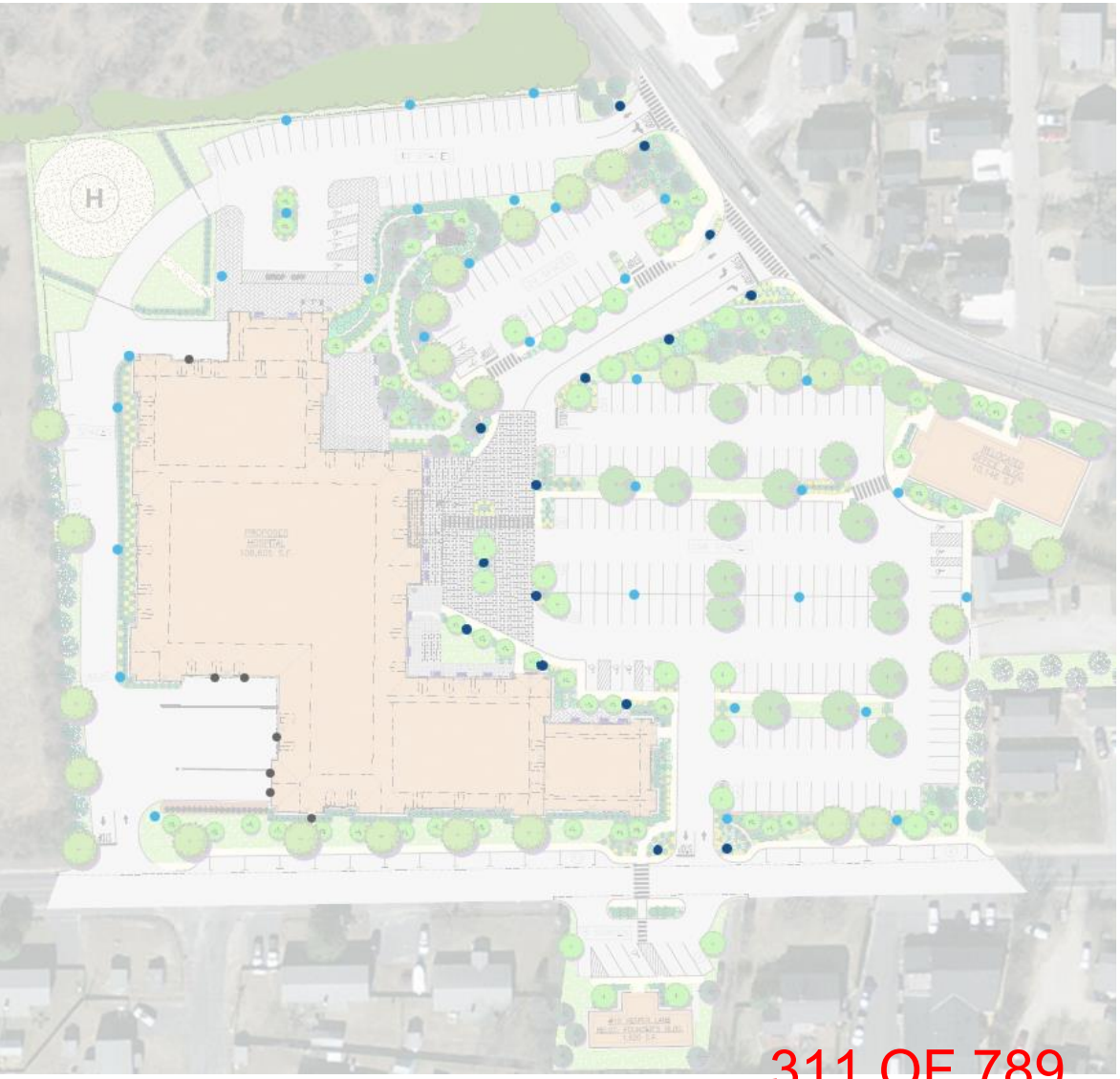
# New Hospital - Lighting (Proposed New Layout - June 13)



- Reduced the overall number of fixtures
- Reduced the number of light poles from 72 to 46) while maintaining existing warm LED fixture efficiency
- Focused period lighting at entrances and main drive
- Pole height 25 feet
- Pulled lighting away from eastern perimeter along neighboring property
- Maintained adequate safety/security lighting

NANTUCKET COTTAGE HOSPITAL
MASSACHUSETTS GENERAL HOSPITAL AFFILIATE

# New Hospital – Lighting (Fixture Detail - June 13)



15 fixtures

31 fixtures

7 fixtures

**EXHIBIT F**

Draft Plan Notes

[Attached]

1. MassWorks Coordination: The Town intends to submit an application to request funding under the Commonwealth's "MassWorks" program for the reconstruction of the so-called Four Corners intersection. Separate and distinct from the Hospital Project, the Applicant has agreed to assist the Town with the preparation of the application by providing the Town with certain conceptual design plans for the four alternatives and supporting technical reports that are needed to complete the application.

2. Four Corners Assistance: To further assist the Town with the Four Corners Project, the Applicant also agrees to generally cooperate with the Town in its goal to reconfigure the Four Corners intersection and, that, specifically, for a period of two (2) years from the date of issuance of the first building permit for the Hospital Project, the Applicant will not construct any substantial additions to the improvements located on the properties located at 1 Surfside Road and 26 Atlantic Avenue that would materially increase the value of such properties (i.e., materially increase the value the Town would be required to pay the Applicant in connection with any takings). Notwithstanding the foregoing, nothing herein shall be construed to limit, in any way, the Applicant's rights to (i) undertake any ordinary or deferred maintenance, upgrades and/or repairs to the properties; (ii) to reconstruct improvements at the properties in the event of a casualty; or (iii) receive full and fair value for the properties in the event a taking is required to complete the Four Corners Project.

3. Bike Path Accommodation: The Town intends to construct a sidewalk/bike path along South Prospect Street. Separate and distinct from the Hospital Project, the Applicant has agreed to, within two (2) years from the date of issuance of the first building permit for the Hospital Project and subject to receipt of all necessary permits and approvals, modify or relocate the building located at 61 South Prospect Street (the "Greenlight Building") so that the Greenlight Building is setback 10 feet from the relocated right of way of South Prospect Street, as such way is shown on drawing number ___ of the Hospital Project site plan set.

4. Grass Re-Seeding: Subject to the Applicant's receipt of all necessary approvals from the United States of America, acting by and through the United States Coast Guard, the paved/packed gravel area adjacent to 10 Vesper (as shown on drawing number ____ of the Hospital Project site plan set) will be removed and re-seeded with grass.

5. Formula Business Condition: The Applicant agrees that the retail store (if any) and cafeteria use contained in the Hospital Project shall not be leased to a Formula Business as defined in Section 139-2 of the Nantucket Zoning Bylaw. Notwithstanding the foregoing, nothing herein shall imply any restriction on the Hospital to retain, engage, or otherwise utilize third party service providers that supply, provide, or manage food services, general services, hospital services, clinical support services and/or services of any type utilized in connection with operating the Hospital Project.

#34-16 Frederick Galiardo
6 Tom Nevers Road
Map 71 Parcel 13
Driveway Access Special Permit

J. one 13PM 2:36:39 NOTE

NANTUCKET TOWN CLERK
RECEIVED
JUN 13 2016
By CHK #22483

# Nantucket Planning Board

## Application for a Special Permit

Date: May 26, 2016 File #: 34-16

Name of development: _____

Owner(s) name(s): Frederick Galiardo

Mailing address: Po Box 3454, Nantucket MA 02584

Phone number: 717-577-0603 Fax number: _____ E-mail: Rickgaliardo@comcast.net

Applicant's name: _____

Mailing address: _____

Phone number: _____ Fax number: _____ E-mail: _____

Engineer / surveyor's name: Jeff Blackwell

Mailing address: 20 Teasdale Circle, Nantucket MA 02554

Phone number: 508-228-9026 Fax number: _____ E-mail: _____

Location of lot(s):

☐ Street address 6 Tom Nevers Road Nantucket, MA 02554

☐ Tax Assessors Map 71 Parcel 13

☐ Nantucket Registry of Deed: Plan Book Coo25202 and Page _____ **OR**

Plan File # _____ **OR** Land Court Plan # _____ at Certificate # _____

Size of parcel: 156,783 sq. ft. Zoning District: LUG3

Special Permit sought: (check one)

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

Owner(s)' Signature(s)

Applicant's Signature

I/we Frederick Galiardo, the undersigned, hereby authorize Mark Poor 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.

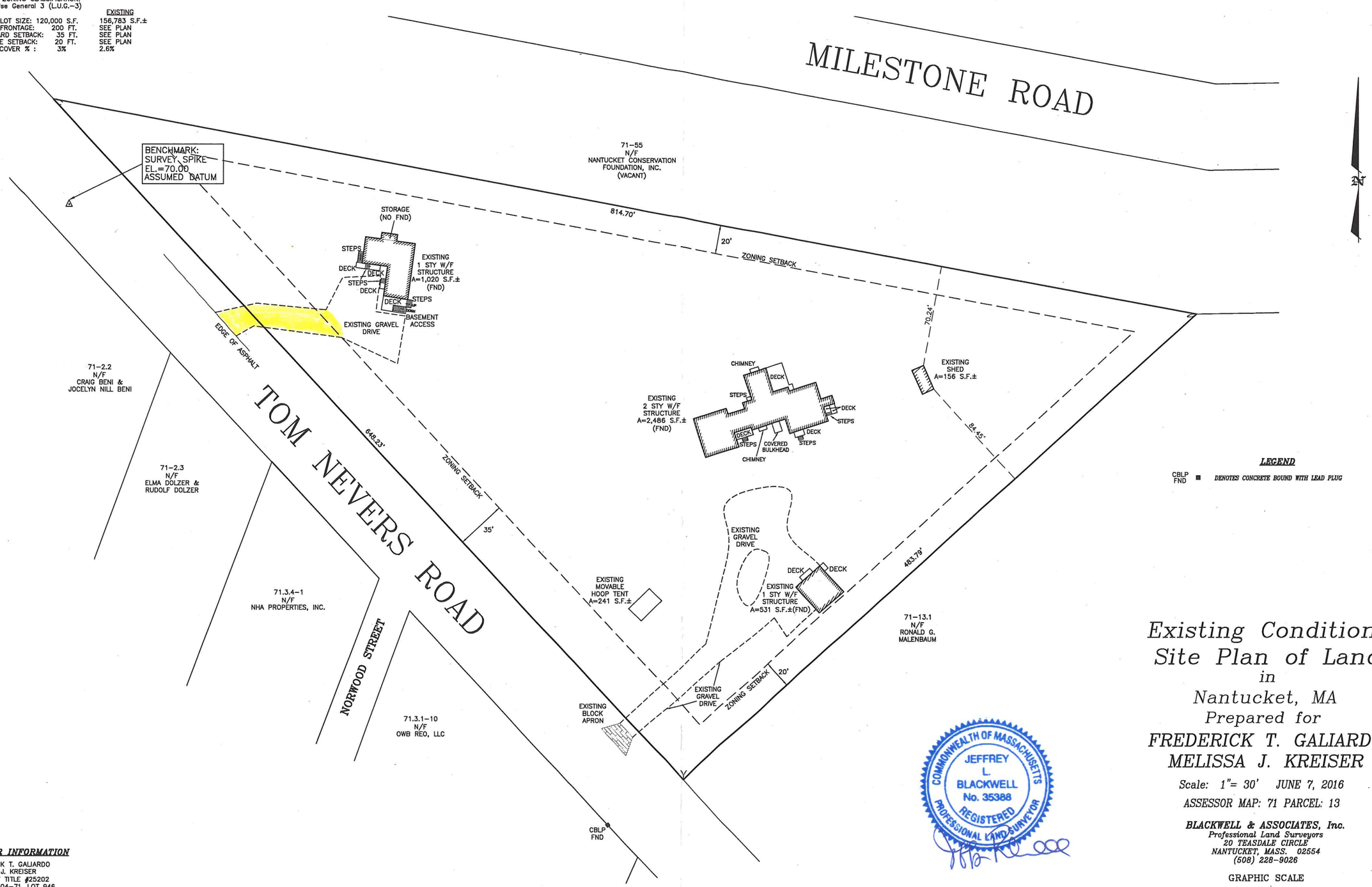
Owner(s)' signature(s)

***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)

CURRENT ZONING CLASSIFICATION:
Limited Use General 3 (L.U.G.-3)

| | | EXISTING |
|---|---|---|
| MINIMUM LOT SIZE: | 120,000 S.F. | 156,783 S.F.± |
| MINIMUM FRONTAGE: | 200 FT. | SEE PLAN |
| FRONT YARD SETBACK: | 35 FT. | SEE PLAN |
| REAR/SIDE SETBACK: | 20 FT. | SEE PLAN |
| GROUND COVER % : | 3% | 2.6% |




**LEGEND**

CBLP FND ■ *DENOTES CONCRETE BOUND WITH LEAD PLUG*

COMMONWEALTH OF MASSACHUSETTS
JEFFREY L. BLACKWELL
No. 35388
REGISTERED PROFESSIONAL LAND SURVEYOR

# Existing Conditions Site Plan of Land in Nantucket, MA

Prepared for

FREDERICK T. GALIARDO
MELISSA J. KREISER

Scale: 1"= 30' JUNE 7, 2016

ASSESSOR MAP: 71 PARCEL: 13


**BLACKWELL & ASSOCIATES, Inc.**
*Professional Land Surveyors*
*20 TEASDALE CIRCLE*
*NANTUCKET, MASS. 02554*
*(508) 228-9026*


GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

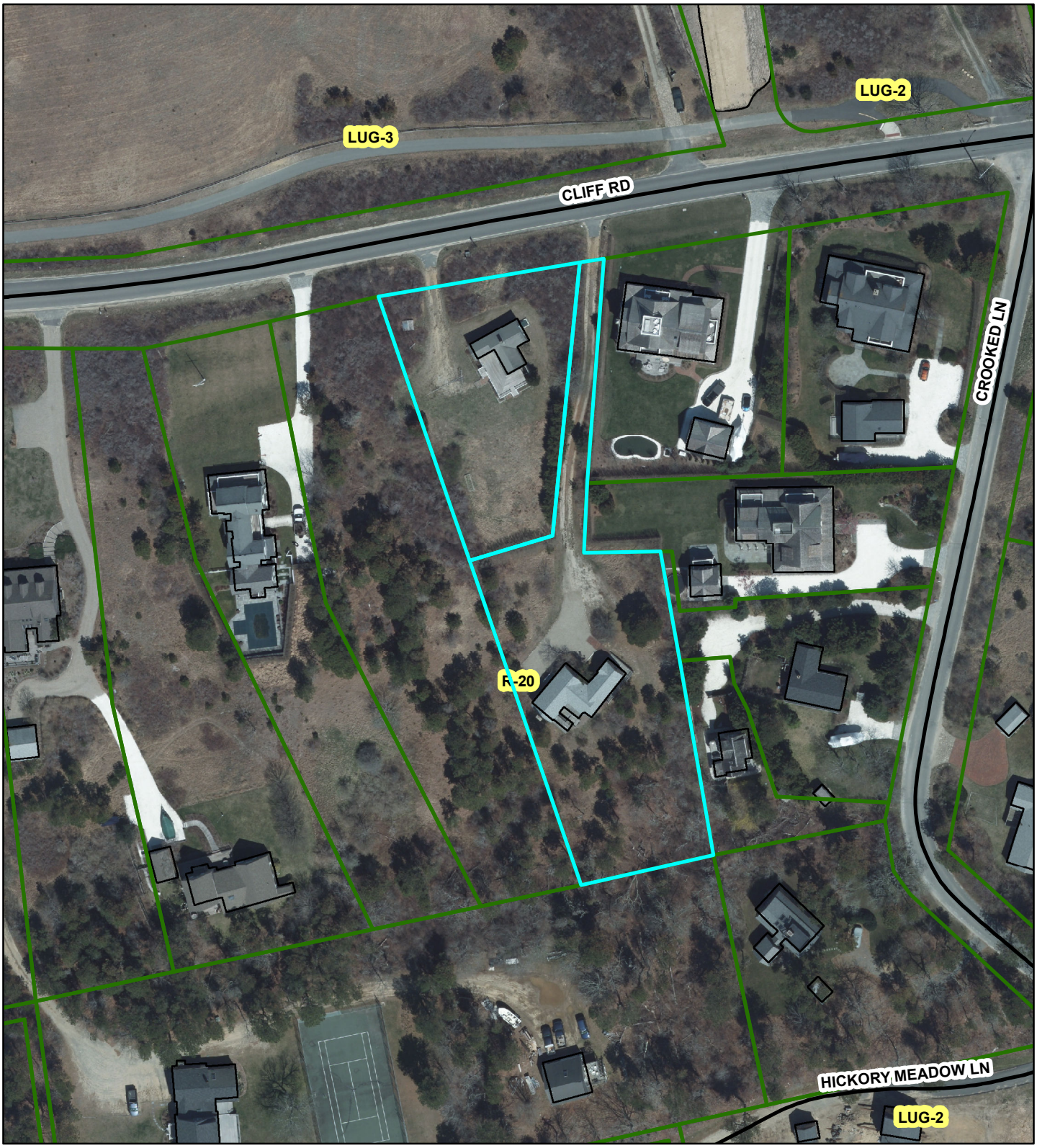
**OWNER INFORMATION**

FREDERICK T. GALIARDO
MELISSA J. KREISER
CERT. OF TITLE #25202
L.C.C. 5004-71, LOT 946
ASSESSOR'S MAP 71, PARCEL 13
#6 TOM NEVERS ROAD

T:\JEFF 26 JOB #163
V:\DRAWFILES\B8242\SP.dwg 6/7/2016 10:16:04 AM EDT

B8242

#35-16 Seacliff, LLC & 142 Cliff Road, LLC
144 Cliff Road & 142 Cliff Road
Map 41 Parcels 76 & 78
Driveway Access Special Permit



VAUGHAN, DALE, HUNTER AND BEAUDETTE
PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
WHALER'S LANE
P.O. BOX 659
NANTUCKET, MASSACHUSETTS 02554
TEL: (508) 228-4455
FAX: (508) 228-3070

EDWARD FOLEY VAUGHAN
KEVIN F. DALE
RICHARD P. BEAUDETTE

LORI D'ELIA
BRYAN J. SWAIN

WILLIAM F. HUNTER
OF COUNSEL

May 27, 2016

RECEIVED
JUN 10 2016
By 15904 CHK

TOWN CLERK
NANTUCKET
Jun 10AM11:31:10

Leslie Snell, Deputy Director of Planning
Nantucket Planning Office
2 Fairgrounds Road
Nantucket, MA 02554

*Re: Request for Special Permit Relief*
*144 Cliff Road*
*Nantucket, Massachusetts 02554*

Dear Leslie:

Our client, Seacliff, LLC, is seeking Special Permit Relief under Section 139-21.C of the By-Law to waive the limitation of one driveway access with respect to the property located at 144 Cliff Road, Nantucket, MA 02554.

To that end, enclosed please find an Application for a Special Permit, stamped by the Town Clerk, with supporting documentation attached. Please also find abutter's lists and mailing labels prepared by the Nantucket Tax Assessor's Office, the filing fee in the amount of $250.00 made payable to the Town of Nantucket, and the abutter's notice fee in the amount of $148.28 made payable to Pitney Bowes Reserved Funds.

Please mark this matter for hearing by the Nantucket Planning Board at its July 11, 2016 Public Hearing. Thank you for your help, if you have any questions or concerns please do not hesitate to call me at 508-228-4455.

Sincerely,

Richard Beaudette

RPB/lld
Encs.
cc: Seacliff, LLC
142 Cliff Road LLC

Jone 10AM11:31:02 7836

NANTUCKET
TOWN CLERK

# Nantucket Planning Board

## Application for a Special Permit

Date: 6-10-16 File #: 35-16

Name of development: _____

Owner(s) name(s): Seacliff, LLC and 142 Cliff Road, LLC

Mailing address: c/o Vaughan, Dale, Hunter & Beaudette, P.C., PO Box 659, 2 Whaler's Lane, Nantucket, Ma 02554
Phone number: 508-228-4455 Fax number: 508-228-3070 E-mail: rick@vdhlaw.com; lori@vdhlaw.com

Applicant's name: same

Mailing address: same
Phone number: same Fax number: same E-mail: same

Engineer / surveyor's name: Nantucket Surveyors, LLC

Mailing address: 5 Windy Way, Nantucket, MA 02554
Phone number: 508-228-0240 Fax number: 508-228-9856 E-mail: _____

Location of lot(s):

☐ Street address 144 Cliff Road, 142 Cliff Road

☐ Tax Assessors Map 41 Parcel 76 and 78 (Lots 24A and 25A)

☐ Nantucket Registry of Deed: Plan Book 19 and Page 81 **OR**

Plan File # _____ **OR** Land Court Plan # 9455-N (Lots 31 and 32) at Certificate # 23646 and 25761

Book 1499, Page 104 and
Book 1245, Page 221

Size of parcel: 21,220 square feet sq. ft. Zoning District: Residential - 20
31,732 square feet

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 |
|---|---|
| 139-20.1B.(1) | |
| and 139-20.1C | Applicant seeks a Special Permit to allow two driveway accesses |
| | |
| | |

Specify all associated Zoning Code relief sought:

| Section | Description |
|---|---|
| same as above | |
| | |
| | |
| | |
| | |
| | |

*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.

Seacliff, LLC,
By: _____
Owner(s)' Signature(s) Mary Bachrach, Manager

142 Cliff Road LLC
_____
By: Lisa Quattrocchi, Manager

Seacliff, LLC,
By: _____
Applicant's Signature Mary Bachrach, Manager

I/we Seacliff, LLC and 142 Cliff Road LLC, the undersigned, hereby authorize Vaughan, Dale, Hunter & Beaudette, P.C. 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.

Seacliff, LLC

_____
By: _____
Owner(s)' signature(s)
Mary Bachrach, Manager

142 Cliff Road LLC

By: _____
Lisa Quattrocchi, Manager

*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**

**144 Cliff Road**

The Applicant, Seacliff, LLC, requests Special Permit Relief pursuant to §139-20.1 C of the Nantucket By-Law with respect to the property located at 144 Cliff Road, Nantucket, MA 02554 (the "Premises") and more specifically is seeking relief from the limitation of 139-20.1 B (1) to allow two driveway accesses on the Premises. The Premises is located in the Residential-20 (R-20) zoning district.

Applicant proposes to extend the existing driveway located on the Premises in order to create a horse shoe shaped driveway with two accesses fronting Cliff Road. The proposed driveway is shown on the plan prepared by Atlantic Landscaping, Inc., attached hereto as Exhibit "A" (the "proposed driveway"). A small portion of the proposed driveway will be located on 142 Cliff Road (see the plan recorded in Plan Book 19, Page 81, attached hereto as Exhibit "B"). The Applicant is therefore in the process of obtaining an easement from the owner, Lisa Quatrocchi, Manager of 142 Cliff Road, LLC, who has joined in on this request as evidenced by her signature on the attached Application.

By way of background, the Applicant originally presented an application to the Nantucket Historic District Commission (the "HDC") seeking permission for a proposed plan depicting one driveway access. The HDC did not approve the plan and expressed a preference for a horse shoe shaped driveway. As a result, the Applicant submitted a revised plan to the HDC showing the proposed driveway (Exhibit A), which was subsequently approved by the HDC.

It is also important to note that the proposed driveway provides safer egress from the Premises. The horse shoe shape provides an easy forward exit onto Cliff Road allowing drivers to see clearly the oncoming traffic travelling in both directions at speeds of at least 40 miles per hour. While a standard size vehicle may be able to maneuver a turn around with one driveway access, an emergency vehicle may have difficulty doing so, slowing down the response time in the event of an emergency. The proposed horse shoe shaped driveway, therefore, helps to ensure safe and efficient egress for standard as well as emergency vehicles.

As evidenced by the HDC's approval, the proposed driveway will not have an adverse effect on the scenic or historic integrity of the neighborhood. Further, for the reasons noted above, the proposed driveway is not contrary to sound traffic and safety considerations. Therefore, on behalf of the Applicant, we respectfully request that the Board grant the Special Permit.

EXHIBIT A

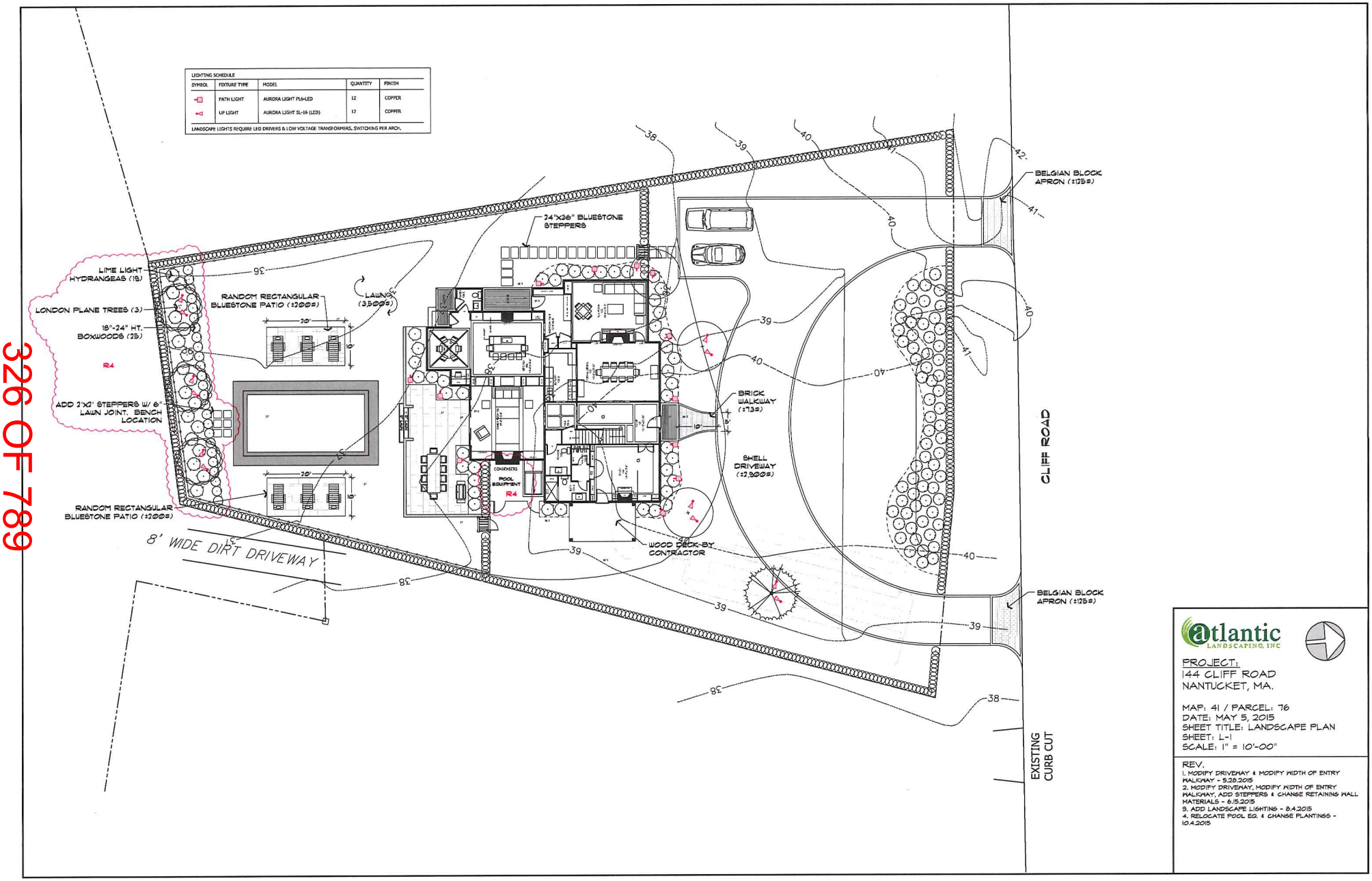
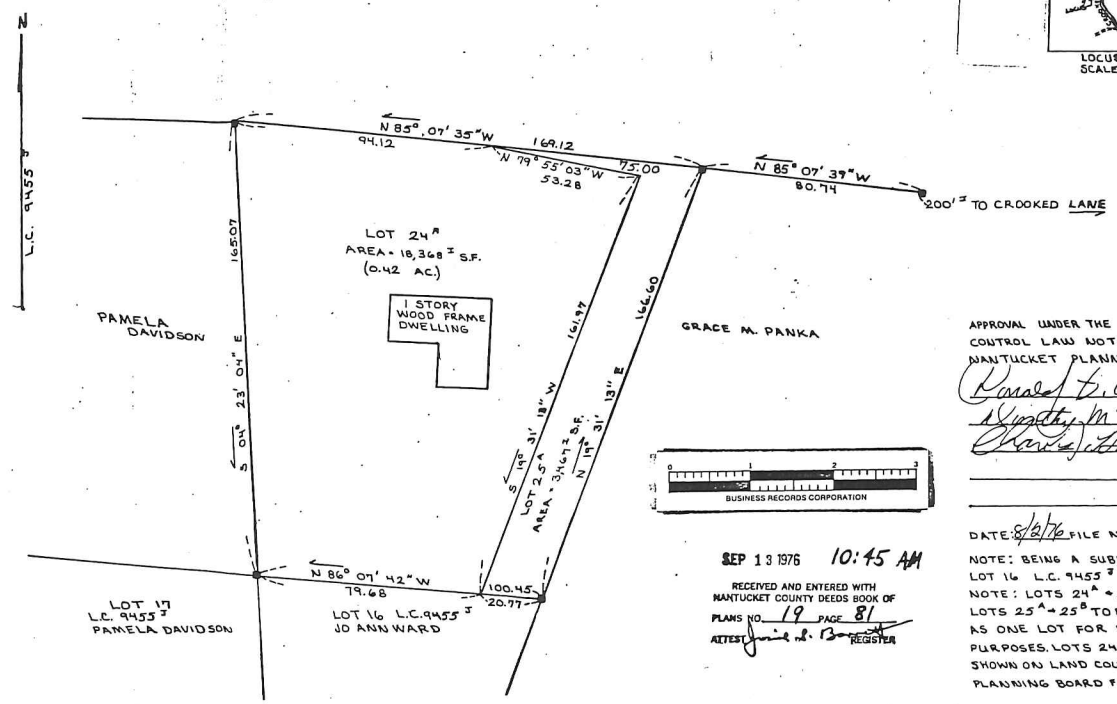
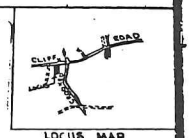

LIGHTING SCHEDULE
SYMBOL | FIXTURE TYPE | MODEL | QUANTITY | FINISH
PATH LIGHT | AURORA LIGHT PL6-LED | 12 | COPPER
UP LIGHT | AURORA LIGHT SL-16 (LED) | 12 | COPPER
LANDSCAPE LIGHTS REQUIRE LED DRIVERS & LOW VOLTAGE TRANSFORMERS. SWITCHING PER ARCH.
LIME LIGHT HYDRANGEAS (19)
LONDON PLANE TREES (3)
18"-24" HT. BOXWOODS (25)
R4
ADD 2'X2' STEPPERS W/ 6" LAWN JOINT. BENCH LOCATION
RANDOM RECTANGULAR BLUESTONE PATIO (±200#)
LAWN (3,500#)
24"X36" BLUESTONE STEPPERS
BRICK WALKWAY (±73#)
SHELL DRIVEWAY (±2,900#)
WOOD DECK-BY CONTRACTOR
CONDENSERS
POOL EQUIPMENT
8' WIDE DIRT DRIVEWAY
BELGIAN BLOCK APRON (±125#)
CLIFF ROAD
EXISTING CURB CUT
atlantic LANDSCAPING, INC
PROJECT:
144 CLIFF ROAD
NANTUCKET, MA.
MAP: 41 / PARCEL: 76
DATE: MAY 5, 2015
SHEET TITLE: LANDSCAPE PLAN
SHEET: L-1
SCALE: 1" = 10'-00"
REV.
1. MODIFY DRIVEWAY & MODIFY WIDTH OF ENTRY WALKWAY - 5.28.2015
2. MODIFY DRIVEWAY, MODIFY WIDTH OF ENTRY WALKWAY, ADD STEPPERS & CHANGE RETAINING WALL MATERIALS - 6.15.2015
3. ADD LANDSCAPE LIGHTING - 8.4.2015
4. RELOCATE POOL EQ. & CHANGE PLANTINGS - 10.4.2015

EXHIBIT B

81

81




LOCUS MAP
SCALE 1" = 2000'

BUSINESS RECORDS CORPORATION

SEP 13 1976 10:45 AM

RECEIVED AND ENTERED WITH NANTUCKET COUNTY DEEDS BOOK OF
PLANS NO. 19 PAGE 81
ATTEST [signature] REGISTER

COMMONWEALTH OF MASSACHUSETTS
JOHN J. SHUGRUE
No. 23529
REGISTERED LAND SURVEYOR

[signature]

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
NANTUCKET PLANNING BOARD
[signature]
[signature]
[signature]

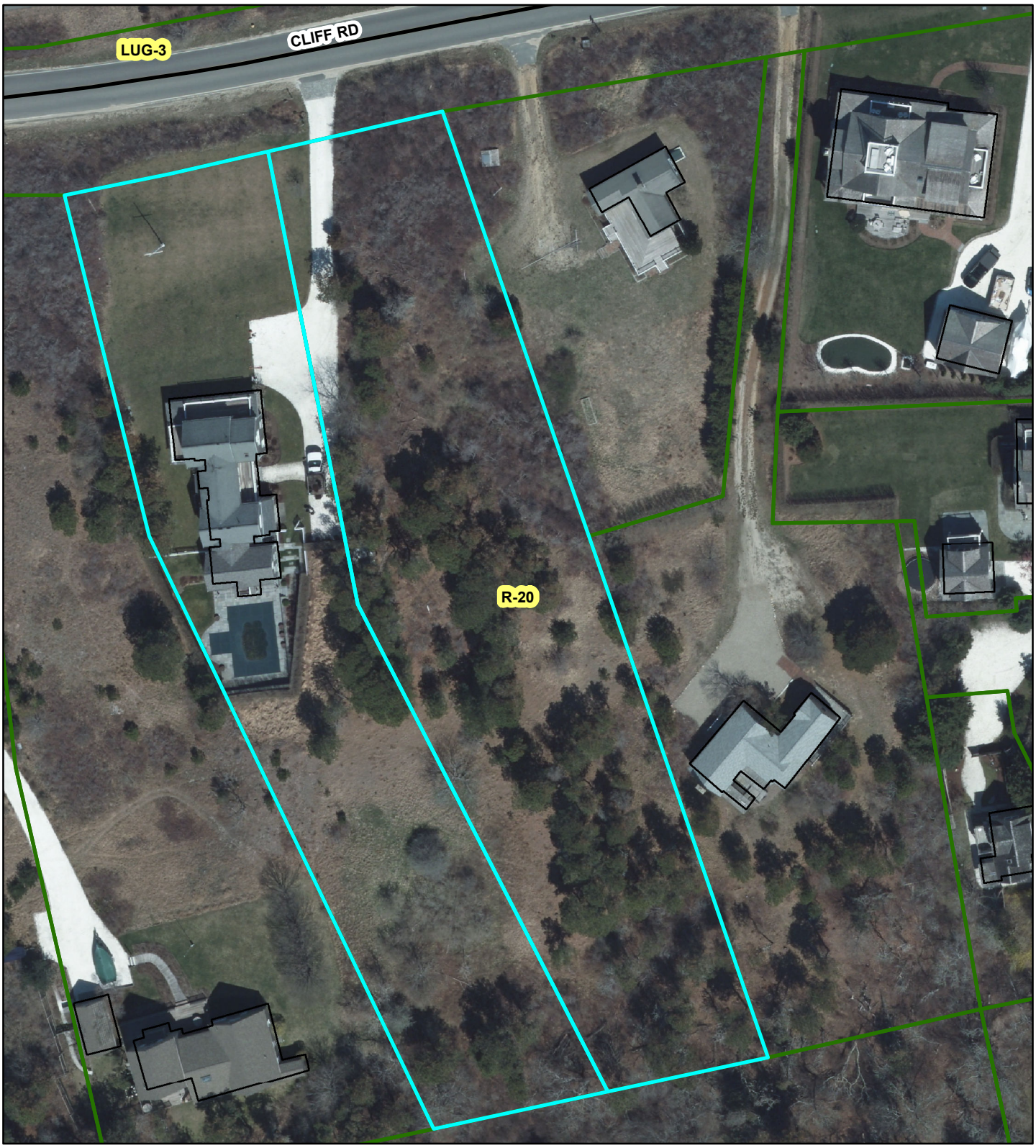
DATE: 8/2/76 FILE NO.: 1577

NOTE: BEING A SUBDIVISION OF LOT 16 L.C. 9455 J
NOTE: LOTS 24A + 24B AND LOTS 25A + 25B TO BE CONSIDERED AS ONE LOT FOR BUILDING PURPOSES. LOTS 24B + 25B ARE SHOWN ON LAND COURT PLAN
PLANNING BOARD FILE NO. 1563

PLAN OF LAND IN
NANTUCKET, MASS.
SCALE 1" = 30' JULY 7, 1976
SHUGRUE AND HART INC.
14 SOUTH WATER STREET
NANTUCKET, MASS.
PROPERTY OF JO ANN WARD

# 205

#36-16 Seacliff, LLC & 146 Cliff Road, LLC
144 Cliff Road & 14 Cliff Road
Map 41 Parcels 75 & 75.1
Driveway Access Special Permit



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

JUN 14 2016

# Nantucket Planning Board

CHK# 29484

## Application for a Special Permit

Date: 6-14-16 File #: 36-16

Name of development: _____

Owner(s) name(s): Sea Cliff LLC and 146 Cliff Road LLC

Mailing address: c/o Glidden + Glidden, PC - 37 Centre St, Nantucket, MA 02554

Phone number: 508.228.0771 Fax number: 508.228.6205 E-mail: jessie@gliddenandglidden.com

Applicant's name: See above

Mailing address: _____

Phone number: _____ Fax number: _____ E-mail: _____

Engineer / surveyor's name: _____

Mailing address: _____

Phone number: _____ Fax number: _____ E-mail: _____

Location of lot(s):

☐ Street address 144 + 146 Cliff Road

☐ Tax Assessors Map 41 Parcel 76 and 75

☐ Nantucket Registry of Deed: Plan Book See Attached Page _____ OR

Plan File # _____ OR Land Court Plan # _____ at Certificate # _____

Size of parcel: See attached sq.ft. Zoning District: _____

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 |
|---|---|
| 139-20.1B(1) | |
| and 139-20.1C | Applicant requests a Special Permit |
| | to allow two driveway accesses |
| | |

Specify all associated Zoning Code relief sought:

| Section | Description |
|---|---|
| see above | |
| | |
| | |
| | |
| | |
| | |

*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: $_____

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.

Lisa Quattrocchi
Lisa Quattrocchi, Manager - 146 Cliff Road LLC

Owner(s)' Signature(s) Mary Bachrach, Manager - Seacliff, LLC

Lisa Quattrocchi
Applicant's Signature Lisa Quattrocchi, Manager - 146 Cliff Road LLC

I/we 146 Cliff Road LLC and Seacliff, LLC, the undersigned, hereby authorize Glidden + Glidden, PC 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.

Lisa Quattrocchi
Lisa Quattrocchi, Manager - 146 Cliff Road LLC

Owner(s)' signature(s) Mary Bachrach, Manager - Seacliff, LLC

*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)

Lisa Quattrocchi
Lisa Quattrocchi, Manager - 146 Cliff Road LLC

Owner(s)' Signature(s) Mary Bachrach, Manager - Seacliff, LLC

Lisa Quattrocchi
Applicant's Signature Lisa Quattrocchi, Manager - 146 Cliff Road LLC

I/we 146 Cliff Road LLC and Seacliff, LLC, the undersigned, hereby authorize Glidden + Glidden, PC 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.

Lisa Quattrocchi
Lisa Quattrocchi, Manager - 146 Cliff Road LLC

Mary Bachrach
Owner(s) signature(s) Mary Bachrach, Manager - Seacliff, LLC

*Check List:*

- ☐ Planning Board Special Permit abutters list – to be obtained at the Tax Assessor's office
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  - 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 Board**
**Application for Special Permit**
**Attachment**

| Street Address | Assessor's Map / Parcel | Property Description | Zoning District / Size of Parcel |
|---|---|---|---|
| 144 Cliff Road | 41 / 76 | Lots 24A and 25A in Plan Book 19, Page 81 | Residential 20; 21,220 |
| 146 Cliff Road | 41 / 75 | Lot 44 on Land Court Plan No. 9455-Q and Lot 4A in Plan Book 23, Page 74 | Residential 20; 31,732 |

Applicant requests a Special Permit pursuant to Nantucket By-Laws 139-20.1B(1) and 139-20.1C for a second driveway access for the benefit of 146 Cliff Road.

The existing driveway on Applicant's property at 146 Cliff Road is used by the owner of 148 Cliff Road, pursuant to Declaration of Easements and Restrictions running with the land dated March 20, 1986, recorded in Book 246, Page 133 and registered as Document No. 35180, as amended by Amendment to Declaration of Easements and Restrictions dated May 10, 2005, recorded in Book 1009, Page 48 and registered as Document No. 115464. Pursuant to the terms of such easement, such driveway may be shared by 146 Cliff Road and 148 Cliff Road. It is currently used by 148 Cliff Road.

Applicant wishes to obtain driveway access specific to 146 Cliff Road, as shown on the attached plan.

Further, Applicant and the owner of 144 Cliff Road (Sea Cliff, LLC) have reached an agreement regarding an easement for utility, driveway, and landscaping purposes, which enables Applicant to place the driveway to access 146 Cliff Road within the easement area located on 144 Cliff Road, as shown on the attached plan.

Applicant proposes to place the driveway for use by 146 Cliff Road approximately equidistant between the easterly side of the existing driveway used to access 148 Cliff Road and the westerly side of the horseshoe driveway proposed by 144 Cliff Road (2nd curb cut application pending at the time of this application). At the time of this application, Applicant does not have a surveyed plot plan indicating the exact location of the proposed driveway, but will submit said plan to the Board prior to the next regularly scheduled hearing (July 11, 2016).

Because a portion of Applicant's proposed driveway may be located within the easement area belonging to 144 Cliff Road for the benefit of 146 Cliff Road, it is necessary for the Special Permit relief to include 144 Cliff Road inasmuch as 144 Cliff Road already has an existing curb cut (as amended by the pending Special Permit request filed herewith regarding 142 Cliff Road and 144 Cliff Road).

The goal of the pending applications for 142, 144, and 146 Cliff Road is to provide separate and distinct driveway access for each of 142, 144, 146, and 148 Cliff Road.

Applicant suggests that the proposed second curb cut application is not contrary to sound traffic and safety considerations and will not have an adverse effect on the scenic or historic integrity of the neighborhood. As such, Applicant requests Special Permit relief as outlined above for the benefit of 146 Cliff Road.

proposed curb cut for Cliff Rd

Plan Not to Scale - For information purposes only

Town and County of Nantucket, MA

June 9, 2016

existing curb cut @ 146 utilized by 148 Cliff Rd

proposed curb cut for 146 Cliff because portion crosses 144 Cliff, 144 + 146 will technically have curb cuts.

proposed horseshoe for 144. Cliff because it crosses 142 Cliff, 142 Cliff will technically have 2 curb cuts

existing curb cut for 142 Cliff

**Property Information**

**Property ID** 41 75

**Location** 146 CLIFF RD

**Owner** NANTUCKET CONSERVATION FND 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

## Catherine Ancero

**From:** Holly Backus
**Sent:** Thursday, June 30, 2016 10:50 AM
**To:** Steindler, Tom; Catherine Ancero
**Cc:** Jay Hanley; Jessie Glidden; Dan Mulloy; Sophie; jnsteindler@cox.net
**Subject:** RE: #36-16 Seacliff, LLC and 146 Cliff Road LLC, 144 & 146 Cliff Road

Good Morning Mr. & Mrs. Steindler,

Planning Staff will provide your comments to the Board for their consideration.

Please let me know if you have any questions or if I can be of further assistance.
Take care,

Holly E. Backus
Land Use Specialist
Town of Nantucket

---

**From:** Steindler, Tom [mailto:tsteindler@mwe.com]
**Sent:** Wednesday, June 29, 2016 4:18 PM
**To:** Holly Backus; Catherine Ancero
**Cc:** Jay Hanley; Jessie Glidden; Dan Mulloy; Sophie; jnsteindler@cox.net
**Subject:** #36-16 Seacliff, LLC and 146 Cliff Road LLC, 144 & 146 Cliff Road

Dear Ms. Backus and Ms. Cancero:

My wife, Julie, and I are the Managers of Nantucket Overlook LLC, the Owner of 148 Cliff Road. We are the abutters to the west of the property located at 146 Cliff Road. We write in support of the above-referenced request of Seacliff LLC and 146 Cliff Road, LLC for a Special Permit to construct a second driveway access for the benefit of 146 Cliff Road, for the reasons set out in the application. We would be grateful if you would include our support for this request in the file for this application, which we understand is scheduled to be addressed at a public hearing at 5:30 p.m., Monday, July 11, 2016.

Thank you in advance for your kind attention to this matter.

Sincerely,

Tom and Julie Steindler

**Thomas P. Steindler**
Partner

**McDermott Will & Emery LLP** | The McDermott Building | 500 North Capitol Street, N.W. | Washington, DC 20001
Tel +1 202 756 8254 | Mobile +1 202 251 0478 | Fax +1 202 756 8087

Biography | Website | vCard | Email | Twitter | LinkedIn | Blog

**********
This message is a PRIVILEGED AND CONFIDENTIAL communication. This message and all attachments are a private communication sent by a law firm and may be confidential or protected by privilege. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of the information contained in or attached to this

#37-16 Inn Partners Regatta, LLC
78 Center Street
Map 42.4.3 Parcel 98
Transient Residential Facility Use - Special Permit

PB Check # 29481

GLIDDEN & GLIDDEN, P.C.
ATTORNEYS AT LAW
P. O. BOX 1079
37 CENTRE STREET
NANTUCKET, MASSACHUSETTS 02554
508-228-0771
FAX 508-228-6205
OFFICE@GLIDDENANDGLIDDEN.COM

RECEIVED
JUN 15 2016
By

RICHARD J. GLIDDEN
JESSIE M. GLIDDEN BRESCHER
JOHN B. BRESCHER

JAMES K. GLIDDEN
(1917 – 2009)

June 13, 2016

Ms. Leslie Snell
Deputy Director of Planning
Planning and Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

RE: Special Permit Request
Regatta Inn, 78 Centre Street, Nantucket

Dear Leslie,

Enclosed on behalf of Inn Partners Regatta, LLC, the owner/applicant of the Locus situated at 78 Centre Street, is a request for a Special Permit relief from the Planning Board. The Applicant hereby requests the following:

1. Special Permit relief pursuant to Nantucket Zoning Bylaw Section 139-30 for uses allowed by Special Permit (139-7a). Specifically, the applicant is requesting Special Permit relief for a transient residential facility use. The Regatta Inn Guest House has been continuously in use since before the adoption of the Zoning Bylaw. However, as it is a grandfathered use, it has never received any planning or zoning board of appeals relief. Furthermore, pursuant to Nantucket Zoning Bylaw Section 139-2 – Definitions – Transient Residential Facilities are allowed by Special Permit in the Residential Old Historic (ROH) district if the Locus is 0.25 miles from the Commercial Downtown District. As such, the applicant is requesting Special Permit relief for this permitted use in the ROH.

2. Pursuant to Section 139-33, the applicant is requesting Special Permit relief in order to alter and expand the pre-existing nonconforming structure upon the Locus per the attached plans. The existing structure is preexisting nonconforming with respect to setbacks and height, being as close as 0.4 feet from the southeasterly side yard lot line and having steps approximately 0.4

feet over the front yard lot line in a zoning district that require a side yard setback of five (5) feet and a front yard setback of zero (0) feet, respectively. The structure also has a roof peak elevation of 45.7 feet in a district that that allows for a maximum height of thirty (30) feet. Said alterations to the structure will not increase the nonconforming nature of the structure because the proposed addition will be no closer to the lot lines than the existing structure, as shown on the plan enclosed as part of this application.

3. Pursuant to Section 139-18.D, relief from the requirements of the Section 139-18 (parking) of the Town Code. Specifically, the applicant is requesting a waiver of seventeen (17) spaces. Per the Section 139-18.B., the parking requirement for a "rooming, lodging, or guest house" is for 3 spaces + 1 space for every rental unit over 2. Because there are 16 rental units, 18 parking spaces are required and only one (1) is provided.

4. Minor Site Plan review pursuant to 139-23.B.

I have also enclosed the filing fee of $250.00 made payable to the Town of Nantucket and two (2) copies of the application and supporting documentation.

Please prepare public notice for public hearing on the application at the Planning Board's July 11, 2016 meeting.

Also please note that I reserve the right to supplement this application with further materials at a later time.

If you have any questions, please do not hesitate to contact me. Trusting you find everything in order, I remain,

Very Truly Yours,

John B. Brescher, Esq.

Enclosure(s)
Cc:

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

JUN 14 2016

# Nantucket Planning Board

RECEIVED
JUN 15 2016
By CHK # 29481

## Application for a Special Permit

Date: 6-14-16 File #: 37-16

Name of development: _____

Owner(s) name(s): Inn Partners Regatta, LLC

Mailing address: 359 Main Street, Chatham, MA
Phone number: 228-0771 Fax number: _____ E-mail: john@gliddenandglidden.com

Applicant's name: Same

Mailing address: _____
Phone number: _____ Fax number: _____ E-mail: _____

Engineer / surveyor's name: Bracken Engineering, Inc.

Mailing address: 19 Old South Road, Nantucket, MA 02554
Phone number: 508-325-0044 Fax number: _____ E-mail: don@brackeneng.com

Location of lot(s):
☐ Street address 78 Center Street

☐ Tax Assessors Map 42.4.3 Parcel 98

☐ Nantucket Registry of Deed: Plan Book 14 and Page 13 **OR**

Plan File # _____ **OR** Land Court Plan # _____ at Certificate # _____

Size of parcel: 5,557 +/- 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)

- ❍ 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 |
|---|---|
| 139-7 | Transient Residential Facility Use |
| 139-33 | Expansion of pre-existing nonconforming structure |
| 139-18(D) | Parking waiver |
| 139-23.B | Minor site plan review |

Specify all associated Zoning Code relief sought:

| Section | Description |
|---|---|
| see attached | |

*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: $_____

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.

_____

_____
Owner(s)' Signature(s)

_____
Applicant's Signature

I/we Jeff Ippoliti, the undersigned, hereby authorize John B Brescher 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"
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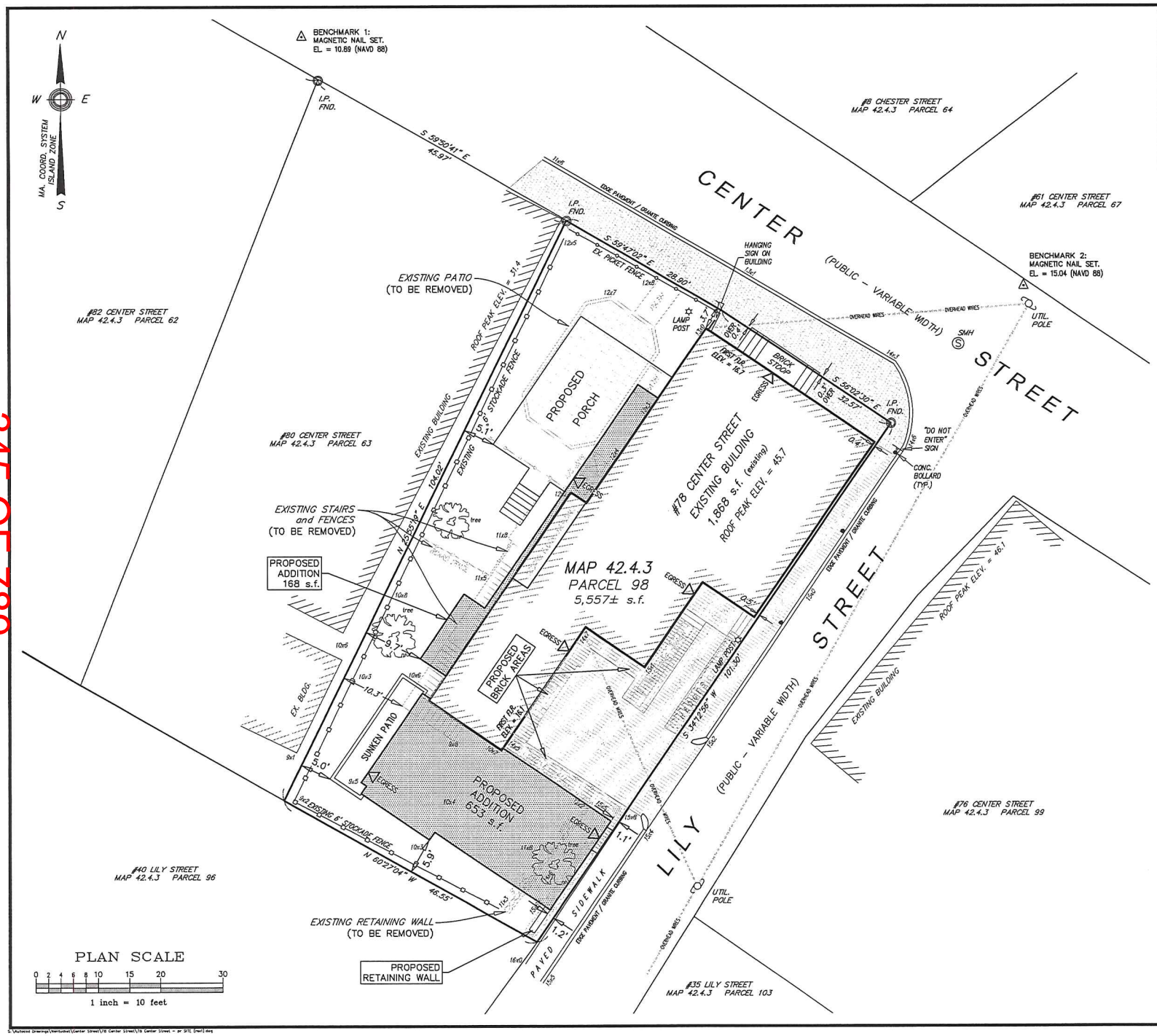
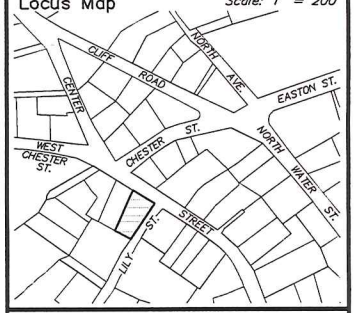
- ☐ Completed application form
- ☐ Town Clerk's stamped application (provide 2 copies-one for Town Clerk and one for Planning Board)




## Locus Map

Scale: 1" = 200'




## Notes

1. LOCUS: #78 CENTER STREET MAP 42.4.3 PARCEL 98
2. OWNER: 78 CENTRE STREET, LLC c/o PAUL BENK 34 OYSTER POINT WARREN, RHODE ISLAND 02885
3. DEED REF: Bk:1352 Pg:228
4. PLAN REF: Bk:14 Pg:13
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0086-G dated 06/09/2014.
6. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.
7. BUILDING WAS CONSTRUCTED CIRCA 1850 PER ASSESSORS RECORDS.
8. LOT SUBJECT TO PROTECTION UNDER ZONING BYLAW 139-33.

| ZONE: ROH | REQUIRED | EXISTING | PROPOSED |
|---|---|---|---|
| LOT AREA: | 5,000 s.f. | 5,557± s.f. | 5,557± s.f. |
| FRONTAGE: | 50' | 60'+ | 60'+ |
| FRONT YARD: | 0' | 0.4' OVER | 0.4' OVER |
| SIDE/REAR YARD: | 5' | 0.4' | 0.4' |
| GROUND COVER: | 50% (MAX) (2,778 s.f. MAX) | 33.6% (1,868 s.f.) | 48.4% (2,689 s.f.) |
| OPEN SPACE: | 20% (MIN) (1,111 s.f. MIN) | 55% (3,085 s.f.) | 33.9% (1,885 s.f.) |

Prepared By:

BRACKEN ENGINEERING, INC.
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

# PROPOSED SITE PLAN IN NANTUCKET, MASSACHUSETTS

Prepared For:

## 78 CENTRE STREET, LLC

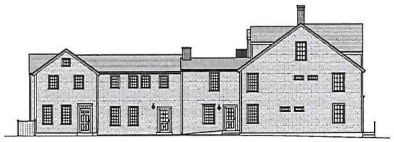
#78 CENTER STREET
MAP 42.4.3 PARCEL 98

| No. | Date | Revision Description | By |
|---|---|---|---|
| – | – | – | – |

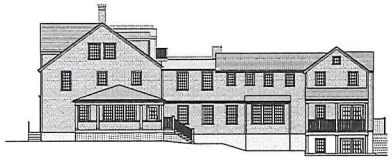
| Date: | Drawn: | Checked: | Sheet: |
|---|---|---|---|
| JUNE 13, 2016 | RMM/ERC/DLH | DFB/AMG | 1 of 1 |

# The Regatta Inn

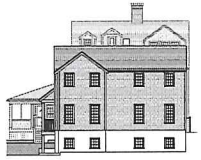
78 Centre Street
Nantucket, MA 02554



Proposed East Elevation
1/16" = 1'-0"



Proposed West Elevation
1/16" = 1'-0"

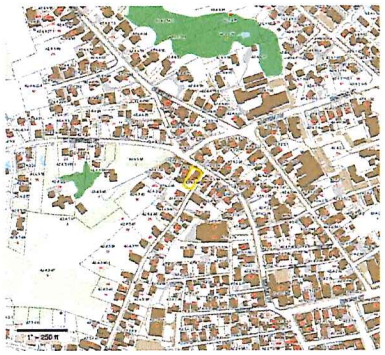


Proposed South Elevation
1/16" = 1'-0"

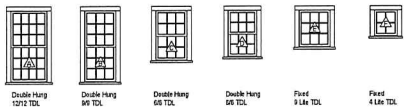
Proposed North Elevation
1/16" = 1'-0"

H. D. C. Approval Through Staff 05.02.16

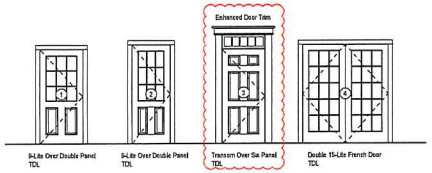
346 OF 789



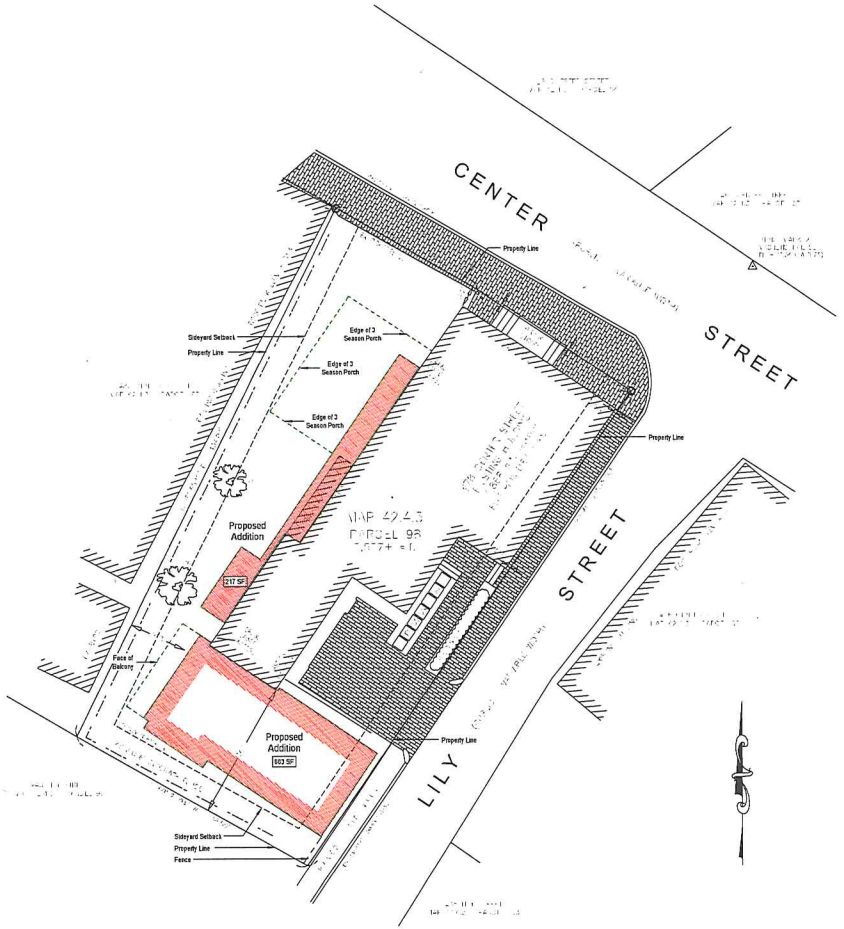
1 Locus Map
3/64" = 1'-0"




2 Window Types
1/4" = 1'-0"




3 Door Types
3/4" = 1'-0"




4 Proposed Site Plan
1" = 16'-0"

1435
*The Regatta Inn*
78 Centre Street
Nantucket, MA 02554

emeritus Development LLC

Site Plan, Locus Map

## Site Information

| | |
|---|---|
| Map & Parcel | 42.4.3 98 |
| Current Zoning: | RCH |
| Minimum Frontage: | 50 ft. |
| Front Setback: | 0 ft. |
| Side/Rear Setback: | 5 ft. |
| Lot Size: | 5,557 sq. ft. |
| Min. Lot Size: | 5,000 sq. ft. |
| Allowable G.C.: | 50% or 2,778.5 sq. ft. |
| Existing G.C.: | 1,868 sq. ft. |
| Proposed G.C.: | 892 sq. ft. |
| Total Proposed G.C.: | 2,739 sq. ft. |

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX


G.1.1 Site Plan, Locus Map
A.1.0 Basement Level Floor Plans
A.1.1 First Floor Plans
A.1.2 Second Floor Plans
A.1.3 Third Floor Plans
A.2.1 Elevations
A.2.2 Elevations
A.2.3 Building Sections

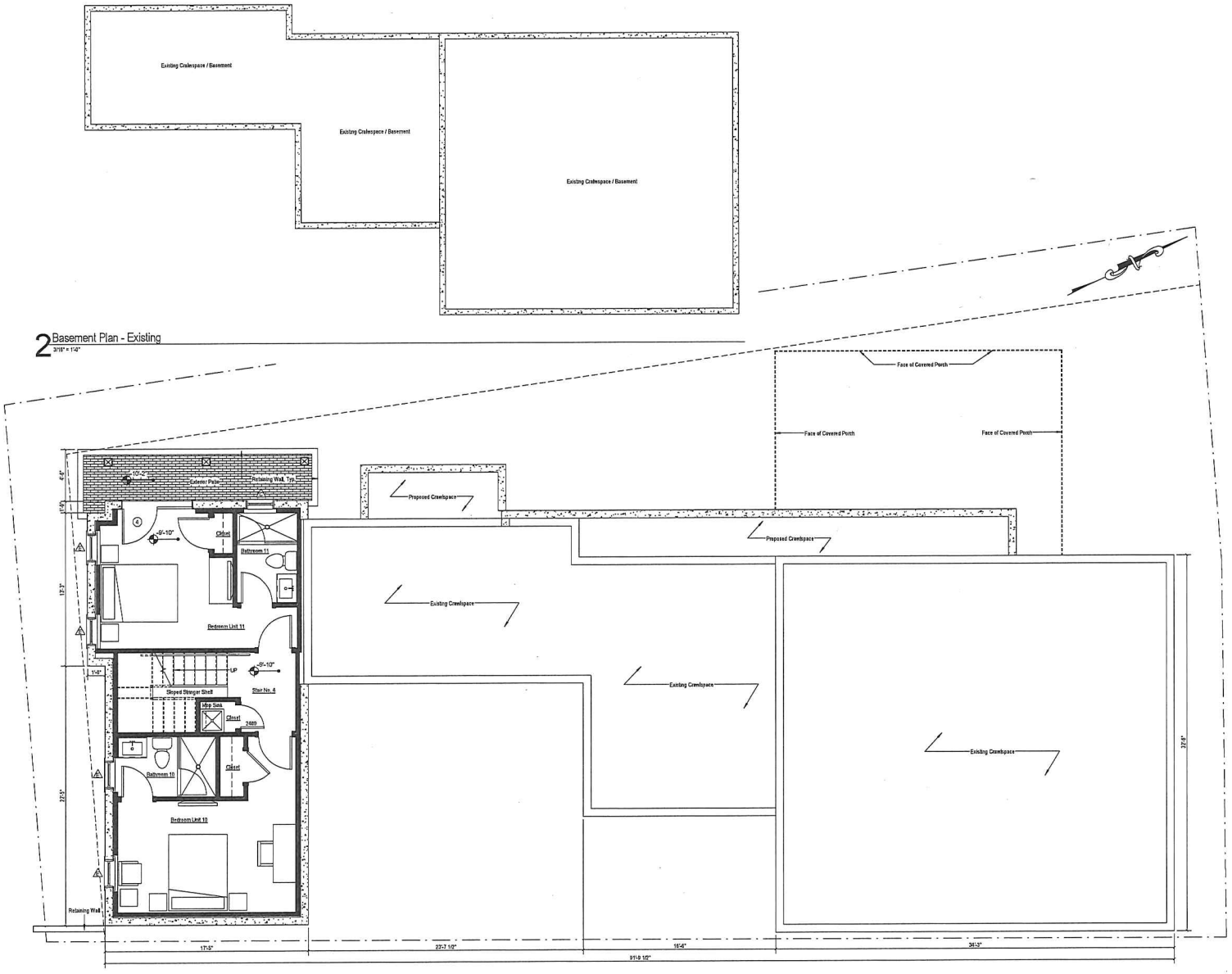

Revisions

NOTE: DRAWING NOTES, SPECIFICATIONS AND DESIGNS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. THEY MAY NOT BE REPRODUCED, DISTRIBUTED OR DISCLOSED WITHOUT WRITTEN PERMISSION. ALL DIMENSIONS TO BE VERIFIED ON THE JOB SITE BY THE CONTRACTOR. REPORT ANY ERRORS OR OMISSIONS TO ARCHITECT BEFORE PROCEEDING.

G.1.1
1435

H. D. C. Approval Through Staff

05.02.16




2 Basement Plan - Existing
3/16" = 1'-0"

1 Basement Plan
1/4" = 1'-0"

# 1435

*The Regatta Inn*
78 Centre Street
Nantucket, MA 02554

emeritus Development Ltd.

Basement Level Floor Plans

## Site Information

| | |
|---|---|
| Map & Parcel: | 42,4.3 98 |
| Current Zoning: | RGH |
| Minimum Frontage: | 50 ft. |
| Front Setback: | 0 ft. |
| Side/Rear Setback: | 5 ft. |
| Lot Size: | 5,557 sq. ft. |
| Min. Lot Size: | 5,000 sq. ft. |
| Allowable G.C.: | 50% or 2,778.5 sq. ft. |
| Existing G.C.: | 1,868 sq. ft. |
| Proposed G.C.: | 862 sq. ft. |
| Total Proposed G.C.: | 2,730 sq. ft. |

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

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| A.1.1 | First Floor Plans |
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| A.1.3 | Third Floor Plans |
| A.2.1 | Elevations |
| A.2.2 | Elevations |
| A.2.3 | Building Sections |


Revisions

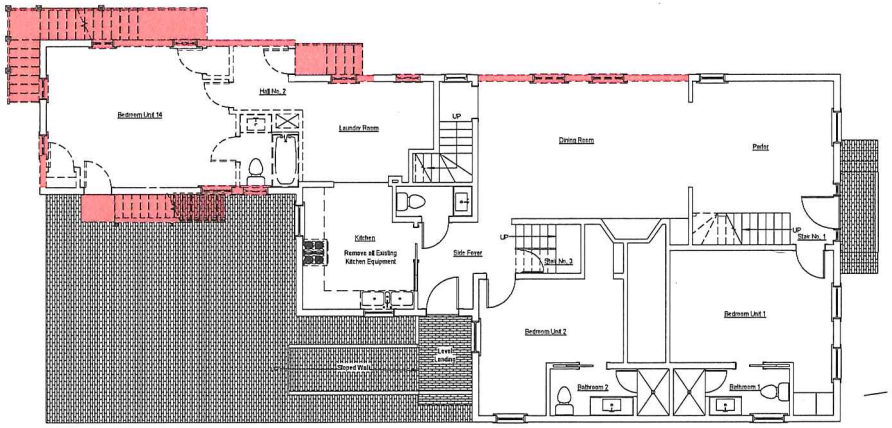
THESE DRAWINGS AND THE DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MUST BE RETURNED UPON REQUEST. THESE DRAWINGS MAY NOT BE REPRODUCED OR USED FOR OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF EMERITUS DEVELOPMENT LTD.

A.1.0

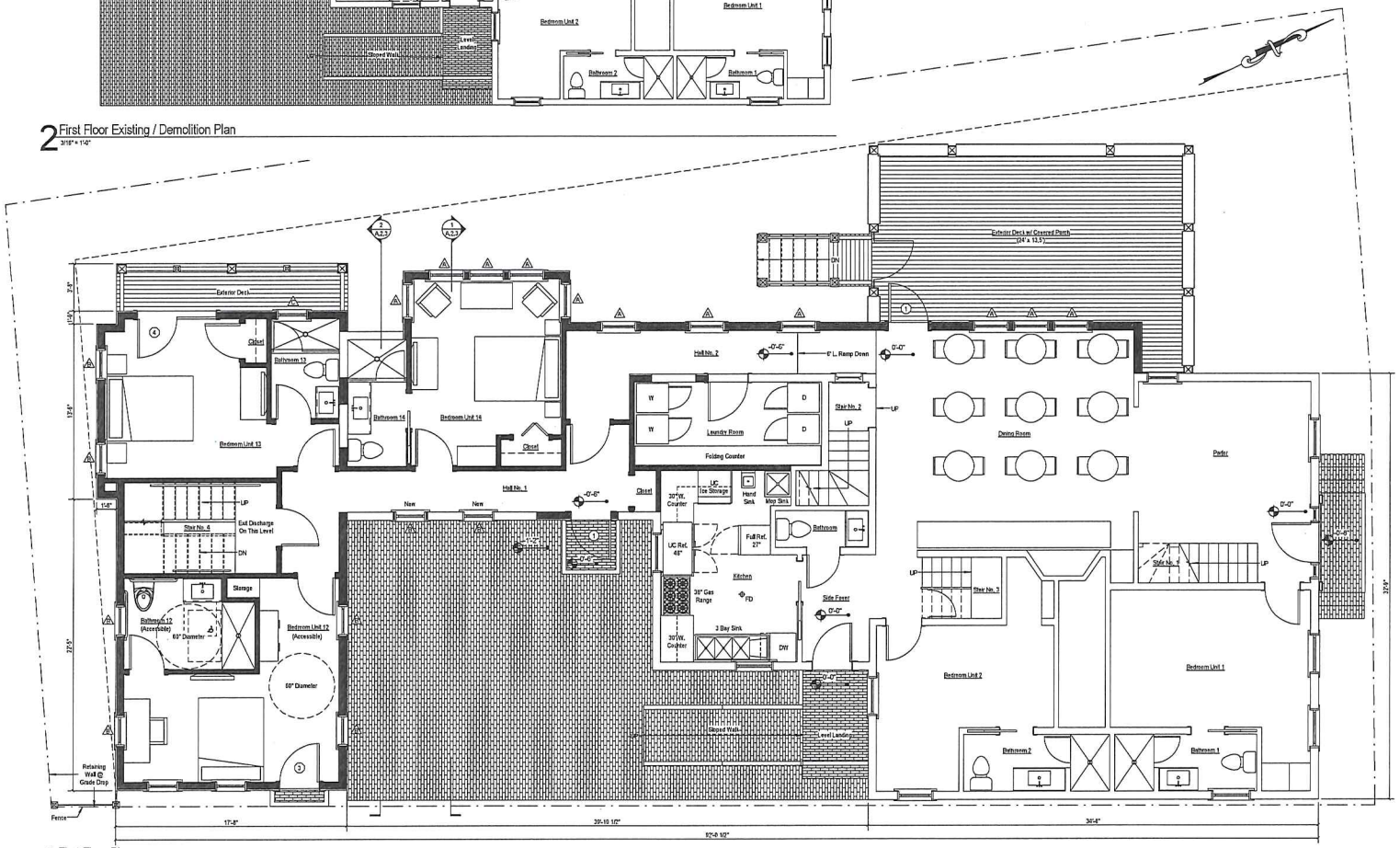
1435

H. D. C. Approval Through Staff

05.02.16




2 First Floor Existing / Demolition Plan
3/16" = 1'-0"




1 First Floor Plan
1/4" = 1'-0"

# 1435

*The Regatta Inn*
78 Centre Street
Nantucket, MA 02554

cmeritus development llc

## First Floor Plans

### Site Information

| | |
|---|---|
| Map & Parcel: | 42,4,3 98 |
| Current Zoning: | RGH |
| Minimum Frontage: | 50 ft. |
| Front Setback: | 0 ft. |
| Side/Rear Setback: | 5 ft. |
| Lot Size: | 5,557 sq. ft. |
| Min. Lot Size: | 5,000 sq. ft. |
| Allowable G.C.: | 50% or 2,778.5 sq. ft. |
| Existing G.C.: | 1,838 sq. ft. |
| Proposed G.C.: | 892 sq. ft. |
| Total Proposed G.C.: | 2,730 sq. ft. |

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

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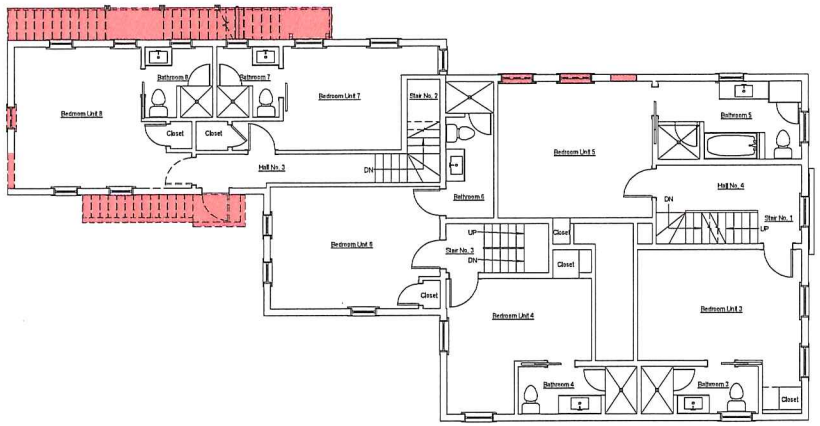
Revisions

THE DRAWING AND THE DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF CMERITUS DEVELOPMENT LLC AND SHALL NOT BE USED FOR ANY PURPOSE NOT SPECIFICALLY AGREED TO IN WRITING BY CMERITUS DEVELOPMENT LLC.

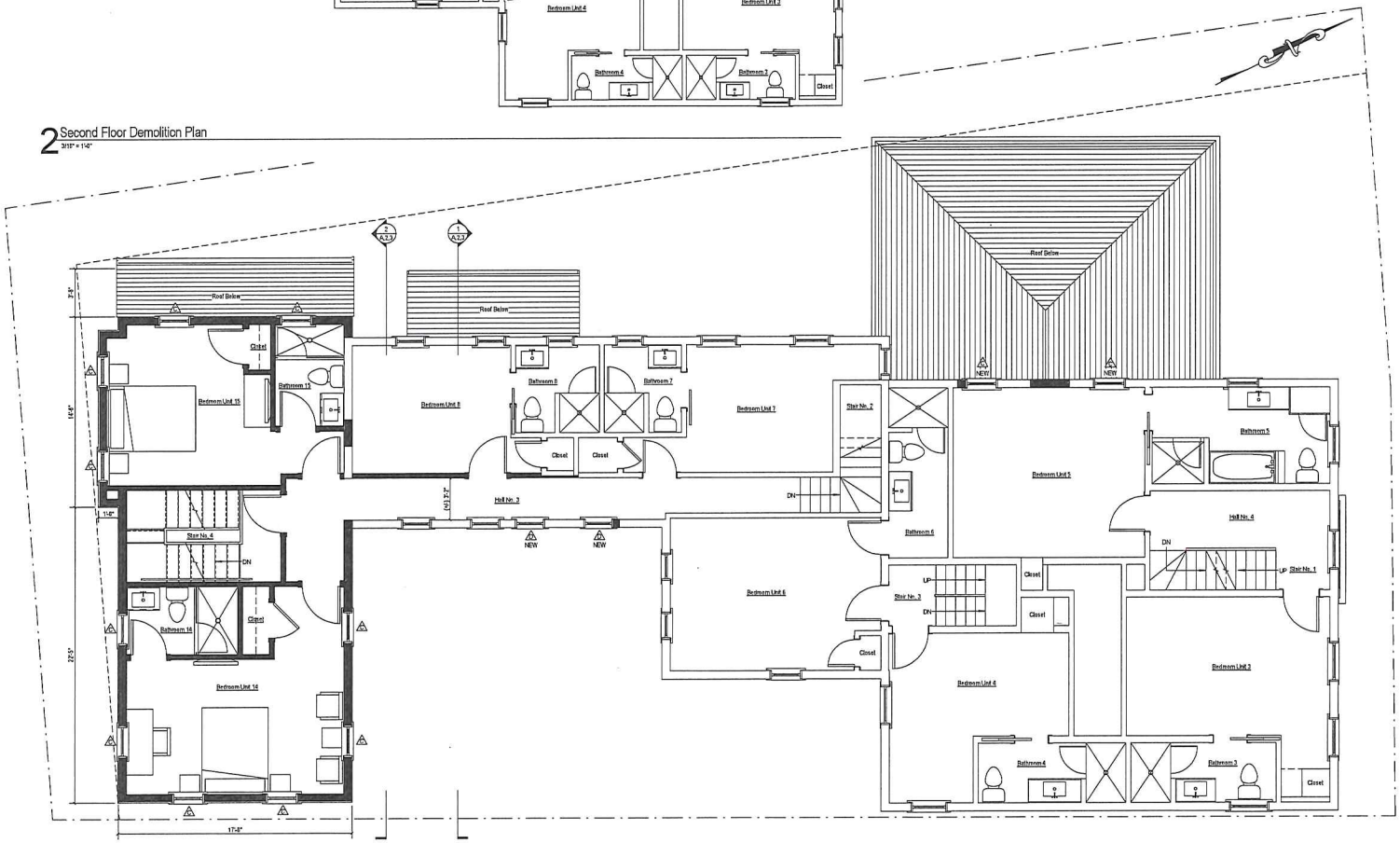
A.1.1
1435

H. D. C. Approval Through Staff

05.02.16




2 Second Floor Demolition Plan
3/16" = 1'-0"




1 Second Floor Plan
1/4" = 1'-0"

# 1435

*The Regatta Inn*
78 Centre Street
Nantucket, MA 02554

emeritus development inc.
6 Gladiator Lane Nantucket, MA 02554
P. 508.228.3040
F. 508.228.2040
www.emeritusdevelopment.com

## Second Floor Plans

### Site Information

| | |
|---|---|
| Map & Parcel: | 42.4.3 98 |
| Current Zoning: | RCH |
| Minimum Frontage: | 50 ft. |
| Front Setback: | 0 ft. |
| Side/Rear Setback: | 5 ft. |
| Lot Size: | 5,557 sq. ft. |
| Min. Lot Size: | 5,000 sq. ft. |
| Allowable G.C.: | 50% or 2,778.5 sq. ft. |
| Existing G.C.: | 1,858 sq. ft. |
| Proposed G.C.: | 882 sq. ft. |
| Total Proposed G.C.: | 2,739 sq. ft. |

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

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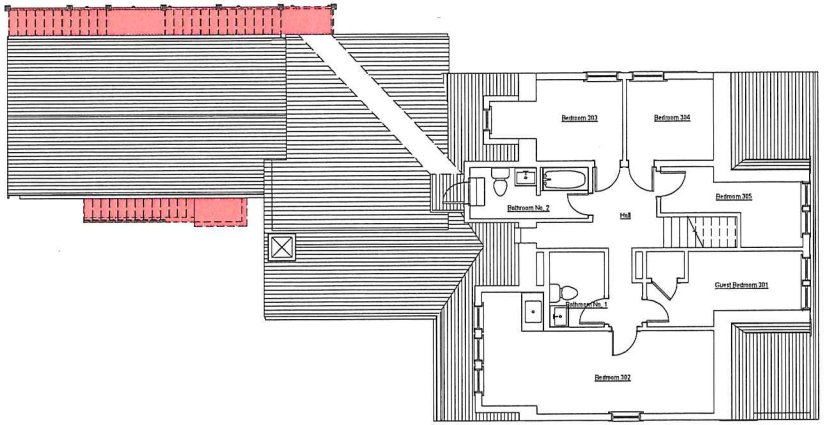
Revisions

THE DRAWINGS AND WORK DESCRIBED THEREIN ARE THE PROPERTY AND COPYRIGHT OF THE DESIGNER AND SHALL NOT BE REPRODUCED OR DISTRIBUTED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE DESIGNER. ALL DIMENSIONS TO BE VERIFIED ON SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ERRORS AND OMISSIONS TO BE REPORTED TO THE DESIGNER.

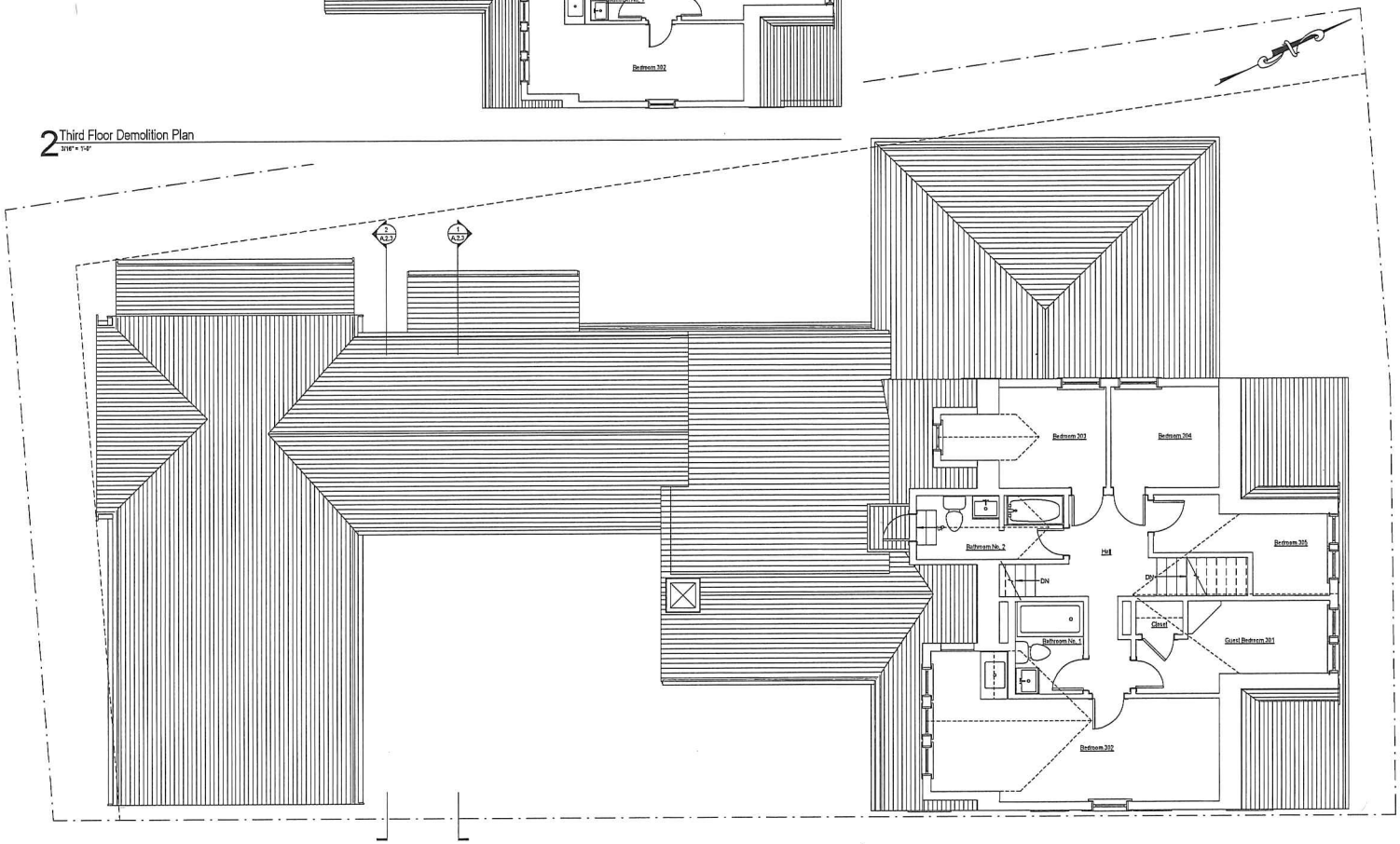
A.1.2
1435

H. D. C. Approval Through Staff

05.02.16




2 Third Floor Demolition Plan
3/16" = 1'-0"




1 Third Floor Plan
1/4" = 1'-0"

# 1435

*The Regatta Inn*
78 Centre Street
Nantucket, MA 02554

emeritus development l.l.c.

Third Floor Plans

## Site Information

| | |
|---|---|
| Map & Parcel: | 42,4,3 98 |
| Current Zoning: | RCH |
| Minimum Frontage: | 50 ft. |
| Front Setback: | 0 ft. |
| Side/Rear Setback: | 5 ft. |
| Lot Size: | 5,557 sq. ft. |
| Min. Lot Size: | 5,000 sq. ft. |
| Allowable G.C.: | 50% = 2,778.5 sq. ft. |
| Existing G.C.: | 1,868 sq. ft. |
| Proposed G.C.: | 862 sq. ft. |
| Total Proposed G.C.: | 2,730 sq. ft. |

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

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Revisions

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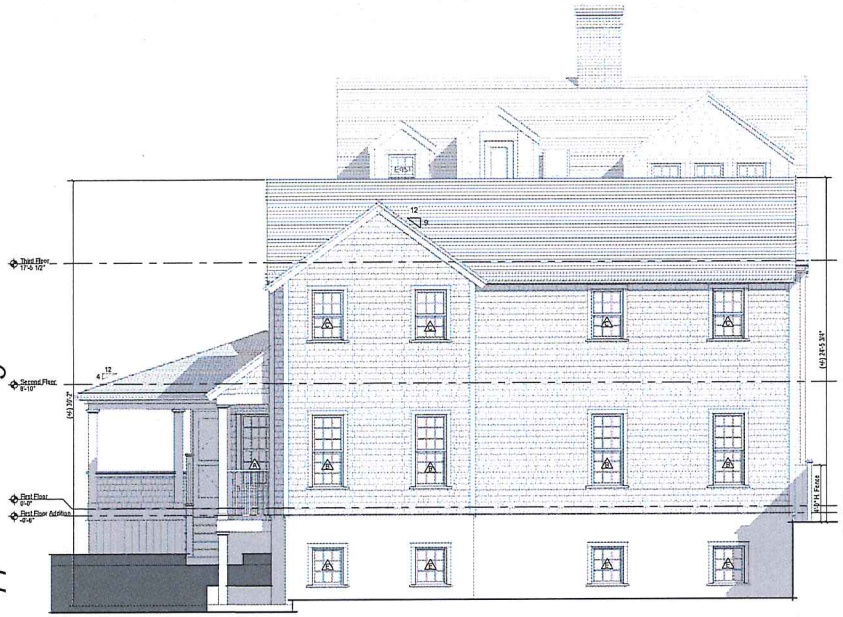
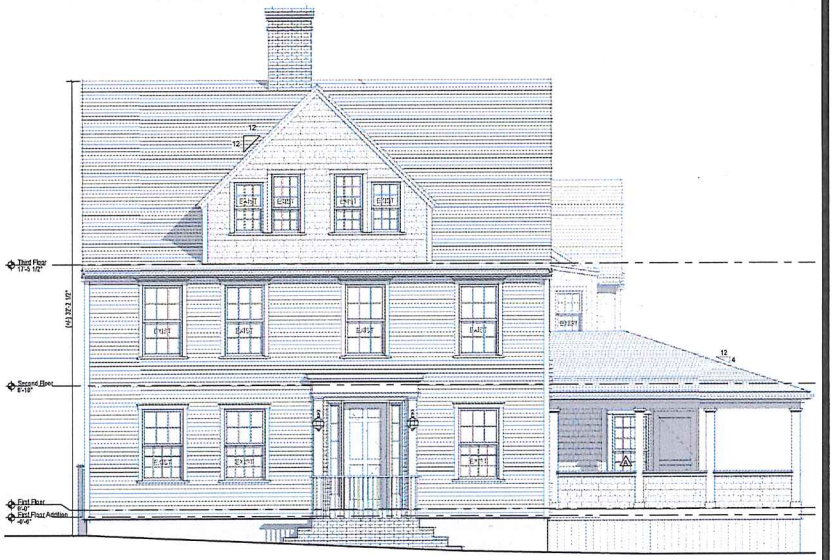
Drawn: FILE BLEYKNS/SD/PN
Date:

A.1.3
1435

H. D. C. Approval Through Staff 05.02.16




1 South Elevation
1/4" = 1'-0"




2 North Elevation
1/4" = 1'-0"

# 1435

*The Regatta Inn*
78 Centre Street
Nantucket, MA 02554

emeritus Development s.r.l.

Elevations

## Site Information

| | |
|---|---|
| Map & Parcel: | 42,4.3 96 |
| Current Zoning: | RCH |
| Minimum Frontage: | 50 ft. |
| Front Setback: | 0 ft. |
| Side/Rear Setback: | 5 ft. |
| Lot Size: | 5,557 sq. ft. |
| Min. Lot Size: | 5,000 sq. ft. |
| Allowable G.C.: | 50% or 2,778.5 sq. ft. |
| Existing G.C.: | 1,868 sq. ft. |
| Proposed G.C.: | 862 sq. ft. |
| Total Proposed G.C.: | 2,730 sq. ft. |

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

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A.2.2 Elevations
A.2.3 Building Sections


Revisions

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A.2.1
1435

351 OF 789

H. D. C. Approval Through Staff 05.02.16

1 West Elevation
1/4" = 1'-0"

2 East Elevation
1/4" = 1'-0"

# 1435

*The Regatta Inn*
78 Centre Street
Nantucket, MA 02554

emeritus development ltd.
11 Ellery Lane Nantucket MA 02554
T. 508.325.4040
F. 508.325.0040
www.emeritusdevelopment.com

## Elevations

## Site Information

| | |
|---|---|
| Map & Parcel: | 42.4.3 98 |
| Current Zoning: | RCH |
| Minimum Frontage: | 50 ft. |
| Front Setback: | 0 ft. |
| Side/Rear Setback: | 5 ft. |
| Lot Size: | 5,557 sq. ft. |
| Min. Lot Size: | 5,000 sq. ft. |
| Allowable G.C.: | 50% or 2,778.5 sq. ft. |
| Existing G.C.: | 1,838 sq. ft. |
| Proposed G.C.: | 882 sq. ft. |
| Total Proposed G.C.: | 2,720 sq. ft. |

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

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| A.1.3 | Third Floor Plans |
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| A.2.2 | Elevations |
| A.2.3 | Building Sections |


Revisions

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A.2.2
1435

1 Building Section Facing North
1/8" = 1'-0"

2 Building Section Facing South
1/8" = 1'-0"

# 1435

*The Regatta Inn*
78 Centre Street
Nantucket, MA 02554

emeritus Development LLC.

Building Sections

## Site Information

| | |
|---|---|
| Map & Parcel | 42,4,3 98 |
| Current Zoning: | ROH |
| Minimum Frontage: | 50 ft. |
| Front Setback: | 0 ft. |
| Side/Rear Setback: | 5 ft. |
| Lot Size: | 5,557 sq. ft. |
| Min. Lot Size: | 5,000 sq. ft. |
| Allowable G.C.: | 50% or 2,778.5 sq. ft. |
| Existing G.C.: | 1,868 sq. ft. |
| Proposed G.C.: | 862 sq. ft. |
| Total Proposed G.C.: | 2,730 sq. ft. |

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

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| A.1.3 | Third Floor Plans |
| A.2.1 | Elevations |
| A.2.2 | Elevations |
| A.2.3 | Building Sections |


Revisions

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A.2.3
1435

CERTIFICATE NO: 65711

DATE ISSUED: 4/12/16

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

# CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

**NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.**

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

## PROPERTY DESCRIPTION

TAX MAP N°: 42.4.3 PARCEL N°. 98

Street & Number of Proposed Work: 78 CENTRE STREET

Owner of record: Paul Benk

Mailing Address: 34 Oyster Point
Warren, RI 02885

Contact Phone #: 908-938-2420 E-mail: pbenk@att.net

## AGENT INFORMATION (if applicable)

Name: Emeritus Development

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 508 325 4995 E-mail: matt@emeritus-development.com

FOR OFFICE USE ONLY

CK#2461 89.00
CK#2462 65.40

Date application received: 2/24/16 Fee Paid: $152.40

Must be acted on by: 4/21/16

Extended to: 6/22/16

Approved: ✓ Disapproved:

Chairman:

Member:

Member:

Member:

Member:

Notes - Comments - Restrictions - Conditions
Bedroom over garage
New door on South new addition on Lily St

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☑ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☑ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☑ Demolition ☐ Revisions to previous Cert. No. Alteration
☐ Pool (Zoning District ____) ☐ Roof ☑ Other 3 Story Addition, 3 Season Porch, Commercial Kitchen Renovation,

Size of Structure or Addition: Length: 41'4" Sq. Footage 1st floor: 869 Decks/Patio: Size: ____ ☐ 1st floor ☐ 2nd floor
Width: 17'8" Sq. footage 2nd floor: 655 Size: ____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: 0

Difference between existing grade and proposed finish grade: North N/A South 3' East N/A West 3'
Height of ridge above final finish grade: North ±15'0" South ±33'7" East ±31'7" West ±33'7"

Additional Remarks

Historic Name: 78 CENTRE ST.

Original Date: 1800s (describe)

Original Builder: UNKNOWN

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

REVISIONS*
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

**Foundation:** Height Exposed Varies ☐ Block ☐ Block Parged ☐ Brick (type) ____ ☑ Poured Concrete ☐ Piers

**Masonry Chimney:** ☐ Block Parged ☐ Brick (type) ____ ☐ Other ____

**Roof Pitch:** Main Mass 9 /12 Secondary Mass 4 /12 Dormer N/A /12 Other ____

**Roofing material:** ☑ Asphalt: ☑ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) ____

Fence: Height: ____
Type: ____
Length: ____

**Skylights (flat only):** Manufacturer ____ Rough Opening ____ Size ____ Location ____
Manufacturer ____ Rough Opening ____ Size ____ Location ____

**Gutters:** ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) ____

**Leaders (material and size):** ____

**Sidewall:** ☑ White cedar shingles ____ ☐ Clapboard (exposure: 3.5 inches) Front ☐ ____ Side ☐ ____
☐ Other ____

**Trim:** A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other ____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other ____
C. Dimensions: Fascia 1x8 Rake 1x6 Soffit (Overhang) N/A Corner boards 5 1/2 Frieze N/A
Window Casing 3 1/2 Door Frame 3 1/2 Columns/Posts: Round N/A Square 7 1/4

**Windows*:** ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other FIXED
☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer BOSTON SASH

**Doors*** (type and material): ☑ TDL ☐ SDL Front Boston Sash Rear Boston Sash Side Boston Sash
Garage Door(s): Type N/A Material ____

**Hardscape materials:** Driveways N/A Walkways N/A Walls N/A

* Note: Complete door and window schedules are required.

## COLORS

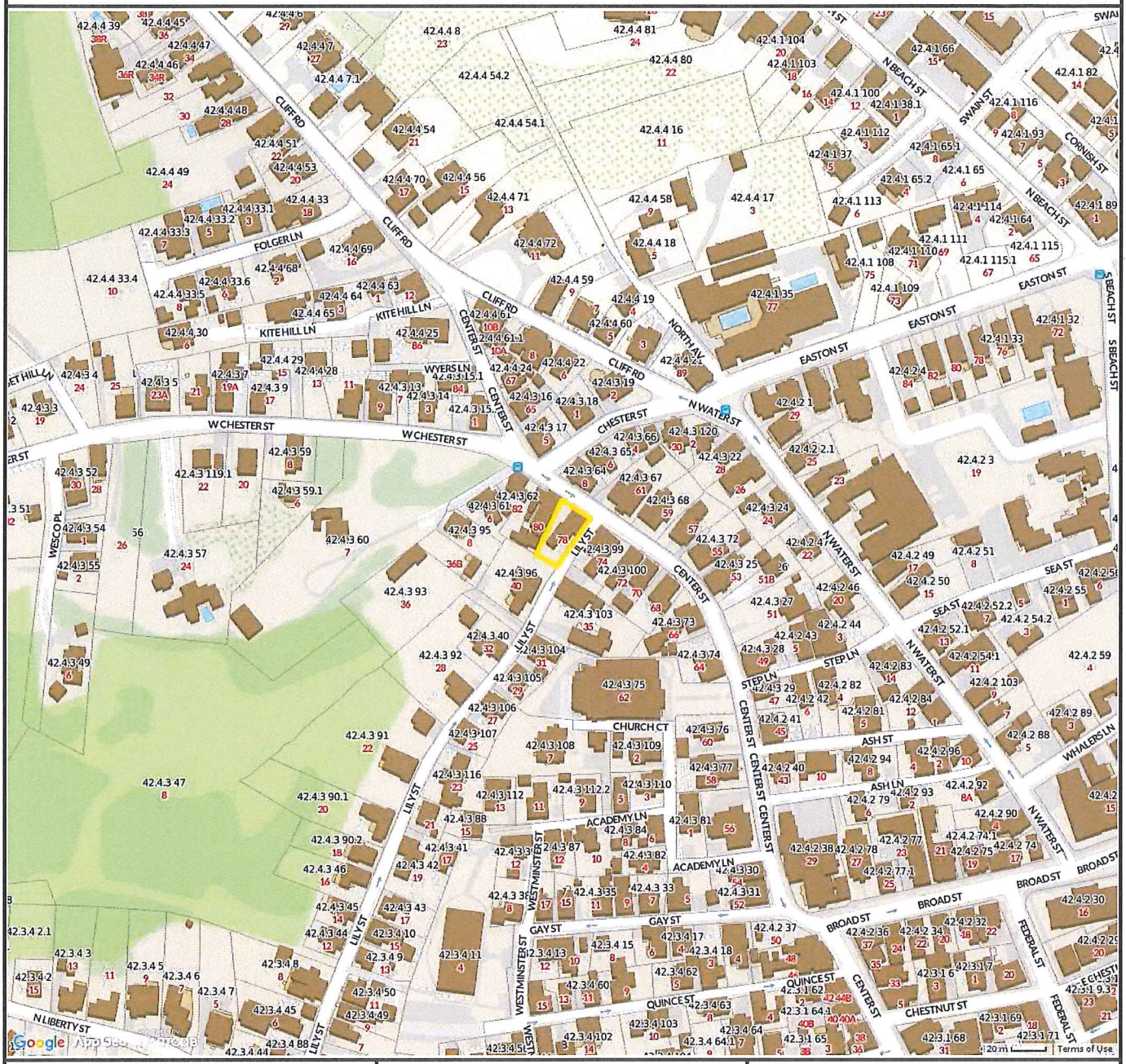
Sidewall NATURAL Clapboard (if applicable) EXISTING GRAY Roof black
Trim WHITE Sash WHITE Doors WHITE
Deck NATURAL Foundation NATURAL Fence WHITE Shutters N/A

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 02/24/16 Signature of owner of record ____ Signed under penalties of perjury

# 78 Centre Street




**Property Information**

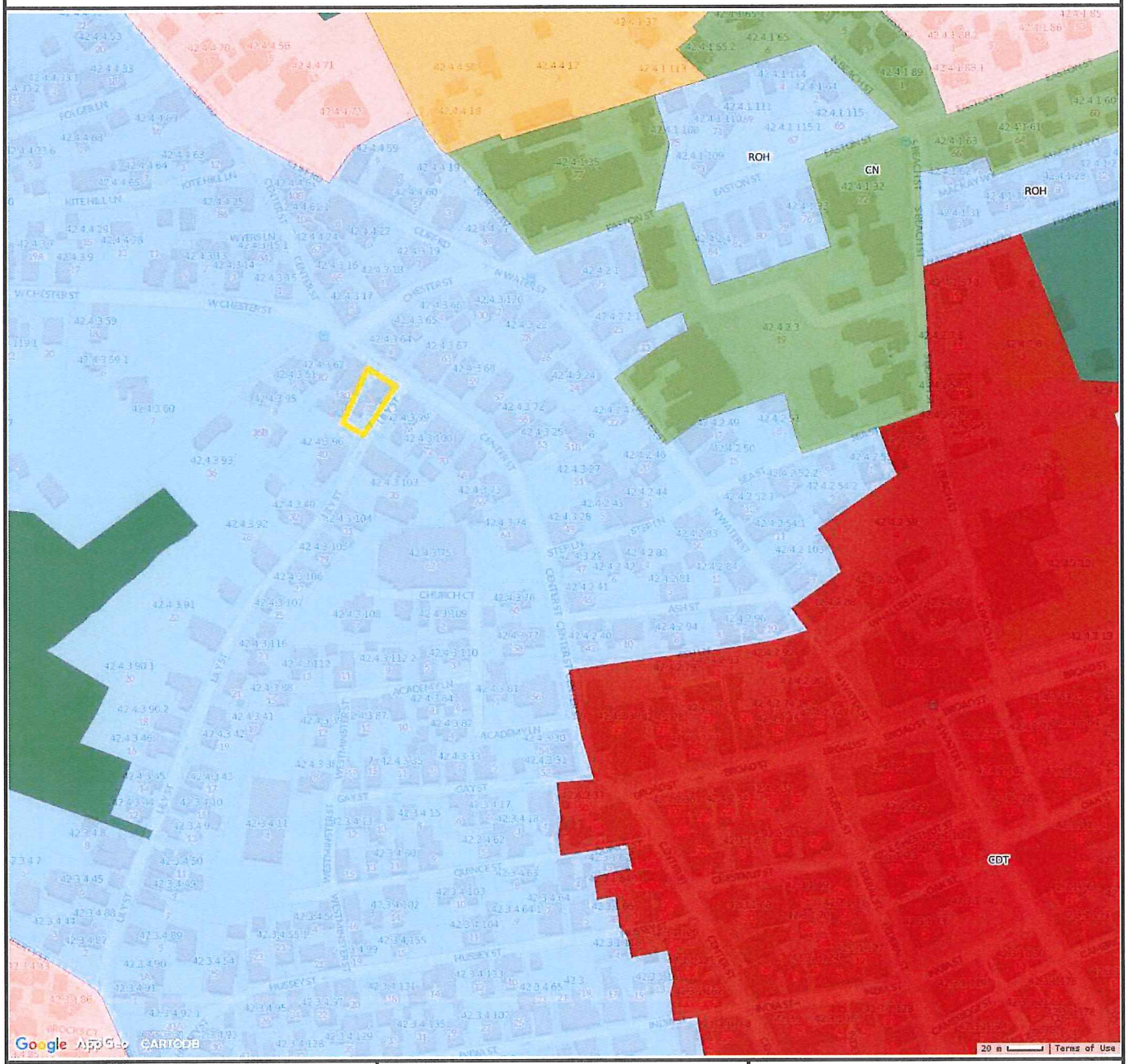
| | |
|---|---|
| **Property ID** | 42.4.3 98 |
| **Location** | 78 CENTER ST |
| **Owner** | 78 CENTRE STREET LLC |

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

# Zoning Districts




**Property Information**

| | |
|---|---|
| **Property ID** | 42.4.3 98 |
| **Location** | 78 CENTER ST |
| **Owner** | 78 CENTRE STREET LLC |

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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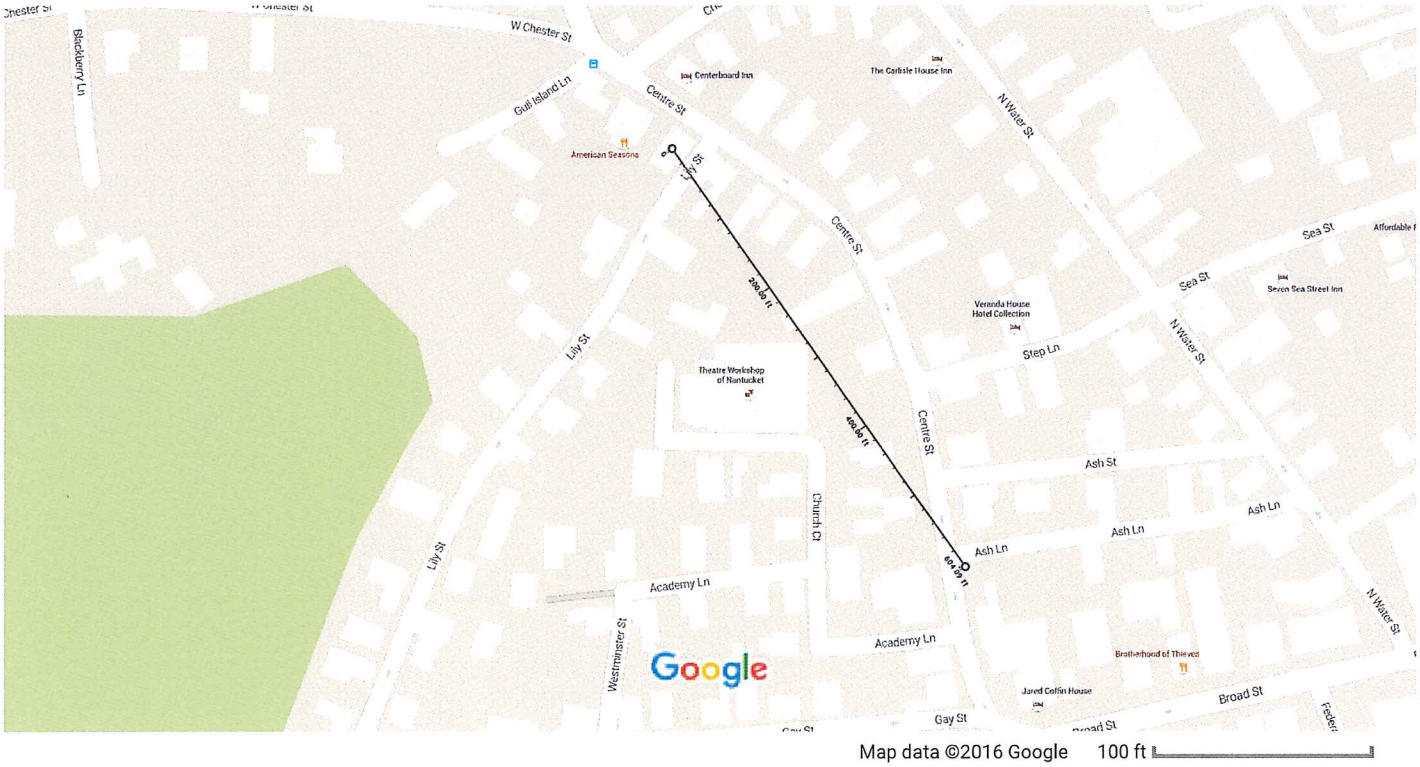
Parcels updated December, 2014
Properties updated January, 2015




Measure distance

Total distance: 604.09 ft (184.13 m)

## Holly Backus

**From:** Holly Backus
**Sent:** Tuesday, July 05, 2016 11:29 AM
**To:** 'Thomas Lowy'
**Cc:** Catherine Ancero
**Subject:** RE: #37-16 Inn Partners Regatta,LLC 78 Centre St

Good Morning Mr. Lowy,

Thank you for your email. It will be provided to the Planning Board prior to the meeting for their consideration. The meeting will be next Monday, July 11th at 5:30PM in the Public Safety Facility Community Room.

Please let me know if you have any questions or if I can be of further assistance.
Take care,

Holly E. Backus
Land Use Specialist
Town of Nantucket

---

**From:** Thomas Lowy [mailto:graciesmansion@gmail.com]
**Sent:** Sunday, July 03, 2016 2:16 PM
**To:** Holly Backus
**Subject:** FW: #37-16 Inn Partners Regatta,LLC 78 Centre St

---

**From:** Thomas Lowy <graciesmansion@gmail.com>
**Date:** Sunday, July 3, 2016 at 2:08 PM
**To:** <hbackus@nantucketma.gov>
**Cc:** Whitney Gifford <wag@readelaw.com>
**Subject:** #37-16 Inn Partners Regatta,LLC 78 Centre St

Dear Sirs,

My wife and I are the direct abutters of the Regatta Inn on Centre St. We have been informed that the Inn has submitted plans for a large extension and that you will be hearing their application on the 12th of this month at 5:30. We would like to share with you our objections to the scale and style of the proposed extension.

We believe that the applicants are adding too many rooms and too tall a building on an already crowded lot. The addition of so many more people and cars, with no additional parking or sunlight will be a detriment to our quality of life. If the Inn is already in violation of the parking rules, why in the world would the Board want to exacerbate the situation.The current design will be a blight on Lily Street. As far as we can see, from the plans, some of the rooms are below grade and it is not very clear what the rooms in the attic will be used for. More guest rooms? Staff rooms?

On the south elevation, the plans that have been revealed to us seem to be about as charming as a penitentiary in some Eastern European ex Soviet bloc republic.The shear mass of the south facing wall

will be oppressive to us and block our current views significantly. Not to mention the lovely trees that will have to come down  to make way for the new construction.The west side of the new extension looks like a retirement community by Marriott . None of it seems to have “Nantucket in Mind”. Recent changes to the plans have not gone very far to address our objections and in some ways have exacerbated the inappropriate massing on the south side. Moreover the plans indicate that the applicants plan to take down the fence that is currently dividing our properties and annex part of our land. I hope the Board is not capable of giving anyone permission to take our land.

The plans that we have seen do not include any provisions for air conditioning or heating units nor do they show any details for storm windows or screens. Multiple window unit air conditioners will be deafening to us. We are already oppressed by the noise of 2 giant and very visible and odiferous exhaust fans from the roof of the American Seasons restaurant. If central air is proposed for the Inn, where will the compressors be sited? In our faces on south facing land that can’t be built on or on the Lily Street side to oppress pedestrians? I don’t imagine that they want them in front of the ticky tacky balconies which are practically in our master bedroom.

Please feel free to contact us by phone or email for any clarification of our position.

Sincerely yours,

Thomas and Beth Lowy

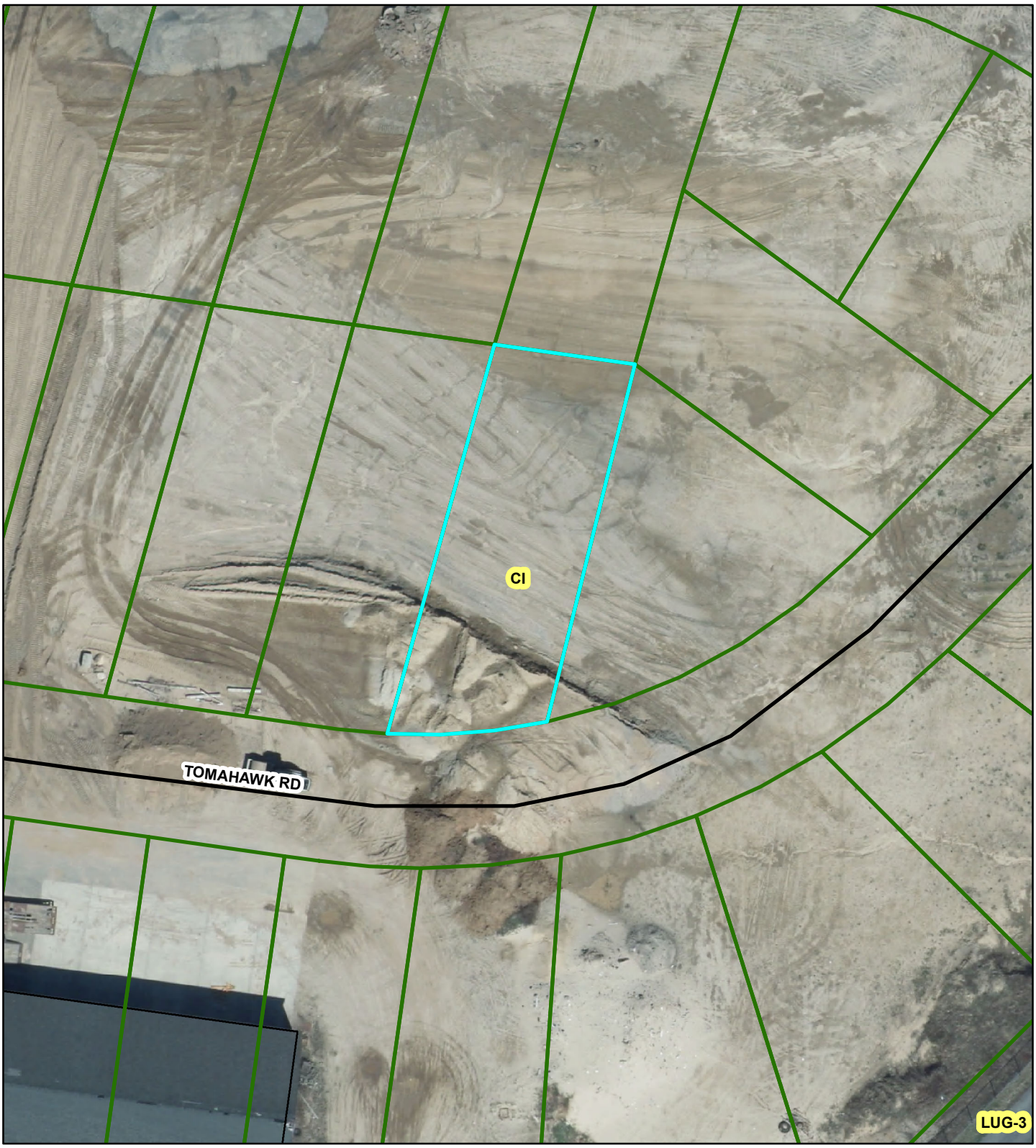
40 Lily Street

Nantucket

228 2422

CC: Whitney Gifford Esq.

#38-16 Special Permit
Kenneth C. Coffin, Inc.
16 Tomahawk Road
Map 69 Parcel 359



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

RECEIVED
JUN 14 2016
By CA

JUN 14 2016

# Nantucket Planning Board

## Application for a Special Permit

Date: June 13, 2016 File #: 38-16

Name of development: 16 Tomahawk Road

Owner(s) name(s): Kenneth C. Coffin, Inc.

Mailing address: c/o Sarah F. Alger, P.C., Two South Water Street, Nantucket, MA 02554
Phone number: 508-228-1118 Fax number: 508-228-8004 E-mail: sfa@sfapc.com

Applicant's name: Call It Whatever You Like LLC

Mailing address: c/o Sarah F. Alger, P.C., Two South Water Street, Nantucket, MA 02554
Phone number: 508-228-1118 Fax number: 508-228-8004 E-mail: sfa@sfapc.com

Engineer / surveyor's name: Nantucket Engineering & Survey, PC

Mailing address: 20 Mary Ann Drive, Nantucket, MA 02554
Phone number: 508-825-5053 Fax number: E-mail: art@nantucketengineer.com

Location of lot(s):

☐Street address 16 Tomahawk Road

☐Tax Assessors Map 69 Parcel 359

☐Nantucket Registry of Deed: Plan Book _____ and Page _____ **OR**

Plan File #_____ **OR** Land Court Plan # Lot 221 26984-8 at Certificate # _____

Size of parcel: 5,000 sq. ft. Zoning District: RC-2 (zoning freeze under approval required subdivision November 20, 2009

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 |
|---|---|
| 139-7 | Use Chart (contractor's shop, light manufacturing, exterior storage, wholesale, aquaculture, ancillary office and storage |
| 139-18.D | Off-Street Parking Requirements |
| 139-19.D | Screening |
| 139-20.1.C | Driveway Access |

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:

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.

Owner(s)' Signature(s)

Applicant's Signature

I/we Kenneth C. Coffin, Inc., 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:***

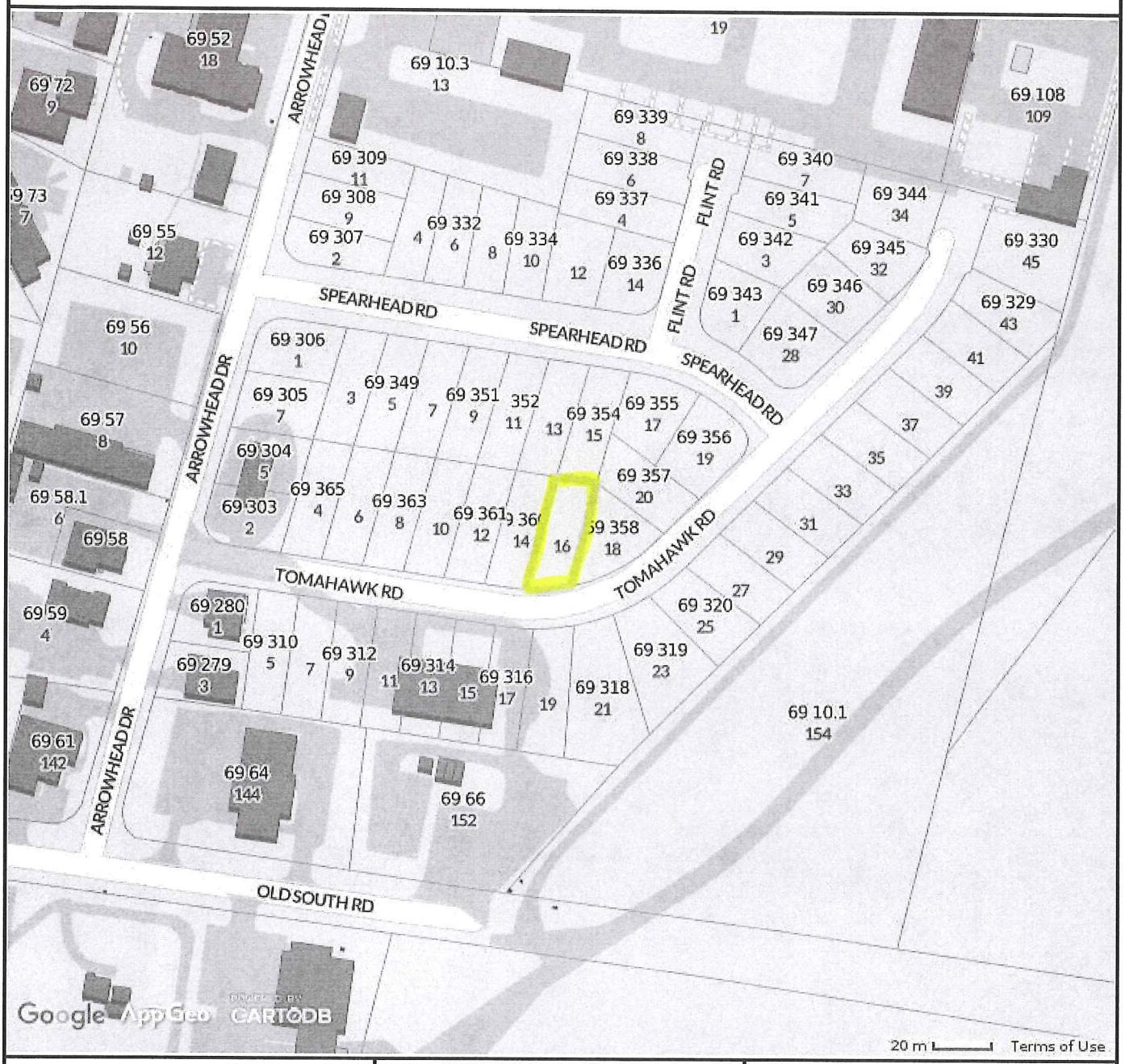
- ☑ Planning Board Special Permit abutters list – to be obtained at the Tax Assessor's office
- ☑ Completed application form entitled "Application to the Planning Board for a Special Permit"
- ☑ Application fee of $250.00 payable to Town of Nantucket
- ☑ Abutters fee of $6.11 per abutters payable to 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") §139-30.A for the construction of a contractor shop with ancillary exterior storage and ancillary second floor office and storage. Applicant also proposes light manufacturing and wholesale of aquaculture (oysters). Applicant also requests a special permit as to curb cut, parking, and screening. The uses require parking of three (3) spaces, and four (4) spaces are required using a calculation of one (1) space per 900 square feet of first floor shop and wholesale. Application seeks a waiver of the engineering escrow and site plan review requirement to the extent possible.

The locus is located at 16 Tomahawk Road, is shown on Nantucket Tax Assessor's Map 69 as Parcel 359, is shown on Land Court Plan No. 26984-8, and is located in a Commercial Industrial ("CI") Zoning District; however the locus has the benefit of a zoning freeze pursuant to an approval required subdivision on November 20, 2009 and as a result is governed by Residential Commercial 2 (RC-2) zoning.

# 16 Tomahawk Road




**Property Information**

| | |
|---|---|
| **Property ID** | 69 359 |
| **Location** | 16 TOMAHAWK RD |
| **Owner** | KENNETH C COFFIN INC |

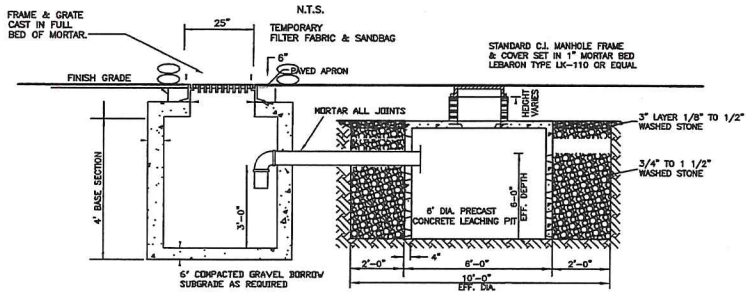
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

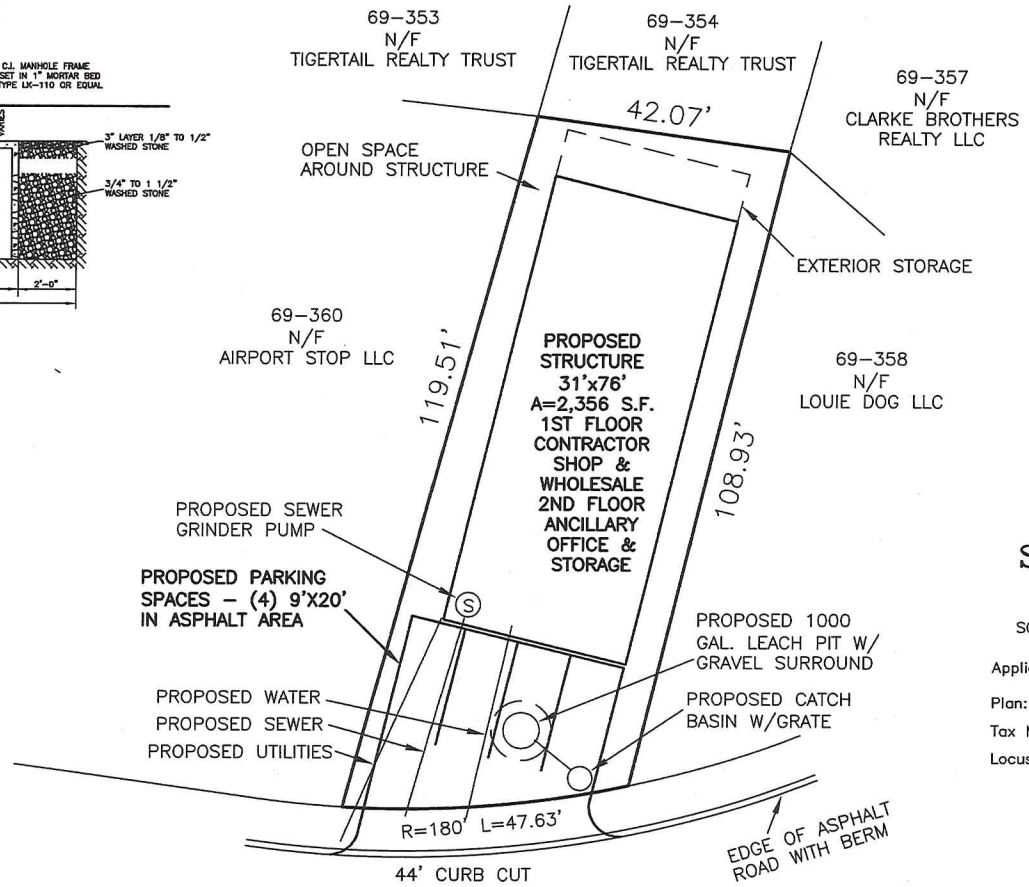
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

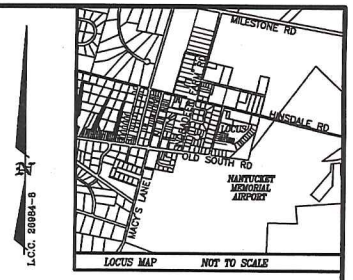
Parcels updated December, 2014
Properties updated January, 2015

## CATCH BASIN WITH FRAME & GRATE & SUBSURFACE DRAINAGE STRUCTURE

N.T.S.




ZONING CLASSIFICATION*:
Residential Commercial 2 (RC-2)

| | |
|---|---|
| MINIMUM LOT SIZE: | 5000 S.F. |
| MINIMUM FRONTAGE: | 40 FT. |
| FRONT YARD SETBACK: | 10 FT. |
| REAR/SIDE SETBACK: | 5 FT. |
| GROUND COVER % : | 50% |

*PER A.R. SUBDIVISION APPROVAL – 11/20/09

**OWNER OF RECORD**

KENNETH C. COFFIN, INC.
CERT. OF TITLE #11,346
L.C.C. 26984-8, LOT 221
ASSESSOR'S MAP 69 PARCEL 359
#16 TOMAHAWK ROAD

### ZONING CALCULATIONS

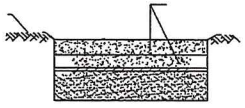
| ITEM | |
|---|---|
| STRUCTURE GROUND COVER | 2,356± S.F. (47.1%) |
| OTHER IMPERVIOUS AREA | 1,360± S.F. |
| OPEN AREA | 1,284 S.F. (25%) |
| LOT AREA | 5,000± S.F. |
| PARKING REQUIRED | 3 |
| PARKING PROVIDED | 4 |

MINIMUM REQUIRED OPEN SPACE = 20% OF LOT AREA
CURB CUT EXCEEDS MAXIMUM ALLOWABLE WIDTH

**NOTE:**
SEWER EJECTOR PUMP TO BE 10' MIN FROM PROPERTY LINES AND BUILDING FOUNDATION, OR LOCATED WITHIN THE STRUCTURE

**NOTE:**
SEWER FORCE MAIN AND WATER MAIN ARE PER WELLER & ASSOCIATES PLAN: "ARROWHEAD ROAD SUBDIVISION AS-BUILT PLAN & PROFILES" DATED: 10-20-14, REV.: 08-25-15

TYPE-1
PAVING ELEMENTS, PARKING LOT 2" BIT. CONC-TYPE I-1 HOT MIX
(2" BINDER COURSE, 1" TOP COURSE/MASS DPW SPEC'S MIX)
NOTE: GRAVEL BASE SHALL BE A MIN OF 8" ACK PAC. OR 3/4" DENSE GRADED CRUSHED STONE COMPACTED TO 95% MAXIMUM DRY DENSITY.



TYPICAL PARKING LOT SECTION
(NOT TO SCALE)

COMMONWEALTH OF MASSACHUSETTS
ARTHUR D. GASBARRO
CIVIL
No. 45951
PROFESSIONAL ENGINEER
6/14/16

**PERMITTING PLAN–NOT FOR CONSTRUCTION**

GRAPHIC SCALE
20 0 10 20
( IN FEET )
1 inch = 20 ft.

# Site Plan Review
## In Nantucket, MA

SCALE: 1"= 20' DATE: JUNE 14, 2016

Applicant: CALL IT WHATEVER YOU LIKE, LLC
Plan: LCC 26984-8 LOT 221
Tax Map-Parcel: 69-359
Locus: 16 TOMAHAWK ROAD

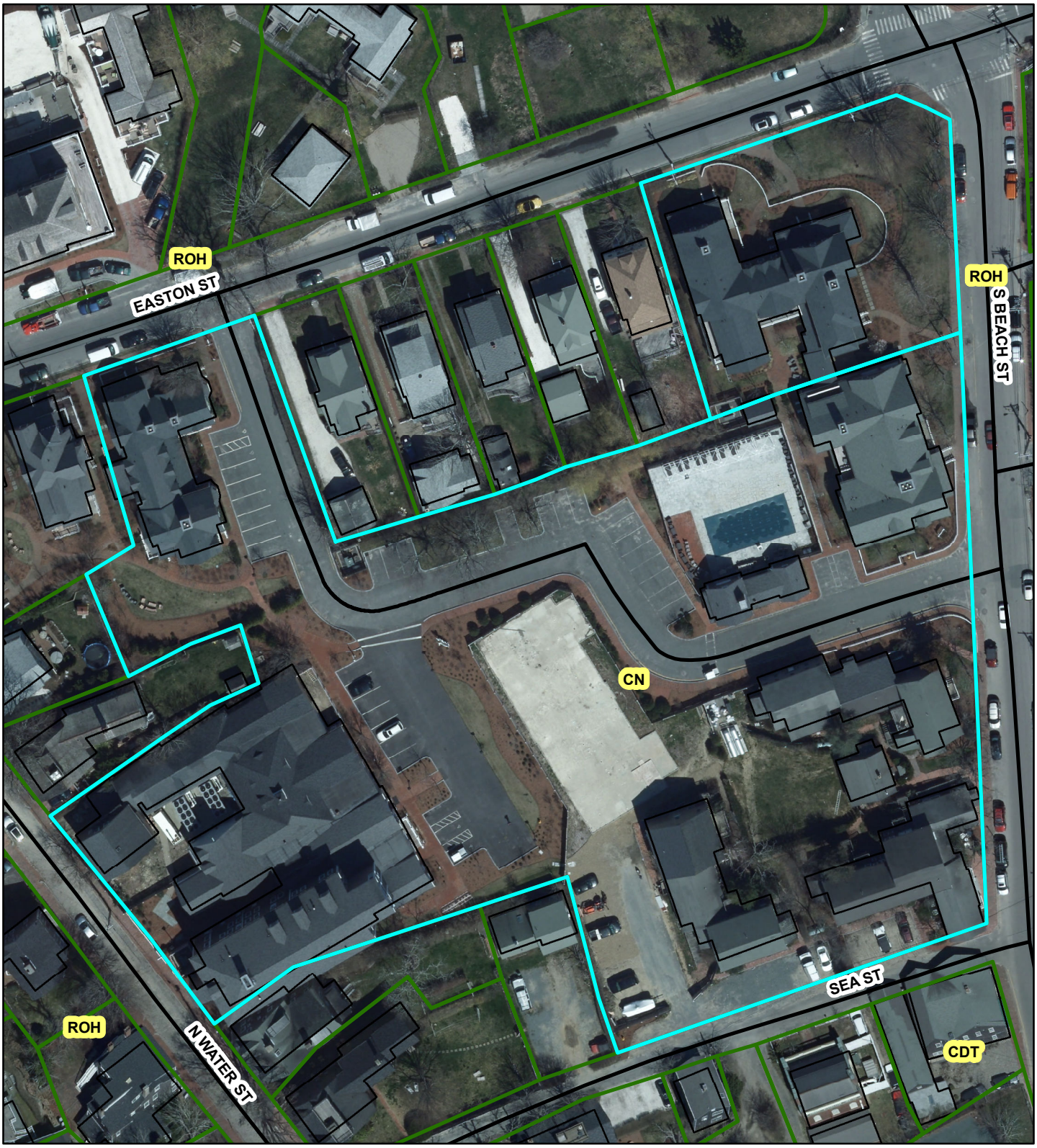
NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-325-5053

**Nantucket Planning Board**
MINOR SITE PLAN APPROVAL
PUBLIC WELLHEAD RECHARGE DISTRICT
COMMERCIAL USE SPECIAL PERMIT

Barry Rector, Chairman
Linda Williams, Vice-Chairman
Nathaniel Lowell
John Trudell
Joseph Marcklinger

DATE SIGNED FILE #

#41-16 White Elephant Village
19 South Beach Street & 72 South Beach Street
Map 42.4.1 Parcel 32 & Map 42.4.2 Parcel 3
MCD Special Permit Amendment (#12-05)



VAUGHAN, DALE, HUNTER AND BEAUDETTE
PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
WHALER'S LANE
P.O. BOX 659
NANTUCKET, MASSACHUSETTS 02554
TEL: (508) 228-4455
FAX: (508) 228-3070

EDWARD FOLEY VAUGHAN
KEVIN F. DALE
RICHARD P. BEAUDETTE

LORI D'ELIA
BRYAN J. SWAIN

WILLIAM F. HUNTER
OF COUNSEL

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

June 15, 2016

JUN 15 2016

BY HAND DELIVERY

Mr. Barry Rector, Chairman
Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

Re: White Elephant Village — Special Permit Amendment

Dear Chairman Rector:

On behalf of Nantucket Island Resorts LLC (the "Applicant"), and in accordance with the Town of Nantucket Zoning Bylaws and the Planning Board's *Requirements and Guidelines for Major Commercial Developments*, enclosed are the following application materials submitted in connection with a proposed amendment to the existing Major Commercial Development Special Permit (the "Resort Special Permit") for the White Elephant Village, formerly known as the White Elephant Hotel Residences (the "Resort"):

1. Special Permit Amendment Application Form (a copy of which is being filed simultaneously with the Town Clerk);
2. Applicant's Addendum summarizing the proposed changes;
3. Site Development Plan set entitled, "Site Plan for White Elephant Village, Nantucket, MA," dated June 10, 2016 (4 sheets);
4. Report entitled "Stormwater Management Report, Amended Special Permit Area, White Elephant Village, Nantucket, Massachusetts," dated June 14, 2016, prepared by Sanborn, Head & Associates, Inc.;

5. Memorandum entitled "White Elephant Village Resort, Updated Parking Demand Assessment, Nantucket, Massachusetts," dated June 14, 2016, prepared by Vanasse & Associates, Inc.;
6. Certified Abutters List;
7. Abutter mailing labels (4 sets);
8. A check in the amount $580.45 (95 x $6.11), made payable to Pitney Bowes Reserve Funds, in satisfaction of the abutter notification fee; and
9. A check in the amount of $250.00, made payable to the Town of Nantucket, in satisfaction of the special permit filing fee.

As addressed in the enclosed materials, the proposed amendment would refine the development program for the Resort in order to limit the Resort Special Permit to those portions of the Resort that have been completed, while releasing the uncompleted portions of the Resort from the Resort Special Permit to allow for their future development in accordance with the definitive subdivision plan approved by the Planning Board on December 14, 2015, such release to occur upon the recordation of the subdivision plan and the commencement of construction of the improvements contemplated by such plan.

In connection with the proposed amendment, the Applicant is submitting a separate application requesting that the Planning Board issue a special permit to allow office, retail, art gallery, personal services, convenience store uses, and customary accessory and ancillary uses within Townhouse 5 (19 South Beach Street), which is currently occupied by offices and uses accessory to the Resort (including fitness/gym uses) and which will be released from the Resort Special Permit along with the lots to be developed pursuant to the subdivision plan.

Collectively, these changes will further the revitalization of the Resort and the neighborhood and are responsive to the obligations set forth in the Resort Special Permit and the regulations affecting Major Commercial Development in Nantucket.

Kindly acknowledge receipt of the enclosed submission by signing the duplicate copy of this letter. Do not hesitate to contact me if you require any further documentation or information regarding this submission.

Sincerely,

Richard P. Beaudette

cc: John E. Twohig, Esq.

ACKNOWLEDGED:

TOWN OF NANTUCKET:

By:_____
Name:
Title:
Duly authorized

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

JUN 15 2016

# Nantucket Planning Board

## Application for an Amendment to a Previously Granted Special Permit

Date: June 13, 2016

Name of Development: White Elephant Village

Planning Board File No.: _____

Owner(s)' Name(s): White Elephant Hotel Residences LLC

Mailing Address: c/o New England Development, 75 Park Plaza, Boston, MA 02116

Phone number: _____ Fax number: _____ E-mail: _____

Applicant's Name: White Elephant Hotel Residences LLC

Mailing Address: Applicant's Attorney: Richard P. Beaudette, Esq., Vaughan, Dale, Hunter and Beaudette PC, PO Box 659, Nantucket, MA 02554

Phone number: (508) 228-4455 Fax number: (508) 228-3070 E-mail: rick@vdhlaw.com

Engineer/Surveyor: R.J. O'Connell & Associates, Inc.

Mailing Address: 80 Montvale Avenue, Stoneham, MA 02180

Phone number: (781) 279-0180 Fax number: (781) 279-0173 E-mail: _____

Location of Lots:

Street Address: 19 North Water Street, 29 North Water Street, 72 Easton Street

Tax Assessor's Map: 42.4.1; 42.4.2 Parcel: 32; 3

Nantucket County Registry of Deeds:

Land Court Plan 36477-A, Lots 1 & 2 or Plan Book _____ Page _____

or Plan File #: 52-H, Parcel I

Size of Parcel 181,316 square feet

Zoning District Limited Commercial (LC)

Describe proposed modification in detail:

See "Addendum" attached hereto.

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

Owner(s)' Signature(s): White Elephant Hotel Residences LLC
By: NED Manager LLC, its Manager

By: , its Manager

Applicant's Signature:

White Elephant Hotel Residences LLC, by their attorney, Richard P. Beaudette, Esq.

I/we White Elephant Hotel Residences LLC, the undersigned, hereby authorize Richard P. Beaudette, Esq. to act as agent(s) on my/our behalf and to make any necessary revision on this filed application as may be requested by the Board to meet its governing rules and guidelines.

Owner(s)' Signature(s): White Elephant Hotel Residences LLC
By: NED Manager LLC, its Manager

By: , its Manager

**This application must be accompanied by a filing fee of $250.00 payable to Town of Nantucket plus $6.11 per abutters notice payable to Pitney Bowes Reserved Funds, four sets of mailing labels (1 inch in height and 2.63 inches in width), as well sufficient materials (e.g. site plan, list of proposed modifications, drainage calculations, engineering changes, etc.) as necessary to permit the Planning Board to adequately evaluate the proposal. A list of abutters may be obtained from the Nantucket Tax Assessors office. Each abutters name and address shall be recorded on the mailing labels. If the special permit modification pertains to a Major Commercial Development (MCD) the establishment of an escrow account may be necessary.**

## ADDENDUM

### Application for an Amendment to
### Major Commercial Development Special Permit
### White Elephant Village
### (f/k/a White Elephant Hotel Residences and Harbor House Village)

Introduction

Nantucket Island Resorts LLC (the "Applicant"), the operator of the White Elephant Village (the "Resort"), proposes to refine the development program for the Resort in order to limit the Resort Special Permit (as hereinafter defined) to those portions of the Resort that have been completed, while releasing the uncompleted portions of the Resort from the Resort Special Permit, such release to occur upon the recordation of the Subdivision Plan (as hereinafter defined) and the commencement of construction of the improvements contemplated by such plan. The proposed adjustments will further the revitalization of the Resort and are responsive to the obligations set forth in the Resort Special Permit and the regulations affecting Major Commercial Development in Nantucket.

Specifically, the Applicant proposes the following:

(i) Release from the Resort Special Permit those parcels identified as Lots 4-16 (the "Released Lots") on the Subdivision Plan (as hereinafter defined), shown as the "area to be removed from special permit" on a plan entitled, "C-1, Site Plan, White Elephant Village, Nantucket, MA," dated June 10, 2016, prepared by RJ O'Connell & Associates, Inc., a copy of which is enclosed with this application (the "Site Plan"). The Released Lots will remain governed by the Resort Special Permit until the recordation of the Subdivision Plan and the commencement of construction of the improvements contemplated by such plan.

(ii) Upon release of the Released Lots, the Resort Special Permit shall apply only to the Resort proper, Lot 3 on the Subdivision Plan (the remaining area shown on the Site Plan), which shall include forty-five (45) guest suites (60 keys) with supporting amenities and function/meeting/restaurant/bar/service spaces.

(iii) Utilize the Resort's existing function/meeting/restaurant/bar/service spaces to accommodate a maximum of 405 persons.

(iv) Provide twenty (20) parking spaces for the Resort, including three (3) handicapped-accessible spaces, sufficient to meet peak demand for the Resort based on updated parking demand monitoring data.

(v) Reserve various rights, including the right to utilize Building 12 for up to six (6) hotel guestrooms supporting the Resort while retaining the right to redevelop the lot as residences at a future date; the right to continue making the main lawn area between Buildings 7 and 11 available for ancillary hotel functions, events, and related uses, which may or may not be tented; the right to utilize Townhouses 4, 5 and 6 for

ancillary hotel amenities, "ancillary hotel services," and/or for use as up to twenty-seven (27) hotel units, as previously approved, until such time as the Released Lots are released from the Resort Special Permit; the right to make resort services and amenities available to the owners, guests, and invitees of the residences that may be developed on the Released Lots; and the right to operate the Resort from 8:00 a.m. to 8:00 p.m. (spa), and 6:00 a.m. to 1:00 a.m. (function/meeting/restaurant/bar/service areas), as approved in the Original Special Permit.

The proposed changes are referred to collectively as the "Project."

In connection with the Project, the Applicant has filed a separate application requesting a special permit to allow office, retail, and art gallery, personal services, convenience store, and customary and incidental accessory and ancillary uses within all or any portion of Townhouse 5 (19 South Beach Street), shown as Lot 15 on the Site Plan (the "Companion Application"). Townhouse 5 is currently occupied by offices and uses accessory to the Resort (including fitness/gym uses), and will be released from the Resort Special Permit upon the recordation of the Subdivision Plan and the commencement of construction of the improvements contemplated by such plan. In the interim, to adequately address tenant and leasing needs, the Applicant requests that the Resort Special Permit be amended to authorize the proposed uses within all or any portion of Townhouse 5 (office, retail, art gallery, personal services, convenience store, and customary and incidental accessory and ancillary uses) until such time as Lot 15 is released from the Resort Special Permit.

Since the original issuance of the Resort Special Permit, the Applicant has been diligently pursuing construction of the improvements permitted thereunder. Nonetheless, the Applicant has determined that the proposed refinements would best serve the Resort and the surrounding community, and would further the intent of the Resort Special Permit and the regulations governing Major Commercial Development in Nantucket.

Approval History

In accordance with Section 139-11 of the Zoning Bylaw of the Town of Nantucket, the Resort was permitted as a Major Commercial Development pursuant to a Special Permit from the Planning Board dated January 23, 2006 (the "Original Special Permit"), filed with the Nantucket Registry District of the Land Court (the "Land Court") as Document Number 115862 and recorded with the Nantucket Registry of Deeds (the "Registry") in Book 1015, Page 70. A copy of the Original Special Permit is attached hereto as **Exhibit A**. The Original Special Permit approved a total of ninety-eight (98) guest suites and a total maximum guest suite occupancy of 305 persons, with parking for seventy-six (76) vehicles.

The Planning Board approved an amendment to the Original Special Permit on January 28, 2008 (the "2008 Amendment"), which was filed with the Land Court as Document Number 123435 and recorded with the Registry in Book 1130, Page 123. A copy of the 2008 Amendment is attached hereto as **Exhibit B**. The 2008 Amendment approved certain changes in the proposed landscape plans and utility infrastructure, the construction of two small buildings instead of one larger building near the pool, the elimination of a curb cut, and a reduction of the size of the proposed addition to the main structure while allowing for several small porch

additions elsewhere within the Resort. These changes resulted in a reduced maximum capacity for the function space in the main structure (down to 210 from 235), but did not alter the total approved number of guest suites or the maximum occupancy of the guest suites. In addition, the number of required parking spaces was reduced to seventy-five (75).

On January 26, 2009, the Planning Board approved a second amendment to the Original Special Permit (the "2009 Amendment"), a copy of which was filed with the Land Court as Document Number 126390 and recorded with the Registry in Book 1172, Page 93. A copy of the 2009 Amendment is attached hereto as **Exhibit C**. The 2009 Amendment approved the relocation of the swimming pool facility and the use of Townhouses 4, 5 and 6 for ancillary hotel uses until the three-year anniversary of the date of the endorsement of the 2008 Amendment (viz. January 26, 2012) with extensions of such ancillary service uses allowed with Planning Board approval.

On October 13, 2011, the Planning Board approved a third amendment to the Original Special Permit (the "2011 Amendment"), a copy of which was filed with the Land Court as Document Number 135300 and recorded with the Registry in Book 1302, Page 190. A copy of the 2011 Amendment is attached hereto as **Exhibit D**. The 2011 Amendment approved (1) the reconfiguration of a portion of the main building to accommodate 20 guest suites, a lobby, administrative offices, and storage, and the reservation of rights to use the remaining portions of the building for the previously approved uses; (2) the extension of the uses of Townhouses 4, 5 and 6 for "ancillary hotel services" for an additional two-year period (viz. January 26, 2014); and (3) the installation of a service kitchen in a portion of the building adjacent to the swimming pool.

On February 12, 2013, the Planning Board approved a fourth amendment to the Original Special Permit (the "February 2013 Amendment"), a copy of which was filed with the Land Court as Document Number 140469 and recorded with the Registry in Book 1375, Page 40. A copy of the February 2013 Amendment is attached hereto as **Exhibit E**. The February 2013 Amendment approved (1) the use of Townhouses 4, 5 and 6 as up to twenty-seven (27) hotel units; (2) the use of up to 1,800 square feet of space in Townhouse 5 as retail space; and (3) the relocation, when necessary to accommodate future phases of development of the Resort, of the fitness center from Townhouse 4 to the main resort building. The February 2013 Amendment also required the Applicant to undertake the widening of South Beach Street, which was recently completed.

On December 9, 2013, the Planning Board approved a fifth amendment to the Original Special Permit (the "December 2013 Amendment"), a copy of which was filed with the Land Court as Document Number 143588 and recorded with the Registry in Book 1422, Page 183. A copy of the December 2013 Amendment is attached hereto as **Exhibit F**. The December 2013 Amendment approved the use of up to fifty percent (50%) of the 1,800 square feet of retail space approved for Townhouse 5 in the February 2013 Amendment as either retail or office space.

The Original Special Permit, as amended by the 2008, 2009, 2011, February 2013 and December 2013 Amendments, is hereinafter referred to as the "Resort Special Permit."

On December 14, 2015, the Planning Board approved a definitive subdivision plan governing the undeveloped portions of the Resort comprising the Released Lots, identified as Lots 4-16 on the Site Plan, Lots 4-14 of which are proposed to be developed as residences at a future date, Lot 16 of which constitutes the subdivision road, and Lot 15 of which is currently occupied by offices and uses accessory to the Resort and is the subject of the Companion Application (the "Subdivision Plan").

The Applicant's proposed adjustments to the Resort Special Permit will allow for the development of Lots 4-14 and 16 in accordance with the Subdivision Plan, and for the use of Lot 15 for office, retail, art gallery, personal services, convenience store, and customary and incidental accessory and ancillary uses.

Existing Conditions

As members of the Planning Board may recall, the initial sequence of the Resort was completed during the summer of 2008, and as of the date of this application, the Nantucket Building Department has issued Certificates of Occupancy for Buildings 1, 2, 6, 7, 8 and 9, and a portion of Building 11. Construction of Building 5 has commenced, but as of the date hereof, only the foundation of the building has been completed. In addition, the in-ground swimming pool and ancillary building have been completed in the locations approved in the 2009 Amendment, and the service kitchen has been added to the ancillary pool building as approved in the 2011 Amendment. The Applicant has completed the widening of South Beach Street as required by the February 2013 Amendment.

Townhouses 4, 5 and 6 continue to be used primarily for ancillary hotel amenities and support services, as approved in the 2009 Amendment and extended in the 2011 Amendment. Specifically, Townhouses 4, 5 and 6 presently contain unoccupied former hotel units, the check-in office, housekeeping facilities, stock storage, fitness center, and hotel offices. As contemplated in the February 2013 Amendment, a portion of the 1,800 square feet of space approved for retail use in Townhouse 5 is now occupied by an office tenant.

Proposed Modifications

As noted above and addressed in more detail below, the Applicant seeks the Planning Board's approval with respect to the following matters:

1. Releasing the Released Lots from the Resort Special Permit, identified as Lots 4-16 on the Subdivision Plan and shown as the "area to be removed from special permit" on the Site Plan. The Released Lots will remain governed by the Resort Special Permit until the recordation of the Subdivision Plan and the commencement of construction of the improvements contemplated by such plan.

2. Upon release of the Released Lots, the Resort Special Permit shall apply only to the Resort proper, which includes forty-five (45) guest suites (60 keys) with supporting amenities and function/meeting/restaurant/bar/service spaces,

identified as Lot 3 on the Subdivision Plan (the remaining area shown on the Site Plan).

3. Utilizing all or any portion of Townhouse 5, shown as Lot 15 on the Site Plan, for office, retail, art gallery, personal services, convenience store, and customary and incidental accessory and ancillary uses until such time as Lot 15 is released from the Resort Special Permit.

4. The Resort's existing function/meeting/restaurant/bar/service spaces will accommodate a maximum of 405 persons, representing the 235 persons authorized by the Original Special Permit, and the 170 persons authorized for the approved restaurant.

5. Providing twenty (20) parking spaces for the Resort, including three (3) handicapped-accessible spaces, sufficient to meet peak demand for the Resort based on updated parking demand monitoring data.

6. Reserving the right, but not the obligation, to utilize Building 12 for up to six (6) hotel guestrooms supporting the Resort while retaining the right to redevelop the lot as residences at a future date.

7. Reserving the right to continue making the lawn area between Buildings 7 and 11 available for ancillary hotel functions, events, and related uses, which may or may not be tented.

8. Reserving the right to utilize Townhouses 4, 5 and 6 for ancillary hotel amenities, "ancillary hotel services," and/or as up to twenty-seven (27) hotel units, as previously approved, until such time as the Released Lots are released from the Resort Special Permit.

9. Reserving the right to make resort services and amenities available to the owners, guests and invitees of the residences that may be developed on the Released Lots.

10. Allowing the Resort to continue to operate from 8:00 a.m. to 8:00 p.m. for the spa, and 6:00 a.m. to 1:00 a.m. for the function/meeting/restaurant/bar/service spaces, as approved in the Original Special Permit.

The proposed refinements to the development plan will strengthen the vitality of the Resort, while also contributing to the ongoing revitalization of the neighborhood by introducing desirable residential uses to currently underutilized portions of the project area. The refinements have been designed to comply with all applicable regulations pertaining to the Resort Special Permit and Major Commercial Developments more generally, including applicable parking and loading requirements and stormwater management regulations, as addressed below. In addition, the Resort will continue to reserve at least 30% of the project area for use as open space, as required by zoning for Major Commercial Developments.

In connection with the Project, the Applicant proposes to utilize the Resort function/meeting/restaurant/bar/service spaces to accommodate 405 persons. Because these spaces consist of occupancies that were previously approved and have been proven to be appropriate for the project area, the proposed condition will not result in new impacts. Similarly, extending resort services and amenities available to the owners, guests and invitees of the proposed residences would integrate the proposed residences with the Resort, offering a desirable amenity to the residences and allowing the Project to function as a coherent whole.

To allow for development phasing and ensure that any construction impacts and disruptions to the Resort during construction of the residences are appropriately mitigated, the Applicant seeks to reserve the right to utilize Townhouses 4, 5 and 6 for ancillary hotel amenities, "ancillary hotel services," and/or as up to twenty-seven (27) hotel units, as approved in the 2009 Amendment and extended in the 2011 Amendment, until such time as the Released Lots are developed. Portions of Townhouses 4, 5 and 6 are presently being used for "ancillary hotel services" and continuing such use is integral to the Resort's continued operation as a full-service resort.

Parking and Access

As of the date hereof, there are forty-five (45) guest suites on the property with ancillary hotel services (e.g., lobby, office, fitness center, etc.), and function/related spaces accommodating a maximum of 405 persons. The Resort Special Permit authorizes seventy-five (75) parking spaces, based on a waiver of eighty (80) parking spaces. However, this allocation was based on a much larger program for the Resort, calling for as many as ninety-eight (98) guest rooms.

As proposed, the Project will provide a total of twenty (20) parking spaces to accommodate guests of the Resort, or a parking ratio of approximately 0.44 spaces per guest suite (45 guest suites provided). Daily parking demand observations conducted by the Resort for the period May through September 2015, inclusive, indicate that the average observed parking demand for the Resort was approximately twelve (12) parking spaces, with a peak parking demand of twenty-two (22) vehicles observed to occur on a single day for a limited duration after 3 PM at the end of June. The observed parking demands of the Resort were found to exceed twenty (20) parking spaces on only four (4) occasions out of a total of four hundred fifty-nine (459) observations, or less than one percent (1%) of the time. Accordingly, the Applicant requests that the Board grant relief from the minimum parking requirements, as allowed by Section 139-18D of the Zoning Bylaw.[1]

The Resort is located in an area of the Town in which automobile travel is discouraged. In fact, the Resort abuts the Commercial Downtown District to the south and east, within which off-street parking is not required. Based on a review of the 2015 parking demand observations, and as certified by Vanasse & Associates, Inc. in a memorandum dated June 6, 2016 (a copy of which is included with this application), the proposed parking supply of twenty (20) spaces is

[1] The Board may grant the requested parking relief if it finds that (a) the granting of such relief is in harmony with the general purpose and intent of the Zoning Bylaw; (b) full compliance is physically impossible for the applicant to provide, or, if physically possible, would have a significant adverse effect upon the scenic or historic integrity of the neighborhood; and (c) the granting of relief would not be contrary to sound traffic, parking or safety considerations.

sufficient to accommodate the parking demands of the Resort and is within the range of both the average observed peak parking demand for a resort hotel as documented by the Institute of Transportation Engineers (ITE)[2] with consideration of the non-automobile focused nature of travel in this area of Nantucket, particularly for resort guests and visitors.[3] Providing the additional parking required by the Zoning Bylaw would require a prohibitively costly reconfiguration of the Resort and other significant structural modifications to the Resort that would have a significant adverse effect upon the integrity of the neighborhood and would encourage vehicular travel in an area of Town highly traveled by pedestrians, contrary to sound traffic, parking and safety considerations. Accordingly, the Applicant respectfully submits that the proposal satisfies the standards for relief from the applicable off-street parking requirements.

Stormwater Management

As certified by Sanborn, Head & Associates, Inc. in their report entitled, "Stormwater Management Report, Amended Special Permit Area, White Elephant Village, Nantucket, Massachusetts," dated June 14, 2016, a copy of which is included with this application, in connection with the construction of the subdivision road for the Released Lots, the Applicant will implement stormwater management measures intended to increase on-site recharge of precipitation and provide improved water quality treatment for the runoff from paved surfaces for the Resort when compared to existing conditions. The proposed design provides an improvement over the current conditions at the site by providing multiple detention systems to time lag portions of the runoff, and by improving stormwater quality by providing stormwater best management practices, including gravity and swirl separation. The proposed design meets the intent of the Massachusetts Stormwater Management Policy for renovation projects at previously developed sites by providing water quality treatment features and peak flow detention that do not currently exist. The Released Lots will also be served by adequate stormwater management measures in compliance with applicable regulations, as addressed in separate memoranda on file with the Planning Board and certified by the Planning Board in connection with its approval of the Subdivision Plan for the Released Lots.

Relief Requested

For the reasons set forth above, the following relief is requested pursuant to Section 139-11H of the Town of Nantucket Zoning Bylaw for minor modification of a Major Commercial Development:

- A finding that releasing the Released Lots from the Resort Special Permit upon the recordation of the Subdivision Plan and the commencement of construction of the improvements contemplated by such plan is consistent with the Resort Special Permit and that the Resort Special Permit is deemed amended to accommodate the Project as refined.

---

[2] *Parking Generation*, 4th Edition, An Information Report of the Institute of Transportation Engineers; Institute of Transportation Engineers; 2010.

[3] The Released Lots will be served by adequate parking and access in compliance with applicable regulations, as addressed in separate memoranda on file with the Planning Board and certified by the Planning Board in connection with its approval of the Subdivision Plan for the Released Lots.

- A finding that limiting the Resort Special Permit to those portions of the Resort that have been completed, identified as Lot 3 on the Subdivision Plan (the remaining area shown on the Site Plan), which include forty-five (45) guest suites (60 keys) with supporting amenities and function/meeting/restaurant/bar/service spaces, is consistent with the Resort Special Permit and that the Resort Special Permit is deemed amended to accommodate the Project as refined.

- A finding that utilizing all or any portion of Townhouse 5, shown as Lot 15 on the Site Plan, for office, retail, art gallery, personal services, convenience store, and customary and incidental accessory and ancillary uses until such time as Lot 15 is released from the Resort Special Permit is consistent with the Resort Special Permit and that the Resort Special Permit is deemed amended as required to allow for this condition.

- A finding that utilizing the Resort's existing function/meeting/restaurant/bar/service spaces to accommodate a maximum of 405 persons is consistent with the Resort Special Permit and that the Resort Special Permit is deemed amended as required to allow for this condition.

- Findings that the proposed parking supply of twenty (20) spaces, including three (3) handicapped accessible spaces, is sufficient to meet peak demand for the Resort; that the granting of the requested parking relief is in harmony with the general purpose and intent of the Zoning Bylaw; that full compliance is physically impossible for the applicant to provide or would have a significant adverse effect upon the scenic or historic integrity of the neighborhood; that the granting of the requested parking relief would not be contrary to sound traffic, parking or safety considerations; and that the Resort Special Permit is deemed amended as required to allow for the proposed off-street parking program.

- A finding that the proposed stormwater management plan is consistent with the Resort Special Permit and that the Resort Special Permit is deemed amended as required to allow for this condition.

- A finding that reserving the right, but not the obligation, to utilize Building 12 for up to six (6) hotel guestrooms supporting the Resort, while retaining the right to redevelop the lot as residences at a future date, is consistent with the Resort Special Permit and that the Resort Special Permit is deemed amended to allow for this condition.

- A finding that reserving the right to continue making the lawn area between Buildings 7 and 11 available for ancillary hotel functions, events, and related uses, which may or may not be tented, is consistent with the Resort Special Permit and that the Resort Special Permit is deemed amended to allow for this condition.

- A finding that reserving the right to utilize Townhouses 4, 5 and 6 for ancillary hotel amenities, "ancillary hotel services," and/or as up to twenty-seven (27) hotel units, as previously approved, until such time as the Released Lots are released from the

Resort Special Permit, is consistent with the Resort Special Permit and that the Resort Special Permit is deemed amended to allow for this condition.

- A finding that reserving the right to make resort services and amenities available to the owners, guests, and invitees of the residences to be developed on the Released Lots is consistent with the Resort Special Permit and that the Resort Special Permit is deemed amended to allow for this condition.

- A finding that allowing the Resort to continue to operate from 8:00 a.m. to 8:00 p.m. for the spa, and 6:00 a.m. to 1:00 a.m. for the function/meeting/restaurant/bar/service spaces, as approved in the Original Special Permit, is consistent with the Resort Special Permit and that the proposed hours of operation are ratified.

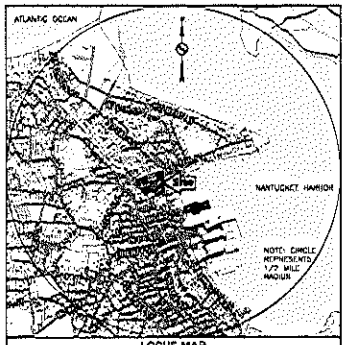
- **FIGURE 1**

# SITE PLAN FOR
# WHITE ELEPHANT VILLAGE
# NANTUCKET, MA

## JUNE 10, 2016

## DRAWING INDEX:

| DRAWING DATE | LAST REVISION | DRAWING | DRAWING NAME |
|---|---|---|---|
| 06/10/2016 | – | | COVER SHEET |
| 07/10/2013 | – | | AS-BUILT PLAN<br>"WHITE ELEPHANT HOTEL RESIDENCES"<br>NANTUCKET, MASS<br>(PREPARED BY FELDMAN LAND SURVEYORS) |
| 10/08/2015 | – | | LOT CONSOLIDATION PLAN<br>"29 NORTH WATER STREET, 72 EASTON STREET AND 19 NORTH WATER STREET"<br>NANTUCKET, MASS<br>(PREPARED BY FELDMAN LAND SURVEYORS) |
| 06/10/2016 | – | C-1 | SITE PLAN |




LOCUS MAP
(NOT TO SCALE)

## APPLICANT/OWNER:

NANTUCKET ISLAND RESORTS LLC
10 AMELIA DRIVE
NANTUCKET, MA 02554

## CONSULTANTS:

OWNER'S LEGAL COUNSEL
GOULSTON & STORRS
400 ATLANTIC AVENUE
BOSTON, MA 02110
(617) 482-1776
(617) 574-4112 FAX

OWNER'S LEGAL COUNSEL
VAUGHAN, DALE & HUNTER
WHALER'S LANE
P.O. BOX 659
NANTUCKET, MA
(508) 228-4455

CIVIL ENGINEER
RJ O'CONNELL & ASSOCIATES, INC.
80 MONTVALE AVENUE
STONEHAM, MA 02180
(781) 279-0180

TRAFFIC ENGINEER
VANASSE & ASSOCIATES, INC.
35 NEW ENGLAND BUS CENTER DRIVE
ANDOVER, MA 01810
(978) 474-8800

SURVEYOR
HARRY R. FELDMAN, INC.
112 SHAWMUT AVENUE
BOSTON, MA 02118
(617) 357-9740

LANDSCAPE ARCHITECT/PLANNING
DUMONT JANKS
129 KINGSTON STREET
BOSTON, MA 02111
(617) 275-2355

STORMWATER CONSULTANT
SANBORN HEAD & ASSOCIATES INC
11 TECHNOLOGY PARK DRIVE
WESTFORD, MASSACHUSETTS
(978) 392-0900

ISSUED FOR AMENDED SPECIAL PERMIT
06/10/2016

- [ ] NOTICE OF INTENT
- [x] NOT FOR CONSTRUCTION
- [ ] ISSUED FOR REVIEW
- [x] ISSUED FOR PERMIT
- [ ] ISSUED FOR BID/PRICING
- [ ] ISSUED FOR CONSTRUCTION

Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

Barry Rector, Chairman

Erica Bergers, Vice Chairman

Joseph Mercolinger

John McLaughlin

Michael Lowe

DATE APPROVED _____

DATE ENDORSED _____

PLANNING BD. FILE NO _____

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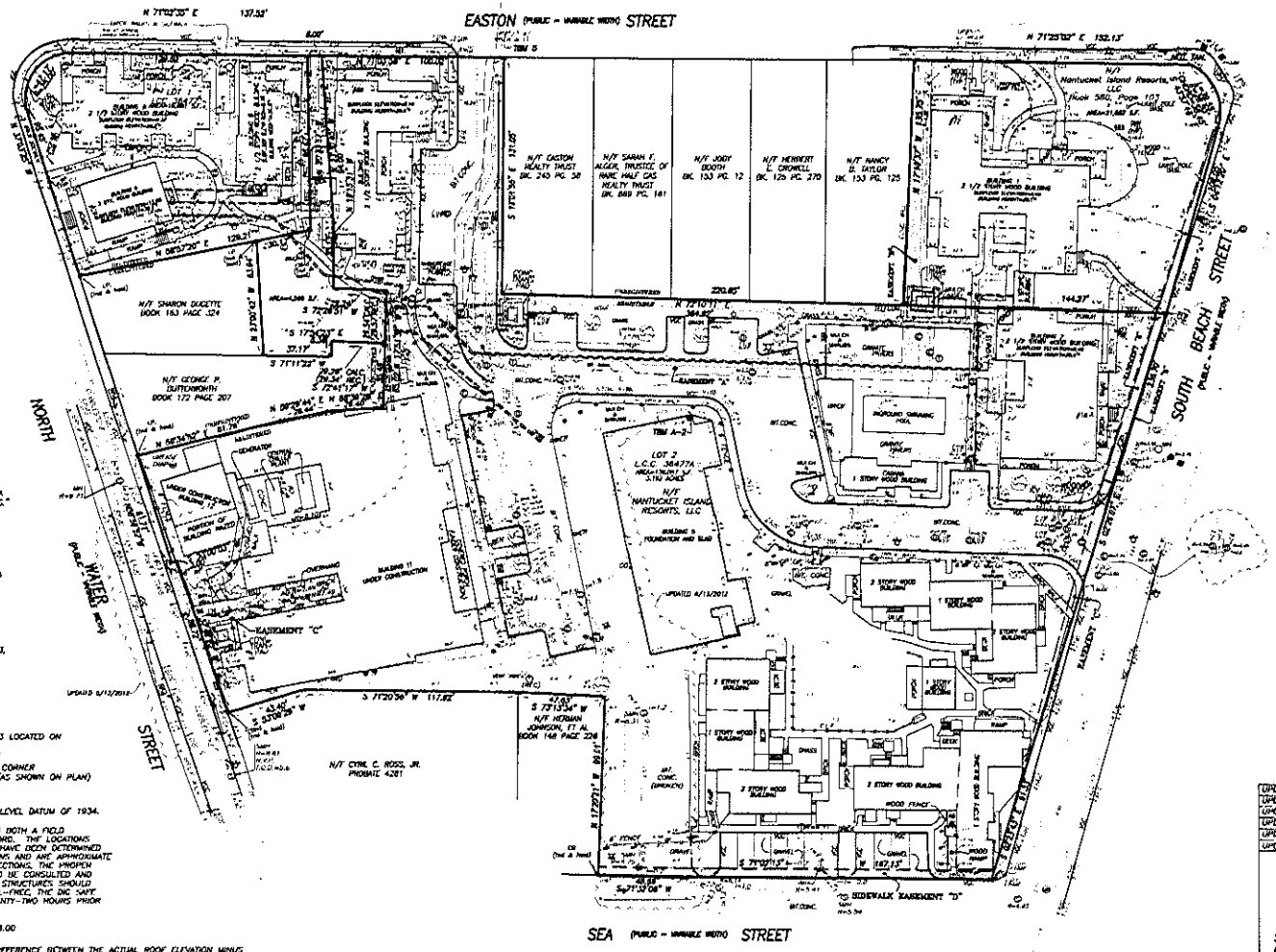
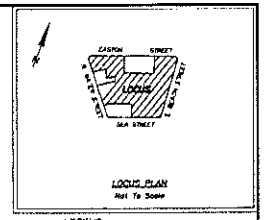
NANTUCKET, MA




LOCUS PLAN
Not To Scale

LEGEND:

- SEWER MANHOLE
- DRAIN MANHOLE
- WATER MANHOLE
- MANHOLE
- HANDICAP RAMP
- WATER SHUT OFF
- CATCH BASIN
- CATCH BASIN
- UTILITY POLE
- HYDRANT
- SIGN
- ELECTRIC HANDHOLE
- WATER METER
- BOTTOM OF CURB
- TOP OF CURB
- BIT. BITUMINOUS
- CONC. CONCRETE
- FS. FLAGSTONE
- VGC VERTICAL GRANITE CURB
- FND. FOUND
- REC. RECORD
- CALC. CALCULATED
- TYP. TYPICAL
- UNREG. UNREGISTERED
- REG. REGISTERED
- DH DRILL HOLE
- SI STONE INGOUND
- CI CONCRETE BOUND
- I.H. IRON ROD
- I.P. IRON PIPE
- T. TOP
- B. BOTTOM
- FOW FULL OF WATER
- N/F NOW OR FORMERLY
- TBM TEMPORARY BENCH MARK
- H= HIGH ELEVATION
- I= INVERT ELEVATION
- GUY WIRE
- CO CLEAN OUT
- CO CLEAN OUT
- RD ROOF DRAIN
- EP ELECTRIC RISER
- WALK LIGHT
- FA FIRE ALARM
- GP GATE POST
- TRANS. TRANSFORMER
- GEN. GENERATOR
- CHWR CHILLED WATER
- INACC. INACCESSIBLE
- FMS FORCE MAIN SEWER
- IVC IRRIGATION CONTROL VALVE
- DECIDUOUS TREE
- SHRUB
- HCDOC
- WOOD FENCE (WF)
- SEWER
- DRAIN
- WATER
- TELEPHONE
- CABLE

PROPERTY REFERENCES:

1) CERTIFICATE OF TITLE #12975
2) DEEDS: BOOK 288 PAGE 228
   BOOK 398 PAGE 034
3) LAND COURT CASE 32262A
4) PLAN BOOK 008 PAGE 013
5) PLAN No. 20 PAGE 018
6) PLAN FILE No. 52-H
7) DOCUMENT NO. 16549
8) PLAN ENTITLED " DISCONTINUANCE PLAN FOR A PORTION OF WALSH STREET, NANTUCKET, MASS." DATED MARCH 16, 1998 PREPARED BY HARRY R. FELDMAN, INC.
9) PLAN ENTITLED "EXISTING CONDITIONS PLAN, HARBOR HOUSE, NANTUCKET, MASSACHUSETTS," SCALE: 1"=30', DATED APRIL 5, 2001 AND REVISED 5/26/2005 PREPARED BY HARRY R. FELDMAN, INC.
10) GRANT OF EASEMENT, BOOK 1111 PAGE 17, CERTIFICATE NO. 18414, REGISTERED 11/05/2007
11) GRANT OF EASEMENT, BOOK 1140 PAGE 338, BOOK 1141, PAGE 19, CERTIFICATE NO. 22853, REGISTERED 06/05/2008

NOTES:

1) BENCHMARK INFORMATION:
   TBM-5: NAIL SET IN UTILITY POLE #53 LOCATED ON SOUTHERLY SIDE OF EASTON STREET
   ELEVATION=8.36 (AS SHOWN ON PLAN)
   TBM-A-2: "X" CUT MOST NORTHERLY CORNER OF BUILDING 3 SLAB ELEVATION=8.11 (AS SHOWN ON PLAN)
2) ELEVATIONS SHOWN REFER TO HALF TIDE LEVEL DATUM OF 1934.
3) UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND THE LATEST PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUB-SURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL TOLL-FREE, THE DIG SAFE CALL CENTER AT 1-800-322-4844 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.
4) F.E.M.A. ZONE "A7" FLOOD ELEVATION = 8.00
5) * THE BUILDING HEIGHT SHOWN IS THE DIFFERENCE BETWEEN THE ACTUAL ROOF ELEVATION MINUS THE AVERAGE MEAN GRADE DEFINED IN THE ZONING ORDINANCE, UTILIZING PROPOSED GROUND GRADES.
6) SUBSURFACE CHILLER CONDUIT ADDED FROM SITE DIMENSION DRAWING, THERMACOM PROCESS L.P. 1870 HICKS FIELD RD. FORT WORTH, TEXAS.

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY, RECORD PLANS, DEEDS AND CERTIFICATES OF TITLE.

07.31.2013

| | | |
|---|---|---|
| UPDATED | 07/10/13 | UPDATE AND ADD FEATURES ALONG SOUTH BEACH STREET |
| UPDATED | 06/13/12 | BUILDING ADDITION, UTILITIES, TOPOGRAPHY AND DETAIL ADDED |
| UPDATED | 09/13/11 | WATER LINE AND CHILLED WATER LINE PER CONTRACTOR |
| UPDATED | 06/13/11 | GRADES, UTILITY INFORMATION AND DETAIL |
| UPDATED | 08/06/08 | POOL, POOL HOUSE, UTILITIES, DRIVE AND CURBING ADDED |
| UPDATED | 11/26/08 | RECORD UTILITY DATA AND GRADES ADDED |

# AS-BUILT PLAN
## WHITE ELEPHANT HOTEL RESIDENCES
## NANTUCKET, MASS.

SCALE: 1"=30'
HARRY R. FELDMAN, INC.
112 SHAWMUT AVENUE
BOSTON, MASS. 02118

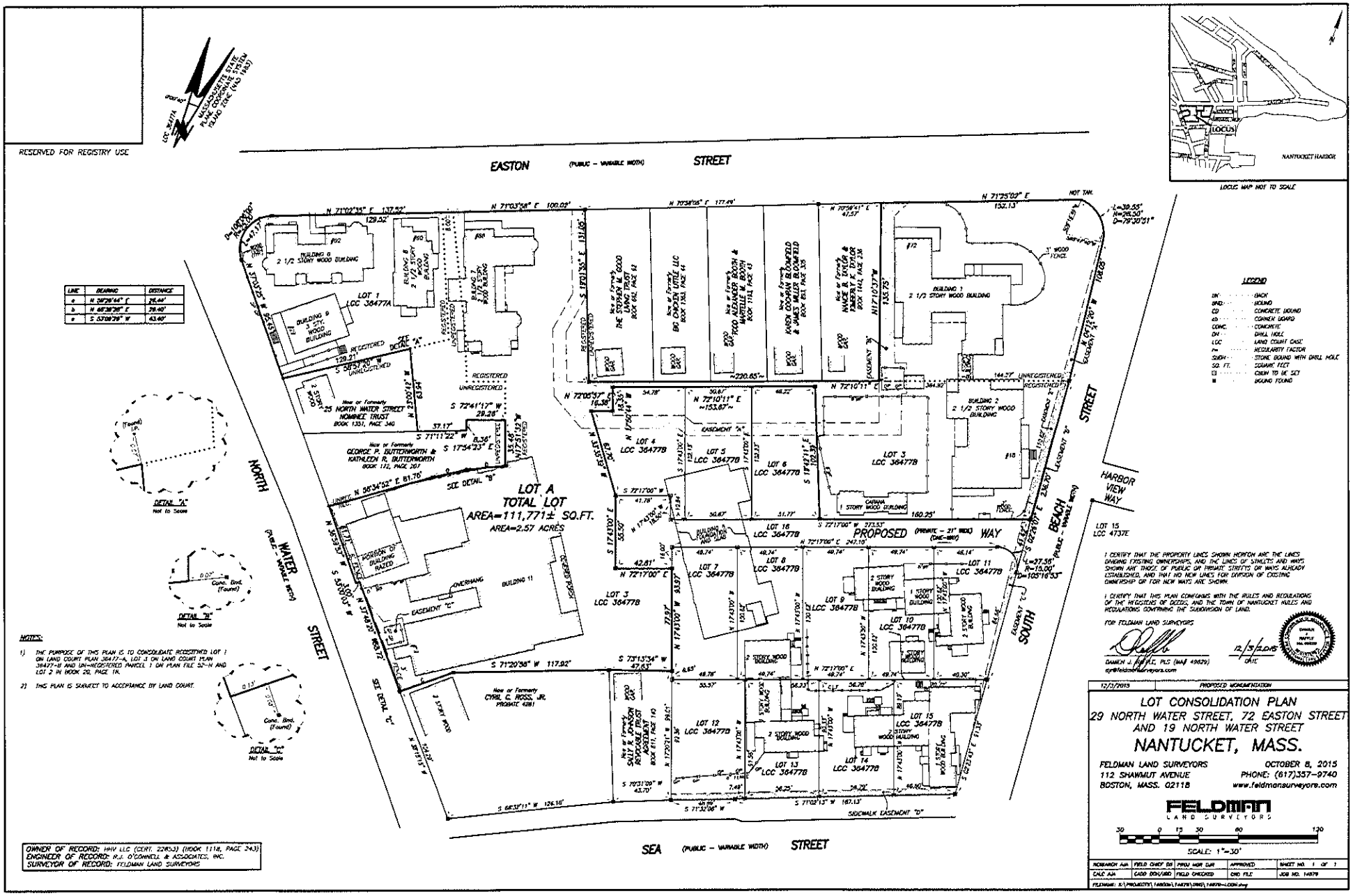
JUNE 23, 2008
LAND SURVEYORS
PHONE: (617)357-9740
WWW.HARRYRFELDMAN.COM

**FELDMAN**
Professional Land Surveyors

GRAPHIC SCALE
30 0 15 30 60 120

| | | | | | |
|---|---|---|---|---|---|
| RESEARCH AJA | FIELD CHIEF RR | CHECKED | APPROVED | 13088-AB-2013-07-10.DWG | |
| CALC AJA | CADD TMT/ARD | FIELD CHECKED | CAD FILE 13088 | JOB NO. 13790 | |

RESERVED FOR REGISTRY USE




| LINE | BEARING | DISTANCE |
|---|---|---|
| a | N 28°28'44" E | 26.44' |
| b | N 48°38'28" E | 28.40' |
| c | S 53°08'28" W | 43.60' |

**LEGEND**

| | |
|---|---|
| BK | BACK |
| BRG | BEARING |
| CB | CONCRETE BOUND |
| cb | CORNER BOARD |
| CONC. | CONCRETE |
| DH | DRILL HOLE |
| LCC | LAND COURT CASE |
| m | REGULARITY FACTOR |
| SBDH | STONE BOUND WITH DRILL HOLE |
| SQ. FT. | SQUARE FEET |
| ⊡ | CHISEL TO BE SET |
| ■ | BOUND FOUND |

NOTES:

1) THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE REGISTERED LOT 1 ON LAND COURT PLAN 36477-A, LOT 3 ON LAND COURT PLAN 36477-B AND UN-REGISTERED PARCEL 1 ON PLAN FILE 52-N AND LOT 2 IN BOOK 20, PAGE 14.

2) THIS PLAN IS SUBJECT TO ACCEPTANCE BY LAND COURT.

I CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS, AND THE TOWN OF NANTUCKET RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

FOR FELDMAN LAND SURVEYORS

DAMIEN J. FURFLE, PLS (MA# 49629)
dj@feldmansurveyors.com

12/3/2015
DATE

| 12/3/2015 | PROPOSED MONUMENTATION |
|---|---|

# LOT CONSOLIDATION PLAN
## 29 NORTH WATER STREET, 72 EASTON STREET AND 19 NORTH WATER STREET
## NANTUCKET, MASS.

FELDMAN LAND SURVEYORS
112 SHAWMUT AVENUE
BOSTON, MASS. 02118

OCTOBER 8, 2015
PHONE: (617)357-9740
www.feldmansurveyors.com

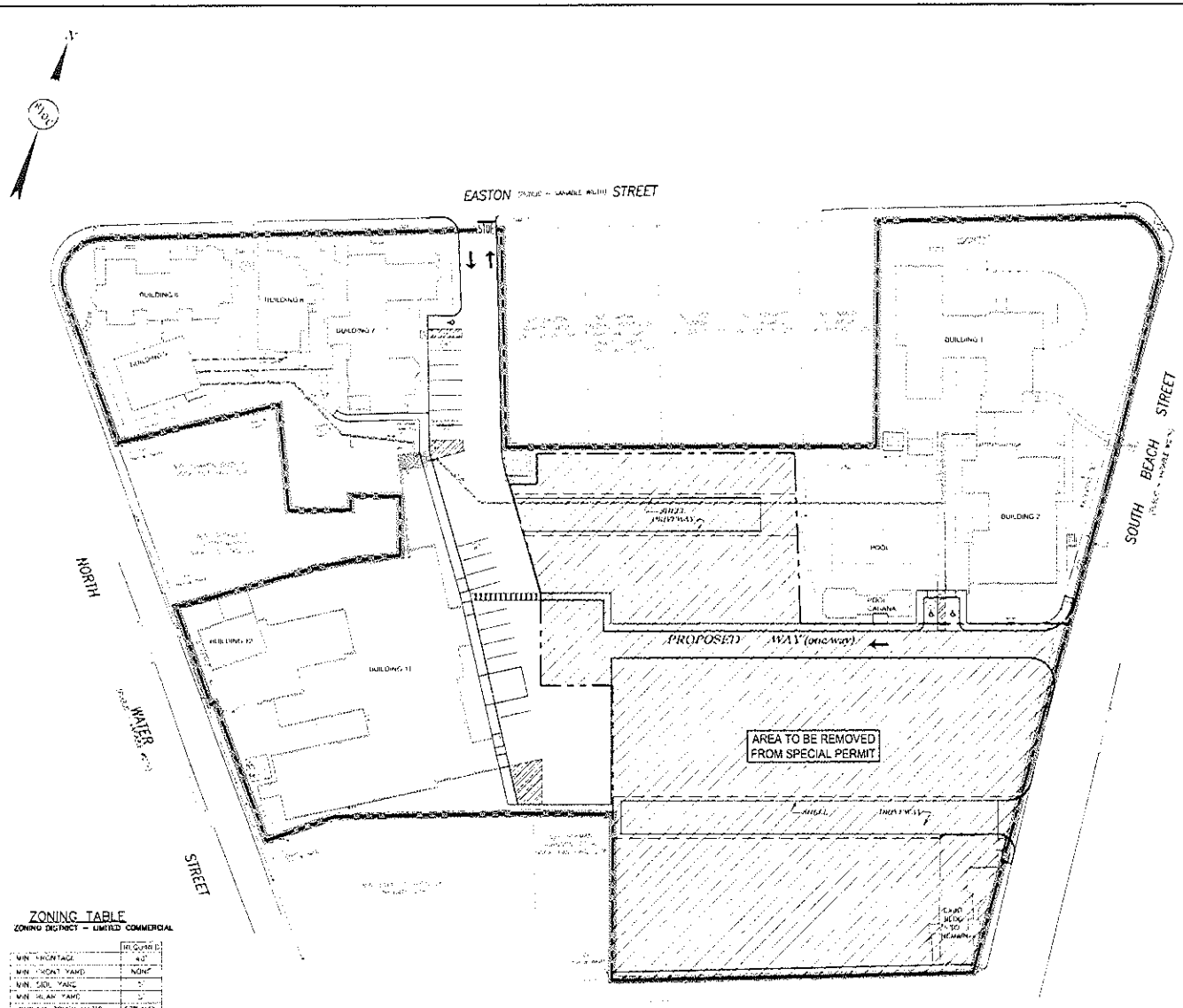
FELDMAN LAND SURVEYORS

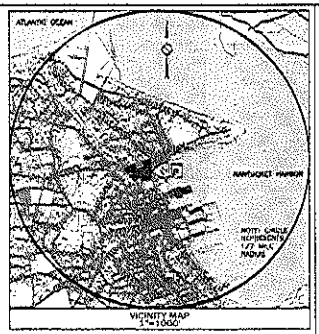
30 0 15 30 60 120
SCALE: 1"=30'

| RESEARCH AJA | FIELD CHIEF DR | FIELD HOR CUR | APPROVED | SHEET NO. 1 OF 1 |
|---|---|---|---|---|
| CALC AJA | CADD DCH/JRD | FIELD CHECKED | CHD FILE | JOB NO. 14879 |

FELDNAME: S:\PROJECTS\14800s\14879\DWG\14879-LODM.dwg

OWNER OF RECORD: HHV LLC (CERT. 22853) (BOOK 1118, PAGE 243)
ENGINEER OF RECORD: R.J. O'CONNELL & ASSOCIATES, INC.
SURVEYOR OF RECORD: FELDMAN LAND SURVEYORS




## ZONING TABLE

ZONING DISTRICT – LIMITED COMMERCIAL

| | REQUIRED |
|---|---|
| MIN. FRONTAGE | 40' |
| MIN. FRONT YARD | NONE |
| MIN. SIDE YARD | 5' |
| MIN. REAR YARD | 5' |
| GROUND COVER RATIO | 50% MAX. |
| MAX. BLDG. HEIGHT | 35' |
| L.C. OPEN AREA (1)(2) | 20% MIN. |
| MIN. LOT SIZE | 5000 SF |

(1) DECK ALWAYS INCLUDED (UP TO 10% OF TOTAL OPEN AREA)

(2) A LOT CONTAINING A COMMERCIAL BUILDING, STRUCTURE, OR USE, USE SHALL HAVE A MINIMUM OF 20% OF THE LAND AS OPEN AREA (THEN IMPERVIOUS SURFACE).

OWNER OF RECORD: NANTUCKET ISLAND RESORTS LLC
ENGINEER OF RECORD: R.J. O'CONNELL & ASSOCIATES, INC.
SURVEYOR OF RECORD: FELDMAN LAND SURVEYORS

DRAWING SCALE IN FEET

19 NORTH WATER STREET
NANTUCKET, MA
ASSESSORS MAPS:
42-4-2-1 PARCEL 74
42-4-2-2 PARCEL 19
42-4-1-32 PARCEL 32

6-10-16

| | |
|---|---|
| Designed by: | JTA |
| Drawn by: | MCW |
| Checked by: | JTA |
| Scale: | 1"=30' |
| Date: | 06/10/2016 |

NANTUCKET ISLAND RESORTS
10 AMELIA DRIVE
NANTUCKET, MA 02584
508-325-5000

RJ O'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVE.
STONEHAM, MA 02180
781-279-0180
FAX: 781-279-0175

WHITE ELEPHANT VILLAGE
NANTUCKET, MA

SITE PLAN

C-1

13052

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SANBORN HEAD

*Building Trust. Engineering Success.*

# STORMWATER MANAGEMENT REPORT

## AMENDED SPECIAL PERMIT AREA
## WHITE ELEPHANT VILLAGE
## NANTUCKET, MASSACHUSETTS

*Prepared for Nantucket Island Resorts*
*File No. 2495.04*
*June 14, 2016*

SANBORN HEAD

*Building Trust. Engineering Success.*

Mr. Scott Kelley
Nantucket Island Resorts LLC
75 Park Plaza
Boston, Massachusetts 02116

June 14, 2016
File No. 2495.04

Re: Revised Stormwater Management Report
White Elephant Village, Amended Special Permit Area
Nantucket, Massachusetts

Dear Mr. Kelley:

Sanborn, Head & Associates, Inc. (Sanborn Head) has prepared this revised Stormwater Management Report on behalf of Nantucket Island Resorts LLC for the proposed White Elephant Village Amended Special Permit Area. The revisions incorporate the comments provided during previous design iterations and peer review by Pesce Engineering & Associates, Inc.

Please contact the undersigned if you have any questions regarding this Stormwater Management Report.

Very truly yours,
SANBORN, HEAD & ASSOCIATES, INC.

Luke Norton, P.E.
*Project Manager*

Duncan W. Wood, LSP
*Principal Emeritus*

LDN/DWW/VRK: ldn

Encl. Stormwater Management Report

P:\2400s\2495.04\Source Files\SW Report Oct 2015 Update\Special Permit Report\
Comment Revisions\20160614 WEV Special Permit Cover Ltr.docx

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Appendix B Existing Conditions Model – HydroCAD Output
Appendix C Proposed Conditions Model – HydroCAD Output

# 1.0 INTRODUCTION

## 1.1 Project Overview and Objectives

The redevelopment plan for the White Elephant Village, a site located at the corner of Easton and South Beach Streets and formerly known as the Harbor House complex or Mad Hatter property (the "Site"), has evolved over time. Sanborn, Head & Associates, Inc. ("Sanborn Head"), on behalf of Nantucket Island Resorts LLC ("NIR"), prepared analyses of the existing and future stormwater flows in 2005, 2009 and 2015 for those portions of the Site shown on Figure 1. The initial 2005 analysis was for the original redevelopment plan. The subsequent 2009 and 2015 analyses provided revised stormwater design calculations for design changes that occurred as the project was developed in sequential phases. The current project calls for the subdivision of the Site into fourteen (14) lots, consisting of the main resort area (Lot 3) (the "White Elephant Village Special Permit Area"), and thirteen (13) lots that will be released from the existing Special Permit and developed separately. This updated stormwater report addresses the analysis of the existing and future stormwater flows for the portion of the Site identified on Figure 2, which includes the amended Lot 3. A separate stormwater analysis for Lots 7 through 16 was provided under separate cover along with the application for the Definitive Subdivision of Land.

## 1.2 Proposed Hydrologic Objective

The hydrologic objective for design of the stormwater management systems has been to increase the on-site recharge of precipitation when compared to the original (pre-2005) conditions. Favorable soil conditions for infiltration have been identified below an organic layer; however, infiltration is also constrained by shallow groundwater. The runoff that is not infiltrated will be directed to the existing municipal storm drains that are located within the streets adjacent to the White Elephant Village Special Permit Area. The objective is to have no increase in the peak flow from the site area for both 2-year and 25-year return frequency, 24-hour duration rainfalls.

## 1.3 Proposed Water Quality Objective

The water quality objective of the proposed stormwater system is to provide improved water quality treatment for the runoff from paved surfaces. Treatment would consist of gravity separation for both the denser solids and the lighter than water petroleum fractions at the catch basins, and the use of a swirl concentrator to reduce total suspended sediments (TSS) prior to discharge from the White Elephant Village Special Permit Area.

# 2.0 PRE-2005 SITE CONDITIONS

The combined area of the White Elephant Village Special Permit Area (Lot 3) is 2.57 acres, as shown on Figure 1. The land use prior to 2005 is illustrated on the Existing Conditions plan prepared by R.J. O'Connell & Associates, Inc. and previously submitted to the Planning Board. The ground surface elevations across the Site range from a low of 3.9 feet adjacent to South Beach Street to a high of 7.0 feet near the northeast corner of the Main Building (Half Tide 1934 datum). The White Elephant Village Special Permit Area is located within the tidal surge flood plain, which is estimated by FEMA (Federal Emergency Management Agency) to be El. 8.0 feet in this area of Nantucket (NAVD 1988 datum).

### 2.1 Subsurface Conditions

Sanborn Head completed a series of test pits at the Site in 2005 and observed construction activities between September 2007 and April 2008. Generally, subsurface conditions at the site consist of a fill layer of sand, loam, rock dust, gravel, and brick fragments, located above a brown fine to medium-grained natural sand. Underlying the natural sand, an organic layer of fibrous peat was encountered in the test pits and during construction excavations which is further underlain by a light gray, medium to coarse-grained, natural sand strata. Based on visual observation and classification, it is our opinion that the natural sand strata would be considered free-draining soils.

Based on Sanborn Head's observations at test pits, and during construction activities at the Site, the depth to groundwater varied across the site from approximately 1.1 feet below ground surface (bgs) on the former Mad Hatter Property to 4.8 feet bgs at a monitoring well located west of the Main Building near North Water Street. Groundwater was also observed to be perched above the organic peat and seen seeping into open excavations from the top of the organic layer.

### 2.2 Drainage System

The drainage system features constructed prior to 2005 at the Site were minimal. The drainage system generally relied on sheet flow runoff to the paved driveways and then discharge to three of the public right-of-ways adjacent to the site (South Beach Street, Easton Street, and Sea Street). Existing catch basins and municipal storm drains were located in Easton Street and South Beach Street that conveyed the runoff to the ocean. The existing roofs, including those that were equipped with gutters and downspouts, discharged onto the ground surface adjacent to the buildings. The grading of the paved areas, brick walkways, and landscaped areas were varied and water puddles remained at localized low points following storm events.

Three drainage features constructed prior to 2005 were previously identified at the Site. One catch basin was located on the property within the gravel parking area in the north central portion of the site; a second catch basin was identified within the grassed area at the former Mad Hatter property; and, a four-inch diameter drain inlet was located in the paved area across from the front of the Main Building. The small drain inlet in the paved area and the catch basin in the gravel parking area were reportedly connected to the municipal storm drain in Easton Street, but the connection reportedly did not function efficiently. No information was obtained regarding any drain connection for the catch basin observed on the former Mad Hatter property. None of these three drainage features remain as part of the current proposed redevelopment project.

Additionally, there is an area west of the Main Building that currently drains to an isolated infiltration sump. This drainage feature will remain as part of the current proposed redevelopment project. There were no water quality best management practices incorporated into the pre-2005 stormwater system, and the runoff from the paved surfaces exited the Site as untreated sheet flow.

Based on the invert elevations obtained during the existing conditions survey, the municipal drains in the adjacent streets have fairly flat slopes and are set below the high tide elevation. Based on the observations of the on-site maintenance staff, the drains function adequately during most rainfall events and normal tides. However during intense rain events that coincide with lunar high tides, the catch basins along South Beach Street and Easton Street tend to surcharge and roadway curbs are flooded until the tide level drops. The same issue (i.e., surcharged conditions during high tide combined with rainfall) is anticipated in the future and it is a function of the existing drain invert elevations when compared to the tide elevation. However, the proposed drainage system, including the addition of subsurface detention basins and groundwater intercept drains, has been designed so as to adequately mitigate stormwater effects.

## 3.0 DESCRIPTION OF PROPOSED SITE GRADING AND SYSTEM DESIGN

### 3.1 Physical Site Constraints or Limitations

The stormwater system as described below was designed to reduce runoff into the center of the White Elephant Village Special Permit Area, and to provide interceptor drains to help relieve the rise in the water table that currently follows precipitation events, representing a significant improvement over the existing conditions.

### 3.2 Upgraded Stormwater Management System

The stormwater management system captures a significant portion of the White Elephant Village Special Permit Area runoff to an improved central primary storm drain, which includes two (2) in-line subsurface detention basins located below the Proposed Way (Lot 16 of the of Subdivision Area). The proposed central primary storm drain will continue to be routed through the previously constructed swirl concentrator and drain into municipal storm drains in South Beach Street. The remaining perimeter portions of the White Elephant Village Special Permit Area will continue to discharge directly into the existing municipal storm drains located along Easton Street and South Beach Street. The objective is to separate the timing of hydrograph peaks from different portions of the White Elephant Village Special Permit Area.

To address the water quality of the proposed system, each proposed catch basin is, or will be, equipped with a deep sump and an inverted outlet. These features provide the means for initial gravity separation of sediments and floating matter at the catch basin serving each sub-area. Near the eastern end of the Proposed Way (at the downstream end of the improved central primary storm drain) a swirl concentrator is proposed to provide additional removal of total suspended solids. The swirl concentrator was previously constructed "off-line" and designed to capture lower flows and the initial flush from a storm passing through the unit. At higher flow rates, the unit is designed to let some stormwater bypass the unit to prevent scouring and re-suspension of the accumulated solids.

Drawings C-2, Grading & Drainage Plan, and C-7, Drainage Details - 2, prepared by R.J. O'Connell and reproduced in Appendix A, illustrates the proposed catch basins, drain manholes, and storm drain network, as well as the locations of the subsurface detention

basins and groundwater intercept drain systems. The majority of the White Elephant Village Special Permit Area buildings are equipped with gutter and downspout systems to direct the roof runoff into the storm drain system.

### 3.3 Proposed Groundwater Intercept Drains

Sanborn Head's observations during the excavations at the Site, the comments of the residents during the July 11, 2005 Planning Board hearing, and the observations of the Nantucket Public Works Director all indicated that following intense rainfall the groundwater rises rapidly and then falls very slowly. The underlying conditions, specifically the shallow depth to groundwater and the presence of the low-permeability organic layer at a depth of 3 to 5 feet below grade are constraints.

The project design includes a network of existing perforated pipes installed at or just below the existing average water table elevation. These pipes are shown on Drawing C-2 and labeled as "8-inch Underdrain to Remain". In the future, following a rise in the water table during and after a storm, these perforated drains would provide a significantly increased capacity to lower the water table back to the "normal" elevation that is controlled by the average tide elevation. With the proposed improvements, the water table in the central portion of the Site would likely rise to the same approximate peak elevation (in response to similar combinations of storm tide and rainfall), but the water table should not remain elevated for as long following the event, because the capacity to remove water from above the organic layer will be increased. This represents a significant improvement over existing conditions and adequately mitigates stormwater effects.

## 4.0 STORMWATER MODELING ANALYSIS

### 4.1 Existing Conditions

The existing site condition of the White Elephant Village Special Permit Area, encompassing Lot 3, was modeled as a single catchment area of 2.57 acres using the HydroCAD (Version 10.0) software given the lack of a structured drainage system. The attached Figure 2 illustrates the catchment area that was modeled. Table 1 presents the summary of land uses and areas used in the existing model area. The impermeable area was calculated as the sum of the existing roof area and pavement area, which combined equals 1.03 acres (CN=98). The 0.38 acres of gravel parking areas or brick walkways and patios were modeled as a low permeability gravel surface (CN=76), and the remaining 1.15 acres of landscaped areas including lawns and shrubs were modeled as open space with 50 to 75% grass cover (CN=49). The design storm events used were a 2-year return frequency, 24-hour duration rainfall of 3.7 inches and a 25-year return frequency, 24-hour duration rainfall of 5.6 inches, using a Type III rainfall distribution for both events. The model calculated a total peak flow leaving the site of 2.98 cubic feet per second (cfs) and a runoff volume of 0.280 acre-feet for the 2-year event. For the 25-year event, the calculated total peak flow leaving the site was 6.50 cfs and the runoff volume was 0.588 acre-feet.

### 4.2 Proposed Conditions

The proposed site condition was modeled as nine (9) subcatchment areas. Subcatchment area C9 is excluded from the runoff model as this portion of the White Elephant Village

Special Permit Area is infiltrated into the ground through the use of an existing dry well/infiltration sump. Additionally, the existing pool is excluded in the runoff model. The resulting model area is 2.25 acres. Five of the subcatchments (C1, C2, C3, C7 and C8) assume that the runoff continues to travel outside of the White Elephant Village Special Permit Area as sheet flow, similar to pre-2005 conditions. The remaining three subcatchments (C4, C5, and C6) are linked together by the improved central primary storm drain system which includes two modeled detention basins (SB-1 and SB-2) and two modeled catch basins (DMH8 and DMHX). The attached Figure 3 illustrates the division of the site into nine subcatchments. Table 2 summarizes the catchment area data used in the proposed conditions model. The model calculated a total peak flow leaving the White Elephant Village Special Permit Area of 2.85 cfs and a runoff volume of 0.326 acre-feet for the 2-year event. For the 25-year event, the calculated total peak flow leaving the White Elephant Village Special Permit Area was 5.32 cfs and the runoff volume was 0.612 acre-feet.

## 5.0 CONCLUSIONS

The proposed design provides a significant improvement over the current conditions at the White Elephant Village Special Permit Area by providing multiple detention systems to time lag portions of the runoff, and by improving stormwater quality by providing stormwater best management practices (gravity and swirl separation).

The proposed design meets the intent of the Massachusetts Stormwater Management Policy for renovation projects at previously developed sites, and is responsive to the performance standards for storm drainage set forth in the *Rules and Regulations Governing the Subdivision of Land on Nantucket Island*. Specifically, the new system provides water quality treatment features and peak flow detention that represent a significant improvement over existing conditions and adequately mitigate stormwater effects.

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